

Viability Report

Charnwood Local Plan – Initial CIL Viability
Assessment



Charnwood Borough Council

January 2025

Charnwood Local Plan – Initial CIL Viability Assessment

Quality Assurance

Date of Report

10th January 2025

Version

V1

Filename and path

S:_Client Projects\2006 Charnwood Local Plan Viability_Charwood BC\Reports\2411 CIL Viability Report\250107 Charnwood Local Plan CIL Report_v2.docx

Prepared by

Amir Shabir, Consultant

Checked by

Ben Aspinall, Managing Director

Date

19 December 2024

Authorised by

Ben Aspinall, Managing Director

Date

10 January 2025

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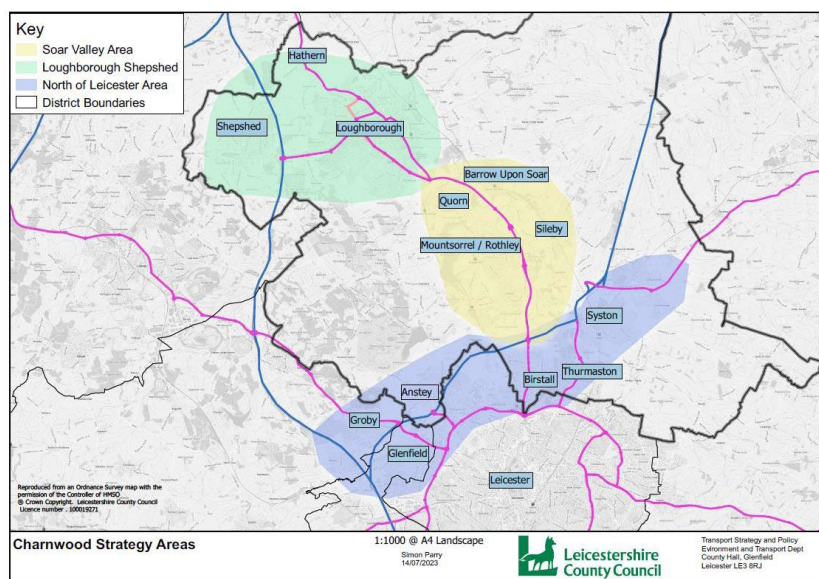
Appendix 2 – Typologies Matrix

Appendix 3 – Appraisal Results

Executive Summary

- ES 1 AspinallVerdi has been appointed by Charnwood Borough Council (CBC, the Council, the Local Planning Authority (LPA) as the context requires) to establish whether there is a 'reasonable prospect that Community Infrastructure Levy (CIL) could be introduced which would not put the viability of sites, and therefore the deliverability of the Plan, at risk.' This is not to prepare a full CIL Viability assessment at this stage, but to address the Planning Inspectors' queries, as set out in Exam 88, in respect of the new Local Plan and the prospect of raising some revenue to deliver the strategic transport infrastructure for the Local Plan, outlined through the three emerging Area Transport Strategies (ATSs).
- ES 2 This assessment is distinct work from that previously undertaken for the Charnwood Local Plan 2021 – 2037, but inevitably has some relationship to these studies given the subject matter and location.
- ES 3 The primary aim of this commission is to provide an initial viability assessment and establish high-level recommendations on the viability and delivery of CIL rates for the three emerging Area Transport Strategies (ATS) Site Typologies. The three area transport strategies (ATSs) are required to identify mitigation measures to address the cumulative and cross-boundary transport impacts arising from the Charnwood Local Plan's spatial strategy.
- ES 4 This study relates to the CIL viability of the transport infrastructure for each of the ATSs, but builds on the previous work which has been prepared to date to underpin the Local Plan to prevent work being duplicated. The study demonstrates that CIL will facilitate the provision of the necessary strategic infrastructure required to address the cumulative and cross boundary impacts and to enable sustainable development to be brought forward in Charnwood.
- ES 5 Figure ES.1 shows a map of the draft ATS Zones. The definitive link between sites and the ATS Zones is provided through the Local Plan's draft Policy DS3 and Infrastructure policies.

Figure ES.1 – Charnwood Area Transport Strategy Zones 2024

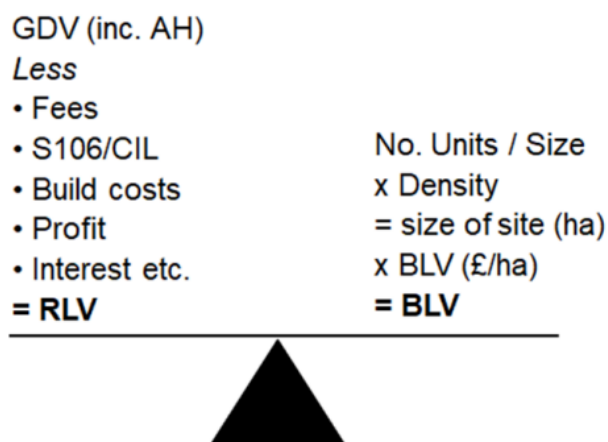


Source: Charnwood Borough Council (2024)

Approach

- ES 6 Our Full Local Plan Viability Report 2021 (EB/I&D/1) reviewed the Charnwood Local Plan 2021 – 2037. A detailed policies matrix of key policies was provided in this previous report in Table 3.1 pg.15.
- ES 7 The policies matrix identifies the policies which have a direct, indirect or no impact on viability. Where necessary, it sets out the assumption we have made to mitigate the policy and identifies the source of this assumption. The cumulative costs of national and local planning policies have been factored into our appraisals.
- ES 8 Through reviewing the site allocations within the ATS Zones, and through our property market research, we have established a range of development typologies that we have financially appraised to assess the viability of a potential CIL Charging Schedule in respect of the delivery of the transport infrastructure identified in the emerging ATSS. The updated typologies are summarised at Appendix 2.
- ES 9 The viability of the typologies has been assessed using a financial viability appraisal, having regard to primary legislation, planning policy, statutory requirements and professional guidance. The principle of the assessment method is illustrated on the following diagram.

Figure ES.2 – Balance between RLV and BLV



Source: AspinallVerdi © Copyright

- ES 10 A scheme is viable if the Residual Land Value (RLV) is positive for a given level of profit. We describe this situation herein as being ‘fundamentally’ viable. If the RLV is negative, this situation results in a ‘fundamentally unviable’ scheme.
- ES 11 In planning viability terms, for a scheme to come forward for development the RLV for a particular scheme has to exceed the landowner’s Benchmark Land Value (BLV).
- ES 12 The results of the appraisals should therefore be interpreted as follows:
- If the ‘balance’ is positive (RLV > BLV), then the CIL/policy is viable. We describe this as being ‘viable for plan making purposes herein’.
 - If the ‘balance’ is negative (RLV < BLV), then the CIL/policy is ‘not viable for plan making purposes’ and the CIL rates/planning obligations and/or affordable housing targets should be reviewed.
 - Thirdly, if the RLV is positive, but the appraisal is not viable due to the BLV assumed – we refer to this as being ‘marginal’.
- ES 13 In this context, we have used our appraisal models to ‘back-solve’ the maximum CIL Rate to achieve the BLV / balance the appraisal. We have then considered an appropriate ‘buffer’ having regard to the overall context of the RLV cost and value assumptions as described in Figure 7.1 - Decision making process for recommended CIL rate.
- ES 14 In Development Management terms every scheme will be different (RLV) and every landowner’s motivation will be different (BLV).

Financial Appraisal Results

ES 15 We conclude that, with our updated value and cost assumptions (including S106 contributions) (from the August 2023 addendum excluding off-site transport costs), the typologies tested in the ATSS are capable of supporting some CIL.

ES 16 The table below summarises the maximum CIL rates for each typology range within the ATSS.

Table ES.1 - Summary of Appraisal Results (Max CIL Rates £ psm)

ATS Area/Zones	Small schemes < 10 units (no AH)	Small schemes 15 – 35 units	Large schemes 55+ units
North of Leicester	£378 psm	£210 - £216 psm	£129 - £140 psm
Loughborough / Shepshed	£297 psm	£76 - £81 psm	£128 - £141 psm
Soar Valley	£392 psm	£262 - £268 psm	£297 - £304 psm

Conclusions and Recommendations

ES 17 For the purpose of supporting the Local Plan examination, we have provided recommendations below in respect of initial CIL Rates (ranges) which could come forward, based on a 30% viability buffer. The table below summarises these CIL rates / ranges.

Table ES.2 – Recommended CIL Rate Ranges (£ psm) incl. 30% Buffer

ATS Area/Zones	Small schemes < 10 units (no AH)	Small schemes 15 – 35 units	Large schemes 55+ units
North of Leicester	£265 psm	£147 – £150 psm	£90 - £98 psm
Loughborough / Shepshed	£208 psm	£53 – £57 psm	£90 – £99 psm
Soar Valley	£274 psm	£183 – £188 psm	£208 – £213 psm

ES 18 In order to implement CIL, a full CIL viability assessment should be undertaken. The scope of this could include commercial and retail uses as well as residential. This would also involve stakeholder consultation (both informal and formal).

1 Introduction

- 1.1 AspinallVerdi has been appointed by Charnwood Borough Council (CBC, the Council, the Local Planning Authority (LPA) as the context requires) to establish whether there is a 'reasonable prospect that Community Infrastructure Levy (CIL) could be introduced which would not put the viability of sites, and therefore the deliverability of the Plan, at risk.' This is not intended to prepare a full CIL Viability assessment at this stage, but to address the Planning Inspectors' queries in respect of the emerging Local Plan and the prospect of raising some revenue to deliver strategic transport infrastructure that will be identified through the emerging three Area Transport Strategies, as set out in Exam 88.
- 1.2 AspinallVerdi has been working with CBC since June 2020 to provide viability advice in respect of the Local Plan (2020 to 2037). This resulted in our initial Charnwood Local Plan Viability study report dated February 2021¹.
- 1.3 We have subsequently been retained at various stages to update the financial appraisals to take into account changes to costs associated with planned 'off-site' transport schemes and updated costs for education provision. We did this initially in a report dated May 2021 (the 'First Transport Addendum Report') (Local Plan examination reference EB/I&D/2).
- 1.4 We repeated this as at June 2022 (Exam 32a) (We also prepared a report in May 2022 (Exam 32), but this was superseded by the June 2022 report), as follows:
- Re-run appraisals for typologies using the same methodology and assumptions.
 - Prepare a report with a commentary on the impact upon the Plan's viability of using higher off-site transport costs and its implications.
 - Assess the impact of Leicestershire County Council's (LCC) interventions for the Major/Main Road Network (MRN) within 3 area wide transport strategies which would have a strong focus upon sustainable transport interventions.
- 1.5 This was our Second Addendum report dated June 2022.
- 1.6 Next, we were recommissioned in February 2023 to:
- Re-run appraisals for typologies to update the Transport and Education Contributions (provided by CBC).
 - Update the appraisals having regard to changes in values and costs since our initial viability report in February 2021.
 - Consider the impact of the Building Regulations Part L and Future Homes Standard which were not included as part of the initial study.

¹ EB-I&D-1 Charnwood Local Plan Viability Study 2021.pdf

- 1.7 We also attended the Local Plan examination in public during February 2023. The February 2023 report was prepared for the examination in public, but was not required to be published at that time.
- 1.8 In August 2023, we updated and consolidated the various viability assessments into a Consolidated Addendum report that superseded the previous addendums and linked the original Charnwood Local Plan Viability study report dated February 2021 to August 2023.
- 1.9 The updated education costs were based on a “worst case scenario” as they did not take account of existing capacity within schools. The exact education contribution required is to be identified as part of the development management process. The updated costs for transport included were based on EXAM 75 and will be refined going forward through the preparation of the three ATS.
- 1.10 This Consolidated Addendum report was to form a robust and sound evidence base for the Local Plan to be adopted. It underwent consultation in the autumn 2023 with further hearing sessions held in February 2024 which Icenii attended. It was acknowledged by both CBC and LCC at the hearing sessions that there will be a requirement for government funding to fully deliver the infrastructure required by the ATS.
- 1.11 Finally, in July 2024 we were commissioned jointly by Charnwood Borough Council and Leicestershire County Council to prepare a viability report in respect of the County Council’s proposal for a Transport Contributions Strategy. This has subsequently been superseded by the prospect of a CIL Charging Schedule being implemented by the District Council to raise revenue for strategic highways infrastructure.

CIL Viability

- 1.12 The primary aim of this commission is to provide an indicative viability assessment and establish high-level recommendations on the viability and delivery of potential CIL rates for the Area Transport Strategy (ATS) Site Typologies. This study relates to the CIL viability of strategic transport infrastructure within the ATSs, but builds on the previous work which has been prepared to date to underpin the Local Plan to prevent work being duplicated.
- 1.13 The transport strategies are required to identify mitigation measures to address the cumulative and cross-boundary transport impacts arising from the Charnwood Local Plan’s spatial strategy. The council is looking to receive contributions through CIL to facilitate the provision of the necessary strategic transport infrastructure required to address the cumulative and cross boundary impacts and to enable sustainable development to be brought forward in Charnwood.
- 1.14 In this study, we have been instructed to:

- Review market values, based on targeted new-build developments/schemes within the allocations in each area transport strategy Zones (ATS) and review BCIS costs and assumptions.
 - Re-run appraisals for updated typologies based on site allocations within the ATS Zones, using the same NPPF/NPPG compliant methodology.
 - Make recommendations on the viability and delivery of suitable CIL Rates for the ATS Zones.
- 1.15 This study, and the recommendations made herein, focus only on the greenfield typologies/schemes within the ATS Zones. This is because the ATS Zones comprise of predominantly greenfield schemes.
- 1.16 Commercial and retail typologies have not been tested in this viability assessment. These typologies, along with brownfield residential typologies, would require testing as part of a full CIL viability assessment.

Report Structure

- 1.17 This CIL Viability report is set out in the same format as the original Local Plan Viability report for ease of cross reference and understanding. We do not repeat detailed descriptions and text herein, and have consolidated this report to the key assumptions and changes since the original study for the Local Plan.
- 1.18 The remainder of this report is structured as follows:

Section:	Contents:
Section 2 - National Planning Context	This section sets out the statutory requirements for planning policy viability including the NPPF and NPPG website.
Section 3 - Local Planning Context	This section sets out the details of the existing evidence base and the Local Plan policies which will have a direct impact on viability. The assumptions we have made to mitigate such policies are set out in Section 6 – Viability Assumptions.
Section 4 - Viability Assessment Method	This section describes our generic methodology for appraising the viability of development which is based on the residual approach as required by guidance and best practice.
Sections 5 – ATS Site Typologies	We set out the development typologies with the Area Transport Strategy (ATS's) Zones that are to be tested as part of the study.

Section 6 – Viability Assumptions	We summarise the cost and value assumptions made in the financial appraisals.
Section 7 – Financial Appraisal Results	We present the findings of our financial appraisals.
Section 8 - Conclusions and Recommendations	Finally, we make our recommendations with the appropriate indicative CIL Rates for the ATS Zones. We set out the further work that would be required to implement CIL in Charnwood.

2 National Policy Context

- 2.1 Our financial viability appraisal has been carried out having regard to the various statutory requirements comprising primary legislation, planning policy, statutory regulations and guidance.
- 2.2 We identify below the key cross-references in the NPPF and NPPG and our comments in respect of viability and deliverability. This is not meant to be exhaustive and reference should be directly made to the relevant sections of the NPPF and NPPG.

National Planning Policy Framework

- 2.3 The NPPF confirms the Government’s planning policies for England and how these should be applied and provides a framework within which locally prepared plans for housing and other development can be produced².
- 2.4 It confirms the primacy of the development plan in determining planning applications. It confirms that the NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions³.
- 2.5 It is important to note that within the ‘new’ NPPF editions from 2019, paragraph 173 of the original 2012 NPPF has been deleted. The old paragraph 173 referred to viability and required ‘*competitive returns to a willing land owner and willing developer to enable the development to be deliverable*’.
- 2.6 The “new” NPPF (2019) refers increasingly to *deliverability* as well as *viability* which requires that infrastructure can be delivered to support schemes (with sustainable land values and profit margins).
- 2.7 We draw your attention to the following key paragraphs (Table 2.1). Note that this does not take into consideration any changes arising from the NPPF published on 12 December 2024. Our emphasis on the quotes can be seen in bold and our comments can be seen with asterisks.

Table 2.1 - NPPF Key Cross-References

Paragraph Number - Item	Quote / Comments
Para 34 - Development contributions	<i>“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital</i>

² National Planning Policy Framework, September 2023, para 1

³ National Planning Policy Framework, September 2023, para 2

	<i>infrastructure). Such policies should not undermine the deliverability of the plan.”</i>
Para 57 – Planning obligations [tests]	<p><i>“Planning obligations must only be sought where they meet all of the following tests⁴:</i></p> <p><i>a) necessary to make the development acceptable in planning terms;</i></p> <p><i>b) directly related to the development; and</i></p> <p><i>c) fairly and reasonably related in scale and kind to the development.”</i></p> <p><i>*Notwithstanding the latest changes to the CIL Regulations (2019) which do away with the requirements for a Regulation 123 list of infrastructure, these tests ensure that Local Authorities cannot charge S106 or CIL twice (‘double-dip’) for the same infrastructure (as this would not be fair and reasonable).</i></p>
Para 58 – Presumption of viability	<p><i>“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.” (Our emphasis)</i></p> <p><i>*We understand that the Government’s objective is to reduce the delays to delivery of new housing due to the site-specific viability process that was created as a result of the previous paragraph 173. Once a new Local Plan is adopted no site-</i></p>

⁴ Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

	specific viability assessment should be required (except in exceptional circumstances) and developers should factor into their land buying decisions the cost of planning obligations (including affordable housing).
Para 65 – 10 Unit Threshold	<i>“Provision of affordable housing should not be sought for residential developments that are not major⁵ developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).”</i>
Para 66 – 10% affordable home ownership	<p><i>“Where major development involving the provision of housing is proposed, planning policies ... should expect at least 10% of the total number of homes to be available for affordable home ownership unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.</i></p> <p><i>Exemptions to this 10% requirement should also be made where the site or proposed development:</i></p> <ul style="list-style-type: none"> <i>a) provides solely for Build to Rent homes;</i> <i>b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);</i> <i>c) is proposed to be developed by people who wish to build or commission their own homes; or</i> <i>d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.”</i>

Source: NPPF (September 2023) and AspinallVerdi (Note that this does not take into consideration any changes arising from the NPPF published on 12 December 2024.)

⁵ Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

National Planning Practice Guidance for Viability

- 2.8 The National Planning Practice Guidance for Viability was first published in March 2014 and substantially updated in line with the NPPF. This has subsequently been updated on numerous occasions and latterly updated 14 February 2024
- 2.9 Below we summarise some key aspects of the NPPG for this study (Table 2.2). Our emphasis on the quotes can be seen in bold and our comments can be seen with asterisks.

Table 2.2 - PPG Viability Key Cross-References

Paragraph Number - Item	Quote / Comments
Para 001 – Setting Policy requirements	<p><i>“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).”</i></p> <p><i>“These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.”</i> (Our emphasis)</p> <p>*This confirms that Local Authorities can set different levels of CIL and/or affordable housing by greenfield or brownfield typologies (see below also).</p>
Para 002 - Deliverability	<p><i>“It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers,</i></p>

	<p><i>landowners, and infrastructure and affordable housing providers.”</i></p> <p>And, “<i>policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.”</i></p> <p>Also, “<i>it is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. (Our emphasis).”</i></p>
<p>Para 003/4 - Typologies</p>	<p><i>“Plan makers can use site typologies to determine viability at the plan making stage.” (Para 003)</i></p> <p><i>“A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.” (Para 004)</i></p> <p>*Plan makers can group sites by shared characteristics such as location [e.g. ATSS], whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.</p>
<p>Para 010 - Principles for carrying out a viability assessment (strike a balance)</p>	<p><i>“Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return” – i.e. a residual land value approach.</i></p> <p><i>“In plan making and decision-making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of</i></p>

	<i>the planning system to secure maximum benefits in the public interest through the granting of planning permission.” (Our emphasis).</i>
Para 011 – Gross Development Value	<p><i>“For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered.”</i></p> <p><i>“For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data.” (Our emphasis)</i></p>
Para 013 – Benchmark Land Value (BLV)	<i>“A benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner.” (Our emphasis).</i>
Para 014 – Development costs	<p><i>“Assessment of costs should be based on evidence which is reflective of local market conditions...costs include:</i></p> <ul style="list-style-type: none"> <i>• build costs - e.g. Building Cost Information Service (BCIS)</i> <i>• abnormal costs*</i> <i>• site-specific infrastructure costs*</i> <i>• the total cost of all relevant policy requirements*</i> <i>• general finance</i> <i>• professional*, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site</i> <i>• project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return”</i> <p><i>*The PPG suggests that these costs specifically should be taken into account when defining benchmark land value.</i></p>

<p>Para 014 - What factors should be considered to establish BLV?</p>	<p><i>“Benchmark land value should:</i></p> <ul style="list-style-type: none"> • <i>be based upon existing use value (EUV)</i> • <i>allow for a premium to landowners</i> • <i>reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees.”</i>
<p>Para 014 – Market evidence in BLV</p>	<p><i>“Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.” (Our emphasis).</i></p>
<p>Para 014 – Circularity of land values</p>	<p><i>“[Market] evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.” (Our emphasis).</i></p>
<p>Para 015 – Existing Use Value (EUV)</p>	<p><i>“EUV is the value of the land in its existing use.”</i></p> <p><i>“Existing use value is not the price paid and should disregard hope value.”</i></p> <p><i>“Existing use values will vary depending on the type of site and development types.”</i></p> <p><i>“EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).”</i></p>

<p>Para 016 – Premium</p>	<p><i>“[The premium] is the amount above existing use value (EUV) that goes to the landowner.”</i></p> <p><i>“The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.”</i></p> <p><i>“Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration.”</i></p> <p><i>“Market evidence can include benchmark land values from other viability assessments.”</i></p> <p><i>“Land transactions can be used but only as a cross check to the other evidence.”</i></p> <p><i>“Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners.”</i></p> <p><i>“Policy compliance means that the development complies fully with up-to-date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan.”</i></p>
<p>Para 014 & 016 – Price paid evidence</p>	<p><i>“Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).”</i></p> <p><i>*The PPG emphasises throughout (para 2, 3, 6, 11, 14, 18) that the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan.</i></p> <p><i>*However, data on actual price paid (or the price expected to be paid through an option or promotion agreement) is particularly relevant for [strategic] sites to ensure that they are</i></p>

	deliverable over-time. [We would argue that this is relevant for all sites in the interests of transparency.]
Para 017 – Alternative Use Value (AUV)	*This is more at the decision-making stage as our site typologies herein are all for broadly defined uses.
Para 018 – Profit (return to developers)	<p><i>“For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development.”</i></p> <p><i>“A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.”</i> (Our emphasis).</p> <p>*In this respect we have provided sensitivities on the profit margin.</p>

National Planning Practice Guidance for CIL

- 2.10 There is a separate section of the NPPG for CIL (Community Infrastructure Levy).
- 2.11 The CIL NPPG guidance was first published in June 2014 and last updated in April 2024. The NPPG is intended to provide clarity on the CIL Statutory Regulations which were first introduced in April 2010 and amended in February 2011, November 2012, April 2013, February 2014, March 2015 and September 2019. The Regulations have never been consolidated.
- 2.6 We draw your attention to the following key paragraphs (Table 2.3). Our emphasis on the quotes can be seen in bold and our comments can be seen with asterisks.

Table 2.3 - NPPG CIL Key Cross-References

Paragraph Number - Item	Quote / Comments
Para 010 – Appropriate balance	<p><i>“When deciding the levy rates, an authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments”. (our emphasis)</i></p>
Para 017 – Infrastructure Funding Statement	<p><i>“The infrastructure funding statement should identify infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the authority has made about how these contributions will be used.”</i></p>
Para 019 – Proportionate evidence to support a levy charge	<p><i>“Viability assessments should be proportionate, simple, transparent and publicly available in accordance with the viability guidance.” (our emphasis)</i></p> <p><i>“Viability assessments can be prepared jointly for the purposes of both plan making and preparing charging schedules. This evidence should be presented in a document (separate from the charging schedule) that shows the potential effects of the proposed levy rate or rates on the viability of development across the authority’s area.”</i></p> <p><i>“Where the levy is introduced after a plan has been made, it may be appropriate for a local authority to supplement plan viability evidence with assessments of recent economic and development trends, and through working with developers (e.g. through local developer forums), rather than by procuring new evidence.”</i></p>
Para 020 - How should development be valued for the purposes of the levy?	<p><i>“Charging authorities should use evidence in accordance with planning practice guidance on viability.”</i></p>
Para 020 - ‘Appropriate available evidence’	<p><i>“A charging authority must use ‘appropriate available evidence’ (as defined in the section 211(7A) of the</i></p>

	<p><i>Planning Act 2008) to inform the preparation of their draft charging schedule. It is recognised that the available data is unlikely to be fully comprehensive. Charging authorities need to demonstrate that their proposed levy rate or rates are informed by ‘appropriate available’ evidence and consistent with that evidence across their area as a whole.”</i> (our emphasis)</p>
<p>Para 020 – Sampling [typologies]</p>	<p>“A charging authority should directly sample an appropriate range of types of sites across its area.</p> <p>Charging authorities that decide to set differential rates may need to undertake more fine-grained sampling.</p> <p>“The sampling exercise should provide a robust evidence base about the potential effects of the rates proposed, balanced against the need to avoid excessive detail.” (our emphasis)</p>
<p>Para 020 – Viability buffer</p>	<p>“A charging authority’s proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might not be appropriate if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism. It would be appropriate to ensure that a ‘buffer’ or margin is included, so that the levy rate is able to support development when economic circumstances adjust.” (our emphasis)</p> <p>*Note that the PPG does not specify what the appropriate buffer should be.</p>
<p>Para 022 – Differential rates</p>	<p>“Charging authorities should consider how they could use differential rates to optimise the funding they can receive through the levy.”</p> <p>“Differences in rates need to be justified by reference to the viability of development.”</p>

	<p><i>“Differential rates should not be used as a means to deliver policy objectives.” (our emphasis)</i></p> <p><i>“Differential rates may be appropriate in relation to:</i></p> <ul style="list-style-type: none"> <i>• geographical Zones [e.g. ATS Zones in Charnwood];</i> <i>• types of development; and/or;</i> <i>• scales of development.”</i> <p><i>“A charging authority that plans to set differential rates should seek to avoid undue complexity. Charging schedules with differential rates should not have a disproportionate impact on particular sectors or specialist forms of development.” (our emphasis)</i></p> <p><i>*In all cases, differential rates must not be set in such a way that they constitute a notifiable State aid [now referred to a subsidy control since leaving the EU].</i></p>
<p>Para 023 – Differential rates by use</p>	<p><i>“Charging authorities may also set differential rates by reference to different intended uses of development. The definition of “use” for this purpose is not tied to the classes of the Use Classes Order although that Order does provide a useful reference point.”</i></p> <p><i>*Para 201 describes how changes to the Use Classes Order affect charging schedules that set differential rates according to use classes that no longer exist*</i></p>
<p>Para 024 – Differential rates by scale</p>	<p><i>“Rates can be set by reference to either floor area or the number of units or dwellings in a development.”</i></p>
<p>Para 025 – Differential rates by land value uplift [greenfield / brownfield]</p>	<p><i>“The uplift in land value that development creates is affected by the existing use of land and proposed use. For example, viability may be different if high value uses [e.g. residential] are created on land in an existing low value area [e.g. agricultural-greenfield area] compared to the creation of lower value uses or development on land already in a higher value area [e.g. urban brownfield area].“</i></p>

	<p><i>“Charging authorities can take these factors into account in the evidence used to set differential levy rates, in order to optimise the funding received through the levy.”</i></p> <p>*Given the increasing emphasis in the NPPF and PPG on certainty in respect of policy obligations; innovation in respect of best practice; and the wisdom of bringing Local Plan and CIL viability reviews into synchronisation, we have long advocated differentiating CIL (and affordable housing targets) by greenfield and brownfield (previously developed land) typologies based on the evidence.</p> <p>*This, together with PPG Viability paragraph 001, therefore confirms that CIL and affordable housing can be differentiated by greenfield and brownfield existing site typologies. This should make the process of planning and development (land value capture) much simpler and more efficient.</p>
<p>Para 026 – Differential rates for Zones</p>	<p><i>“Differential rates for geographic Zones can be used across a charging authority’s area.”</i></p> <p><i>“Authorities may wish to align zonal rates for strategic development sites.”</i></p>
<p>Para 026 – Differential rates for strategic sites</p>	<p><i>“Charging authorities may want to consider how zonal rates can ensure that the levy compliments plan policies for strategic sites. This may include setting specific rates for strategic sites that reflect the land value uplift their development creates. Low or zero rates may be appropriate where plan policies require significant contributions towards housing or infrastructure through planning obligations.” (our emphasis)</i></p> <p>*See also the comments above in respect of the S106 tests and double-dipping. (NPPF Para 57 – Planning obligations)</p>
<p>Para 065 – Social Housing relief [inc. First Homes]</p>	<p><i>“Social housing relief is a mandatory discount that can be applied to most social rent, affordable rent, and intermediate rent dwellings, provided by a local</i></p>

	<p>authority or private registered provider, and shared ownership dwellings.”</p> <p><i>“Subject to meeting specific conditions, social housing relief can also apply to discounted rental properties provided by bodies which are neither a local authority nor a private registered provider.”</i></p> <p><i>“Mandatory social housing relief can also apply to dwellings where the first and subsequent sales are for no more than 70% of their market value (“First Homes”)”. (our emphasis)</i></p>
<p>Para 128 - Can payment be made in instalments?</p>	<p>*‘Yes’ –</p> <p><i>“Where a charging authority wishes to allow payment by instalments, they must have published an instalment policy on their website. An instalment policy can assist the viability and delivery of development by taking account of financial restrictions, for example in areas such as development of homes within the buy to let sector.”</i></p> <p>*For the purposes of our appraisals herein, we have assumed that the payment of CIL is phased.</p>

3 Local Policy Context

- 3.1 The Full Local Planning Policy Context is provided as per our Full Local Plan Viability report 2021 (EB/I&D/1) and remains unchanged in identifying the impact upon viability, for high level context.

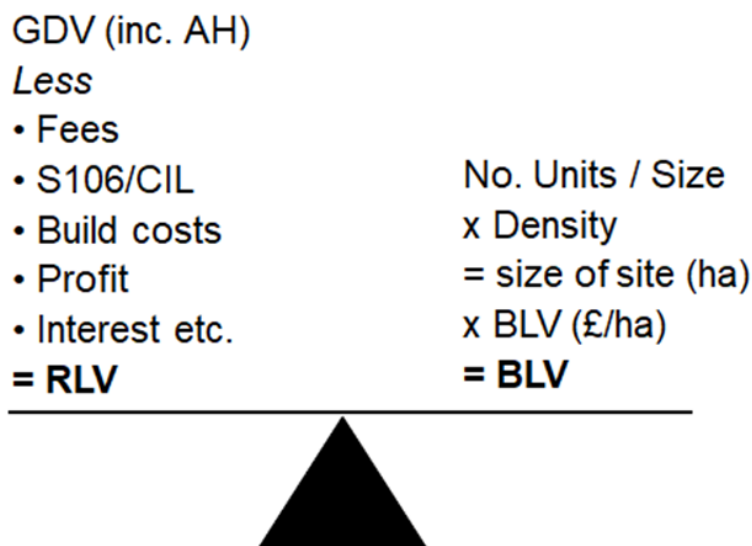
New Local Plan 2021 to 2037

- 3.2 Our Full Local Plan Viability Report 2021 reviewed the Charnwood Local Plan 2021 – 2037(EB/I&D/1). A detailed policies matrix of key policies was provided in this previous report (Table 3.1 pg.15).
- 3.3 The policies matrix identifies the policies which have a direct, indirect or no direct impact on viability. Where necessary, it sets out the assumption we have made to mitigate the policy and identifies the source of this assumption.
- 3.4 The cumulative costs of national and local planning policies have been factored-into our appraisals. The specific costs are set out in section 6 below.

4 Viability Assessment Method

- 4.1 Our Viability Assessment Method remains unchanged, as detailed in our original Local Plan Viability Study 2021. This was the subject of scrutiny as part of the Local Plan examination and found to be consistent with the requirements of the NPPF and PPG (as set out in section 2 above).
- 4.2 In this section of the 2021 report, we set out our methodology to establish the viability of the various land uses and development typologies under the following sub-headings:
- The Harman Report (June 2012)
 - RICS Guidance
 - Guidance on Premiums/Land Value Adjustments
 - Land Economics Summary
 - Viability Modelling Best Practice
 - How to Interpret the Viability Appraisals
 - Land Value (Benchmark Land Value (BLV)) Caveats
- 4.3 This is not all repeated here, but the principle of the assessment method is illustrated on the following diagram.

Figure 4.1 - Balance between RLV and BLV



Source: AspinallVerdi © Copyright

- 4.4 Note that there should be a suitable 'viability buffer' and CIL should not be set right up to the margins of viability. Our approach to CIL rate setting is described in section 7 below - Figure 7.1 - Decision making process for recommended CIL rate.

- 4.5 In development terms, the price of a site is determined by assessment of the residual land value (RLV). This is the gross development value of the site (GDV) less ALL costs including planning policy requirements and developers' profit. If the RLV is positive the scheme is viable. If the RLV is negative the scheme is not viable. This is the left-hand side of the above diagram.
- 4.6 Part of the skill of a developer is to identify sites that are in a lower value economic use and purchase / option these sites to (re)develop them into a higher value use. The landowner has a choice - to sell the site or not to sell their site. This is manifest through the BLV which comprises the existing use value (EUV) of the subject site plus a premium, depending on their individual circumstances.
- 4.7 A scheme is viable if the RLV is positive for a given level of profit. We describe this situation herein as being 'fundamentally' viable. If the RLV is negative, this situation results in a 'fundamentally unviable' scheme.
- 4.8 In planning viability terms, for a scheme to come forward for development the RLV for a particular scheme has to exceed the landowner's BLV.
- 4.9 In Development Management terms every scheme will be different (RLV) and every landowner's motivation will be different (BLV). For example, some brownfield sites are liabilities for owners; whereas some greenfield sites are of such a large size that there is a quantum issue which needs to take into consideration infrastructure and net-to-gross ratios.
- 4.10 For Plan Making purposes it is important to benchmark the RLV's from the viability analysis against existing or alternative land use relevant to the particular typology – the Benchmark Land Value – see Figure 4.1 above.
- 4.11 The results of the appraisals should therefore be interpreted as follows:
- If the 'balance' is positive ($RLV > BLV$), then the CIL/policy is viable. We describe this as being '*viable for plan making purposes herein*'.
 - If the 'balance' is negative ($RLV < BLV$), then the CIL/policy is '*not viable for plan making purposes,*' and the CIL rates/planning obligations and/or affordable housing targets should be reviewed.
 - Thirdly, if the RLV is positive, but the appraisal is not viable due to the BLV assumed – we refer to this as being '*marginal*'.
- 4.12 In this context, we have used our appraisal models to 'back-solve' the maximum CIL Rate to achieve the BLV / balance the appraisal. We have then considered an appropriate 'buffer' having regard to the overall context of the RLV cost and value assumptions as described in Figure 7.1 - Decision making process for recommended CIL rate.
- 4.13 Please also note that at the end of each appraisal in Appendix 3 we have completed sensitivity analysis on the maximum CIL rate for each typology and a range of assumptions. This is to assist

in the analysis of the viability (and particularly the viability buffer); the sensitivity of the appraisals to key variables such as planning obligations, affordable housing, BLV and profit; and to consider the impact of rising construction costs.

4.14 We have carried out the following sensitivity analysis herein (see appraisals):

- Table 1 - CIL v Affordable Housing - % on site
- Table 2 - CIL v S106 Contributions
- Table 3 – CIL v Profit
- Table 4 - CIL v BLV
- Table 5 – CIL v Build Cost
- Table 6 - CIL v Market Values.

Land Value (Benchmark Land Value (BLV)) Caveats

4.15 It is worth restating the BLV caveats for decision making here.

4.16 The BLV's contained herein are for 'high-level' planning policy viability purposes and the appraisals should be read in the context of the BLV sensitivity table (contained within the appraisals). The BLV's included herein are generic and include healthy premiums to provide a viability buffer for plan/policy making purposes.

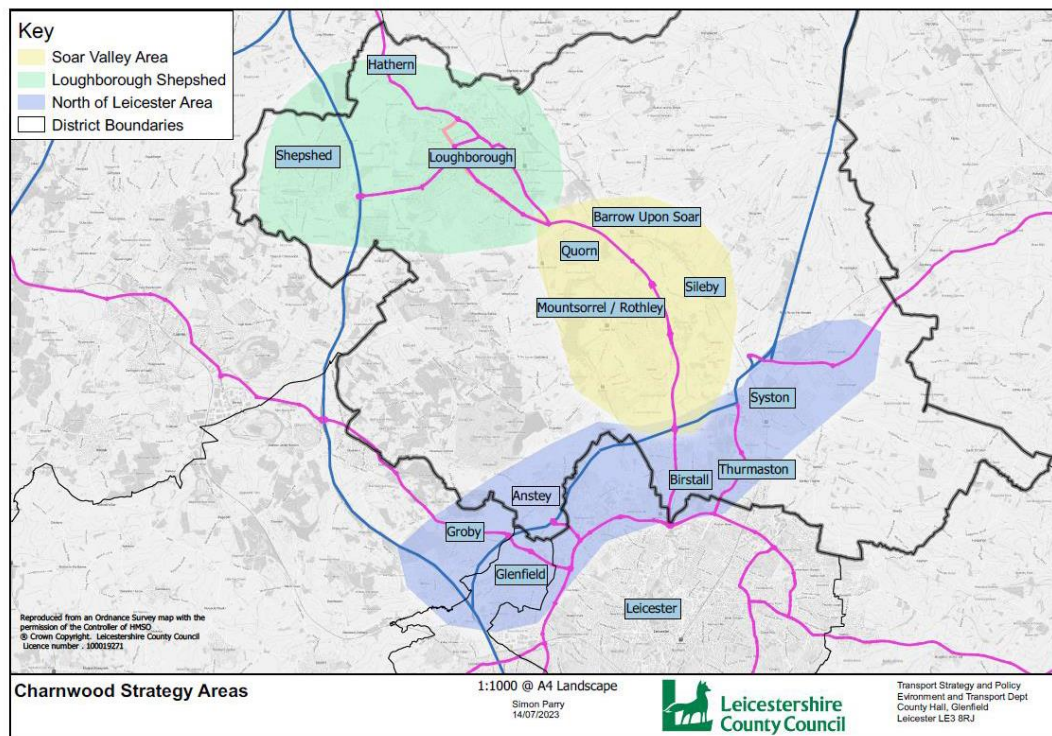
4.17 In the majority of circumstances, we would expect the Residual Land Value (RLV) of a scheme on a policy compliant basis to be greater than the Existing Use Value (EUV) (and also the BLV including premium) herein and therefore viable.

4.18 However, there may be site specific circumstances (e.g. brownfield sites or sites with particularly challenging topography, access or other constraints) which result in a RLV which is less than the BLV herein. It is important to emphasise that the adoption of a particular amount for the BLV (£) in the base-case appraisal typologies in no way implies that this figure can be used by applicants to negotiate site specific planning applications where these constraints exist. In these circumstances, the site-specific BLV should be thoroughly evidenced having regard to the EUV of the site in accordance with the PPG. In this respect we would expect any developer with viability issues to provide open and transparent land price information in accordance with the PPG paragraphs 014 and 016. This report is for policy-making purposes and is without prejudice to future site-specific planning applications.

5 Area Transport Strategy (ATS) Site Typologies

5.1 We have developed a comprehensive set of typologies to appraise based on the local plan site allocations that will come forward for development, and sit within the ATSs. Figure 5.1 shows an indicative map of ATS Zones.⁶

Figure 5.1- Charnwood Area Transport Strategy Zones 2024



Source: LCC (2024)

5.2 We have split the typologies into three broad market areas relative to the map. These are as follows:

- North of Leicester Area – includes evidence from schemes in Hamilton, Thurmaston and Syston. This was previously looked at as Leicester Fringe area.
- Loughborough / Shepshed – includes evidence from schemes in the urban centres and on the fringes of both settlements.
- Soar Valley Area – includes evidence from schemes in Barrow-upon-Soar, Quorn, and Sileby.

5.3 The typologies have been formulated to reflect the nature of proposed allocated housing sites in terms of size (numbers of units and density) and location, taking into consideration the housing

⁶ The definitive link between sites and ATSs Zones is provided through the Local Plan's draft Policy DS3 and Infrastructure

market areas set out above. Our typologies are all greenfield to reflect the nature of the allocations within the ATSS. We summarise our site typologies below:

Table 5.1 - Summary of Development Typologies

ATS Zone	Typology Mix – Small Greenfield	Typology Mix – Medium Greenfield	Typology Mix – Large Greenfield
North of Leicester Area	7 Units	35 Units	125 Units
	15 Units	60 Units	220 Units
			700 Units
Loughborough / Shepshed	7 Units	35 Units	135 Units
	15 Units	60 Units	200 Units
			350 Units 700 Units
Soar Valley Area	7 Units	30 Units	125 Units
	15 Units	55 Units	240 Units

Source: AspinallVerdi

5.4 The density assumptions are also shown in the typologies matrix (Appendix 2).

Housing Mix

5.5 Appendix 2 shows the mix assumed for each typology. The housing mix is broadly based on the Housing Needs Assessment (2020) (EB/HSG/1) which recommended the mix shown in Table 5.2.

Table 5.2 - Suggested Mix of Housing by Size and Tenure

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	Up to 10%	20-30%	45-55%	15-25%
Affordable home ownership	10-20%	35-45%	30-40%	5-15%
Affordable housing (rented)	25-30%	35-45%	20-30%	Up to 10%

Source: Charnwood Housing Needs Assessment, 2020

Unit Size Assumptions

5.6 The Council requires proposed new dwellings to comply with the national minimum space standards. Our unit size assumptions comply with this policy and in a number of instances exceed it - as we have used market data to inform the assumptions set out in Table 5.3.

Table 5.3 - Floor Area Assumptions (Sqm)

	1-Bed Flat	1-Bed House	2-Bed Flat	2-Bed House	3-Bed House	4-Bed House
Leicester Fringe (now referred to as North of Leicester Area)						
Medium / Large Greenfield	45.00	58.00	64.00	80.00	100.00	140.00
Small Greenfield	N/A	58.00	N/A	80.00	93.00	130.00
Loughborough / Shepshed						
Medium / Large Greenfield	45.00	58.00	64.00	74.00	87.00	115.00
Small Greenfield	N/A	58.00	N/A	74.00	93.00	115.00
Soar Valley						
Medium / Large Greenfield	45.00	58.00	64.00	80.00	105.00	130.00
Small Greenfield	N/A	58.00	N/A	80.00	110.00	150.00

Source: AspinallVerdi

6 Viability Assumptions

6.1 This section provides our update to viability assumptions input into in our financial appraisals.

August 2023 Value Assumptions

6.2 Table 6.1 illustrates the value assumptions that we used within our August 2023 appraisals.

Table 6.1 - August 2023 AspinallVerdi Value Assumptions

	1-Bed House	2-Bed House	3-Bed House	4-Bed House	1-Bed Flat	2-Bed Flat
Leicester Fringe						
Brownfield	£174,735	£232,980	£267,927	£326,172	N/A	N/A
Medium / Large Greenfield	£174,735	£256,278	£308,699	£396,066	£143,091	£181,616
Small Greenfield	£174,735	£250,454	£285,401	£378,593	N/A	N/A
Loughborough / Shepshed						
Brownfield	£174,735	£232,980	£262,103	£314,523	£132,084	£176,112
Medium / Large Greenfield	£174,735	£244,629	£279,576	£366,944	£132,084	£176,112
Small Greenfield	£174,735	£244,629	£302,874	£366,944	N/A	N/A
Wider Charnwood						
Brownfield	£186,384	£244,629	£285,401	£378,593	N/A	N/A
Medium / Large Greenfield	£186,384	£267,927	£349,470	£436,838	£159,602	£198,033
Small Greenfield	£186,384	£267,927	£378,593	£495,083	N/A	N/A

Source: AspinallVerdi (August 2023)

6.3 Previously, the Soar Valley area was not specifically looked at for residential values in the previous iteration. Any values for this area would have previously been covered under Wider Charnwood from the above table.

December 2024 Value Assumptions

- 6.4 We have updated our value assumptions to bring values from our previous assumptions in line with the current market and contexts of each ATS Zone. We have used the Land Registry Index to understand sold values for new-build schemes within the ATS Zones (including site allocations which have been built out).
- 6.5 Our Land Registry research is based on a detailed analysis of achieved values, cross-referenced, on an address-by-address basis, to the floor areas published on the EPC (Energy Performance Certificate) database to derive the achieved values (£ per square meter).
- 6.6 Where there was a limited data-set, we reviewed new-build developments that are currently on the market to “sense-check” our value assumptions against actual asking prices for new-build properties. Although more weight has been given to the transactional data, we have had regard to both achieved and asking prices in our value assumptions.
- 6.7 Our market research schedule for each area can be seen in Appendix 1. Table 6.2 sets out our value assumptions for the updated typologies in each ATS Zone.

Table 6.2 – December 2024 AspinallVerdi Value Assumptions

	1-Bed House	2-Bed House	3-Bed House	4-Bed House	1-Bed Flat	2-Bed Flat
North of Leicester Area						
Medium / Large Greenfield	£180,000	£265,000	£330,000	£425,000	£150,000	£180,000
Small Greenfield	£180,000	£270,000	£340,000	£430,000	N/A	N/A
Loughborough / Shepshed						
Medium / Large Greenfield	£180,000	£250,000	£300,000	£380,000	£150,000	£180,000
Small Greenfield	£180,000	£255,000	£320,000	£380,000	N/A	N/A
Soar Valley						
Medium / Large Greenfield	£190,000	£280,000	£360,000	£450,000	£165,000	£200,000
Small Greenfield	£190,000	£280,000	£385,000	£510,000	N/A	N/A

Source: AspinallVerdi (December 2024)

- 6.8 As you can see the values for North of Leicester Area and Loughborough / Shepshed have increased by c. 10 – 25 % depending on the house type. Compared to Wider Charnwood, the Soar Valley area has generally higher values.

Development Costs

6.9 The development costs adopted within our appraisals are set out below. These have been updated from our previous Local Plan viability assessments.

Table 6.3 - Residential Cost Assumptions

Item	August 2023 Consolidated Addendum Report	December 2024 CIL Viability
Planning Application Professional Fees & Reports	Allowance for typology, generally 3 times statutory planning fees.	Allowance for typology, generally 3 times statutory planning fees.
Statutory Planning Fees	Based on national formula.	Based on national formula.
CIL	There is currently no CIL adopted in Charnwood and we included infrastructure costs via S106.	There is currently no CIL adopted in Charnwood. We have therefore focused on this as an output of the appraisal analysis. As described in section 4, we have used our appraisal models to 'back-solve' the maximum CIL rate to achieve the BLV / balance the appraisal.
S106 Contributions	<ul style="list-style-type: none"> Leicester Fringe: £14,644 per dwelling Loughborough / Shepshed: £14,675 per dwelling Wider Charnwood: £15,813 per dwelling 	<p>For the purposes of this CIL report, we have used consolidated figures from the previous S106 contribution requirements as an input in our appraisal. These are included at:</p> <ul style="list-style-type: none"> North of Leicester: £20,904 per dwelling Loughborough / Shepshed: £20,805 per dwelling Wider Charnwood: £22,513 per dwelling <p>These are inclusive of costs for education and exclude off-site strategic transport costs. We understand from Charnwood Borough Council that the s106 costs include education requirements based on a "worst case scenario" as they do not take account of existing capacity within schools. The exact education</p>

Item	August 2023 Consolidated Addendum Report	December 2024 CIL Viability
		contribution required will be identified as part of the development management process.
Net Biodiversity	£287 per dwelling (brownfield) / £1,011 per dwelling (greenfield)	£1,011 - No change for greenfield
Estate Housing (build costs)	<p>Typologies of <74 dwellings - £1,481 per square meter (psm) (median BCIS – rebased to East Midlands)</p> <p>Typologies of >75 dwellings - £1,313 psm (lower quartile BCIS - rebased to East Midlands)</p>	<p>Typologies of <55 dwellings - £1,468 per square meter (psm) (median BCIS – rebased to Charnwood)</p> <p>Typologies of >55 dwellings - £1,293 psm (lower quartile BCIS – rebased to Charnwood).</p> <p>Based on a review of the site allocations within the ATS zones, most of the schemes with units of 60+ are by volume housebuilders. For these schemes, we have adopted lower quartile build-costs.</p> <p>These rates are based on BCIS from June 2024, however they are not changed as of December 2024.</p>
Flats 3-5 Storey (build costs)	£1,504 psm (lower quartile BCIS – rebased to East Midlands)	£1,698 psm (lower quartile BCIS – rebased to Charnwood)
External Works	<p>5% - Apartment schemes</p> <p>10% - Smaller sites below 74 dwellings</p> <p>20% - Larger sites above 75 dwellings</p> <p>For the purposes of our appraisal, we consider the 20% assumption for large sites is a more than sufficient allowance for a plan-wide study (given we have included 3% contingency). This externals allowance includes generic 'on-plot' costs including inter alia: estate roads, pavements, street-lights, utilities, drainage etc.</p>	<p>5% - Apartment schemes</p> <p>10% - Smaller sites below 55 dwellings</p> <p>20% - Larger sites above 55 dwellings</p> <p>For the purposes of our appraisal, we consider the 20% assumption for large sites is a more than sufficient allowance for a plan-wide study (given we have included 3% contingency). This externals allowance includes generic 'on-plot' costs including inter alia: estate roads, pavements, street-lights, utilities, drainage etc.</p>
Part L / FHS	Introduced an allowance of £4,847 per unit for Part L.	Introduced an allowance of £4,847 per unit for Part L.

Item	August 2023 Consolidated Addendum Report	December 2024 CIL Viability
		<p>This is based on the Future Homes Standards - MHCLG Consultation on changes to Parts L and F of the Building Regulations. Note that as time goes by, these costs will become (more) embedded in the BCIS Costs and so additional cost allowances will not be required to the same extent.</p> <p>This is especially the case given the rapidly changing politics, policy development, building technology development, energy costs and price/value premium for low energy homes. There is an emerging body of evidence that premium values can be achieved for low energy homes (which we have not taken into consideration in the values above).</p>
Contingency	<p>3% of the above construction costs for greenfield sites and; 5% for brownfield sites.</p> <p>Higher contingencies are sometimes included in site specific appraisals, but these are generally for specific abnormal costs or ground conditions which are not part of a high-level plan wide viability assessment.</p>	<p>3% of the above construction costs for greenfield sites.</p> <p>Higher contingencies are sometimes included in site specific appraisals, but these are generally for specific abnormal costs or ground conditions which are not part of a high-level plan wide viability assessment.</p>
Professional Fees	<p>7.0% - these are construction related professional fees as opposed to the 'Planning Application Professional Fees and Reports' professional fees included above at the feasibility stage.</p>	<p>7.0% - these are construction related professional fees as opposed to the 'Planning Application Professional Fees and Reports' professional fees included above at the feasibility stage.</p>
Disposal Costs	<p>1% - Sale Agents on the open market housing</p> <p>0.25% - Sales Legal fees on the open market housing and a £10,000 lump sum for affordable housing legal fees</p> <p>3% - Marketing & Disposal on the open market housing</p>	<p>1% - Sale Agents on the open market housing</p> <p>0.25% - Sales Legal fees on the open market housing and a £10,000 lump sum for affordable housing legal fees</p> <p>3% - Marketing & Disposal on the open market housing</p>

Item	August 2023 Consolidated Addendum Report	December 2024 CIL Viability
	Note that the marketing and promotion costs have to be considered 'in-the-round' with the sales values and gross profit (where developers have internal sales functions).	Note that the marketing and promotion costs have to be considered 'in-the-round' with the sales values and gross profit (where developers have internal sales functions).
Finance Costs	6% interest rate (Applies to 100% of cashflow to include Finance Fees etc).	6% interest rate (Applies to 100% of cashflow to include Finance Fees etc).

Source: AspinallVerdi

Developer's Profit

- 6.10 We have adopted a baseline profit of 20% on the Gross Development Value of the open market sale housing (OMS) - with a sensitivity analysis which shows the impact of profit between 15-20%. This is consistent with the NPPG (May 2019) which refers to profit of 15-20%⁷ being '*considered a suitable return to developers in order to establish the viability of plan policies.*' This is unchanged from our previous Charnwood reports.
- 6.11 However, it is important to note that our baseline assumption of 20% profit is at the top end of the range and we have included sensitivities down to 15% profit within the appraisals. We consider 20% to be a generous margin and allows for a 'buffer' in addition to the contingency allowance (3% included) and the CIL buffer.
- 6.12 For the affordable tenure types, we have used 6% profit on value (where applicable). This is considered to be an industry accepted standard and the PPG states a lower percentage than 15-20% is more appropriate for affordable housing as it carries less risk when there is a guaranteed, known end value⁸. Again, this is unchanged from 2021.

Land Value (Benchmark Land Value)

- 6.13 Table 6.4 summarises our BLV assumptions for plan making purposes.
- 6.14 These land values have been updated from our previous reports. In addition to our previous market research for land values, we have looked at residential development land which has either obtained planning permission or has outline planning consent for residential use post 2021. We have had particular regard to what is allocated for residential development within the Council's adopted policy documents in the ATS Zones.

⁷ Paragraph: 018 Reference ID: 10-018-201 90509, Revision date: 09 05 2019

⁸ Paragraph: 018 Reference ID: 10-018-20190509, Revision date: 09 05 2019

- 6.15 We have utilised EGi, CoStar and also the Land Registry for transaction-based evidence in and around the ATS Zones. We also noted the previous land value assumptions for Charnwood, and land value assumptions from neighbouring authority viability assessments to determine a value per acre/hectare and a value on a unit basis. Dependent upon the availability of information, this process gauges an understanding of the typical market values for residential land in the ATS Zones.
- 6.16 It should be noted that within our database of evidence we have carried out background research wherever possible into the planning consent the site has; and whether it is policy compliant, or not. However, it is difficult to be certain that developers have not offered values (and landowners have not asked for values) which are not sustainable in planning policy terms and therefore challenge viability at the detailed planning stage. This practice is contrary to the NPPF/PPG.
- 6.17 We also recognise that it is difficult to generalise what a typical greenfield residential development site is worth across the ATS Zones, given that all sites are unique. It is therefore important to reiterate that this is an area-wide study and thus the purpose of our research is to establish a suitable Benchmark Land Value for the respective typologies of development to be appraised, utilising both existing use and market values for greenfield land.

Table 6.4 – Benchmark Land Value Assumptions (December 2024)

Typology	Location (TAS)	EUV -					Uplift Multiplier x [X] x [Y]%	BLV -	
		(per acre) (gross)	(per ha) (gross)	Net: Gross (%)	(per acre) (net)	(per ha) (net)		(per acre) (net developable) (rounded)	(per ha) (net developable) (rounded)
Agricultural Land - Smaller Greenfield	Soar Valley	£8,000	£19,768	83%	£9,697	£23,961	17.5	£170,000	£420,070
Agricultural Land - Large Greenfield	Soar Valley	£8,000	£19,768	63%	£12,800	£31,629	17.5	£220,000	£543,620
Agricultural Land - Smaller Greenfield	Loughborough / Shepshed	£8,000	£19,768	83%	£9,697	£23,961	15.0	£150,000	£370,650
Agricultural Land - Large Greenfield	Loughborough / Shepshed	£8,000	£19,768	63%	£12,800	£31,629	15.0	£190,000	£469,490
Agricultural Land - Smaller Greenfield	North of Leicester	£8,000	£19,768	83%	£9,697	£23,961	15.0	£150,000	£370,650
Agricultural Land - Large Greenfield	North of Leicester	£8,000	£19,768	63%	£12,800	£31,629	15.0	£190,000	£469,490

Note – these are for plan making purposes only. This should be read in conjunction with the caveats in section 4. No responsibility is accepted to any party in respect of the whole or any part of its contents.

Source: AspinallVerdi (241219 Charnwood Borough Council Benchmark Land Value Database_v9)

7 Financial Appraisal Results

- 7.1 This section sets out our updated site-specific CIL rate appraisal modelling results for the 3 ATS Zones. The main changes to the assumptions from our August 2023 Local Plan addendum to this current initial CIL addendum report are as follows:
- Updated residential values relative to each ATS Zone to December 2024;
 - Updated BCIS costs to December 2024, rebased to Charnwood;
 - Updated BLVs relative to each ATS Zone to December 2024;
- 7.2 The appraisals are attached in Appendix 3 and we have summarised the results on the pages below.
- 7.3 Note that in the following discussion, we have rounded the values for ease of interpretation and reference. Where necessary, we provide comment on any nuances in the results.

North of Leicester Viability Results

- 7.4 We set out in the results of our viability appraisals for the North of Leicester typologies (A-G).

Table 7.1 – North of Leicester Typologies Viability Summary

Appraisal Ref:	A	B	C	D	E	F	G
No Units:	7	15	35	60	125	220	700
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:	Median BCIS; Higher values; No AH	Median BCIS; Higher values; 30 AH	Median BCIS; Higher values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH
Total GDV (£)	£2,383,500	£4,229,426	£9,868,661	£16,607,280	£34,598,500	£60,893,360	£193,108,606
Total Costs (£)	-£2,290,002	-£4,027,961	-£9,386,460	-£15,772,079	-£32,694,213	-£57,532,696	-£182,389,405
Policy Assumptions							
AH Target % (& mix):	0%	30%	30%	30%	30%	30%	30%
Affordable Rent:	67%	67%	67%	67%	67%	67%	67%
Social Rent:	0%	0%	0%	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	33%	33%	33%	33%	33%	33%	33%
Max CIL Rate (£ psm)	£378	£210	£216	£133	£134	£140	£129
Max CIL Rate (£ per unit)	£36,715	£14,297	£14,674	£9,696	£9,725	£10,221	£9,403
Total S106 (£ per unit)	£20,904	£20,904	£20,904	£20,904	£20,904	£20,904	£20,904
Sub-total CIL+S106 (£ per unit)	£57,619	£35,201	£35,578	£30,600	£30,629	£31,125	£30,307
Profit KPI's							
Developers Profit (% on costs)	26.29%	23.04%	23.08%	23.12%	23.26%	23.27%	23.34%
Developers Profit (% on OMS)	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Developers Profit (% on AH)	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Developers Profit (% blended)	20.00%	17.83%	17.83%	17.83%	17.83%	17.83%	17.87%
Land Value KPI's							
RLV (£/acre (net))	£150,002	£150,001	£150,000	£150,000	£190,000	£190,000	£190,000
RLV (£/ha (net))	£370,654	£370,652	£370,651	£370,650	£469,490	£469,490	£469,490
RLV (% of GDV)	3.63%	4.38%	4.38%	4.46%	4.85%	4.85%	4.86%
BLV (£/acre (net))	£150,000	£150,000	£150,000	£150,000	£190,000	£190,000	£190,000
BLV (£/ha (net))	£370,650	£370,650	£370,650	£370,650	£469,490	£469,490	£469,490
BLV (% of GDV)	3.63%	4.38%	4.38%	4.46%	4.85%	4.85%	4.86%
Surplus/Deficit (£/acre) [RLV-BLV]	£1.73	£0.81	£0.35	£0.20	£0.11	£0.06	£0.02
Surplus/Deficit (£/ha)	£4.29	£2.00	£0.86	£0.50	£0.28	£0.16	£0.05
Surplus/Deficit Total (£)	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable	Viable
Maximum CIL result (£ psm)	£378	£210	£216	£133	£134	£140	£129
Recommended CIL (£ psm)	£265	£147	£150	£93	£94	£98	£90
Buffer (% from Max)	30%	30%	30%	30%	30%	30%	30%

Source: AspinallVerdi (241218 CBC_CIL Appraisals North of Leicester_A_G_v1)

Small Greenfield Typologies (7-35 units)

- 7.5 **Our appraisal shows that the small greenfield typologies are viable with the policy required affordable housing (30% for schemes above 10 units), S106 costs of £20,904 per unit and maximum CIL Rates between £210 psm and £378 psm.**
- 7.6 The 7-unit scheme (Typology A) appraisal results in a maximum CIL Rate £ psm *as an output*, of £378 psm. This is mostly due to a greenfield typology holding lower costs with no affordable housing.
- 7.7 Our sensitivity analysis shows that if the S106 contributions increased to £30,000 per unit, the max CIL rate in this scenario would be £280 psm. Additionally, should build costs increase by 5%, the max CIL rate that can be provided will be £280 psm.
- 7.8 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£265 psm** for the 7-unit scheme.
- 7.9 For the 15-unit greenfield typology (Typology B), the max CIL Rate £ psm results at £210 psm. Our sensitivity analysis shows that should market values increase by 2.5%, the max CIL rate would be £270 psm. However, if S106 contributions increased to £25,000 per unit, the max CIL rate would in-turn be £150 psm. Should there be a 5% increase in build costs, the resulting max CIL rate would decrease to £90 psm.
- 7.10 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£147 psm** for the 15-unit scheme.
- 7.11 The 35-unit scheme (Typology C) has a max CIL rate of £216 psm. If market values increased by 2.5%, the max CIL rate would increase to £250 psm. A 5% increase in build costs would reduce the max CIL rate to £90 psm. The max CIL rate can be increased up to £250 psm if S106 contributions are reduced to £15,000.
- 7.12 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£150 psm** for the 35-unit scheme.
- 7.13 We highlight that build costs adopted for the 7 to 35-unit schemes are Median BCIS.

Large Greenfield Typologies (60 - 700 units)

- 7.14 **The large greenfield typologies are viable with the 30% affordable housing, S106 costs of £20,904 per unit and maximum CIL Rates between £129 psm – £140 psm.**
- 7.15 The 60-unit scheme (Typology D) has a higher max CIL rate of £133 psm. A 5% increase in market values can increase the max CIL rate to £250 psm. A 5% increase in build costs would decrease the rate to £20 psm.

- 7.16 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£93 psm** for the 60-unit scheme.
- 7.17 For the 125-unit scheme (Typology E), the appraisal resulted in a max CIL rate of £134 psm. Should market values increase by 5%, the max CIL rate would be £190 psm. However, a 5% increase in build costs would decrease the max CIL rate to £20 psm.
- 7.18 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£94 psm** for the 125-unit scheme.
- 7.19 The 220-unit scheme (Typology F) appraisal resulted in a max CIL rate of £140 psm. If market values increase by 5%, the max CIL rate would be up to £250 psm. However, a 5% increase in build costs would decrease the max CIL rate to £20 psm.
- 7.20 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£98 psm** for the 220-unit scheme.
- 7.21 The 700-unit scheme (Typology G) appraisal resulted in a max CIL rate of £129 psm. Should market values increase by 5%, the max CIL rate would be £250 psm. However, even a 5% increase in build costs would decrease the max CIL rate to £10 psm.
- 7.22 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£90 psm** for the 700-unit scheme.

Loughborough / Shepshed Viability Results

- 7.23 We set out below the results of our viability appraisals for the Loughborough / Shepshed typologies (H-O).

Table 7.2 – Loughborough / Shepshed Typologies Viability Summary

Appraisal Ref:	H	I	J	K	L	M	N	O
No Units:	7	15	35	60	135	200	350	700
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:	Median BCIS; Higher values; No AH	Median BCIS; Higher values; 30% AH	Median BCIS; Higher values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH
Total GDV (£)	2,210,250	3,935,405	9,182,611	15,220,628	34,246,412	50,735,425	88,507,431	177,014,863
Policy Assumptions								
AH Target % (& mix):	0%	30%	30%	30%	30%	30%	30%	30%
Affordable Rent:	67%	67%	67%	67%	67%	67%	67%	67%
Social Rent:	0%	0%	0%	0%	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%	0%	0%	0%	0%
Max CIL Rate (£ psm)	£297	£76	£81	£136	£135	£141	£128	£131
Max CIL Rate (£ per unit)	£27,476	£4,897	£5,246	£8,577	£8,502	£8,897	£8,080	£8,253
Total S106 (£ per unit)	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805
Sub-total CIL+S106 (£ per unit)	£48,281	£25,702	£26,051	£29,382	£29,307	£29,702	£28,885	£29,058
Profit KPI's								
Developers Profit (% on costs)	26.40%	23.08%	23.12%	23.18%	23.33%	23.34%	23.41%	23.41%
Developers Profit (% on OMS)	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Developers Profit (% on AH)	6.00%	6.00%	6.00%	6.00%	6.00%	6.0%	6.00%	6.00%
Developers Profit (% blended)	20.00%	17.79%	17.79%	17.78%	17.78%	17.78%	17.82%	17.82%
Land Value KPI's								
RLV (£/acre (net))	150,002	150,001	150,000	150,000	190,000	190,000	190,000	190,000
RLV (£/ha (net))	370,654	370,652	370,651	370,651	469,490	469,490	469,490	469,490
RLV (% of GDV)	3.91%	4.71%	4.71%	4.87%	5.29%	5.29%	5.30%	5.30%
BLV (£/acre (net))	150,000	150,000	150,000	150,000	190,000	190,000	190,000	190,000
BLV (£/ha (net))	370,650	370,650	370,650	370,650	469,490	469,490	469,490	469,490
BLV (% of GDV)	3.91%	4.71%	4.71%	4.87%	5.29%	5.29%	5.30%	5.30%
Surplus/Deficit (£/acre) [RLV-BLV]	2	1	0.35	0.20	0.10	0.07	0.04	0.02
Surplus/Deficit (£/ha)	4	2	0.86	0.50	0.26	0.17	0.10	0.05
Surplus/Deficit Total (£)	1	1	1	1	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable	Viable	Viable
Maximum CIL result (£ psm)	£297	£76	£81	£136	£135	£141	£128	£131
Recommended CIL (£ psm)	£208	£53	£57	£95	£94	£99	£90	£92
Buffer (% from Max)	30%	30%	30%	30%	30%	30%	30%	30%

Source: AspinallVerdi (241218 CBC_CIL Appraisals Loughborough Shepshed_H_O_v1)

Small Greenfield Typologies (7 – 35 units)

- 7.24 **Our appraisal shows that the small greenfield typologies are viable with the policy required affordable housing (30% for schemes above 10 units), S106 costs of £20,805 per unit and maximum CIL Rates between £76 – £297 psm.**
- 7.25 The 7-unit scheme (Typology H) appraisal results in a maximum CIL Rate £ psm of £297 psm. Should market values increase by 2.5%, the max CIL rate would be £360 psm. However, a 5% increase in build costs would decrease the max CIL rate to £200 psm. A 7% increase in build costs would further reduce this to £160 psm.
- 7.26 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£208 psm** for the 7-unit scheme.
- 7.27 For the 15-unit greenfield typology (Typology I), the max CIL Rate £ psm results at £76 psm. Should market values increase by 5%, the max CIL rate would be £200 psm. However, a 2.5% increase in build costs would decrease the max CIL rate to £10 psm. A 5% increase in build costs would make the scheme unviable with no CIL.
- 7.28 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£53 psm** for the 15-unit scheme.
- 7.29 The 35-unit scheme (Typology J) has a max CIL rate of £81 psm. If market values increased by 5%, the max CIL rate would increase to £200 psm. However, even a 5% increase in build costs would make the scheme unviable with no CIL rate.
- 7.30 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£57 psm** for the 35-unit scheme.

Large Greenfield Typologies (60 - 700 units)

- 7.31 **Our appraisal shows that the medium greenfield typologies are viable with the policy required affordable housing (30% for schemes above 10 units), S106 costs of £20,805 per unit and maximum CIL Rates between £128 – £141 psm.**
- 7.32 The 60-unit scheme (Typology K) also has a max CIL rate of £136 psm. A 5% increase in market values can increase the max CIL rate to £260 psm, but even a 5% increase in build costs would reduce this rate to £10 psm.
- 7.33 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£95 psm** for the 60-unit scheme.

- 7.34 For the 135-unit scheme (Typology L), the appraisal resulted in a max CIL rate of £135 psm. Should market values increase by 5%, the max CIL rate would be £260 psm, but even a 5% increase in build costs would reduce this rate to £10 psm.
- 7.35 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£94 psm** for the 135-unit scheme.
- 7.36 The 200-unit scheme (Typology M) appraisal resulted in a max CIL rate of £141 psm. If market values increase by 5%, the max CIL rate would be £260 psm. However, a 5% increase in build costs would decrease the max CIL rate to £20 psm.
- 7.37 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£99 psm** for the 200-unit scheme.
- 7.38 The 350-unit scheme (Typology N) appraisal resulted in a max CIL rate of £128 psm. Should market values increase by 5%, the max CIL rate would be £260 psm. However, a 5% increase in build costs would decrease the max CIL rate to £10 psm.
- 7.39 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£90 psm** for the 350-unit scheme.
- 7.40 The 700-unit scheme (Typology O) appraisal resulted in a max CIL rate of £131 psm. Should market values increase by 5%, the max CIL rate would be £250 psm. However, a 5% increase in build costs would decrease the max CIL rate to £10 psm.
- 7.41 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£92 psm** for the 700-unit scheme.

Soar Valley Viability Results

- 7.42 We set out below the results of our viability appraisals for the Soar Valley typologies (P-U).

Table 7.3 – Soar Valley Typologies Viability Summary

Appraisal Ref:	P	Q	R	S	T	U
No Units:	7	15	30	55	125	230
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:	Median BCIS; Higher values; No AH	Median BCIS; Higher values; No AH	Median BCIS; Higher values; No AH	Median BCIS	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH
Total GDV (£)	2,686,250	4,736,868	9,473,736	16,315,118	37,079,813	65,260,470
Policy Assumptions						
AH Target % (& mix):	0%	30%	30%	30%	30%	30%
Affordable Rent:	67%	67%	67%	67%	67%	67%
Social Rent:	0%	0%	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	33%	33%	33%	33%	33%	33%
Max CIL Rate (£ psm)	£392	£262	£268	£302	£297	£304
Max CIL Rate (£ per unit)	£43,290	£20,255	£20,738	£21,911	£21,562	£22,059
Total S106 (£ per unit)	£22,513	£22,513	£22,513	£22,513	£22,513	£22,513
Sub-total CIL+S106 (£ per unit)	£65,803	£42,768	£43,251	£44,424	£44,075	£44,572
Profit KPI's						
Developers Profit (% on costs)	26.30%	23.18%	23.21%	23.22%	23.42%	23.42%
Developers Profit (% on OMS)	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Developers Profit (% on AH)	6.00%	6.00%	6.00%	6.00%	6.00%	6.0%
Developers Profit (% blended)	20.00%	17.91%	17.91%	17.84%	17.84%	17.84%
Land Value KPI's						
RLV (£/acre (net))	170,002	170,001	170,000	170,000	220,000	220,000
RLV (£/ha (net))	420,074	420,072	420,071	420,071	543,620	543,620
RLV (% of GDV)	3.65%	4.43%	4.43%	4.72%	5.24%	5.24%
BLV (£/acre (net))	170,000	170,000	170,000	170,000	220,000	220,000
BLV (£/ha (net))	420,070	420,070	420,070	420,070	543,620	543,620
BLV (% of GDV)	3.65%	4.43%	4.43%	4.72%	5.24%	5.24%
Surplus/Deficit (£/acre) [RLV-BLV]	2	1	0.40	0.22	0.11	0.06
Surplus/Deficit (£/ha)	4	2	1.00	0.55	0.28	0.16
Surplus/Deficit Total (£)	1	1	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable
Maximum CIL result (£ psm)	£392	£262	£268	£302	£297	£304
Recommended CIL (£ psm)	£274	£183	£188	£211	£208	£213
Buffer (% from Max)	30%	30%	30%	30%	30%	30%

Source: AspinallVerdi (241218 CBC_CIL Appraisals Soar ValleyP_U_v1)

Small Greenfield Typologies (7 – 30 units)

- 7.43 **Our appraisal shows that the small greenfield typologies are viable with the policy required affordable housing (30% for schemes above 10 units), S106 costs of £22,513 per unit and maximum CIL Rates between £262 – £392 psm.**
- 7.44 The 7-unit scheme (Typology P) appraisal results in a maximum CIL Rate £ psm of £392 psm. Should market values increase by 2.5%, the max CIL rate would be £450 psm. However, a 5% increase in build costs would decrease the max CIL rate to £300 psm. A 7% increase in build costs would further reduce this to £250 psm. These rates are relatively high despite the build cost scenarios, mostly due to a greenfield typology holding lower costs with no affordable housing.
- 7.45 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£274 psm** for the 7-unit scheme.
- 7.46 For the 15-unit greenfield typology (Typology Q), the max CIL Rate £ psm results at £262 psm. Should market values increase by 5%, the max CIL rate would be £390 psm. However, a 5% increase in build costs would decrease the max CIL rate to £120 psm.
- 7.47 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£183 psm** for the 15-unit scheme.
- 7.48 The 30-unit scheme (Typology R) has a high max CIL rate of £268 psm. If market values increased by 2.5%, the max CIL rate would increase to £330 psm. However, a 5% increase in build costs would reduce the max CIL rate to £150 psm.
- 7.49 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£188 psm** for the 30-unit scheme.

Large Greenfield Typologies (55 – 230 units)

- 7.50 **The large greenfield typologies are viable with the 30% affordable housing, LCC & CBC S106 costs of £22,513 per unit and maximum CIL Rates between £297 – £304 psm.**
- 7.51 The 55-unit scheme (Typology S) also has a high max CIL rate of £302 psm. A 5% increase in market values can increase the max CIL rate to £430 psm, but a 5% increase in build costs would reduce the max rate to £180 psm.
- 7.52 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£211 psm** for the 55-unit scheme.
- 7.53 For the 125-unit scheme (Typology T), the appraisal resulted in a max CIL rate of £297 psm. Should market values increase by 2.5%, the max CIL rate would be £360 psm. A 5% increase in build costs would decrease the max CIL rate to £180 psm.

- 7.54 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£208 psm** for the 125-unit scheme.
- 7.55 For the 230-unit scheme (Typology U), the appraisal resulted in a max CIL rate of £304 psm. Should market values increase by 2.5%, the max CIL rate would be £360 psm. A 5% increase in build costs would decrease the max CIL rate to £190 psm.
- 7.56 We have tested what the CIL rate is with a 30% viability buffer from the maximum. This comes to **£213 psm** for the 230-unit scheme.

Summary of Appraisal Results

- 7.57 Table 7.4 summarises the maximum CIL rates for each typology range within the ATS Zones, based on the above appraisals.

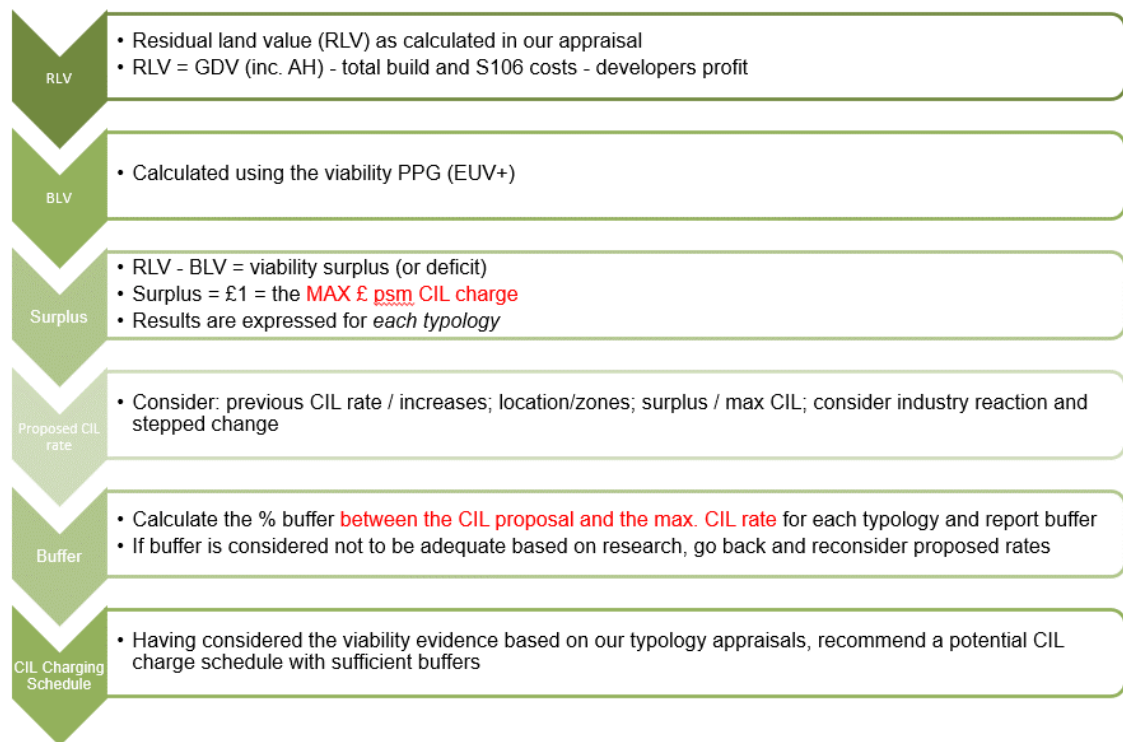
Table 7.4 – Summary of Appraisal Results (Max CIL Rates £ psm)

ATS Zones	Small schemes < 10 units (no AH)	Small schemes 15 – 35 units	Large schemes 55+ units
North of Leicester	£378 psm	£210 - £216 psm	£129 - £140 psm
Loughborough / Shepshed	£297 psm	£76 - £81 psm	£128 - £141 psm
Soar Valley	£392 psm	£262 - £268 psm	£297 - £304 psm

Approach to CIL rate setting

- 7.58 Our decision-making process in Figure 7.1 explains how we have arrived at our proposed CIL rates for each ATS Zone.

Figure 7.1 - Decision making process for recommended CIL rate



Source: AspinalVerdi

- 7.59 Setting a CIL rate and determining a buffer does not have an exact formula and a judgment needs to be formed. The NPPG states that the, ‘*proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence.*’ For example, this might not be appropriate if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism. It would be appropriate to ensure that a ‘buffer’ or margin is included so that the levy rate is able to support development when economic circumstances adjust. In all cases, the charging authority should be able to explain its approach clearly.
- 7.60 We would therefore not recommend setting CIL right up to the margins of viability. This is because every site and scheme is unique. There needs to be sufficient additional contingency / buffer / optimum bias to ensure that the policies and the Plan are deliverable and that property development is not stymied.
- 7.61 To inform our judgement on suitable potential CIL rates and viability buffers, we have had regard to:
- The pattern of the proposed development and the variable surpluses shown in the viability results generated by the different scenarios tested.
 - Iterations of potential CIL rates that consider:

- Using our sensitivity tables to consider whether the proposed CIL rates can absorb a drop in GDV or increase in build costs to take into account an economic downturn which may negatively impact viability. The recommended CIL rate mustn't be at the margins of viability, as per the PPG.
- Targeted buffer of 30% to demonstrate a range of CIL rates for this initial CIL assessment.

8 Conclusions and Recommendations

- 8.1 We conclude that, with our updated value and cost assumptions (including S106 contributions) (from the August 2023 addendum excluding strategic off-site transport costs), the typologies tested in the ATS Zones are viable with CIL.
- 8.2 For the purpose of supporting the Local Plan examination, we have provided recommendations below in respect of initial CIL Rates (ranges) which could come forward, based on a 30% viability buffer. This will be further examined at following stages through a full CIL Viability Assessment.
- 8.3 Table 8.1 provides an overview of our recommendation of these CIL rates.

Table 8.1 – Recommended CIL Rate Ranges (£ psm) incl. 30% Buffer

ATS Zones	Small schemes < 10 units (no AH)	Small schemes 15 – 35 units	Large schemes 55+ units
North of Leicester	£265 psm	£147 – £150 psm	£90 - £98 psm
Loughborough / Shepshed	£208 psm	£53 – £57 psm	£90 – £99 psm
Soar Valley	£274 psm	£183 – £188 psm	£208 – £213 psm

- 8.4 There are multiple considerations when setting a proposed CIL. In our judgement, the buffers presented in our results are appropriate given the particular circumstances and evidence set out in this report.
- 8.5 In order to implement CIL, a full CIL viability assessment should be undertaken as part of the appropriate formal process. The scope of this could include commercial and retail uses as well as residential. This would also involve stakeholder consultation (both informal and formal).
- 8.6 Furthermore, to facilitate the process of review, we recommend that the Council monitors the development appraisal parameters herein, but particularly data on land values across the Borough. We have a land value database which should be maintained.

Appendix 1 – Residential Market Evidence

241221 TAS Residential Sales Price Assumptions_v2 - Achieved Value Data

TAS	Scheme Name	Address	Property Type	Sold Date	Sold Price	Floor Area sqm	£ psm	Source	Planning reference	Dwelling No.
Loughborough / Shephard	Garendon Park - Persimmon	5 Landseer Crescent, Loughborough, LE12 5BT	Semi Detached	29/09/2023	£255,995	77	£3,325	Land Reg	P/20/0515/2	217
Loughborough / Shephard	Buttercup Fields - William Davis	121, buttercup lane, Land off Ashby Road West, Shepshed, Leicestershire	Detached	11/03/2022	£345,000	114	£3,026	Land Reg	P/22/1524/2	210
Loughborough / Shephard	Buttercup Fields - William Davis	123, buttercup lane, Land off Ashby Road West, Shepshed, Leicestershire	Detached	23/11/2022	£499,000	151	£3,305	Land Reg		
Soar Valley Area	Poppyfields - Jelson Homes	62, Roundhouse Way, Barrow Upon Soar, Leicestershire	Detached	27/01/2023	£295,950	88	£3,363	Land Reg	P/15/0229/2	291
Soar Valley Area	Poppyfields - Jelson Homes	71, Roundhouse Way, Barrow Upon Soar, Leicestershire	Semi-detached	30/09/2022	£279,950	86	£3,255	Land Reg		
Soar Valley Area	Poppyfields - Jelson Homes	73, Roundhouse Way, Barrow Upon Soar, Leicestershire	Semi-detached	25/11/2022	£279,950	86	£3,255	Land Reg		
North of Leicester Area	Primrose Court - Cadeby Homes	6 Primrose Court, Leicester, LE7 4AJ	Detached	24/07/2023	£344,995	91	£3,791	Land Reg		
North of Leicester Area	Primrose Court - Cadeby Homes	10 Primrose Court, Leicester, LE7 4AJ	Detached	13/10/2023	£399,995	98	£4,082	Land Reg		
North of Leicester Area	Verdant Rise - Tilia Homes	5 Dovecote Road, Leicester, LE4 2BU	Detached	30/06/2022	£485,000	181	£2,680	Land Reg		
North of Leicester Area	Verdant Rise - Tilia Homes	2 Top Field Road, Leicester, LE4 2WL	Detached	16/12/2022	£463,000	151	£3,066	Land Reg		
Soar Valley Area	FieldFare - Jelson Homes	3 Seaton Road, Mountsorrel, Leicestershire LE12 7YH	Semi-detached	15/03/2024	£295,000	97	£3,041	Land Reg	P/20/2361/2	50
Soar Valley Area	FieldFare - Jelson Homes	1 Seaton Road, Mountsorrel, Leicestershire LE12 7YH	Detached	27/10/2023	£520,000	159	£3,270	Land Reg		
Soar Valley Area	FieldFare - Jelson Homes	17 Seaton Road, Mountsorrel, Leicestershire LE12 7YH	Terraced	16/12/2022	£306,000	125	£2,448	Land Reg		
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	182 Ratcliffe Road, Loughborough, LE12 7QB	Semi-detached	09/06/2023	£235,000	83	£2,831	Land Reg	P/19/1683/2, P/19/2162/2	200
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	196 Ratcliffe Road, Loughborough, LE12 7QB	Terraced	01/12/2023	£203,000	87	£2,333	Land Reg		

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241221 TAS Residential Sales Price Assumptions_v2 - Asking Price Data

TAS	Scheme Name	Address	Beds	Property Type	Asking Price
Loughborough / Shephard	Garendon Park - Persimmon	Plot 78, Landseer Crescent, Loughborough, LE12 5BT	4-bed	Semi Detached	£339,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 92, Landseer Crescent, Loughborough, LE12 5BT	2-bed	Mid Terrace	£248,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 93, Landseer Crescent, Loughborough, LE12 5BT	2-bed	Semi-detached	£253,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 128, Landseer Crescent, Loughborough, LE12 5BT	3-bed	Semi-detached	£267,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 58, Landseer Crescent, Loughborough, LE12 5BT	3-bed	Detached	£327,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 47, Landseer Crescent, Loughborough, LE12 5BT	4-bed	Semi-detached	£328,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 46, Landseer Crescent, Loughborough, LE12 5BT	4-bed	Semi-detached	£329,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 79, Landseer Crescent, Loughborough, LE12 5BT	4-bed	Semi-detached	£329,996
Loughborough / Shephard	Garendon Park - Persimmon	Plot 102, Landseer Crescent, Loughborough, LE12 5BT	3-bed	Detached	£344,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 84, Landseer Crescent, Loughborough, LE12 5BT	3-bed	Detached	£359,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 88, Landseer Crescent, Loughborough, LE12 5BT	4-bed	Detached	£374,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 89, Landseer Crescent, Loughborough, LE12 5BT	4-bed	Detached	£374,996
Loughborough / Shephard	Garendon Park - Persimmon	Plot 22, Landseer Crescent, Loughborough, LE12 5BT	4-bed	Detached	£374,997
Loughborough / Shephard	Garendon Park - Persimmon	Plot 44, Landseer Crescent, Loughborough, LE12 5BT	5-bed	Detached	£444,995
Loughborough / Shephard	Garendon Park - Persimmon	Plot 97, Landseer Crescent, Loughborough, LE12 5BT	5-bed	Detached	£464,995
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 473, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	3-bed	Semi-detached	£239,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 613, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£365,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 458, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£399,950
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 619, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	3-bed	Detached	£354,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 616, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£419,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 616, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£419,001

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241221 TAS Residential Sales Price Assumptions_v2 - Asking Price Data

TAS	Scheme Name	Address	Beds	Property Type	Asking Price
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 76, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£430,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 608, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£415,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 609, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£485,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 614, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	3-bed	Detached	£355,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 606, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£509,995
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 607, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£382,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 613, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£360,000
Loughborough / Shephard	Buttercup Fields - William Davis	Plot 612, Buttercup Lane, Land off Ashby Road West, Shepshed, Leicestershire	4-bed	Detached	£379,000
Loughborough / Shephard	Jubilee Rise - Persimmon	Plot 11 - Land at Tickow Lane, Shepshed, Leicestershire, le12 9ey	4-bed	Semi-detached	£299,995
Loughborough / Shephard	Jubilee Rise - Persimmon	Plot 10 - Land at Tickow Lane, Shepshed, Leicestershire, le12 9ey	4-bed	Semi-detached	£309,995
Loughborough / Shephard	Jubilee Rise - Persimmon	Plot 21 - Land at Tickow Lane, Shepshed, Leicestershire, le12 9ey	3-bed	Detached	£324,995
Loughborough / Shephard	Jubilee Rise - Persimmon	Plot 13 - Land at Tickow Lane, Shepshed, Leicestershire, le12 9ey	3-bed	Detached	£329,995
Loughborough / Shephard	Jubilee Rise - Persimmon	Plot 19 - Land at Tickow Lane, Shepshed, Leicestershire, le12 9ey	4-bed	Detached	£379,995
Loughborough / Shephard	Jubilee Rise - Persimmon	Plot 20 - Land at Tickow Lane, Shepshed, Leicestershire, le12 9ey	4-bed	Detached	£409,995
Loughborough / Shephard	Jubilee Rise - Persimmon	Plot 12 - Land at Tickow Lane, Shepshed, Leicestershire, le12 9ey	5-bed	Detached	£439,995
Loughborough / Shephard	Jubilee Rise - Persimmon	Plot 8 - Land at Tickow Lane, Shepshed, Leicestershire, le12 9ey	4-bed	Detached	£499,995

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241221 TAS Residential Sales Price Assumptions_v2 - Asking Price Data

TAS	Scheme Name	Address	Beds	Property Type	Asking Price
Soar Valley Area	Poppyfields - Jelson Homes	Plot 209, Melton Road, Barrow Upon Soar, Leicestershire	2-bed	Semi-detached	£234,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 210, Melton Road, Barrow Upon Soar, Leicestershire	2-bed	Semi-detached	£234,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 200, Melton Road, Barrow Upon Soar, Leicestershire	2-bed	Semi-detached	£239,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 198, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£254,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 176, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£259,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 177, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£259,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 211, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£274,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 212, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£274,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 165, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£279,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 166, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£279,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 204, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£284,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 219, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£317,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 163, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£317,950
Soar Valley Area	Poppyfields - Jelson Homes	Plot 164, Melton Road, Barrow Upon Soar, Leicestershire	3-bed	Semi-detached	£317,950
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 160, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Detached	£359,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 4, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	4-bed	Detached	£609,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 155, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	4-bed	Detached	£439,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 182-184, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	4-bed	Detached	£439,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 3, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Detached	£409,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 153, 111, 185, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Detached	£379,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 152 - 186, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Detached	£374,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 156, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Detached	£359,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 181, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Detached	£359,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 134, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Detached	£349,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 106, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Terraced	£254,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 105, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	3-bed	Terraced	£249,995
Soar Valley Area	Ratcliffe Gardens - Davidsons Home	Plot 125 - 126, Ratcliffe Rd, Sileby, Loughborough LE12 7PY	2-bed	Terraced	£227,995

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241221 TAS Residential Sales Price Assumptions_v2 - Asking Price Data

TAS	Scheme Name	Address	Beds	Property Type	Asking Price
North of Leicester Area	Thorpebury in the Limes - William Davis	Plot 177, Thorpebury, Barkbythorpe Rd, Leicester LE7 3QP	3-bed	Semi-detached	£318,995
North of Leicester Area	Thorpebury in the Limes - William Davis	Plot 163, Thorpebury, Barkbythorpe Rd, Leicester LE7 3QP	3-bed	Semi-detached	£362,995
North of Leicester Area	Thorpebury in the Limes - William Davis	Plot 176, Thorpebury, Barkbythorpe Rd, Leicester LE7 3QP	3-bed	Detached	£362,996
North of Leicester Area	Thorpebury in the Limes - William Davis	Plot 165, Thorpebury, Barkbythorpe Rd, Leicester LE7 3QP	4-bed	Detached	£451,995
North of Leicester Area	Thorpebury in the Limes - William Davis	Plot 163, Thorpebury, Barkbythorpe Rd, Leicester LE7 3QP	4-bed	Detached	£534,995
North of Leicester Area	Primrose Court - Cadeby Homes	Plot 9 Primrose Court, Leicester, LE7 4AJ	3-bed	Detached	£514,995
North of Leicester Area	Primrose Court - Cadeby Homes	Plot 10 Primrose Court, Leicester, LE7 4AJ	3-bed	Detached	£514,995
North of Leicester Area	Primrose Court - Cadeby Homes	Plot 8 Primrose Court, Leicester, LE7 4AJ	4-bed	Detached	£624,995
North of Leicester Area	Primrose Court - Cadeby Homes	Plot 4 Primrose Court, Leicester, LE7 4AJ	4-bed	Detached	£514,995
North of Leicester Area	Verdant Rise - Tilia Homes	Plot 94, Chancel Road, Glebelands Road, Ashton Green, Leicester, LE4 2WF	4-bed	Detached	£424,000
North of Leicester Area	Verdant Rise - Tilia Homes	Plot 60, Chancel Road, Glebelands Road, Ashton Green, Leicester, LE4 2WF	4-bed	Detached	£399,950
North of Leicester Area	Verdant Rise - Tilia Homes	Plot 117, Chancel Road, Glebelands Road, Ashton Green, Leicester, LE4 2WF	3-bed	Detached	£351,000
North of Leicester Area	Verdant Rise - Tilia Homes	Plot 118, Chancel Road, Glebelands Road, Ashton Green, Leicester, LE4 2WF	3-bed	Detached	£335,000
North of Leicester Area	Verdant Rise - Tilia Homes	Plot 218, Chancel Road, Glebelands Road, Ashton Green, Leicester, LE4 2WF	3-bed	Semi-detached	£331,250
North of Leicester Area	Verdant Rise - Tilia Homes	Plot 217, Chancel Road, Glebelands Road, Ashton Green, Leicester, LE4 2WF	3-bed	Semi-detached	£330,500
North of Leicester Area	Verdant Rise - Tilia Homes	Plot 115, Chancel Road, Glebelands Road, Ashton Green, Leicester, LE4 2WF	2-bed	Semi-detached	£271,500
North of Leicester Area	Verdant Rise - Tilia Homes	Plot 228, Chancel Road, Glebelands Road, Ashton Green, Leicester, LE4 2WF	2-bed	Semi-detached	£268,000

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241221 TAS Residential Sales Price Assumptions_v2 - Asking Price Data

TAS	Scheme Name	Address	Beds	Property Type	Asking Price
North of Leiceter Area	Broosby Spinney - Bloor Homes	Plot 49, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£390,000
North of Leiceter Area	Broosby Spinney - Bloor Homes	Plot 46, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£395,000
North of Leiceter Area	Broosby Spinney - Bloor Homes	Plot 60, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£430,000
North of Leiceter Area	Broosby Spinney - Bloor Homes	Plot 63, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£430,000
North of Leiceter Area	Broosby Spinney - Bloor Homes	Plot 45, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£435,000
North of Leiceter Area	Broosby Spinney - Bloor Homes	Plot 65, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£465,000
North of Leiceter Area	Broosby Spinney - Bloor Homes	Plot 35, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£470,000
Soar Valley Area	FieldFare - Jelson Homes	Land off Halstead Road, Mountsorrel, Leicestershire LE12 7HY			
Soar Valley Area	FieldFare - Jelson Homes	Plot 201, Halstead Rd, LE12 7YH	3-bed	Detached	£349,950
Soar Valley Area	FieldFare - Jelson Homes	Plot 210, Halstead Rd, LE12 7YH	3-bed	Detached	£369,950
Soar Valley Area	FieldFare - Jelson Homes	Plot 213, Halstead Rd, LE12 7YH	3-bed	Detached	£359,950
Soar Valley Area	FieldFare - Jelson Homes	Plot 214, Halstead Rd, LE12 7YH	3-bed	Detached	£359,950
Soar Valley Area	FieldFare - Jelson Homes	Plot 212, Halstead Rd, LE12 7YH	4-ed	Detached	£539,950
Soar Valley Area	FieldFare - Jelson Homes	Plot 211, Halstead Rd, LE12 7YH	4-bed	Detached	£544,950
Soar Valley Area	FieldFare - Jelson Homes	Plot 202, Halstead Rd, LE12 7YH	4-bed	Detached	£559,950
Soar Valley Area	FieldFare - Jelson Homes	Plot 204, Halstead Rd, LE12 7YH	5-bed	Detached	£649,950

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Appendix 2 – Typologies Matrix

Charnwood Local Plan Residential Typologies Matrix

Ref.	# Res Units	Market Area	Site Typology	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Total S106 [2]	DEFRA Biodiversity [3]	CIL - Baseline [4]	AH Target [5]	AH Basis [6]	AH Tenure Mix [6]:			Market Housing Mix [7]:							Affordable Rent Housing Mix: [7]						Affordable Intermediate Tenures Housing Mix: [7]															
												Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total (>10%)) [7]	1B F	2B F	1B H	2B H	3B H	4B+ H	Total	1B F	2B F	1B H	2B H	3B H	4B+ H	Total	1B F	2B F	1B H	2B H	3B H	4B+ H	Total								
A	7	North of Leicester	Small Greenfield	30	0.23	0.58	£20,904	£1,011	£0	0%	N/A	0%	0%	0%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B	15	North of Leicester	Small Greenfield	30	0.50	1.24	£20,904	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
C	35	North of Leicester	Medium Greenfield	30	1.17	2.88	£20,904	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
D	60	North of Leicester	Medium Greenfield	30	2.00	4.94	£20,904	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
E	125	North of Leicester	Large Greenfield	35	3.57	8.83	£20,904	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
F	220	North of Leicester	Large Greenfield	35	6.29	15.53	£20,904	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
G	700	North of Leicester	Large Greenfield	35	20.00	49.42	£20,904	£1,011	£0	30%	On-site	67%	33%	10%	-	-	5.0%	25.0%	45.0%	25.0%	100.0%	5.0%	5.0%	20.0%	40.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
H	7	Shepshed / Loughborough	Small Greenfield	30	0.23	0.58	£20,805	£1,011	£0	0%	N/A	0%	0%	0%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
I	15	Shepshed / Loughborough	Small Greenfield	30	0.50	1.24	£20,805	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
J	35	Shepshed / Loughborough	Medium Greenfield	30	1.17	2.88	£20,805	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
K	60	Shepshed / Loughborough	Medium Greenfield	30	2.00	4.94	£20,805	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
L	135	Shepshed / Loughborough	Large Greenfield	35	3.86	9.53	£20,805	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
M	200	Shepshed / Loughborough	Large Greenfield	35	5.71	14.12	£20,805	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
N	350	Shepshed / Loughborough	Large Greenfield	35	10.00	24.71	£20,805	£1,011	£0	30%	On-site	67%	33%	10%	-	-	5.0%	25.0%	45.0%	25.0%	100.0%	5.0%	5.0%	20.0%	40.0%	25.0%	5.0%	100.0%	60.0%	40.0%	-	-	-	-	-	-	-	-	-	-	-	-	
O	700	Shepshed / Loughborough	Large Greenfield	35	20.00	49.42	£20,805	£1,011	£0	30%	On-site	67%	33%	10%	-	-	5.0%	25.0%	45.0%	25.0%	100.0%	5.0%	5.0%	20.0%	40.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
P	7	Soar Valley	Small Greenfield	30	0.23	0.58	£22,513	£1,011	£0	0%	N/A	0%	0%	0%	-	-	-	20.0%	55.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
Q	15	Soar Valley	Small Greenfield	30	0.50	1.24	£22,513	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	20.0%	55.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
R	30	Soar Valley	Medium Greenfield	30	1.00	2.47	£22,513	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	20.0%	55.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
S	55	Soar Valley	Medium Greenfield	30	1.83	4.53	£22,513	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	20.0%	55.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
T	125	Soar Valley	Large Greenfield	35	3.57	8.83	£22,513	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	-	-	-	-	-	-	-	-
U	230	Soar Valley	Large Greenfield	35	6.57	16.24	£22,513	£1,011	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	60.0%	40.0%	-	-	-	-	-	-	-	-	-	-	-	-	

Notes

- 0 Site density assumptions based on those used for SHLAA
- 1 Assumptions based on HDH study
- 2 General collation of previous CBC / LCC S106 costs including waste, education, libraries etc and excluding strategic off-site transport costs
- 3 Policy LP22 - Cost taken from Biodiversity Net Gain and Local Nature Recovery Strategies
- 4 CIL Epsm is an output of the viability appraisals, achieved by back-solving the BLV to £1.
- 5 & 6 Policy LP4 on affordable housing
- 7 Mix based on latest needs assessment in accordance with Policy LP6 - note that the appraisal shows a blended affordable housing mix across tenures

Appendix 3 – Appraisal Results

241218 CBC CIL Appraisals_North of Leicester_A_G_v1 - Version Notes

Date	Version	Comments	AS
241218	v1	For Issue	

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **A** (see Typologies Matrix)
 Scheme Typology: **Housing (no flats)**
 Site Typology: **North of Leicester** No Units: **7**
 Notes: **Median BCIS; Higher values; No AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				7 Units					
AH Policy requirement (% Target)				0%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		100%					
AH tenure split %		Affordable Rent:		67.0%		67.0% Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		0.0% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				377.92 £ psm					
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		25.00%	0.0	0%	0.0		
2 bed House	25.0%	1.8		45.00%	0.0	25%	1.8		
3 bed House	55.0%	3.9		25.00%	0.0	55%	3.9		
4 bed House	20.0%	1.4		5.00%	0.0	20%	1.4		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	7.0		100.00%	0.0	100%	7.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	130.0	1,399				130.0	1,399		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	0	0		0	0	0	0		
2 bed House	140	1,507		0	0	140	1,507		
3 bed House	358	3,854		0	0	358	3,854		
4 bed House	182	1,959		0	0	182	1,959		
5 bed House	0	0		0	0	0	0		
1 bed Flat	0	0		0	0	0	0		
2 bed Flat	0	0		0	0	0	0		
3 bed Flat	0	0		0	0	0	0		
	680	7,320		0	0	680	7,320		
AH % by floor area:		0.00% AH % by floor area (difference due to mix)							
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm	£ psf					total MV £ (no AH)	
1 bed House	180,000	3,103	288					0	
2 bed House	270,000	3,375	314					472,500	
3 bed House	340,000	3,656	340					1,309,000	
4 bed House	430,000	3,308	307					602,000	
5 bed House	500,000	3,030	282					0	
1 bed Flat	143,091	3,180	295					0	
2 bed Flat	181,616	2,838	264					0	
3 bed Flat	250,000	3,125	290					0	
								2,383,500	
Affordable Housing values (£) -									
	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV	
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%	
2 bed House	121,500	45%	0	0%	189,000	70%	189,000	70%	
3 bed House	153,000	45%	0	0%	238,000	70%	238,000	70%	
4 bed House	193,500	45%	0	0%	250,000	70%	301,000	70%	
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%	
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%	
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%	
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%	
* capped @£250K									

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **Housing (no flats)** No Units: **7**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	1.8	@	270,000	472,500
3 bed House	3.9	@	340,000	1,309,000
4 bed House	1.4	@	430,000	602,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	7.0			2,383,500
Affordable Rent GDV -				
1 bed House	0.0	@	81,000	-
2 bed House	0.0	@	121,500	-
3 bed House	0.0	@	153,000	-
4 bed House	0.0	@	193,500	-
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	189,000	-
3 bed House	0.0	@	238,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	189,000	-
3 bed House	0.0	@	238,000	-
4 bed House	0.0	@	301,000	-
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0	0.0		-
Sub-total GDV Residential	7			2,383,500
AH on-site cost analysis:	0.00% % of GDV		EMV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				2,383,500

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **Housing (no flats)** No Units: **7**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(3,234)
Planning Application Professional Fees, Surveys and reports				(10,000)
CIL (Mkrt only + garages)	680 sqm		377.92 £ psm	(257,005)
	CIL analysis:	10.78% % of GDV	36,715 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	7 units @	20,904 per unit	(146,328)
	S106 analysis:	627,120 £ per ha	20,904 £ per unit (total units)	
LCC TSA Contributions	Years (all)	7 units @	0 per unit	-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)
	TOTAL S106 analysis:	627,120 £ per ha	6.14% % of GDV	20,904 £ per unit (total units)
AH Commuted Sum	680 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance, Demolition & Remediation	0.23 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -				
Year 1	0			-
Year 2	0		-335,544	-
Year 3	0			-
Year 4	0			-
Year 5	0			-
Years (all)	7 units @		0 per unit	-
Sub-total				
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)
1 bed House	- sqm @		1,468 psm	-
2 bed House	140 sqm @		1,468 psm	(205,520)
3 bed House	358 sqm @		1,468 psm	(525,617)
4 bed House	182 sqm @		1,468 psm	(267,176)
5 bed House	- sqm @		1,468 psm	-
1 bed Flat	- sqm @		1,691 psm	-
2 bed Flat	- sqm @		1,691 psm	-
3 bed Flat	- sqm @		1,691 psm	-
Garages for 3B House (Mkrt only)	4 units @	680	18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	1 units @	0%	18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	- units @	0%	18 sqm @ 600 psm	-
External works	998,313 @		10.0%	(99,831)
	Ext. Works analysis:		14,262 £ per unit (total units)	
Policy Costs on design -				
Net Biodiversity costs	7 units @		1,011 £ per unit	(7,077)
Part L/FHS	7 units @		4,847 £ per unit	(33,929)
Sub-total			5,858 £ per unit (total units)	(41,006)
	Policy Costs analysis: (design costs only)			
Contingency (on construction)	1,139,151 @		3.0%	(34,175)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **Housing (no flats)** No Units: **7**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

Professional Fees	1,139,151 @	7.0%		(79,741)
Disposal Costs -				
OMS Marketing and Promotion	2,383,500 OMS @	3.00%	10,215 £ per unit	(71,505)
Residential Sales Agent Costs	2,383,500 OMS @	1.00%	3,405 £ per unit	(23,835)
Residential Sales Legal Costs	2,383,500 OMS @	0.25%	851 £ per unit	(5,959)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			15,900 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(32,370)
Developers Profit -				
Profit on OMS	2,383,500	20.00%		(476,700)
Margin on AH	0	6.00% on AH values		-
Profit analysis:	2,383,500	20.00% blended GDV	(476,700)	
	1,813,302	26.29% on costs	(476,700)	
TOTAL COSTS				(2,290,002)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				93,498
SDLT	93,498 @	HMRC formula		-
Acquisition Agent fees	93,498 @	1.0%		(935)
Acquisition Legal fees	93,498 @	0.5%		(467)
Interest on Land	93,498 @	6.00%		(5,610)
Residual Land Value				86,486
RLV analysis:	12,355 £ per plot	370,654 £ per ha (net)	150,002 £ per acre (net)	
		296,523 £ per ha (gross)	120,001 £ per acre (gross)	
			3.63% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.23	ha (net)	0.58	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.29	ha (gross)	0.72	acres (gross)
Density analysis:	2,915	sqm/ha (net)	12,696	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	86,485
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			3.63% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		4 £ per ha (net)	2 £ per acre (net)	1

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Scheme Typology: **Housing (no flats)** No Units: **7**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 0%							
	2	10%	15%	20%	25%	30%	35%	40%
200	128,442	94,108	59,092	23,988	(11,186)	(46,361)	(81,535)	
210	118,599	84,682	50,149	15,563	(19,050)	(53,662)	(88,275)	
220	108,755	75,181	41,190	7,139	(26,913)	(60,964)	(95,015)	
230	98,912	65,679	32,203	(1,286)	(34,776)	(68,265)	(101,755)	
240	89,034	56,145	23,217	(9,711)	(42,639)	(75,567)	(108,495)	
250	78,963	46,597	14,230	(18,136)	(50,502)	(82,868)	(115,234)	
260	68,853	37,049	5,244	(26,561)	(58,365)	(90,170)	(121,974)	
270	58,743	27,501	(3,742)	(34,985)	(66,228)	(97,471)	(128,714)	
280	48,634	17,952	(12,729)	(43,410)	(74,091)	(104,772)	(135,454)	
290	38,524	8,404	(21,715)	(51,835)	(81,954)	(112,074)	(142,194)	
300	28,414	(1,144)	(30,702)	(60,260)	(89,817)	(119,375)	(148,933)	
310	18,305	(10,692)	(39,688)	(68,684)	(97,681)	(126,677)	(155,133)	
320	8,195	(20,240)	(48,674)	(77,109)	(105,544)	(133,978)	(163,419)	
330	(1,915)	(29,788)	(57,661)	(85,534)	(113,407)	(141,280)	(170,706)	
340	(12,025)	(39,336)	(66,647)	(93,959)	(121,270)	(148,581)	(177,992)	
350	(22,134)	(48,884)	(75,634)	(102,383)	(129,133)	(156,360)	(185,278)	
360	(32,244)	(58,432)	(84,620)	(110,808)	(136,996)	(164,253)	(192,565)	
370	(42,354)	(67,980)	(93,606)	(119,233)	(144,859)	(172,147)	(199,851)	
380	(52,463)	(77,528)	(102,593)	(127,658)	(152,943)	(180,040)	(207,137)	
390	(62,573)	(87,076)	(111,579)	(136,082)	(161,444)	(187,934)	(214,423)	
400	(72,683)	(96,624)	(120,566)	(144,507)	(169,944)	(195,827)	(221,710)	
410	(82,793)	(106,172)	(129,552)	(153,170)	(178,445)	(203,720)	(228,996)	
420	(92,902)	(115,720)	(138,539)	(162,277)	(186,946)	(211,614)	(236,282)	
430	(103,012)	(125,268)	(147,525)	(171,385)	(195,446)	(219,507)	(243,568)	
440	(113,122)	(134,817)	(157,039)	(180,493)	(203,947)	(227,401)	(250,855)	
450	(123,231)	(144,365)	(166,754)	(189,601)	(212,448)	(235,294)	(258,141)	

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Scheme Typology:
Site Typology:
Notes:

Housing (no flats)
Location / Value Zone: **North of Leicester**
Median BCIS: Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		S106 Contributions							
		2	5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	200	371,892	317,469	263,046	207,286	150,998	94,600	36,875
		210	361,317	306,894	252,472	196,350	140,061	83,454	25,642
		220	350,743	296,320	241,701	185,413	129,124	72,221	14,409
		230	340,169	285,746	230,764	174,476	118,187	60,988	3,176
		240	329,594	275,171	219,828	163,539	107,202	49,755	(8,057)
		250	319,020	264,597	208,891	152,602	96,212	38,522	(19,290)
		260	308,445	254,023	197,954	141,665	85,102	27,289	(30,523)
		270	297,871	243,306	187,017	130,728	73,869	16,056	(41,756)
		280	287,297	232,369	176,080	119,791	62,636	4,823	(52,989)
		290	276,722	221,432	165,143	108,814	51,403	(6,410)	(64,222)
		300	266,148	210,495	154,206	97,824	40,170	(17,643)	(75,455)
		310	255,574	199,558	143,269	86,750	28,937	(28,876)	(86,689)
		320	244,910	188,621	132,332	75,517	17,704	(40,109)	(97,922)
		330	233,973	177,684	121,395	64,284	6,471	(51,342)	(109,155)
		340	223,036	166,747	110,426	53,051	(4,762)	(62,575)	(120,388)
		350	212,099	155,810	99,436	41,818	(15,995)	(73,808)	(131,621)
		360	201,162	144,873	88,397	30,585	(27,228)	(85,041)	(142,854)
		370	190,225	133,937	77,164	19,352	(38,461)	(96,274)	(154,418)
		380	179,288	123,000	65,931	8,119	(49,694)	(107,507)	(166,562)
		390	168,352	112,038	54,698	(3,114)	(60,927)	(118,740)	(178,706)
		400	157,415	101,048	43,465	(14,347)	(72,160)	(129,973)	(190,849)
		410	146,478	90,045	32,232	(25,580)	(83,393)	(141,206)	(202,993)
		420	135,541	78,812	20,999	(36,813)	(94,626)	(152,637)	(215,137)
		430	124,604	67,579	9,766	(48,046)	(105,859)	(164,780)	(227,281)
		440	113,650	56,346	(1,467)	(59,279)	(117,092)	(176,924)	(239,425)
		450	102,660	45,113	(12,700)	(70,513)	(128,325)	(189,068)	(251,568)

TABLE 3

		Profit 20%							
		2	15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	200	379,644	343,472	307,300	271,128	234,522	197,109	159,697
		210	369,070	332,898	296,725	260,553	223,585	186,173	148,760
		220	358,495	322,323	286,151	249,979	212,648	175,236	137,823
		230	347,921	311,749	275,577	239,123	201,711	164,299	126,886
		240	337,347	301,175	265,002	228,186	190,774	153,362	115,950
		250	326,772	290,600	254,428	217,249	179,837	142,425	105,013
		260	316,198	280,026	243,725	206,313	168,900	131,488	94,076
		270	305,624	269,451	232,788	195,376	157,963	120,551	82,973
		280	295,014	258,842	221,815	184,402	146,990	109,578	71,757
		290	284,388	248,216	210,825	173,412	136,000	98,588	60,524
		300	273,762	237,247	199,834	162,422	125,010	87,530	49,291
		310	263,137	226,257	188,844	151,432	114,020	76,297	38,058
		320	252,511	215,266	177,854	140,442	103,030	65,064	26,825
		330	241,689	204,276	166,864	129,452	92,039	53,831	15,592
		340	230,698	193,286	155,874	118,462	80,837	42,598	4,359
		350	219,708	182,296	144,884	107,471	69,604	31,365	(6,874)
		360	208,718	171,306	133,894	96,481	58,371	20,132	(18,107)
		370	197,728	160,316	122,903	85,377	47,138	8,899	(29,340)
		380	186,738	149,326	111,913	74,144	35,905	(2,334)	(40,573)
		390	175,748	138,335	100,923	62,911	24,672	(13,567)	(51,806)
		400	164,758	127,345	89,917	51,678	13,439	(24,800)	(63,039)
		410	153,767	116,355	78,684	40,445	2,206	(36,033)	(74,272)
		420	142,777	105,365	67,451	29,212	(9,027)	(47,266)	(85,505)
		430	131,787	94,375	56,218	17,979	(20,260)	(58,499)	(96,738)
		440	120,797	83,224	44,985	6,746	(31,493)	(69,732)	(107,971)
		450	109,807	71,991	33,752	(4,487)	(42,726)	(80,965)	(119,204)

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Scheme Typology:
Site Typology:
Notes:

Housing (no flats)
Location / Value Zone: **North of Leicester**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)						
		120,000	140,000	160,000	180,000	200,000	220,000	240,000
Balance (RLV - BLV £ per acre (n))	2	120,000	140,000	160,000	180,000	200,000	220,000	240,000
	200	227,109	207,109	187,109	167,109	147,109	127,109	107,109
	210	216,173	196,173	176,173	156,173	136,173	116,173	96,173
CIL Rate (£)	220	205,236	185,236	165,236	145,236	125,236	105,236	85,236
	230	194,299	174,299	154,299	134,299	114,299	94,299	74,299
378	240	183,362	163,362	143,362	123,362	103,362	83,362	63,362
	250	172,425	152,425	132,425	112,425	92,425	72,425	52,425
	260	161,488	141,488	121,488	101,488	81,488	61,488	41,488
	270	150,551	130,551	110,551	90,551	70,551	50,551	30,551
	280	139,578	119,578	99,578	79,578	59,578	39,578	19,578
	290	128,588	108,588	88,588	68,588	48,588	28,588	8,588
	300	117,530	97,530	77,530	57,530	37,530	17,530	(2,470)
	310	106,297	86,297	66,297	46,297	26,297	6,297	(13,703)
	320	95,064	75,064	55,064	35,064	15,064	(4,936)	(24,936)
	330	83,831	63,831	43,831	23,831	3,831	(16,169)	(36,169)
	340	72,598	52,598	32,598	12,598	(7,402)	(27,402)	(47,402)
	350	61,365	41,365	21,365	1,365	(18,635)	(38,635)	(58,635)
	360	50,132	30,132	10,132	(9,868)	(29,868)	(49,868)	(69,868)
	370	38,899	18,899	(1,101)	(21,101)	(41,101)	(61,101)	(81,101)
	380	27,666	7,666	(12,334)	(32,334)	(52,334)	(72,334)	(92,334)
	390	16,433	(3,567)	(23,567)	(43,567)	(63,567)	(83,567)	(103,567)
	400	5,200	(14,800)	(34,800)	(54,800)	(74,800)	(94,800)	(114,800)
	410	(6,033)	(26,033)	(46,033)	(66,033)	(86,033)	(106,033)	(126,033)
	420	(17,266)	(37,266)	(57,266)	(77,266)	(97,266)	(117,266)	(137,266)
	430	(28,499)	(48,499)	(68,499)	(88,499)	(108,499)	(128,499)	(148,499)
	440	(39,732)	(59,732)	(79,732)	(99,732)	(119,732)	(139,732)	(159,732)
	450	(50,965)	(70,965)	(90,965)	(110,965)	(130,965)	(150,965)	(170,965)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	2	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	200	340,345	293,158	245,914	197,109	148,304	99,414	49,481
	210	329,771	282,584	234,978	186,173	137,367	88,374	38,248
CIL Rate (£)	220	319,196	272,009	224,041	175,236	126,431	77,141	27,015
	230	308,622	261,435	213,104	164,299	115,486	65,908	15,782
378	240	298,048	250,861	202,167	153,362	104,496	54,675	4,549
	250	287,473	240,035	191,230	142,425	93,506	43,442	(6,684)
	260	276,899	229,098	180,293	131,488	82,336	32,209	(17,917)
	270	266,325	218,161	169,356	120,551	71,103	20,976	(29,150)
	280	255,750	207,224	158,419	109,578	59,870	9,743	(40,383)
	290	245,092	196,287	147,482	98,588	48,637	(1,490)	(51,616)
	300	234,156	185,351	136,545	87,530	37,404	(12,723)	(62,849)
	310	223,219	174,414	125,609	76,297	26,171	(23,956)	(74,082)
	320	212,282	163,477	114,660	65,064	14,938	(35,189)	(85,315)
	330	201,345	152,540	103,670	53,831	3,705	(46,422)	(96,548)
	340	190,408	141,603	92,680	42,598	(7,528)	(57,655)	(107,781)
	350	179,471	130,666	81,491	31,365	(18,761)	(68,888)	(119,014)
	360	168,534	119,729	70,258	20,132	(29,994)	(80,121)	(130,247)
	370	157,597	108,752	59,025	8,899	(41,227)	(91,354)	(141,480)
	380	146,660	97,762	47,792	(2,334)	(52,460)	(102,587)	(152,933)
	390	135,723	86,686	36,559	(13,567)	(63,693)	(113,820)	(165,077)
	400	124,787	75,453	25,326	(24,800)	(74,926)	(125,053)	(177,221)
	410	113,834	64,220	14,093	(36,033)	(86,159)	(136,286)	(189,365)
	420	102,844	52,987	2,860	(47,266)	(97,392)	(147,519)	(201,508)
	430	91,854	41,754	(8,373)	(58,499)	(108,625)	(159,461)	(213,652)
	440	80,647	30,521	(19,606)	(69,732)	(119,858)	(171,605)	(225,796)
	450	69,414	19,288	(30,839)	(80,965)	(131,091)	(183,749)	(237,940)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

Housing (no flats)
Location / Value Zone: **North of Leicester**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	2	Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	200	(20,291)	53,093	125,628	197,109	267,895	337,006	406,118
	210	(31,524)	41,860	114,691	186,173	257,321	326,432	395,544
CIL Rate (£)	220	(42,757)	30,627	103,722	175,236	246,717	315,858	384,969
378	230	(53,990)	19,394	92,731	164,299	235,780	305,283	374,395
	240	(65,223)	8,161	81,544	153,362	224,843	294,709	363,821
	250	(76,456)	(3,072)	70,311	142,425	213,906	284,135	353,246
	260	(87,689)	(14,305)	59,078	131,488	202,969	273,560	342,672
	270	(98,922)	(25,538)	47,845	120,551	192,032	262,986	332,098
	280	(110,155)	(36,771)	36,612	109,578	181,095	252,412	321,523
	290	(121,388)	(48,004)	25,379	98,588	170,158	241,639	310,949
	300	(132,621)	(59,237)	14,146	87,530	159,221	230,702	300,374
	310	(143,854)	(70,470)	2,913	76,297	148,285	219,766	289,800
	320	(155,000)	(81,703)	(8,320)	65,064	137,348	208,829	279,226
	330	(167,643)	(92,936)	(19,553)	53,831	126,411	197,892	268,651
	340	(179,787)	(104,169)	(30,786)	42,598	115,434	186,955	258,077
	350	(191,931)	(115,402)	(42,019)	31,365	104,444	176,018	247,499
	360	(204,075)	(126,635)	(53,252)	20,132	93,454	165,081	236,562
	370	(216,219)	(137,868)	(64,485)	8,899	82,283	154,144	225,625
	380	(228,362)	(149,101)	(75,718)	(2,334)	71,050	143,207	214,688
	390	(240,506)	(161,172)	(86,951)	(13,567)	59,817	132,270	203,751
	400	(252,650)	(173,316)	(98,184)	(24,800)	48,584	121,290	192,814
	410	(264,794)	(185,460)	(109,417)	(36,033)	37,351	110,300	181,878
	420	(276,938)	(197,604)	(120,650)	(47,266)	26,118	99,310	170,941
	430	(289,081)	(209,748)	(131,883)	(58,499)	14,885	88,268	160,004
	440	(301,225)	(221,891)	(143,116)	(69,732)	3,652	77,035	149,067
	450	(313,369)	(234,035)	(154,701)	(80,965)	(7,581)	65,802	138,130

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

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **B** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **North of Leicester** No Units: **15**
 Notes: **Median BCIS; Higher values; 30 AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				15 Units					
AH Policy requirement (% Target)				30%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%					
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				210.24		£ psm			
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		25.00%	1	8%	1		
2 bed House	25.0%	2.6		45.00%	2	31%	5		
3 bed House	55.0%	5.8		25.00%	1	46%	7		
4 bed House	20.0%	2.1		5.00%	0.2	16%	2		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	11		100.00%	5	100%	15		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	130.0	1,399				130.0	1,399		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	0	0		65	702	65	702		
2 bed House	210	2,260		150	1,613	360	3,873		
3 bed House	537	5,781		105	1,126	642	6,907		
4 bed House	273	2,939		23	249	296	3,188		
5 bed House	0	0		0	0	0	0		
1 bed Flat	0	0		0	0	0	0		
2 bed Flat	0	0		0	0	0	0		
3 bed Flat	0	0		0	0	0	0		
	1,020	10,980		343	3,691	1,363	14,671		
AH % by floor area:		25.16% AH % by floor area (difference due to mix)							
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm		£ psf		total MV (£ (no AH))			
1 bed House	180,000	3,103		288		202,500			
2 bed House	270,000	3,375		314		1,255,500			
3 bed House	340,000	3,656		340		2,346,000			
4 bed House	430,000	3,308		307		999,750			
5 bed House	500,000	3,030		282		0			
1 bed Flat	143,091	3,180		295		0			
2 bed Flat	181,616	2,838		264		0			
3 bed Flat	250,000	3,125		290		0			
						4,803,750			
Affordable Housing values (£) -									
	Aff. Rent £	% of MV		Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%		0	0%	126,000	70%	126,000	70%
2 bed House	121,500	45%		0	0%	189,000	70%	189,000	70%
3 bed House	153,000	45%		0	0%	238,000	70%	238,000	70%
4 bed House	193,500	45%		0	0%	250,000	70%	301,000	70%
5 bed House	225,000	45%		0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%		0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%		0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%		0	0%	175,000	70%	175,000	70%
* capped @£250K									

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS; Higher values; 30 AH

No Units: **15**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0	@	180,000	-
2 bed House	3	@	270,000	708,750
3 bed House	6	@	340,000	1,963,500
4 bed House	2	@	430,000	903,000
5 bed House	0	@	500,000	-
1 bed Flat	0	@	143,091	-
2 bed Flat	0	@	181,616	-
3 bed Flat	0	@	250,000	-
	11			3,575,250
Affordable Rent GDV -				
1 bed House	1	@	81,000	61,054
2 bed House	1	@	121,500	164,845
3 bed House	1	@	153,000	115,324
4 bed House	0	@	193,500	29,170
5 bed House	0	@	225,000	-
1 bed Flat	0	@	64,391	-
2 bed Flat	0	@	81,727	-
3 bed Flat	0	@	112,500	-
	3			370,393
Social Rent GDV -				
1 bed House	0	@	0	-
2 bed House	0	@	0	-
3 bed House	0	@	0	-
4 bed House	0	@	0	-
5 bed House	0	@	0	-
1 bed Flat	0	@	0	-
2 bed Flat	0	@	0	-
3 bed Flat	0	@	0	-
	0			-
First Homes GDV -				
1 bed House	0	@	126,000	-
2 bed House	0	@	189,000	-
3 bed House	0	@	238,000	-
4 bed House	0	@	250,000	-
5 bed House	0	@	250,000	-
1 bed Flat	0	@	100,164	-
2 bed Flat	0	@	127,131	-
3 bed Flat	0	@	175,000	-
	0			-
Other Intermediate GDV -				
1 bed House	0	@	126,000	46,778
2 bed House	1	@	189,000	126,299
3 bed House	0	@	238,000	88,358
4 bed House	0	@	301,000	22,349
5 bed House	0	@	350,000	-
1 bed Flat	0	@	100,164	-
2 bed Flat	0	@	127,131	-
3 bed Flat	0	@	175,000	-
	1	5		283,784
Sub-total GDV Residential				
	15			4,229,426
			AH on-site cost analysis:	
			13.58% % of GDV	EMV (no AH) less £GDV (inc. AH)
			421 £ psm (total GIA sqm)	574,324
				38,288 £ per unit (total units)
Grant				
	5	AH units @	0	per unit
				-
Total GDV				
				4,229,426

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester**
 Notes: Median BCIS; Higher values; 30 AH

No Units: **15**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(6,930)
Planning Application Professional Fees, Surveys and reports					(20,000)
CIL (Mkrt only + garages)		1,020 sqm	210.24 £ psm		(214,460)
	CIL analysis:	5.07% % of GDV	14,297 £ per unit (total units)		
Other CBC/LCC S106 Contributions	Years (all)	15 units @	20,904 per unit		(313,560)
	S106 analysis:	627,120 £ per ha	7.41% % of GDV	20,904 £ per unit (total units)	
LCC TSA Contributions	Years (all)	15 units @	0 per unit		-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	627,120 £ per ha	7.41% % of GDV	20,904 £ per unit (total units)	
AH Commuted Sum		1,363 sqm (total)	0 £ psm		-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		0.50 ha @	0 £ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	15 units @	0 per unit		-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		65 sqm @	1,468 psm		(95,787)
2 bed House		360 sqm @	1,468 psm		(528,260)
3 bed House		642 sqm @	1,468 psm		(942,016)
4 bed House		296 sqm @	1,468 psm		(434,785)
5 bed House		- sqm @	1,468 psm		-
1 bed Flat		- sqm @	1,691 psm		-
2 bed Flat		- sqm @	1,691 psm		-
3 bed Flat		- sqm @	1,691 psm		-
Garages for 3B House (Mkrt only)	6	0% units @	18 sqm @	600 psm	-
Garages for 4B House (Mkrt only)	2	0% units @	18 sqm @	600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @	600 psm	-
External works		2,000,847 @	10.0%	13,339 £ per unit (total units)	(200,085)
	Ext. Works analysis:				
Policy Costs on design -					
Net Biodiversity costs		15 units @	1,011 £ per unit		(15,165)
Part L/FHS		15 units @	4,847 £ per unit		(72,705)
	Sub-total			5,858 £ per unit (total units)	(87,870)
	Policy Costs analysis: (design costs only)				
Contingency (on construction)		2,288,802 @	3.0%		(68,664)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
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Professional Fees	2,288,802 @	7.0%		(160,216)
Disposal Costs -				
OMS Marketing and Promotion	3,575,250 OMS @	3.00%	7,151 £ per unit	(107,258)
Residential Sales Agent Costs	3,575,250 OMS @	1.00%	2,384 £ per unit	(35,753)
Residential Sales Legal Costs	3,575,250 OMS @	0.25%	596 £ per unit	(8,938)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,797 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(39,080)
Developers Profit -				
Profit on OMS	3,575,250	20.00%		(715,050)
Margin on AH	654,176	6.00% on AH values		(39,251)
Profit analysis:	4,229,426	17.83% blended GDV	(754,301)	
	3,273,660	23.04% on costs	(754,301)	
TOTAL COSTS				(4,027,961)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				201,465
SDLT	201,465 @	HMRC formula		(1,029)
Acquisition Agent fees	201,465 @	1.0%		(2,015)
Acquisition Legal fees	201,465 @	0.5%		(1,007)
Interest on Land	201,465 @	6.00%		(12,088)
Residual Land Value				185,326
RLV analysis:	12,355 £ per plot	370,652 £ per ha (net)	150,001 £ per acre (net)	
		296,522 £ per ha (gross)	120,001 £ per acre (gross)	
			4.38% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.50	ha (net)	1.24	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.63	ha (gross)	1.54	acres (gross)
Density analysis:	2,726	sqm/ha (net)	11,874	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	185,325
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.38% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	2 £ per ha (net)		1 £ per acre (net)	1

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

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SENSITIVITY ANALYSIS
 The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
 Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 30%							
Balance (RLV - BLV £ per acre (n))		1	10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	210	50.00	286,518	244,765	203,011	161,257	119,503	77,749	35,995
		60.00	277,024	235,798	194,572	153,345	112,119	70,893	29,464
		70.00	267,530	226,832	186,133	145,434	104,735	64,036	22,918
		80.00	258,037	217,865	177,694	137,522	97,351	57,179	16,372
		90.00	248,543	208,899	169,254	129,610	89,966	50,322	9,825
		100.00	239,049	199,932	160,815	121,699	82,582	43,466	3,279
		110.00	229,555	190,966	152,376	113,787	75,198	36,609	(3,267)
		120.00	220,061	181,999	143,937	105,876	67,814	29,553	(9,813)
		130.00	210,567	173,033	135,498	97,964	60,430	22,461	(16,360)
		140.00	201,073	164,066	127,059	90,052	53,045	15,370	(22,906)
		150.00	191,579	155,100	118,620	82,141	45,661	8,278	(29,452)
		160.00	182,085	146,133	110,181	74,229	38,277	1,186	(35,999)
		170.00	172,591	137,167	101,742	66,317	30,733	(5,906)	(42,652)
		180.00	163,097	128,200	93,303	58,406	23,096	(12,998)	(49,343)
		190.00	153,603	119,234	84,864	50,494	15,459	(20,090)	(56,034)
		200.00	144,109	110,267	76,425	42,583	7,821	(27,181)	(62,725)
		210.00	134,615	101,301	67,986	34,641	184	(34,273)	(69,416)
		220.00	125,121	92,334	59,547	26,458	(7,454)	(41,446)	(76,107)
		230.00	115,627	83,368	51,108	18,275	(15,091)	(48,695)	(82,798)
		240.00	106,133	74,401	42,669	10,092	(22,728)	(55,943)	(89,489)
	250.00	96,640	65,435	34,184	1,909	(30,366)	(63,192)	(96,180)	
	260.00	87,146	56,468	25,456	(6,274)	(38,010)	(70,440)	(102,871)	
	270.00	77,652	47,502	16,727	(14,456)	(45,816)	(77,689)	(109,579)	
	280.00	68,158	38,535	7,999	(22,639)	(53,622)	(84,937)	(116,303)	
	290.00	58,664	29,363	(729)	(30,822)	(61,428)	(92,186)	(123,026)	
	300.00	49,170	20,089	(9,458)	(39,034)	(69,234)	(99,460)	(129,750)	

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS; Higher values; 30 AH

No Units: **15**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		S106 Contributions						20,904	
Balance (RLV - BLV £ per acre (n))		1	5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	50.00		292,151	237,902	183,610	129,319	75,028	20,228	(35,925)
	60.00		284,802	230,518	176,226	121,935	67,643	12,591	(43,692)
	70.00		277,425	223,133	168,842	114,551	60,259	4,953	(51,498)
	80.00		270,041	215,749	161,458	107,166	52,875	(2,684)	(59,304)
	90.00		262,657	208,365	154,074	99,782	45,491	(10,321)	(67,110)
	100.00		255,272	200,981	146,690	92,398	38,107	(17,959)	(74,916)
	110.00		247,888	193,597	139,305	85,014	30,557	(25,596)	(82,724)
	120.00		240,504	186,213	131,921	77,630	22,920	(33,233)	(90,568)
	130.00		233,120	178,828	124,537	70,246	15,282	(40,941)	(98,412)
	140.00		225,736	171,444	117,153	62,861	7,645	(48,747)	(106,256)
	150.00		218,351	164,060	109,769	55,477	7	(56,553)	(114,101)
	160.00		210,967	156,676	102,384	48,093	(7,630)	(64,359)	(121,945)
	170.00		203,583	149,292	95,000	40,709	(15,267)	(72,165)	(129,789)
	180.00		196,199	141,908	87,616	33,248	(22,905)	(79,971)	(137,633)
	190.00		188,815	134,523	80,232	25,811	(30,542)	(87,804)	(145,477)
	200.00		181,431	127,139	72,848	17,974	(38,190)	(95,648)	(153,591)
	210.00		174,046	119,755	65,464	10,336	(45,996)	(103,492)	(162,071)
	220.00		166,662	112,371	58,079	2,699	(53,802)	(111,336)	(170,551)
	230.00		159,278	104,987	50,695	(4,938)	(61,608)	(119,180)	(179,031)
	240.00		151,894	97,602	43,311	(12,576)	(69,414)	(127,025)	(187,511)
250.00		144,510	90,218	35,927	(20,213)	(77,221)	(134,869)	(195,991)	
260.00		137,126	82,834	28,543	(27,850)	(85,040)	(142,713)	(204,471)	
270.00		129,741	75,450	21,158	(35,488)	(92,884)	(150,602)	(212,951)	
280.00		122,357	68,066	13,774	(43,245)	(100,728)	(159,082)	(221,432)	
290.00		114,973	60,682	6,390	(51,051)	(108,572)	(167,562)	(229,912)	
300.00		107,589	53,297	(1,094)	(58,857)	(116,416)	(176,043)	(238,392)	

TABLE 4

		Profit 20%							
Balance (RLV - BLV £ per acre (n))		1	15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	50.00		246,105	220,785	195,464	170,144	144,824	119,503	94,183
	60.00		238,721	213,401	188,080	162,760	137,439	112,119	86,798
	70.00		231,337	206,017	180,696	155,376	130,055	104,735	79,414
	80.00		223,953	198,632	173,312	147,991	122,671	97,351	72,030
	90.00		216,569	191,248	165,928	140,607	115,287	89,966	64,646
	100.00		209,185	183,864	158,544	133,223	107,903	82,582	57,262
	110.00		201,800	176,480	151,159	125,839	100,518	75,198	49,878
	120.00		194,416	169,096	143,775	118,455	93,134	67,814	42,493
	130.00		187,032	161,712	136,391	111,071	85,750	60,430	35,094
	140.00		179,648	154,327	129,007	103,686	78,366	53,045	27,457
	150.00		172,264	146,943	121,623	96,302	70,982	45,661	19,819
	160.00		164,879	139,559	114,239	88,918	63,598	38,277	12,182
	170.00		157,495	132,175	106,854	81,534	56,213	30,733	4,545
	180.00		150,111	124,791	99,470	74,150	48,829	23,096	(3,093)
	190.00		142,727	117,406	92,086	66,766	41,445	15,459	(10,730)
	200.00		135,343	110,022	84,702	59,381	34,010	7,821	(18,367)
	210.00		127,959	102,638	77,318	51,997	26,372	184	(26,005)
	220.00		120,574	95,254	69,933	44,613	18,735	(7,454)	(33,642)
	230.00		113,190	87,870	62,549	37,229	11,098	(15,091)	(41,359)
	240.00		105,806	80,486	55,165	29,649	3,460	(22,728)	(49,165)
250.00		98,422	73,101	47,781	22,012	(4,177)	(30,366)	(56,971)	
260.00		91,038	65,717	40,397	14,374	(11,814)	(38,010)	(64,777)	
270.00		83,654	58,333	32,926	6,737	(19,452)	(45,816)	(72,583)	
280.00		76,269	50,949	25,288	(900)	(27,089)	(53,622)	(80,389)	
290.00		68,885	43,565	17,651	(8,538)	(34,726)	(61,428)	(88,195)	
300.00		61,501	36,181	10,013	(16,175)	(42,467)	(69,234)	(96,002)	

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
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Median BCIS; Higher values; 30 AH

No Units: **15**
Greenfield/Brownfield: **Greenfield**

TABLE 5

		BLV (£ per acre) 150,000							
Balance (RLV - BLV £ per acre (n))		1	100,000	120,000	140,000	160,000	180,000	200,000	220,000
CIL Rate (£)	50.00		169,503	149,503	129,503	109,503	89,503	69,503	49,503
	60.00		162,119	142,119	122,119	102,119	82,119	62,119	42,119
	70.00		154,735	134,735	114,735	94,735	74,735	54,735	34,735
	80.00		147,351	127,351	107,351	87,351	67,351	47,351	27,351
	90.00		139,966	119,966	99,966	79,966	59,966	39,966	19,966
	100.00		132,582	112,582	92,582	72,582	52,582	32,582	12,582
	110.00		125,198	105,198	85,198	65,198	45,198	25,198	5,198
	120.00		117,814	97,814	77,814	57,814	37,814	17,814	(2,186)
	130.00		110,430	90,430	70,430	50,430	30,430	10,430	(9,570)
	140.00		103,045	83,045	63,045	43,045	23,045	3,045	(16,955)
	150.00		95,661	75,661	55,661	35,661	15,661	(4,339)	(24,339)
	160.00		88,277	68,277	48,277	28,277	8,277	(11,723)	(31,723)
	170.00		80,733	60,733	40,733	20,733	733	(19,267)	(39,267)
	180.00		73,096	53,096	33,096	13,096	(6,904)	(26,904)	(46,904)
	190.00		65,459	45,459	25,459	5,459	(14,541)	(34,541)	(54,541)
	200.00		57,821	37,821	17,821	(2,179)	(22,179)	(42,179)	(62,179)
	210.00		50,184	30,184	10,184	(9,816)	(29,816)	(49,816)	(69,816)
	220.00		42,546	22,546	2,546	(17,454)	(37,454)	(57,454)	(77,454)
	230.00		34,909	14,909	(5,091)	(25,091)	(45,091)	(65,091)	(85,091)
	240.00		27,272	7,272	(12,728)	(32,728)	(52,728)	(72,728)	(92,728)
250.00		19,634	(366)	(20,366)	(40,366)	(60,366)	(80,366)	(100,366)	
260.00		11,990	(8,010)	(28,010)	(48,010)	(68,010)	(88,010)	(108,010)	
270.00		4,184	(15,816)	(35,816)	(55,816)	(75,816)	(95,816)	(115,816)	
280.00		(3,622)	(23,622)	(43,622)	(63,622)	(83,622)	(103,622)	(123,622)	
290.00		(11,428)	(31,428)	(51,428)	(71,428)	(91,428)	(111,428)	(131,428)	
300.00		(19,234)	(39,234)	(59,234)	(79,234)	(99,234)	(119,234)	(139,234)	

TABLE 6

		Build Cost 100%							
Balance (RLV - BLV £ per acre (n))		1	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
CIL Rate (£)	50.00		251,587	207,559	163,531	119,503	75,475	31,306	(14,232)
	60.00		244,203	200,175	156,147	112,119	68,091	23,669	(21,869)
	70.00		236,819	192,791	148,763	104,735	60,707	16,031	(29,506)
	80.00		229,435	185,407	141,379	97,351	53,322	8,394	(37,144)
	90.00		222,051	178,023	133,994	89,966	45,938	757	(44,937)
	100.00		214,667	170,638	126,610	82,582	38,554	(6,881)	(52,744)
	110.00		207,282	163,254	119,226	75,198	31,020	(14,518)	(60,550)
	120.00		199,898	155,870	111,842	67,814	23,382	(22,155)	(68,356)
	130.00		192,514	148,486	104,458	60,430	15,745	(29,793)	(76,162)
	140.00		185,130	141,102	97,074	53,045	8,108	(37,430)	(83,976)
	150.00		177,746	133,718	89,689	45,661	470	(45,230)	(91,820)
	160.00		170,361	126,333	82,305	38,277	(7,167)	(53,036)	(99,664)
	170.00		162,977	118,949	74,921	30,733	(14,804)	(60,843)	(107,508)
	180.00		155,593	111,565	67,537	23,096	(22,442)	(68,649)	(115,352)
	190.00		148,209	104,181	60,153	15,459	(30,079)	(76,455)	(123,197)
	200.00		140,825	96,797	52,769	7,821	(37,717)	(84,270)	(131,041)
	210.00		133,441	89,412	45,384	184	(45,523)	(92,114)	(138,885)
	220.00		126,056	82,028	38,000	(7,454)	(53,329)	(99,958)	(146,729)
	230.00		118,672	74,644	30,447	(15,091)	(61,135)	(107,803)	(154,544)
	240.00		111,288	67,260	22,809	(22,728)	(68,941)	(115,647)	(163,424)
250.00		103,904	59,876	15,172	(30,366)	(76,748)	(123,491)	(171,904)	
260.00		96,520	52,492	7,535	(38,010)	(84,564)	(131,335)	(180,384)	
270.00		89,136	45,107	(103)	(45,816)	(92,409)	(139,179)	(188,864)	
280.00		81,751	37,723	(7,740)	(53,622)	(100,253)	(147,023)	(197,345)	
290.00		74,367	30,160	(15,377)	(61,428)	(108,097)	(155,262)	(205,825)	
300.00		66,983	22,523	(23,015)	(69,234)	(115,941)	(163,742)	(214,305)	

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS; Higher values; 30 AH

No Units: **15**
Greenfield/Brownfield: **Greenfield**

TABLE 7

Balance (RLV - BLV £ per acre (n))	1	Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
50.00		(28,144)	22,031	70,991	119,503	168,015	216,527	265,038
60.00		(35,781)	14,394	63,607	112,119	160,631	209,142	257,654
CIL Rate (£)								
70.00		(43,545)	6,757	56,223	104,735	153,247	201,758	250,270
80.00		(51,351)	(881)	48,839	97,351	145,862	194,374	242,886
210		(59,157)	(8,518)	41,455	89,966	138,478	186,990	235,502
100.00		(66,963)	(16,155)	34,020	82,582	131,094	179,606	228,118
110.00		(74,769)	(23,793)	26,382	75,198	123,710	172,222	220,733
120.00		(82,576)	(31,430)	18,745	67,814	116,326	164,837	213,349
130.00		(90,385)	(39,098)	11,108	60,430	108,941	157,453	205,965
140.00		(98,229)	(46,904)	3,470	53,045	101,557	150,069	198,581
150.00		(106,074)	(54,710)	(4,167)	45,661	94,173	142,685	191,197
160.00		(113,918)	(62,516)	(11,804)	38,277	86,789	135,301	183,812
170.00		(121,762)	(70,322)	(19,442)	30,733	79,405	127,917	176,428
180.00		(129,606)	(78,128)	(27,079)	23,096	72,021	120,532	169,044
190.00		(137,450)	(85,935)	(34,717)	15,459	64,636	113,148	161,660
200.00		(145,294)	(93,772)	(42,457)	7,821	57,252	105,764	154,276
210.00		(153,393)	(101,617)	(50,263)	184	49,868	98,380	146,892
220.00		(161,873)	(109,461)	(58,069)	(7,454)	42,484	90,996	139,507
230.00		(170,353)	(117,305)	(65,875)	(15,091)	35,084	83,611	132,123
240.00		(178,833)	(125,149)	(73,681)	(22,728)	27,447	76,227	124,739
250.00		(187,313)	(132,993)	(81,487)	(30,366)	19,809	68,843	117,355
260.00		(195,793)	(140,837)	(89,316)	(38,010)	12,172	61,459	109,971
270.00		(204,274)	(148,681)	(97,160)	(45,816)	4,535	54,075	102,587
280.00		(212,754)	(156,525)	(105,004)	(53,622)	(3,103)	46,691	95,202
290.00		(221,234)	(164,369)	(112,848)	(61,428)	(10,740)	39,306	87,818
300.00		(229,714)	(172,213)	(120,692)	(69,234)	(18,377)	31,798	80,434

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

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **C** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: North of Leicester** No Units: **35**
Notes: **Median BCIS; Higher values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	35 Units		
AH Policy requirement (% Target)	30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%	
AH tenure split %	Affordable Rent:	67.0%	
	Social Rent:	0.0%	67.0% % Rented
	First Homes:	0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%	9.9% % of total (>10% First Homes PPG 023)
		100%	100.0%

CIL Rate (£ psm) **215.78** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	2.6	8%	2.6
2 bed House	25.0%	6.1	45.00%	4.7	31%	10.9
3 bed House	55.0%	13.5	25.00%	2.6	46%	16.1
4 bed House	20.0%	4.9	5.00%	0.5	16%	5.4
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	24.5	100.00%	10.5	100%	35.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	80.0	861		80.0	861
3 bed House	93.0	1,001		93.0	1,001
4 bed House	130.0	1,399		130.0	1,399
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	152	1,639	152	1,639
2 bed House	490	5,274	350	3,764	840	9,038
3 bed House	1,253	13,489	244	2,628	1,497	16,117
4 bed House	637	6,857	54	582	691	7,439
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	2,380	25,620	800	8,612	3,180	34,232

AH % by floor area: **25.16% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	472,500
2 bed House	270,000	3,375	314	2,929,500
3 bed House	340,000	3,656	340	5,474,000
4 bed House	430,000	3,308	307	2,332,750
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				11,208,750

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	121,500	45%	0	0%	189,000	70%	189,000	70%
3 bed House	153,000	45%	0	0%	238,000	70%	238,000	70%
4 bed House	193,500	45%	0	0%	250,000	70%	301,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	6.1	@	270,000	1,653,750
3 bed House	13.5	@	340,000	4,581,500
4 bed House	4.9	@	430,000	2,107,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	24.5			8,342,250
Affordable Rent GDV -				
1 bed House	1.8	@	81,000	142,459
2 bed House	3.2	@	121,500	384,639
3 bed House	1.8	@	153,000	269,089
4 bed House	0.4	@	193,500	68,064
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	7.0			864,250
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	189,000	-
3 bed House	0.0	@	238,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.9	@	126,000	109,148
2 bed House	1.6	@	189,000	294,698
3 bed House	0.9	@	238,000	206,168
4 bed House	0.2	@	301,000	52,148
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	3.5	10.5		662,162
Sub-total GDV Residential				
	35			9,868,661
<i>AH on-site cost analysis:</i>				
			13.58% % of GDV	EMV (no AH) less EGDV (inc. AH)
			421 £ psm (total GIA sqm)	1,340,089
				38,288 £ per unit (total units)
Grant				
	11	AH units @	0 per unit	-
Total GDV				
				9,868,661

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(16,170)
Planning Application Professional Fees, Surveys and reports					(50,000)
CIL (Mrkt only + garages)		2,380 sqm		215.78 £ psm	(513,597)
	CIL analysis:	5.20% % of GDV		14,674 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	35 units @		20,904 per unit	(731,640)
	S106 analysis:	627,120 £ per ha		7.41% % of GDV	20,904 £ per unit (total units)
LCC TSA Contributions	Years (all)	35 units @		0 per unit	-
	S106 analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
	TOTAL S106 analysis:	627,120 £ per ha		7.41% % of GDV	20,904 £ per unit (total units)
AH Commuted Sum		3,180 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		1.17 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	35 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
1 bed House		152 sqm @		1,468 psm	(223,503)
2 bed House		840 sqm @		1,468 psm	(1,232,606)
3 bed House		1,497 sqm @		1,468 psm	(2,198,036)
4 bed House		691 sqm @		1,468 psm	(1,014,498)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mrkt only)	13	0% units @		18 sqm @	600 psm
Garages for 4B House (Mrkt only)	5	0% units @		18 sqm @	600 psm
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @	600 psm
External works		4,668,644 @		10.0%	(466,864)
	Ext. Works analysis:			13,339 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		35 units @		1,011 £ per unit	(35,385)
Part L/FHS		35 units @		4,847 £ per unit	(169,645)
	Sub-total				(205,030)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		5,340,538 @		3.0%	(160,216)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

Professional Fees	5,340,538 @	7.0%		(373,838)
Disposal Costs -				
OMS Marketing and Promotion	8,342,250 OMS @	3.00%	7,151 £ per unit	(250,268)
Residential Sales Agent Costs	8,342,250 OMS @	1.00%	2,384 £ per unit	(83,423)
Residential Sales Legal Costs	8,342,250 OMS @	0.25%	596 £ per unit	(20,856)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,416 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(75,881)
Developers Profit -				
Profit on OMS	8,342,250	20.00%		(1,668,450)
Margin on AH	1,526,411	6.00% on AH values		(91,585)
Profit analysis:	9,868,661	17.83% blended GDV	(1,760,035)	
	7,626,425	23.08% on costs	(1,760,035)	
TOTAL COSTS				(9,386,460)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				482,201
SDLT	482,201 @	HMRC formula		(13,610)
Acquisition Agent fees	482,201 @	1.0%		(4,822)
Acquisition Legal fees	482,201 @	0.5%		(2,411)
Interest on Land	482,201 @	6.00%		(28,932)
Residual Land Value				432,426
RLV analysis:	12,355 £ per plot	370,651 £ per ha (net)	150,000 £ per acre (net)	
		296,521 £ per ha (gross)	120,000 £ per acre (gross)	
			4.38% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0 dph (net)			
Site Area (net)	1.17 ha (net)		2.88 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	1.46 ha (gross)		3.60 acres (gross)	
Density analysis:	2,726 sqm/ha (net)		11,874 sqft/ac (net)	
	24 dph (gross)			
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	432,425
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.38% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		1 £ per ha (net)	0.35 £ per acre (net)	1

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%						
	10%	15%	20%	25%	30%	35%	40%
-	339,053	294,368	249,683	204,962	160,123	115,283	70,444
10	329,558	285,401	241,244	197,011	152,702	108,393	64,083
20	320,064	276,434	232,804	189,061	145,281	101,502	57,723
30	310,569	267,467	224,359	181,110	137,861	94,612	51,362
40	301,075	258,500	215,879	173,159	130,440	87,721	45,002
50	291,580	249,533	207,398	165,209	123,020	80,831	38,641
60	282,086	240,566	198,917	157,258	115,599	73,940	32,281
70	272,591	231,599	190,437	149,308	108,179	67,050	25,920
80	263,096	222,632	181,956	141,357	100,758	60,159	19,560
90	253,602	213,665	173,475	133,406	93,337	53,268	13,199
100	244,107	204,698	164,995	125,456	85,917	46,378	6,839
110	234,612	195,731	156,514	117,505	78,496	39,487	478
120	225,117	186,764	148,033	109,554	71,076	32,597	(5,882)
130	215,622	177,797	139,553	101,604	63,655	25,706	(12,243)
140	206,127	168,830	131,072	93,653	56,234	18,816	(18,603)
150	196,632	159,863	122,591	85,703	48,814	11,925	(24,964)
160	187,137	150,896	114,111	77,752	41,393	5,035	(31,324)
170	177,642	141,929	105,630	69,801	33,973	(1,856)	(37,685)
180	168,147	132,962	97,149	61,851	26,552	(8,746)	(44,045)
190	158,652	124,000	88,669	53,900	19,132	(15,637)	(50,406)
200	149,157	115,033	80,188	45,949	11,711	(22,528)	(56,794)
210	139,662	106,066	71,707	37,999	4,290	(29,418)	(63,186)
220	130,167	97,099	63,227	30,048	(3,130)	(36,309)	(69,577)
230	120,672	88,132	54,746	22,098	(10,551)	(43,199)	(76,157)
240	111,177	79,165	46,265	14,147	(17,971)	(50,109)	(82,767)
250	101,682	70,198	37,785	6,196	(25,392)	(57,033)	(89,378)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

Balance (RLV - BLV £ per acre (n))	S106 Contributions						
	5,000	10,000	15,000	20,000	25,000	30,000	35,000
-	332,788	278,720	224,425	169,987	115,428	60,869	6,310
10	325,436	271,335	217,040	162,566	108,007	53,448	(1,111)
20	318,083	263,950	209,656	155,146	100,587	46,028	(8,532)
30	310,731	256,566	202,271	147,725	93,166	38,607	(15,952)
40	303,379	249,181	194,864	140,305	85,745	31,186	(23,373)
50	296,026	241,796	187,443	132,884	78,325	23,766	(30,793)
60	288,674	234,412	180,023	125,463	70,904	16,345	(38,214)
70	281,321	227,027	172,602	118,043	63,484	8,925	(45,656)
80	273,937	219,643	165,181	110,622	56,063	1,504	(53,113)
90	266,553	212,258	157,761	103,202	48,643	(5,917)	(60,570)
100	259,168	204,873	150,340	95,781	41,222	(13,337)	(68,027)
110	251,783	197,479	142,920	88,361	33,801	(20,758)	(75,655)
120	244,399	190,058	135,499	80,940	26,381	(28,178)	(83,367)
130	237,014	182,638	128,078	73,519	18,960	(35,599)	(91,080)
140	229,630	175,217	120,658	66,099	11,540	(43,029)	(98,792)
150	222,245	167,796	113,237	58,678	4,119	(50,485)	(106,607)
160	214,860	160,376	105,817	51,258	(3,302)	(57,942)	(114,490)
170	207,476	152,955	98,396	43,837	(10,722)	(65,399)	(122,372)
180	200,091	145,535	90,976	36,416	(18,143)	(72,937)	(130,255)
190	192,673	138,114	83,555	28,996	(25,563)	(80,649)	(138,138)
200	185,253	130,693	76,134	21,575	(32,984)	(88,362)	(146,021)
210	177,832	123,273	68,714	14,155	(40,404)	(96,074)	(154,220)
220	170,411	115,852	61,293	6,734	(47,858)	(103,829)	(162,742)
230	162,991	108,432	53,873	(887)	(55,314)	(111,712)	(171,264)
240	155,570	101,011	46,452	(8,107)	(62,771)	(119,594)	(179,786)
250	148,150	93,591	39,031	(15,528)	(70,228)	(127,477)	(188,308)

Balance (RLV - BLV £ per acre (n))	Profit 20%						
	15%	16%	17%	18%	19%	20%	21%
-	286,725	261,405	236,084	210,764	185,443	160,123	134,802
10	279,304	253,984	228,663	203,343	178,023	152,702	127,382
20	271,884	246,563	221,243	195,922	170,602	145,281	119,961
30	264,463	239,143	213,822	188,502	163,181	137,861	112,540
40	257,043	231,722	206,402	181,081	155,761	130,440	105,120
50	249,622	224,302	198,981	173,661	148,340	123,020	97,699
60	242,201	216,881	191,561	166,240	140,920	115,599	90,279
70	234,781	209,460	184,140	158,820	133,499	108,179	82,858
80	227,360	202,040	176,719	151,399	126,078	100,758	75,438
90	219,940	194,619	169,299	143,978	118,658	93,337	68,017
100	212,519	187,199	161,878	136,558	111,237	85,917	60,596
110	205,099	179,778	154,458	129,137	103,817	78,496	53,176
120	197,678	172,358	147,037	121,717	96,396	71,076	45,755
130	190,257	164,937	139,616	114,296	88,976	63,655	38,335
140	182,837	157,516	132,196	106,875	81,555	56,234	30,914
150	175,416	150,096	124,775	99,455	74,134	48,814	23,493
160	167,996	142,675	117,355	92,034	66,714	41,393	16,073
170	160,575	135,255	109,934	84,614	59,293	33,973	8,652
180	153,154	127,834	102,514	77,193	51,873	26,552	1,232
190	145,734	120,413	95,093	69,772	44,452	19,132	(6,189)
200	138,313	112,993	87,672	62,352	37,031	11,711	(13,610)
210	130,893	105,572	80,252	54,931	29,611	4,290	(21,030)
220	123,472	98,152	72,831	47,511	22,190	(3,130)	(28,451)
230	116,052	90,731	65,411	40,090	14,770	(10,551)	(35,871)
240	108,631	83,310	57,990	32,670	7,349	(17,971)	(43,292)
250	101,210	75,890	50,569	25,249	(2)	(25,392)	(50,712)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

TABLE 5

Balance (RLV - BLV £ per acre (n))	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	210,123	190,123	170,123	150,123	130,123	110,123	90,123
10	202,702	182,702	162,702	142,702	122,702	102,702	82,702
20	195,281	175,281	155,281	135,281	115,281	95,281	75,281
30	187,861	167,861	147,861	127,861	107,861	87,861	67,861
40	180,440	160,440	140,440	120,440	100,440	80,440	60,440
50	173,020	153,020	133,020	113,020	93,020	73,020	53,020
60	165,599	145,599	125,599	105,599	85,599	65,599	45,599
70	158,179	138,179	118,179	98,179	78,179	58,179	38,179
80	150,758	130,758	110,758	90,758	70,758	50,758	30,758
90	143,337	123,337	103,337	83,337	63,337	43,337	23,337
100	135,917	115,917	95,917	75,917	55,917	35,917	15,917
110	128,496	108,496	88,496	68,496	48,496	28,496	8,496
120	121,076	101,076	81,076	61,076	41,076	21,076	1,076
130	113,655	93,655	73,655	53,655	33,655	13,655	(6,345)
140	106,234	86,234	66,234	46,234	26,234	6,234	(13,766)
150	98,814	78,814	58,814	38,814	18,814	(1,186)	(21,186)
160	91,393	71,393	51,393	31,393	11,393	(8,607)	(28,607)
170	83,973	63,973	43,973	23,973	3,973	(16,027)	(36,027)
180	76,552	56,552	36,552	16,552	(3,448)	(23,448)	(43,448)
190	69,132	49,132	29,132	9,132	(10,868)	(30,868)	(50,868)
200	61,711	41,711	21,711	1,711	(18,289)	(38,289)	(58,289)
210	54,290	34,290	14,290	(5,710)	(25,710)	(45,710)	(65,710)
220	46,870	26,870	6,870	(13,130)	(33,130)	(53,130)	(73,130)
230	39,449	19,449	(551)	(20,551)	(40,551)	(60,551)	(80,551)
240	32,029	12,029	(7,971)	(27,971)	(47,971)	(67,971)	(87,971)
250	24,608	4,608	(15,392)	(35,392)	(55,392)	(75,392)	(95,392)

TABLE 6

Balance (RLV - BLV £ per acre (n))	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	292,349	248,377	204,345	160,123	115,877	71,631	27,385
10	284,996	240,992	196,948	152,702	108,456	64,210	19,964
20	277,639	233,607	189,527	145,281	101,036	56,790	12,544
30	270,284	226,223	182,107	137,861	93,615	49,369	5,123
40	262,870	218,838	174,686	130,440	86,194	41,949	(2,297)
50	255,485	211,453	167,266	123,020	78,774	34,528	(9,718)
60	248,100	204,069	159,845	115,599	71,353	27,107	(17,139)
70	240,716	196,670	152,424	108,179	63,933	19,687	(24,559)
80	233,331	189,250	145,004	100,758	56,512	12,266	(31,980)
90	225,946	181,829	137,583	93,337	49,092	4,846	(39,400)
100	218,562	174,409	130,163	85,917	41,671	(2,575)	(46,849)
110	211,177	166,988	122,742	78,496	34,250	(9,996)	(54,305)
120	203,793	159,567	115,322	71,076	26,830	(17,416)	(61,762)
130	196,393	152,147	107,901	63,655	19,409	(24,837)	(69,219)
140	188,972	144,726	100,480	56,234	11,989	(32,257)	(76,888)
150	181,552	137,306	93,060	48,814	4,568	(39,678)	(84,600)
160	174,131	129,885	85,639	41,393	(2,853)	(47,128)	(92,313)
170	166,710	122,465	78,219	33,973	(10,273)	(54,584)	(100,025)
180	159,290	115,044	70,798	26,552	(17,694)	(62,041)	(107,867)
190	151,869	107,623	63,377	19,132	(25,114)	(69,498)	(115,750)
200	144,449	100,203	55,957	11,711	(32,535)	(77,176)	(123,633)
210	137,028	92,782	48,536	4,290	(39,956)	(84,889)	(131,515)
220	129,607	85,362	41,116	(3,130)	(47,407)	(92,601)	(139,398)
230	122,187	77,941	33,695	(10,551)	(54,863)	(100,314)	(147,281)
240	114,766	70,520	26,275	(17,971)	(62,320)	(108,162)	(155,583)
250	107,346	63,100	18,854	(25,392)	(69,777)	(116,045)	(164,105)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

TABLE 7		Market Values 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		13,570	62,421	111,272	160,123	208,964	257,614	306,264
10		6,150	55,001	103,851	152,702	201,553	250,229	298,879
20		(1,271)	47,580	96,431	145,281	194,132	242,844	291,494
30		(8,691)	40,159	89,010	137,861	186,712	235,460	284,110
40		(16,112)	32,739	81,590	130,440	179,291	228,075	276,725
50		(23,532)	25,318	74,169	123,020	171,870	220,690	269,340
60		(30,953)	17,898	66,748	115,599	164,450	213,301	261,956
70		(38,374)	10,477	59,328	108,179	157,029	205,880	254,571
80		(45,794)	3,057	51,907	100,758	149,609	198,459	247,186
90		(53,239)	(4,364)	44,487	93,337	142,188	191,039	239,802
100		(60,696)	(11,785)	37,066	85,917	134,768	183,618	232,417
110		(68,153)	(19,205)	29,645	78,496	127,347	176,198	225,032
120		(75,785)	(26,626)	22,225	71,076	119,926	168,777	217,628
130		(83,498)	(34,046)	14,804	63,655	112,506	161,357	210,207
140		(91,210)	(41,467)	7,384	56,234	105,085	153,936	202,787
150		(98,922)	(48,902)	(37)	48,814	97,665	146,515	195,366
160		(106,740)	(56,359)	(7,457)	41,393	90,244	139,095	187,945
170		(114,623)	(63,816)	(14,878)	33,973	82,823	131,674	180,525
180		(122,506)	(71,300)	(22,299)	26,552	75,403	124,254	173,104
190		(130,388)	(79,012)	(29,719)	19,132	67,982	116,833	165,684
200		(138,271)	(86,724)	(37,140)	11,711	60,562	109,412	158,263
210		(146,154)	(94,437)	(44,566)	4,290	53,141	101,992	150,843
220		(154,364)	(102,155)	(52,022)	(3,130)	45,721	94,571	143,422
230		(162,886)	(110,038)	(59,479)	(10,551)	38,300	87,151	136,001
240		(171,408)	(117,921)	(66,936)	(17,971)	30,879	79,730	128,581
250		(179,930)	(125,804)	(74,527)	(25,392)	23,459	72,309	121,160

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

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **D** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **North of Leicester**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **60**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	60 Units	
AH Policy requirement (% Target)	30%	
Open Market Sale (OMS) housing	70%	
AH tenure split %	Open Market Sale (OMS)	Affordable Rent: 67.0%
	Social Rent: 0.0%	67.0% % Rented
	First Homes: 0.0%	
	Other Intermediate (LCHO/Sub-Market etc.): 33.0%	9.9% % of total (>10% First Homes PPG 023)
	100%	100.0%

CIL Rate (£ psm) **133.19** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	4.5	8%	4.5
2 bed House	30.0%	12.6	45.00%	8.1	35%	20.7
3 bed House	45.0%	18.9	25.00%	4.5	39%	23.4
4 bed House	25.0%	10.5	5.00%	0.9	19%	11.4
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.00%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	80.0	861		80.0	861
3 bed House	100.0	1,076		100.0	1,076
4 bed House	140.0	1,507		140.0	1,507
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	261	2,809	261	2,809
2 bed House	1,008	10,850	599	6,452	1,607	17,302
3 bed House	1,890	20,344	419	4,505	2,309	24,848
4 bed House	1,470	15,823	93	998	1,563	16,821
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	4,368	47,017	1,372	14,764	5,740	61,781

AH % by floor area: **23.90% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	810,000
2 bed House	265,000	3,313	308	5,485,500
3 bed House	330,000	3,300	307	7,722,000
4 bed House	425,000	3,036	282	4,845,000
5 bed House	500,000	3,030	282	0
1 bed Flat	150,000	3,333	310	0
2 bed Flat	180,000	2,813	261	0
3 bed Flat	250,000	3,125	290	0
				18,862,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	119,250	45%	0	0%	185,500	70%	185,500	70%
3 bed House	148,500	45%	0	0%	231,000	70%	231,000	70%
4 bed House	191,250	45%	0	0%	250,000	70%	297,500	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	67,500	45%	0	0%	105,000	70%	105,000	70%
2 bed Flat	81,000	45%	0	0%	126,000	70%	126,000	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	12.6	@	265,000	3,339,000
3 bed House	18.9	@	330,000	6,237,000
4 bed House	10.5	@	425,000	4,462,500
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	150,000	-
2 bed Flat	0.0	@	180,000	-
3 bed Flat	0.0	@	250,000	-
	42.0			14,038,500
Affordable Rent GDV -				
1 bed House	3.0	@	81,000	244,215
2 bed House	5.4	@	119,250	647,170
3 bed House	3.0	@	148,500	447,728
4 bed House	0.6	@	191,250	115,324
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	67,500	-
2 bed Flat	0.0	@	81,000	-
3 bed Flat	0.0	@	112,500	-
	12.1			1,454,436
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	185,500	-
3 bed House	0.0	@	231,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	1.5	@	126,000	187,110
2 bed House	2.7	@	185,500	495,842
3 bed House	1.5	@	231,000	343,035
4 bed House	0.3	@	297,500	88,358
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	5.9	18.0		1,114,344
Sub-total GDV Residential				
	60			16,607,280
AH on-site cost analysis:				
			13.58% % of GDV	EMV (no AH) less EGDV (inc. AH)
			393 £ psm (total GIA sqm)	2,255,220
				37,587 £ per unit (total units)
Grant	18	AH units @	0	per unit
Total GDV				16,607,280

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(24,239)
Planning Application Professional Fees, Surveys and reports					(70,000)
CIL (Mrkt only + garages)		4,368 sqm		133.19 £ psm	(581,767)
	CIL analysis:	3.50% % of GDV		9,696 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	60 units @		20,904 per unit	(1,254,240)
	S106 analysis:	7.55% % of GDV		20,904 £ per unit (total units)	
LCC TSA Contributions	Years (all)	60 units @		0 per unit	-
	S106 analysis:	0.00% % of GDV		0 £ per unit (total units)	
	TOTAL S106 analysis:	7.55% % of GDV		20,904 £ per unit (total units)	
AH Commuted Sum		5,740 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		2.00 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	60 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	0.00% % of GDV		0 £ per unit (total units)	
1 bed House		261 sqm @		1,293 psm	(337,473)
2 bed House		1,607 sqm @		1,293 psm	(2,078,368)
3 bed House		2,309 sqm @		1,293 psm	(2,984,891)
4 bed House		1,563 sqm @		1,293 psm	(2,020,571)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mrkt only)	19	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	11	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @ 600 psm	-
External works		7,421,303 @		20.0%	(1,484,261)
	Ext. Works analysis:			24,738 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		60 units @		1,011 £ per unit	(60,660)
Part L/FHS		60 units @		4,847 £ per unit	(290,820)
	Sub-total				(351,480)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		9,257,043 @		3.0%	(277,711)

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Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

Professional Fees	9,257,043 @	7.0%		(647,993)
Disposal Costs -				
OMS Marketing and Promotion	14,038,500 OMS @	3.00%	7,019 £ per unit	(421,155)
Residential Sales Agent Costs	14,038,500 OMS @	1.00%	2,340 £ per unit	(140,385)
Residential Sales Legal Costs	14,038,500 OMS @	0.25%	585 £ per unit	(35,096)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,111 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(90,622)
Developers Profit -				
Profit on OMS	14,038,500	20.00%		(2,807,700)
Margin on AH	2,568,780	6.00% on AH values		(154,127)
Profit analysis:	16,607,280	17.83% blended GDV	(2,961,827)	
	12,810,252	23.12% on costs	(2,961,827)	
TOTAL COSTS				(15,772,079)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				835,201
SDLT	835,201 @	HMRC formula		(31,260)
Acquisition Agent fees	835,201 @	1.0%		(8,352)
Acquisition Legal fees	835,201 @	0.5%		(4,176)
Interest on Land	835,201 @	6.00%		(50,112)
Residual Land Value				741,301
RLV analysis:	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	
		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.46% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0 dph (net)			
Site Area (net)	2.00 ha (net)		4.94 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	2.50 ha (gross)		6.18 acres (gross)	
Density analysis:	2,870 sqm/ha (net)	12,501 sqft/ac (net)		
	24 dph (gross)			
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	741,300
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.46% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%						
	10%	15%	20%	25%	30%	35%	40%
-	257,574	219,588	181,560	143,531	105,428	67,298	29,065
10	247,493	210,038	172,571	135,102	97,536	59,960	22,276
CIL Rate (£)	237,392	200,487	163,582	126,647	89,645	52,605	15,487
133	227,280	190,937	154,594	118,191	81,753	45,250	8,687
40	217,168	181,386	145,605	109,736	73,862	37,895	1,871
50	207,056	171,836	136,592	101,281	65,961	30,541	(4,945)
60	196,943	162,286	127,573	92,826	58,041	23,186	(11,761)
70	186,831	152,735	118,554	84,370	50,120	15,831	(18,577)
80	176,719	143,155	109,535	75,915	42,200	8,451	(25,393)
90	166,607	133,572	100,516	67,436	34,279	1,067	(32,227)
100	156,482	123,990	91,497	58,950	26,358	(6,317)	(39,072)
110	146,336	114,407	82,478	50,464	18,438	(13,701)	(45,917)
120	136,190	104,825	73,438	41,978	10,488	(21,085)	(52,763)
130	126,043	95,242	64,386	33,491	2,536	(28,476)	(59,608)
140	115,897	85,659	55,334	25,005	(5,416)	(35,892)	(66,472)
150	105,751	76,045	46,282	16,500	(13,368)	(43,308)	(73,348)
160	95,605	66,427	37,230	7,980	(21,320)	(50,723)	(80,225)
170	85,440	56,809	28,178	(540)	(29,289)	(58,139)	(87,101)
180	75,257	47,191	19,104	(9,060)	(37,275)	(65,567)	(93,984)
190	65,073	37,573	10,016	(17,580)	(45,261)	(73,017)	(100,894)
200	54,890	27,956	928	(26,109)	(53,247)	(80,466)	(107,948)
210	44,706	18,301	(8,160)	(34,665)	(61,233)	(87,916)	(115,095)
220	34,523	8,645	(17,249)	(43,222)	(69,247)	(95,370)	(122,248)
230	24,313	(1,011)	(26,351)	(51,778)	(77,270)	(102,855)	(129,553)
240	14,089	(10,668)	(35,478)	(60,335)	(85,292)	(110,572)	(136,858)
250	3,865	(20,324)	(44,605)	(68,916)	(93,315)	(118,314)	(144,163)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

Balance (RLV - BLV £ per acre (n))	S106 Contributions				20,904			
	5,000	10,000	15,000	20,000	25,000	30,000	35,000	
-	277,083	223,230	169,287	115,227	61,000	6,555	(48,157)	
10	269,242	215,389	161,422	107,336	53,079	(1,397)	(56,143)	
20	261,401	207,548	153,557	99,444	45,159	(9,349)	(64,134)	
30	253,560	199,707	145,692	91,552	37,238	(17,301)	(72,156)	
40	245,719	191,845	137,827	83,661	29,318	(25,253)	(80,179)	
50	237,878	183,980	129,962	75,769	21,397	(33,238)	(88,201)	
60	230,037	176,115	122,078	67,876	13,459	(41,224)	(96,224)	
70	222,196	168,250	114,186	59,955	5,507	(49,210)	(104,300)	
80	214,355	160,385	106,295	52,035	(2,445)	(57,196)	(112,646)	
90	206,514	152,520	98,403	44,114	(10,397)	(65,192)	(120,984)	
100	198,673	144,655	90,512	36,194	(18,349)	(73,214)	(129,486)	
110	190,832	136,790	82,620	28,273	(26,305)	(81,237)	(138,008)	
120	182,991	128,925	74,729	20,353	(34,291)	(89,259)	(146,530)	
130	175,150	121,037	66,832	12,410	(42,277)	(97,287)	(155,462)	
140	167,309	113,146	58,911	4,458	(50,263)	(105,308)	(164,676)	
150	159,468	105,254	50,990	(3,494)	(58,249)	(113,346)	(173,889)	
160	151,627	97,363	43,070	(11,446)	(66,250)	(121,387)	(183,102)	
170	143,786	89,471	35,149	(19,398)	(74,272)	(129,428)	(192,315)	
180	135,945	81,580	27,229	(27,358)	(82,295)	(137,469)	(201,529)	
190	128,104	73,688	19,308	(35,344)	(90,317)	(145,510)	(210,742)	
200	119,263	65,797	11,362	(43,330)	(98,350)	(153,551)	(219,955)	
210	111,422	57,905	3,409	(51,317)	(106,381)	(161,592)	(229,168)	
220	103,581	49,964	(4,543)	(59,303)	(114,412)	(169,633)	(238,382)	
230	95,740	42,023	(12,495)	(67,289)	(122,443)	(177,674)	(247,595)	
240	87,899	34,082	(20,447)	(75,275)	(130,474)	(185,715)	(256,808)	
250	80,058	26,141	(28,412)	(83,261)	(138,505)	(193,756)	(266,021)	

Balance (RLV - BLV £ per acre (n))	Profit 20%						
	15%	16%	17%	18%	19%	20%	21%
-	229,706	204,851	179,995	155,139	130,283	105,428	80,572
10	221,815	196,959	172,103	147,248	122,392	97,536	72,680
20	213,923	189,067	164,212	139,356	114,500	89,645	64,789
30	206,032	181,176	156,320	131,465	106,609	81,753	56,897
40	198,140	173,284	148,429	123,573	98,717	73,862	49,006
50	190,249	165,393	140,538	115,682	90,825	65,971	41,115
60	182,357	157,501	132,646	107,790	82,934	58,080	33,224
70	174,466	149,610	124,755	99,899	75,043	50,189	25,333
80	166,574	141,718	116,864	92,008	67,152	42,298	17,442
90	158,683	133,827	108,973	84,117	59,261	34,407	9,551
100	150,791	125,936	101,082	76,226	51,370	26,516	1,660
110	142,899	118,045	93,191	68,335	43,479	18,625	(-2,251)
120	135,008	110,154	85,300	60,444	35,588	10,734	(-10,360)
130	127,116	102,263	77,409	52,553	27,697	2,843	(-18,470)
140	119,225	94,372	69,518	44,662	19,806	(-5,068)	(-26,580)
150	111,333	86,481	61,627	36,771	11,915	(-13,177)	(-34,690)
160	103,442	78,590	53,736	28,880	4,024	(-21,286)	(-42,800)
170	95,550	70,700	45,845	20,989	(-3,885)	(-29,395)	(-50,910)
180	87,659	62,809	37,954	13,098	(-11,994)	(-37,504)	(-59,020)
190	79,767	54,918	29,063	5,207	(-20,103)	(-45,613)	(-67,130)
200	71,876	47,027	21,172	(-2,704)	(-28,212)	(-53,722)	(-75,240)
210	63,984	39,136	13,281	(-10,813)	(-36,321)	(-61,831)	(-83,350)
220	56,093	31,245	5,390	(-18,922)	(-44,430)	(-70,940)	(-91,460)
230	48,201	23,354	(-2,521)	(-27,031)	(-52,539)	(-79,050)	(-99,570)
240	40,310	15,463	(-10,630)	(-35,140)	(-60,648)	(-87,160)	(-107,680)
250	32,418	7,572	(-18,739)	(-43,249)	(-68,757)	(-95,270)	(-115,790)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

TABLE 4

		BLV (£ per acre)							
		100,000	120,000	140,000	160,000	180,000	200,000	220,000	
CIL Rate (£) 133	Balance (RLV - BLV £ per acre (n))	-	155,428	135,428	115,428	95,428	75,428	55,428	35,428
	10	147,536	127,536	107,536	87,536	67,536	47,536	27,536	
	20	139,645	119,645	99,645	79,645	59,645	39,645	19,645	
	30	131,753	111,753	91,753	71,753	51,753	31,753	11,753	
	40	123,862	103,862	83,862	63,862	43,862	23,862	3,862	
	50	115,961	95,961	75,961	55,961	35,961	15,961	(4,039)	
	60	108,041	88,041	68,041	48,041	28,041	8,041	(11,959)	
	70	100,120	80,120	60,120	40,120	20,120	(7,800)	(19,880)	
	80	92,200	72,200	52,200	32,200	12,200	(23,642)	(27,800)	
	90	84,279	64,279	44,279	24,279	4,279	(35,721)	(35,721)	
	100	76,358	56,358	36,358	16,358	(3,642)	(43,642)	(43,642)	
	110	68,438	48,438	28,438	8,438	(11,562)	(31,562)	(51,562)	
	120	60,488	40,488	20,488	488	(19,512)	(39,512)	(59,512)	
	130	52,536	32,536	12,536	(7,464)	(27,464)	(47,464)	(67,464)	
	140	44,584	24,584	4,584	(15,416)	(35,416)	(55,416)	(75,416)	
	150	36,632	16,632	(3,368)	(23,368)	(43,368)	(63,368)	(83,368)	
	160	28,680	8,680	(11,320)	(31,320)	(51,320)	(71,320)	(91,320)	
	170	20,711	711	(19,289)	(39,289)	(59,289)	(79,289)	(99,289)	
	180	12,725	(7,275)	(27,275)	(47,275)	(67,275)	(87,275)	(107,275)	
	190	4,739	(15,261)	(35,261)	(55,261)	(75,261)	(95,261)	(115,261)	
	200	(3,247)	(23,247)	(43,247)	(63,247)	(83,247)	(103,247)	(123,247)	
	210	(11,233)	(31,233)	(51,233)	(71,233)	(91,233)	(111,233)	(131,233)	
	220	(19,247)	(39,247)	(59,247)	(79,247)	(99,247)	(119,247)	(139,247)	
	230	(27,270)	(47,270)	(67,270)	(87,270)	(107,270)	(127,270)	(147,270)	
	240	(35,292)	(55,292)	(75,292)	(95,292)	(115,292)	(135,292)	(155,292)	
	250	(43,315)	(63,315)	(83,315)	(103,315)	(123,315)	(143,315)	(163,315)	

TABLE 5

		Build Cost 100%							
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
CIL Rate (£) 133	Balance (RLV - BLV £ per acre (n))	-	238,231	194,083	149,795	105,428	60,945	16,311	(28,512)
	10	230,390	186,222	141,930	97,536	53,025	8,359	(36,498)	
	20	222,549	178,357	134,065	89,645	45,104	407	(44,484)	
	30	214,708	170,492	126,200	81,753	37,184	(7,545)	(52,470)	
	40	206,867	162,627	118,311	73,862	29,263	(15,497)	(60,456)	
	50	199,026	154,762	110,419	65,961	21,343	(23,449)	(68,471)	
	60	191,185	146,897	102,528	58,041	13,399	(31,433)	(76,494)	
	70	183,324	139,032	94,636	50,120	5,447	(39,419)	(84,516)	
	80	175,459	131,167	86,745	42,200	(2,505)	(47,405)	(92,539)	
	90	167,594	123,302	78,853	34,279	(10,457)	(55,391)	(100,582)	
	100	159,729	115,411	70,961	26,358	(18,409)	(63,381)	(108,816)	
	110	151,864	107,519	63,066	18,438	(26,368)	(71,404)	(117,154)	
	120	143,999	99,627	55,136	10,488	(34,354)	(79,426)	(125,571)	
	130	136,134	91,736	47,215	2,536	(42,340)	(87,449)	(134,093)	
	140	128,269	83,844	39,295	(5,416)	(50,326)	(95,472)	(142,615)	
	150	120,402	75,953	31,374	(13,368)	(58,312)	(103,529)	(151,230)	
	160	112,510	68,061	23,454	(21,320)	(66,314)	(111,864)	(160,443)	
	170	104,619	60,152	15,528	(29,289)	(74,337)	(120,202)	(169,656)	
	180	96,727	52,231	7,576	(37,275)	(82,359)	(128,686)	(178,870)	
	190	88,836	44,311	(376)	(45,261)	(90,382)	(137,209)	(188,083)	
	200	80,944	36,390	(8,328)	(53,247)	(98,415)	(145,731)	(197,296)	
	210	73,053	28,470	(16,280)	(61,233)	(106,574)	(154,598)	(206,510)	
	220	65,161	20,549	(24,232)	(69,247)	(114,912)	(163,811)	(215,723)	
	230	57,247	12,616	(32,210)	(77,270)	(123,280)	(173,025)	(224,936)	
	240	49,327	4,664	(40,196)	(85,292)	(131,802)	(182,238)	(234,149)	
	250	41,406	(3,288)	(48,182)	(93,315)	(140,324)	(191,451)	(243,363)	

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Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

TABLE 6		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	(38,586)	9,603	57,591	105,428	153,162	200,822	248,372
CIL Rate (£)	10	(46,572)	1,651	49,671	97,536	145,297	192,957	240,531
	20	(54,558)	(6,301)	41,750	89,645	137,432	185,092	232,690
	30	(62,544)	(14,253)	33,830	81,753	129,561	177,227	224,849
	40	(70,548)	(22,205)	25,909	73,862	121,669	169,362	217,008
	50	(78,570)	(30,163)	17,989	65,961	113,778	161,497	209,156
	60	(86,593)	(38,149)	10,046	58,041	105,886	153,632	201,291
	70	(94,615)	(46,135)	2,094	50,120	97,995	145,767	193,426
	80	(102,658)	(54,121)	(5,859)	42,200	90,103	137,902	185,561
	90	(110,964)	(62,107)	(13,811)	34,279	82,211	130,019	177,696
	100	(119,302)	(70,114)	(21,763)	26,358	74,320	122,128	169,831
	110	(127,766)	(78,137)	(29,726)	18,438	66,410	114,236	161,966
	120	(136,288)	(86,159)	(37,712)	10,488	58,490	106,344	154,101
	130	(144,811)	(94,182)	(45,698)	2,536	50,569	98,453	146,236
	140	(153,603)	(102,226)	(53,684)	(5,416)	42,649	90,561	138,369
	150	(162,816)	(110,517)	(61,670)	(13,368)	34,728	82,670	130,478
	160	(172,030)	(118,855)	(69,681)	(21,320)	26,808	74,778	122,586
	170	(181,243)	(127,309)	(77,703)	(29,289)	18,882	66,860	114,694
	180	(190,456)	(135,831)	(85,726)	(37,275)	10,930	58,939	106,803
	190	(199,669)	(144,354)	(93,748)	(45,261)	2,978	51,019	98,911
	200	(208,883)	(153,109)	(101,794)	(53,247)	(4,974)	43,098	91,020
	210	(218,096)	(162,322)	(110,070)	(61,233)	(12,926)	35,178	83,128
220	(227,309)	(171,536)	(118,408)	(69,247)	(20,878)	27,257	75,230	
230	(236,523)	(180,749)	(126,852)	(77,270)	(28,852)	19,324	67,309	
240	(245,736)	(189,962)	(135,374)	(85,292)	(36,838)	11,372	59,388	
250	(254,949)	(199,175)	(143,897)	(93,315)	(44,824)	3,420	51,468	

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

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **E** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **North of Leicester**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **125**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	125 Units
AH Policy requirement (% Target)	30%
Open Market Sale (OMS) housing	Open Market Sale (OMS) 70%
AH tenure split %	Affordable Rent: 67.0% Social Rent: 0.0% First Homes: 0.0% Other Intermediate (LCHO/Sub-Market etc.): 33.0%
	67.0% % Rented 9.9% % of total (>10% First Homes PPG 023)
	100% 100.0%

CIL Rate (£ psm) **133.59** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	9.4	8%	9.4
2 bed House	30.0%	26.3	45.00%	16.9	35%	43.1
3 bed House	45.0%	39.4	25.00%	9.4	39%	48.8
4 bed House	25.0%	21.9	5.00%	1.9	19%	23.8
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	87.5	100.00%	37.5	100%	125.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	80.0	861		80.0	861
3 bed House	100.0	1,076		100.0	1,076
4 bed House	140.0	1,507		140.0	1,507
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	544	5,853	544	5,853
2 bed House	2,100	22,604	1,249	13,441	3,349	36,046
3 bed House	3,938	42,383	872	9,385	4,809	51,768
4 bed House	3,063	32,964	193	2,079	3,256	35,043
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
Total	9,100	97,952	2,858	30,758	11,958	128,709

AH % by floor area: **23.90% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	1,687,500
2 bed House	265,000	3,313	308	11,428,125
3 bed House	330,000	3,300	307	16,087,500
4 bed House	425,000	3,036	282	10,093,750
5 bed House	500,000	3,030	282	0
1 bed Flat	150,000	3,333	310	0
2 bed Flat	180,000	2,813	261	0
3 bed Flat	250,000	3,125	290	0
Total				39,296,875

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	119,250	45%	0	0%	185,500	70%	185,500	70%
3 bed House	148,500	45%	0	0%	231,000	70%	231,000	70%
4 bed House	191,250	45%	0	0%	250,000	70%	297,500	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	67,500	45%	0	0%	105,000	70%	105,000	70%
2 bed Flat	81,000	45%	0	0%	126,000	70%	126,000	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	26.3	@	265,000	6,956,250
3 bed House	39.4	@	330,000	12,993,750
4 bed House	21.9	@	425,000	9,296,875
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	150,000	-
2 bed Flat	0.0	@	180,000	-
3 bed Flat	0.0	@	250,000	-
	87.5			29,246,875
Affordable Rent GDV -				
1 bed House	6.3	@	81,000	508,781
2 bed House	11.3	@	119,250	1,348,270
3 bed House	6.3	@	148,500	932,766
4 bed House	1.3	@	191,250	240,258
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	67,500	-
2 bed Flat	0.0	@	81,000	-
3 bed Flat	0.0	@	112,500	-
	25.1			3,030,075
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	185,500	-
3 bed House	0.0	@	231,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	3.1	@	126,000	389,813
2 bed House	5.6	@	185,500	1,033,003
3 bed House	3.1	@	231,000	714,656
4 bed House	0.6	@	297,500	184,078
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	12.4	37.5		2,321,550
Sub-total GDV Residential				
			125	34,598,500
	AH on-site cost analysis:		13.58% % of GDV	EMV (no AH) less £GDV (inc. AH)
			393 £ psm (total GIA sqm)	37,587 £ per unit (total units)
Grant	38	AH units @	0	per unit
Total GDV				34,598,500

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **125**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(33,209)
Planning Application Professional Fees, Surveys and reports					(100,000)
CIL (Mkrt only + garages)		9,100 sqm		133.59 £ psm	(1,215,635)
	CIL analysis:	3.51% % of GDV		9,725 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	125 units @		20,904 per unit	(2,613,000)
	S106 analysis:	731,640 £ per ha	7.55% % of GDV	20,904 £ per unit (total units)	
LCC TSA Contributions	Years (all)	125 units @		0 per unit	-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	731,640 £ per ha	7.55% % of GDV	20,904 £ per unit (total units)	
AH Commuted Sum		11,958 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		3.57 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	125 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		544 sqm @		1,293 psm	(703,069)
2 bed House		3,349 sqm @		1,293 psm	(4,329,934)
3 bed House		4,809 sqm @		1,293 psm	(6,218,522)
4 bed House		3,256 sqm @		1,293 psm	(4,209,523)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		- sqm @		1,493 psm	-
2 bed Flat		- sqm @		1,493 psm	-
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkrt only)	39	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	22	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		15,461,048 @		20.0%	(3,092,210)
	Ext. Works analysis:			24,738 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		125 units @		1,011 £ per unit	(126,375)
Part L/FHS		125 units @		4,847 £ per unit	(605,875)
	Sub-total				(732,250)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		19,285,507 @		3.0%	(578,565)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **125**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

Professional Fees	19,285,507 @	7.0%		(1,349,985)
Disposal Costs -				
OMS Marketing and Promotion	29,246,875 OMS @	3.00%	7,019 £ per unit	(877,406)
Residential Sales Agent Costs	29,246,875 OMS @	1.00%	2,340 £ per unit	(292,469)
Residential Sales Legal Costs	29,246,875 OMS @	0.25%	585 £ per unit	(73,117)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,024 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(94,846)
Developers Profit -				
Profit on OMS	29,246,875	20.00%		(5,849,375)
Margin on AH	5,351,625	6.00% on AH values		(321,098)
Profit analysis:	34,598,500	17.83% blended GDV	(6,170,473)	
	26,523,741	23.26% on costs	(6,170,473)	
TOTAL COSTS				(32,694,213)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				1,904,287
SDLT	1,904,287 @	HMRC formula		(84,714)
Acquisition Agent fees	1,904,287 @	1.0%		(19,043)
Acquisition Legal fees	1,904,287 @	0.5%		(9,521)
Interest on Land	1,904,287 @	6.00%		(114,257)
Residual Land Value				1,676,751
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			4.85% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0	dph (net)		
Site Area (net)	3.57	ha (net)	8.83	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	4.46	ha (gross)	11.03	acres (gross)
Density analysis:	3,348	sqm/ha (net)	14,585	sqft/ac (net)
	28	dph (gross)		
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	1,676,750
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			4.85% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	134	299,303	254,965	210,598	166,230	121,826	77,400	32,923
	10	287,627	243,922	200,204	156,485	112,717	68,941	25,101
	20	275,947	232,878	189,810	146,733	103,608	60,472	17,279
	30	264,253	221,834	179,416	136,973	94,498	51,999	9,458
	40	252,560	210,791	169,022	127,213	85,389	43,526	1,630
	50	240,867	199,747	158,626	117,453	76,280	35,052	(6,206)
	60	229,174	188,704	148,216	107,693	67,165	26,579	(14,043)
	70	217,480	177,660	137,805	97,933	58,039	18,105	(21,879)
	80	205,787	166,616	127,394	88,173	48,914	9,632	(29,716)
	90	194,094	155,554	116,984	78,413	39,789	1,149	(37,552)
	100	182,401	144,493	106,573	68,642	30,664	(7,341)	(45,391)
	110	170,701	133,432	96,162	58,865	21,538	(15,830)	(53,243)
	120	158,989	122,370	85,752	49,088	12,413	(24,320)	(61,096)
	130	147,277	111,309	75,334	39,311	3,279	(32,809)	(68,948)
	140	135,565	100,248	64,905	29,534	(5,864)	(41,299)	(76,801)
	150	123,853	89,186	54,477	19,757	(15,006)	(49,798)	(84,653)
	160	112,141	78,115	44,048	9,980	(24,149)	(58,305)	(92,518)
	170	100,429	67,035	33,619	185	(33,291)	(66,812)	(100,388)
	180	88,717	55,954	23,190	(9,611)	(42,434)	(75,319)	(108,258)
	190	76,986	44,874	12,761	(19,406)	(51,588)	(83,826)	(116,127)
200	65,253	33,793	2,315	(29,202)	(60,750)	(92,339)	(123,997)	
210	53,521	22,712	(8,133)	(38,997)	(69,911)	(100,864)	(131,885)	
220	41,789	11,629	(18,582)	(48,798)	(79,072)	(109,390)	(139,773)	
230	30,056	528	(29,030)	(58,613)	(88,233)	(117,915)	(147,661)	
240	18,324	(10,574)	(39,479)	(68,429)	(97,406)	(126,441)	(155,549)	
250	6,576	(21,676)	(49,933)	(78,245)	(106,587)	(134,981)	(163,453)	

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Notes: **Lower Quartile BCIS; Lower values; 30% AH**

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						20,904
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		320,420	258,046	195,619	133,138	70,574	7,900	(54,911)
10		311,338	248,965	186,525	124,028	61,449	(1,242)	(64,072)
	CIL Rate (£)	302,257	239,883	177,430	114,919	52,323	(10,385)	(73,233)
	134	293,175	230,799	168,335	105,810	43,198	(19,527)	(82,394)
40		284,093	221,704	159,240	96,701	34,073	(28,670)	(91,555)
50		275,012	212,610	150,146	87,591	24,948	(37,812)	(100,735)
60		265,930	203,515	141,046	78,482	15,823	(46,957)	(109,916)
70		256,849	194,420	131,937	69,371	6,695	(56,119)	(119,098)
80		247,767	185,325	122,827	60,245	(2,448)	(65,280)	(128,279)
90		238,686	176,231	113,718	51,120	(11,590)	(74,441)	(137,470)
100		229,600	167,136	104,609	41,995	(20,733)	(83,602)	(146,673)
110		220,505	158,041	95,499	32,870	(29,875)	(92,765)	(155,876)
120		211,410	148,946	86,390	23,744	(38,018)	(101,946)	(165,115)
130		202,316	139,845	77,281	14,619	(46,166)	(111,127)	(174,654)
140		193,221	130,735	68,167	5,489	(54,327)	(120,308)	(184,407)
150		184,126	121,626	59,042	(3,653)	(62,488)	(129,490)	(194,496)
160		175,031	112,517	49,917	(12,796)	(70,649)	(138,684)	(205,042)
170		165,937	103,407	40,792	(21,938)	(78,810)	(147,887)	(215,613)
180		156,842	94,298	31,666	(31,081)	(86,975)	(157,089)	(226,184)
190		147,747	85,189	22,541	(40,223)	(95,137)	(166,370)	(236,755)
200		138,643	76,079	13,416	(49,374)	(103,338)	(175,940)	(247,354)
210		129,534	66,964	4,284	(58,535)	(111,519)	(185,693)	(257,954)
220		120,425	57,839	(4,859)	(67,696)	(119,700)	(195,887)	(268,559)
230		111,315	48,713	(14,001)	(76,857)	(127,897)	(206,436)	(279,190)
240		102,206	39,588	(23,144)	(86,018)	(136,100)	(217,007)	(289,821)
250		93,097	30,463	(32,287)	(95,186)	(144,303)	(227,578)	(300,472)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		266,818	237,819	208,821	179,823	150,825	121,826	92,828
10		257,708	228,710	199,712	170,714	141,715	112,717	83,719
	CIL Rate (£)	248,599	219,601	190,603	161,604	132,606	103,608	74,609
	134	239,490	210,492	181,493	152,495	123,497	94,498	65,500
40		230,381	201,382	172,384	143,386	114,387	85,389	56,391
50		221,271	192,273	163,275	134,276	105,278	76,280	47,281
60		212,156	183,158	154,159	125,161	96,163	67,165	38,166
70		203,031	174,033	145,034	116,036	87,038	58,039	29,041
80		193,906	164,907	135,909	106,911	77,912	48,914	19,916
90		184,780	155,782	126,784	97,785	68,787	39,789	10,790
100		175,655	146,657	117,659	88,660	59,662	30,664	1,665
110		166,530	137,532	108,533	79,535	50,537	21,538	(7,460)
120		157,405	128,406	99,408	70,410	41,411	12,413	(16,585)
130		148,270	119,272	90,274	61,276	32,277	3,279	(25,719)
140		139,128	110,130	81,131	52,133	23,135	(5,864)	(34,862)
150		129,985	100,987	71,989	42,990	13,992	(15,006)	(44,004)
160		120,843	91,845	62,846	33,848	4,850	(24,149)	(53,147)
170		111,700	82,702	53,704	24,705	(4,293)	(33,291)	(62,290)
180		102,558	73,560	44,561	15,563	(13,435)	(42,434)	(71,432)
190		93,403	64,405	35,407	6,408	(22,590)	(51,588)	(80,587)
200		84,242	55,244	26,245	(2,753)	(31,751)	(60,750)	(89,748)
210		75,081	46,082	17,084	(11,914)	(40,912)	(69,911)	(98,909)
220		65,920	36,921	7,923	(21,075)	(50,074)	(79,072)	(108,070)
230		56,758	27,760	(1,238)	(30,237)	(59,235)	(88,233)	(117,231)
240		47,586	18,588	(10,411)	(39,409)	(68,407)	(97,406)	(126,404)
250		38,405	9,406	(19,592)	(48,590)	(77,589)	(106,587)	(135,585)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)						190,000
Balance (RLV - BLV £ per acre (n))		100,000	120,000	140,000	160,000	180,000	200,000	220,000
-		211,826	191,826	171,826	151,826	131,826	111,826	91,826
10		202,717	182,717	162,717	142,717	122,717	102,717	82,717
	CIL Rate (£)							
	134							
20		193,608	173,608	153,608	133,608	113,608	93,608	73,608
30		184,498	164,498	144,498	124,498	104,498	84,498	64,498
40		175,389	155,389	135,389	115,389	95,389	75,389	55,389
50		166,280	146,280	126,280	106,280	86,280	66,280	46,280
60		157,165	137,165	117,165	97,165	77,165	57,165	37,165
70		148,039	128,039	108,039	88,039	68,039	48,039	28,039
80		138,914	118,914	98,914	78,914	58,914	38,914	18,914
90		129,789	109,789	89,789	69,789	49,789	29,789	9,789
100		120,664	100,664	80,664	60,664	40,664	20,664	664
110		111,538	91,538	71,538	51,538	31,538	11,538	(8,462)
120		102,413	82,413	62,413	42,413	22,413	2,413	(17,587)
130		93,279	73,279	53,279	33,279	13,279	(6,721)	(26,721)
140		84,136	64,136	44,136	24,136	4,136	(15,864)	(35,864)
150		74,994	54,994	34,994	14,994	(5,006)	(25,006)	(45,006)
160		65,851	45,851	25,851	5,851	(14,149)	(34,149)	(54,149)
170		56,709	36,709	16,709	(3,291)	(23,291)	(43,291)	(63,291)
180		47,566	27,566	7,566	(12,434)	(32,434)	(52,434)	(72,434)
190		38,412	18,412	(1,588)	(21,588)	(41,588)	(61,588)	(81,588)
200		29,250	9,250	(10,750)	(30,750)	(50,750)	(70,750)	(90,750)
210		20,089	89	(19,911)	(39,911)	(59,911)	(79,911)	(99,911)
220		10,928	(9,072)	(29,072)	(49,072)	(69,072)	(89,072)	(109,072)
230		1,767	(18,233)	(38,233)	(58,233)	(78,233)	(98,233)	(118,233)
240		(7,406)	(27,406)	(47,406)	(67,406)	(87,406)	(107,406)	(127,406)
250		(16,587)	(36,587)	(56,587)	(76,587)	(96,587)	(116,587)	(136,587)

TABLE 5

		Build Cost 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		275,163	224,116	172,993	121,826	70,595	19,273	(32,151)
10		266,081	215,029	163,898	112,717	61,469	10,134	(41,310)
	CIL Rate (£)							
	134							
20		257,000	205,934	154,803	103,608	52,344	992	(50,471)
30		247,918	196,840	145,709	94,498	43,219	(8,151)	(59,633)
40		238,837	187,745	136,612	85,389	34,094	(17,294)	(68,794)
50		229,755	178,650	127,502	76,280	24,968	(26,436)	(77,955)
60		220,673	169,555	118,393	67,165	15,843	(35,579)	(87,129)
70		211,592	160,461	109,284	58,039	6,706	(44,736)	(96,311)
80		202,497	151,366	100,174	48,914	(2,436)	(53,897)	(105,492)
90		193,402	142,271	91,065	39,789	(11,579)	(63,059)	(114,673)
100		184,307	133,176	81,956	30,664	(20,721)	(72,220)	(123,856)
110		175,213	124,069	72,846	21,538	(29,864)	(81,381)	(133,059)
120		166,118	114,960	63,735	12,413	(39,006)	(90,555)	(142,261)
130		157,023	105,850	54,609	3,279	(48,162)	(99,736)	(151,464)
140		147,928	96,741	45,484	(5,864)	(57,324)	(108,917)	(160,667)
150		138,834	87,632	36,359	(15,006)	(66,485)	(118,099)	(170,094)
160		129,739	78,522	27,234	(24,149)	(75,646)	(127,282)	(179,754)
170		120,636	69,413	18,108	(33,291)	(84,807)	(136,484)	(189,507)
180		111,526	60,304	8,983	(42,434)	(93,980)	(145,687)	(200,023)
190		102,417	51,179	(149)	(51,588)	(103,161)	(154,890)	(210,594)
200		93,308	42,054	(9,291)	(60,750)	(112,343)	(164,097)	(221,165)
210		84,198	32,929	(18,434)	(69,911)	(121,524)	(173,638)	(231,742)
220		75,089	23,804	(27,576)	(79,072)	(130,707)	(183,377)	(242,343)
230		65,980	14,678	(36,719)	(88,233)	(139,910)	(193,384)	(252,943)
240		56,870	5,553	(45,861)	(97,406)	(149,113)	(203,941)	(263,554)
250		47,749	(3,576)	(55,014)	(106,587)	(158,315)	(214,513)	(274,185)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(44,517)	11,032	66,474	121,826	177,121	232,380	287,570
10	(53,678)	1,894	57,349	112,717	168,026	223,286	278,489
CIL Rate (£)							
134							
20	(62,839)	(7,249)	48,224	103,608	158,932	214,191	269,407
30	(72,001)	(16,391)	39,098	94,498	149,837	205,096	260,326
40	(81,162)	(25,534)	29,973	85,389	140,735	196,001	251,244
50	(90,331)	(34,676)	20,848	76,280	131,625	186,907	242,163
60	(99,512)	(43,820)	11,723	67,165	122,516	177,812	233,071
70	(108,693)	(52,962)	2,586	58,039	113,407	168,717	223,976
80	(117,875)	(62,143)	(6,556)	48,914	104,297	159,622	214,881
90	(127,059)	(71,304)	(15,699)	39,789	95,188	150,528	205,787
100	(136,261)	(80,465)	(24,841)	30,664	86,079	141,424	196,692
110	(145,464)	(89,629)	(33,984)	21,538	76,969	132,315	187,597
120	(154,667)	(98,810)	(43,126)	12,413	67,855	123,206	178,502
130	(163,878)	(107,991)	(52,285)	3,279	58,730	114,096	169,408
140	(173,415)	(117,172)	(61,446)	(5,864)	49,604	104,987	160,313
150	(183,148)	(126,354)	(70,607)	(15,006)	40,479	95,878	151,218
160	(193,136)	(135,552)	(79,769)	(24,149)	31,354	86,768	142,114
170	(203,707)	(144,755)	(88,930)	(33,291)	22,229	77,659	133,005
180	(214,279)	(153,957)	(98,108)	(42,434)	13,103	68,545	123,895
190	(224,850)	(163,160)	(107,289)	(51,588)	3,972	59,420	114,786
200	(235,451)	(172,672)	(116,470)	(60,750)	(5,171)	50,295	105,677
210	(246,051)	(182,389)	(125,652)	(69,911)	(14,314)	41,169	96,567
220	(256,661)	(192,315)	(134,842)	(79,072)	(23,456)	32,044	87,458
230	(267,293)	(202,874)	(144,045)	(88,233)	(32,599)	22,919	78,349
240	(277,924)	(213,445)	(153,248)	(97,406)	(41,741)	13,794	69,236
250	(288,584)	(224,017)	(162,451)	(106,587)	(50,892)	4,664	60,110

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

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **F** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **North of Leicester** No Units: **220**
 Location / Value Zone: **Greenfield/Brownfield:** **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

ASSUMPTIONS - RESIDENTIAL USES																																																																																										
Total number of units in scheme					220 Units																																																																																					
AH Policy requirement (% Target)					30%																																																																																					
Open Market Sale (OMS) housing					70%																																																																																					
AH tenure split %					Open Market Sale (OMS) 70% Affordable Rent: 67.0% Social Rent: 0.0% 67.0% % Rented First Homes: 0.0% Other Intermediate (LCHO/Sub-Market etc.): 33.0% 9.9% % of total (>10% First Homes PPG 023) 100.0% 100.0%																																																																																					
CIL Rate (£ psm)					140.40 £ psm																																																																																					
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241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **220**
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 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	46.2	@	265,000	12,243,000
3 bed House	69.3	@	330,000	22,869,000
4 bed House	38.5	@	425,000	16,362,500
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	150,000	-
2 bed Flat	0.0	@	180,000	-
3 bed Flat	0.0	@	250,000	-
	154.0			51,474,500
Affordable Rent GDV -				
1 bed House	11.1	@	81,000	895,455
2 bed House	19.9	@	119,250	2,372,956
3 bed House	11.1	@	148,500	1,641,688
4 bed House	2.2	@	191,250	422,854
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	67,500	-
2 bed Flat	0.0	@	81,000	-
3 bed Flat	0.0	@	112,500	-
	44.2			5,332,932
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	185,500	-
3 bed House	0.0	@	231,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	5.4	@	126,000	686,070
2 bed House	9.8	@	185,500	1,818,086
3 bed House	5.4	@	231,000	1,257,795
4 bed House	1.1	@	297,500	323,978
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	21.8	66.0		4,085,928
Sub-total GDV Residential				
	220			60,893,360
AH on-site cost analysis:	13.58% % of GDV		EMV (no AH) less EGDV (inc. AH)	8,269,140
	393 £ psm (total GIA sqm)		37,587 £ per unit (total units)	
Grant	66	AH units @	0 per unit	-
Total GDV				60,893,360

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

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DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(46,319)
Planning Application Professional Fees, Surveys and reports					(140,000)
CIL (Mrkt only + garages)	16,016 sqm		140.40 £ psm		(2,248,646)
	CIL analysis:				
Other CBC/LCC S106 Contributions	Years (all)	220 units @	10,221 £ per unit (total units)		(4,598,880)
	S106 analysis:	731,640 £ per ha	20,904 £ per unit (total units)		
LCC TSA Contributions	Years (all)	220 units @	0 £ per unit		-
	S106 analysis:	- £ per ha	0 £ per unit (total units)		
	TOTAL S106 analysis:	731,640 £ per ha	20,904 £ per unit (total units)		
AH Commuted Sum	21,045 sqm (total)		0 £ psm		-
	Comm. Sum analysis:		0.00% % of GDV		
Construction Costs -					
Site Clearance, Demolition & Remediation	6.29 ha @		0 £ per ha (if brownfield)		-
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	220 units @	0 per unit		-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		957 sqm @	1,293 psm		(1,237,401)
2 bed House		5,894 sqm @	1,293 psm		(7,620,683)
3 bed House		8,465 sqm @	1,293 psm		(10,944,599)
4 bed House		5,730 sqm @	1,293 psm		(7,408,761)
5 bed House		- sqm @	1,293 psm		-
1 bed Flat		- sqm @	1,493 psm		-
2 bed Flat		- sqm @	1,493 psm		-
3 bed Flat	21,045	- sqm @	1,493 psm		-
Garages for 3B House (Mrkt only)	69	0% units @	18 sqm @	600 psm	-
Garages for 4B House (Mrkt only)	39	0% units @	18 sqm @	600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @	18 sqm @	600 psm	-
External works		27,211,444 @	20.0%	24,738 £ per unit (total units)	(5,442,289)
	Ext. Works analysis:				
Policy Costs on design -					
Net Biodiversity costs		220 units @	1,011 £ per unit		(222,420)
Part L/FHS		220 units @	4,847 £ per unit		(1,066,340)
	Sub-total				(1,288,760)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)		
Contingency (on construction)		33,942,492 @	3.0%		(1,018,275)

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Professional Fees	33,942,492 @	7.0%		(2,375,974)
Disposal Costs -				
OMS Marketing and Promotion	51,474,500 OMS @	3.00%	7,019 £ per unit	(1,544,235)
Residential Sales Agent Costs	51,474,500 OMS @	1.00%	2,340 £ per unit	(514,745)
Residential Sales Legal Costs	51,474,500 OMS @	0.25%	585 £ per unit	(128,686)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,989 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(104,412)
Developers Profit -				
Profit on OMS	51,474,500	20.00%		(10,294,900)
Margin on AH	9,418,860	6.00% on AH values		(565,132)
Profit analysis:	60,893,360	17.63% blended GDV	(10,860,032)	
	46,672,664	23.27% on costs	(10,860,032)	
TOTAL COSTS				(57,532,696)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				3,360,664
SDLT	3,360,664 @	HMRC formula		(157,533)
Acquisition Agent fees	3,360,664 @	1.0%		(33,607)
Acquisition Legal fees	3,360,664 @	0.5%		(16,803)
Interest on Land	3,360,664 @	6.00%		(201,640)
Residual Land Value				2,951,081
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			4.85% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0 dph (net)			
Site Area (net)	6.29 ha (net)		15.53 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	7.86 ha (gross)		19.42 acres (gross)	
Density analysis:	3,348 sqm/ha (net)		14,585 sqft/ac (net)	
	28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	2,951,080
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			4.85% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%						
	10%	15%	20%	25%	30%	35%	40%
-	304,988	260,629	216,261	171,893	127,495	83,092	38,651
10	293,343	249,622	205,901	162,177	118,422	74,662	30,866
20	281,688	238,615	195,541	152,456	109,348	66,228	23,080
30	270,033	227,607	185,181	142,734	100,275	57,794	15,294
40	258,378	216,600	174,821	133,013	91,202	49,360	7,500
50	246,723	205,592	164,454	123,291	82,128	40,926	(294)
60	235,068	194,585	154,085	113,570	73,045	32,492	(8,088)
70	223,413	183,578	143,715	103,848	63,962	24,058	(15,881)
80	211,759	172,564	133,345	94,126	54,880	15,623	(23,675)
90	200,104	161,546	122,976	84,404	45,797	7,180	(31,469)
100	188,449	150,528	112,606	74,672	36,714	(1,264)	(39,269)
110	176,785	139,511	102,236	64,940	27,631	(9,707)	(47,072)
120	165,119	128,493	91,867	55,209	18,548	(18,151)	(54,875)
130	153,453	117,475	81,489	45,477	9,457	(26,594)	(62,679)
140	141,788	106,457	71,109	35,746	364	(35,038)	(70,482)
150	130,122	95,440	60,728	26,014	(8,729)	(43,490)	(78,285)
160	118,456	84,413	50,348	16,280	(17,822)	(51,943)	(86,098)
170	106,790	73,384	39,968	6,538	(26,915)	(60,397)	(93,912)
180	95,123	62,355	29,587	(3,205)	(36,008)	(68,851)	(101,725)
190	83,445	51,326	19,207	(12,947)	(45,110)	(77,304)	(109,538)
200	71,767	40,297	8,815	(22,689)	(54,213)	(85,762)	(117,352)
210	60,089	29,268	(1,577)	(32,432)	(63,317)	(94,227)	(125,176)
220	48,411	18,237	(11,969)	(42,177)	(72,421)	(102,691)	(133,000)
230	36,733	7,195	(22,361)	(51,932)	(81,525)	(111,156)	(140,825)
240	25,055	(3,846)	(32,753)	(61,686)	(90,635)	(119,620)	(148,649)
250	13,369	(14,888)	(43,147)	(71,440)	(99,750)	(128,092)	(156,481)

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		Other CBC/LCC S106 Contributions						20,904
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	-	325,494	263,288	201,040	138,762	76,439	14,053	(48,411)
	10	316,436	254,231	191,975	129,689	67,356	4,960	(57,515)
	20	307,379	245,169	182,910	120,615	58,273	(4,133)	(66,619)
	30	298,322	236,104	173,845	111,542	49,190	(13,226)	(75,723)
	40	289,265	227,039	164,780	102,469	40,108	(22,319)	(84,826)
	50	280,208	217,974	155,713	93,395	31,025	(31,412)	(93,940)
	60	271,151	208,910	146,639	84,322	21,942	(40,508)	(103,056)
	70	262,093	199,845	137,566	75,241	12,854	(49,611)	(112,172)
	80	253,036	190,780	128,492	66,158	3,761	(58,715)	(121,287)
	90	243,974	181,715	119,419	57,075	(5,332)	(67,819)	(130,406)
	100	234,909	172,650	110,346	47,993	(14,425)	(76,923)	(139,534)
	110	225,844	163,585	101,272	38,910	(23,518)	(86,027)	(148,662)
	120	216,779	154,516	92,199	29,827	(32,611)	(95,143)	(157,791)
	130	207,714	145,443	83,125	20,744	(41,708)	(104,258)	(166,921)
	140	198,649	136,369	74,043	11,655	(50,812)	(113,374)	(176,091)
	150	189,584	127,296	64,961	2,562	(59,916)	(122,489)	(185,645)
	160	180,519	118,222	55,878	(6,531)	(69,020)	(131,610)	(195,739)
	170	171,454	109,149	46,795	(15,624)	(78,124)	(140,738)	(206,195)
	180	162,390	100,076	37,712	(24,717)	(87,229)	(149,866)	(216,659)
	190	153,320	91,002	28,629	(33,810)	(96,345)	(158,994)	(227,123)
	200	144,246	81,928	19,547	(42,909)	(105,460)	(168,126)	(237,591)
	210	135,173	72,846	10,466	(52,012)	(114,576)	(177,337)	(248,072)
	220	126,099	63,763	1,363	(61,116)	(123,691)	(186,919)	(258,553)
	230	117,026	54,680	(7,730)	(70,220)	(132,813)	(197,117)	(269,041)
	240	107,953	45,597	(16,823)	(79,324)	(141,942)	(207,575)	(279,540)
	250	98,879	36,514	(25,916)	(88,431)	(151,070)	(218,039)	(290,039)

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	-	272,487	243,489	214,490	185,492	156,494	127,495	98,497
	10	263,413	234,415	205,417	176,419	147,420	118,422	89,424
	20	254,340	225,342	196,343	167,345	138,347	109,348	80,350
	30	245,267	216,268	187,270	158,272	129,273	100,275	71,277
	40	236,193	207,195	178,196	149,198	120,200	91,202	62,203
	50	227,120	198,121	169,123	140,125	111,126	82,128	53,130
	60	218,037	189,038	160,040	131,042	102,044	73,045	44,047
	70	208,954	179,956	150,957	121,959	92,961	63,962	34,964
	80	199,871	170,873	141,875	112,876	83,878	54,880	25,881
	90	190,788	161,790	132,792	103,793	74,795	45,797	16,799
	100	181,706	152,707	123,709	94,711	65,712	36,714	7,716
	110	172,623	143,625	114,626	85,628	56,630	27,631	(1,367)
	120	163,540	134,542	105,543	76,545	47,547	18,548	(10,450)
	130	154,448	125,450	96,452	67,453	38,455	9,457	(19,542)
	140	145,355	116,357	87,359	58,360	29,362	364	(28,635)
	150	136,262	107,264	78,266	49,267	20,269	(8,729)	(37,728)
	160	127,169	98,171	69,173	40,175	11,176	(17,822)	(46,820)
	170	118,077	89,078	60,080	31,082	2,083	(26,915)	(55,913)
	180	108,984	79,985	50,987	21,989	(7,010)	(36,008)	(65,006)
	190	99,892	70,884	41,885	12,887	(16,111)	(45,110)	(74,108)
	200	90,778	61,780	32,782	3,783	(25,215)	(54,213)	(83,212)
	210	81,674	52,678	23,678	(5,321)	(34,319)	(63,317)	(92,316)
	220	72,570	43,572	14,574	(14,424)	(43,423)	(72,421)	(101,419)
	230	63,467	34,468	5,470	(23,528)	(52,527)	(81,528)	(110,523)
	240	54,357	25,358	(3,640)	(32,638)	(61,636)	(90,635)	(119,633)
	250	45,241	16,243	(12,755)	(41,754)	(70,752)	(99,750)	(128,749)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **220**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

TABLE 4

		BLV (£ per acre)							
		100,000	120,000	140,000	160,000	180,000	200,000	220,000	
CIL Rate (£) 140	Balance (RLV - BLV £ per acre (n))	-	217,495	197,495	177,495	157,495	137,495	117,495	97,495
	10	208,422	188,422	168,422	148,422	128,422	108,422	88,422	68,422
	20	199,348	179,348	159,348	139,348	119,348	99,348	79,348	59,348
	30	190,275	170,275	150,275	130,275	110,275	90,275	70,275	50,275
	40	181,202	161,202	141,202	121,202	101,202	81,202	61,202	41,202
	50	172,128	152,128	132,128	112,128	92,128	72,128	52,128	32,128
	60	163,054	143,054	123,054	103,054	83,054	63,054	43,054	23,054
	70	153,980	133,980	113,980	93,980	73,980	53,980	33,980	13,980
	80	144,906	124,906	104,906	84,906	64,906	44,906	24,906	4,906
	90	135,832	115,832	95,832	75,832	55,832	35,832	15,832	(4,174)
	100	126,758	106,758	86,758	66,758	46,758	26,758	6,758	(14,142)
	110	117,684	97,684	77,684	57,684	37,684	17,684	(2,369)	(22,110)
	120	108,610	88,610	68,610	48,610	28,610	8,610	(11,452)	(30,078)
	130	99,536	79,536	59,536	39,536	19,536	(543)	(20,543)	(38,046)
	140	90,462	70,462	50,462	30,462	10,462	(9,636)	(29,636)	(46,014)
	150	81,388	61,388	41,388	21,388	1,271	(18,729)	(38,729)	(46,697)
	160	72,314	52,314	32,314	12,314	(7,822)	(27,822)	(47,822)	(55,773)
	170	63,240	43,240	23,240	3,085	(16,915)	(36,915)	(56,915)	(64,849)
	180	54,166	34,166	13,992	(6,008)	(26,008)	(46,008)	(66,008)	(74,925)
	190	45,092	25,092	4,890	(15,110)	(35,110)	(55,110)	(75,110)	(84,001)
	200	36,018	16,018	(4,213)	(24,213)	(44,213)	(64,213)	(84,213)	(93,077)
	210	26,944	6,944	(13,317)	(33,317)	(53,317)	(73,317)	(93,317)	(102,153)
	220	17,870	(2,421)	(22,421)	(42,421)	(62,421)	(82,421)	(102,421)	(111,497)
	230	8,796	(11,525)	(31,525)	(51,525)	(71,525)	(91,525)	(111,525)	(120,601)
	240	(1,272)	(20,635)	(40,635)	(60,635)	(80,635)	(100,635)	(120,635)	(129,729)
	250	(11,198)	(29,750)	(49,750)	(69,750)	(89,750)	(109,750)	(129,750)	(138,843)

TABLE 5

		Build Cost 100%							
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
CIL Rate (£) 140	Balance (RLV - BLV £ per acre (n))	-	280,218	229,352	178,438	127,495	76,514	25,481	(25,615)
	10	271,161	220,287	169,373	118,422	67,431	16,388	(34,719)	(84,850)
	20	262,104	211,222	160,308	109,348	58,348	7,296	(43,823)	(93,965)
	30	253,047	202,157	151,243	100,275	49,266	(1,797)	(52,927)	(102,020)
	40	243,990	193,092	142,170	91,202	40,183	(10,890)	(62,031)	(111,074)
	50	234,933	184,027	133,097	82,128	31,100	(19,983)	(71,135)	(120,128)
	60	225,875	174,962	124,023	73,045	22,015	(29,079)	(80,189)	(129,182)
	70	216,818	165,897	114,950	63,962	12,923	(38,183)	(89,243)	(138,236)
	80	207,761	156,833	105,876	54,880	3,830	(47,287)	(98,297)	(147,290)
	90	198,704	147,768	96,803	45,797	(5,263)	(56,390)	(107,351)	(156,344)
	100	189,647	138,698	87,729	36,714	(14,366)	(65,494)	(116,408)	(165,398)
	110	180,590	129,625	78,656	27,631	(23,449)	(74,598)	(125,462)	(174,452)
	120	171,533	120,551	69,576	18,548	(32,542)	(83,712)	(134,516)	(183,506)
	130	162,476	111,478	60,494	9,457	(41,646)	(92,828)	(143,570)	(192,560)
	140	153,419	102,404	51,411	364	(50,750)	(101,943)	(152,624)	(201,614)
	150	144,362	93,331	42,328	(8,729)	(59,854)	(111,059)	(161,678)	(210,668)
	160	135,305	84,257	33,245	(17,822)	(68,958)	(120,176)	(170,732)	(219,722)
	170	126,248	75,184	24,162	(26,915)	(78,062)	(129,290)	(180,786)	(228,776)
	180	117,191	66,108	15,080	(36,008)	(87,173)	(138,403)	(190,840)	(237,830)
	190	108,134	57,025	5,991	(45,110)	(96,289)	(147,517)	(200,894)	(246,884)
	200	99,077	47,942	(3,102)	(54,213)	(105,405)	(156,629)	(210,948)	(255,938)
	210	90,020	38,859	(12,195)	(63,317)	(114,520)	(165,743)	(220,002)	(264,992)
	220	80,963	29,777	(21,288)	(72,421)	(123,636)	(174,857)	(229,056)	(274,046)
	230	71,906	20,694	(30,381)	(81,525)	(132,764)	(184,971)	(238,110)	(283,100)
	240	62,849	11,611	(39,474)	(90,635)	(141,892)	(194,085)	(247,164)	(292,154)
	250	53,792	2,525	(48,573)	(99,750)	(151,021)	(204,199)	(256,218)	(301,208)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **220**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

TABLE 7		Market Values 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	-	(38,229)	17,075	72,311	127,495	182,646	237,768	292,856
	10	(47,333)	7,982	63,228	118,422	173,581	228,703	283,799
	20	(56,437)	(1,111)	54,145	109,348	164,516	219,638	274,742
	30	(65,541)	(10,204)	45,062	100,275	155,449	210,573	265,685
	40	(74,645)	(19,297)	35,980	91,202	146,375	201,508	256,628
	50	(83,758)	(28,390)	26,897	82,128	137,302	192,443	247,565
	60	(92,874)	(37,488)	17,812	73,045	128,228	183,378	238,500
	70	(101,989)	(46,592)	8,719	63,962	119,155	174,313	229,435
	80	(111,105)	(55,696)	(374)	54,880	110,081	165,249	220,370
	90	(120,225)	(64,800)	(9,467)	45,797	101,008	156,181	211,305
	100	(129,353)	(73,904)	(18,559)	36,714	91,934	147,108	202,240
	110	(138,481)	(83,012)	(27,652)	27,631	82,861	138,034	193,176
	120	(147,609)	(92,127)	(36,747)	18,548	73,780	128,961	184,111
	130	(156,743)	(101,243)	(45,851)	9,457	64,697	119,888	175,046
	140	(165,885)	(110,359)	(54,955)	364	55,614	110,814	165,981
	150	(175,026)	(119,474)	(64,059)	(8,729)	46,531	101,741	156,914
	160	(184,169)	(128,601)	(73,162)	(17,822)	37,449	92,667	147,841
	170	(194,311)	(137,729)	(82,266)	(26,915)	28,366	83,594	138,767
	180	(204,454)	(146,857)	(91,381)	(36,008)	19,283	74,514	129,694
	190	(215,598)	(155,985)	(100,497)	(45,110)	10,194	65,431	120,620
	200	(225,745)	(165,125)	(109,612)	(54,213)	1,101	56,349	111,547
	210	(236,891)	(174,267)	(118,728)	(63,317)	(7,992)	47,266	102,473
	220	(248,038)	(183,416)	(127,848)	(72,421)	(17,085)	38,183	93,400
	230	(259,185)	(193,562)	(136,976)	(81,525)	(26,178)	29,100	84,326
	240	(270,332)	(204,709)	(146,105)	(90,629)	(35,271)	20,018	75,249
	250	(281,479)	(214,856)	(155,233)	(99,733)	(44,368)	10,931	66,166

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

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **G** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **North of Leicester**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **700**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				700 Units					
AH Policy requirement (% Target)				30%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%					
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				129.17		£ psm			
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		20.00%	42.0	6%	42.0		
2 bed House	30.0%	147.0		40.00%	84.0	33%	231.0		
3 bed House	45.0%	220.5		25.00%	52.5	39%	273.0		
4 bed House	25.0%	122.5		5.00%	10.5	19%	133.0		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		5.00%	10.5	2%	10.5		
2 bed Flat	0.0%	0.0		5.00%	10.5	2%	10.5		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units		100.0%	490.0	100.00%	210.0	100%	700.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	100.0	1,076				100.0	1,076		
4 bed House	140.0	1,507				140.0	1,507		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)			
1 bed House	0	0		2,436	26,221	2,436 26,221			
2 bed House	11,760	126,584		6,216	66,908	17,976 193,492			
3 bed House	22,050	237,344		4,883	52,555	26,933 289,899			
4 bed House	17,150	184,601		1,082	11,641	18,232 196,242			
5 bed House	0	0		0	0	0 0			
1 bed Flat	0	0		556	5,983	556 5,983			
2 bed Flat	0	0		791	8,510	791 8,510			
3 bed Flat	0	0		0	0	0 0			
	50,960	548,529		15,962	171,819	66,922 720,347			
AH % by floor area:				23.85% AH % by floor area (difference due to mix)					
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm		£ psf		total MV (£ (no AH))			
1 bed House	180,000	3,103		288		7,560,000			
2 bed House	265,000	3,313		308		61,215,000			
3 bed House	330,000	3,300		307		90,090,000			
4 bed House	425,000	3,036		282		56,525,000			
5 bed House	500,000	3,030		282		0			
1 bed Flat	150,000	3,333		310		1,575,000			
2 bed Flat	180,000	2,813		261		1,890,000			
3 bed Flat	250,000	3,125		290		0			
						218,855,000			
Affordable Housing values (£) -									
	Aff. Rent £	% of MV		Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%		0	0%	126,000	70%	126,000	70%
2 bed House	119,250	45%		0	0%	185,500	70%	185,500	70%
3 bed House	148,500	45%		0	0%	231,000	70%	231,000	70%
4 bed House	191,250	45%		0	0%	250,000	70%	297,500	70%
5 bed House	225,000	45%		0	0%	250,000	70%	350,000	70%
1 bed Flat	67,500	45%		0	0%	105,000	70%	105,000	70%
2 bed Flat	81,000	45%		0	0%	126,000	70%	126,000	70%
3 bed Flat	112,500	45%		0	0%	175,000	70%	175,000	70%
* capped @£250K									

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **700**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	147.0	@	265,000	38,955,000
3 bed House	220.5	@	330,000	72,765,000
4 bed House	122.5	@	425,000	52,062,500
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	150,000	-
2 bed Flat	0.0	@	180,000	-
3 bed Flat	0.0	@	250,000	-
	490.0			163,782,500
Affordable Rent GDV -				
1 bed House	28.1	@	81,000	2,279,340
2 bed House	56.3	@	119,250	6,711,390
3 bed House	35.2	@	148,500	5,223,488
4 bed House	7.0	@	191,250	1,345,444
5 bed House	0.0	@	225,000	-
1 bed Flat	7.0	@	67,500	474,863
2 bed Flat	7.0	@	81,000	569,835
3 bed Flat	0.0	@	112,500	-
	140.7			16,604,359
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	185,500	-
3 bed House	0.0	@	231,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	13.9	@	126,000	1,746,360
2 bed House	27.7	@	185,500	5,142,060
3 bed House	17.3	@	231,000	4,002,075
4 bed House	3.5	@	297,500	1,030,838
5 bed House	0.0	@	350,000	-
1 bed Flat	3.5	@	105,000	363,825
2 bed Flat	3.5	@	126,000	436,590
3 bed Flat	0.0	@	175,000	-
	69.3	210.0		12,721,748
Sub-total GDV Residential	700			193,108,606
AH on-site cost analysis:	13.33% % of GDV		EMV (no AH) less £GDV (inc. AH)	25,746,394
	385 £ psm (total GIA sqm)		36,781 £ per unit (total units)	
Grant	210	AH units @	0 per unit	-
Total GDV				193,108,606

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **700**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(112,559)
Planning Application Professional Fees, Surveys and reports					(340,000)
CIL (Mkrt only + garages)		50,960 sqm		129.17 £ psm	(6,582,357)
	CIL analysis:	3.41% % of GDV		9,403 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	700 units @		20,904 per unit	(14,632,800)
	S106 analysis:	731,640 £ per ha		7.58% % of GDV	20,904 £ per unit (total units)
LCC TSA Contributions	Years (all)	700 units @		0 per unit	-
	S106 analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
	TOTAL S106 analysis:	731,640 £ per ha		7.58% % of GDV	20,904 £ per unit (total units)
AH Commuted Sum		66,922 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		20.00 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	700 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
1 bed House		2,436 sqm @		1,293 psm	(3,149,748)
2 bed House		17,976 sqm @		1,293 psm	(23,242,968)
3 bed House		26,933 sqm @		1,293 psm	(34,823,723)
4 bed House		18,232 sqm @		1,293 psm	(23,573,330)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		556 sqm @		1,493 psm	(829,932)
2 bed Flat		791 sqm @		1,493 psm	(1,180,348)
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkrt only)	221	66,922 0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	123	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		86,800,049 @		20.0%	(17,360,010)
	Ext. Works analysis:			24,800 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		700 units @		1,011 £ per unit	(707,700)
Part L/FHS		700 units @		4,847 £ per unit	(3,392,900)
	Sub-total			5,858 £ per unit (total units)	(4,100,600)
	Policy Costs analysis: (design costs only)				
Contingency (on construction)		108,260,658 @		3.0%	(3,247,820)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

Professional Fees	108,260.658 @	7.0%		(7,578,246)
Disposal Costs -				
OMS Marketing and Promotion	163,782,500 OMS @	3.00%	7,019 £ per unit	(4,913,475)
Residential Sales Agent Costs	163,782,500 OMS @	1.00%	2,340 £ per unit	(1,637,825)
Residential Sales Legal Costs	163,782,500 OMS @	0.25%	585 £ per unit	(409,456)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,958 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(148,142)
Developers Profit -				
Profit on OMS	163,782,500	20.00%		(32,756,500)
Margin on AH	29,326,106	6.00% on AH values		(1,759,566)
Profit analysis:	193,108,606	17.87% blended GDV	(34,516,066)	
	147,873,339	23.34% on costs	(34,516,066)	
TOTAL COSTS				(182,389,405)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				10,719,201
SDLT	10,719,201 @	HMRC formula		(525,460)
Acquisition Agent fees	10,719,201 @	1.0%		(107,192)
Acquisition Legal fees	10,719,201 @	0.5%		(53,596)
Interest on Land	10,719,201 @	6.00%		(643,152)
Residual Land Value				9,389,801
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			4.86% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0	dph (net)		
Site Area (net)	20.00	ha (net)	49.42	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	25.00	ha (gross)	61.78	acres (gross)
Density analysis:	3,346	sqm/ha (net)	14,576	sqft/ac (net)
	28	dph (gross)		
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	9,389,800
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			4.86% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **700**
Greenfield/Brownfield: **Greenfield**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-		304,935	257,928	210,912	163,891	116,861	69,822	22,764
10		293,315	246,953	200,580	154,204	107,816	61,420	15,008
20		281,694	235,977	190,247	144,516	98,771	53,018	7,250
30		270,074	224,998	179,914	134,827	89,726	44,616	(510)
40		258,453	214,019	169,581	125,136	80,682	36,214	(8,269)
50		246,833	203,041	159,248	115,445	71,637	27,812	(16,028)
60		235,209	192,062	148,915	105,754	62,590	19,409	(23,788)
70		223,584	181,083	138,580	96,064	53,541	11,007	(31,547)
80		211,960	170,104	128,243	86,373	44,493	2,601	(39,309)
90		200,335	159,126	117,906	76,682	35,444	(5,805)	(47,072)
100		188,710	148,147	107,569	66,991	26,396	(14,211)	(54,835)
110		177,086	137,164	97,232	57,296	17,347	(22,616)	(62,598)
120		165,461	126,182	86,896	47,601	8,299	(31,022)	(70,361)
130		153,837	115,199	76,559	37,906	(754)	(39,429)	(78,125)
140		142,210	104,216	66,221	28,211	(9,806)	(47,839)	(85,892)
150		130,581	93,233	55,880	18,517	(18,859)	(56,248)	(93,659)
160		118,952	82,250	45,539	8,822	(27,911)	(64,658)	(101,426)
170		107,323	71,267	35,198	(876)	(36,964)	(73,068)	(109,193)
180		95,694	60,281	24,857	(10,575)	(46,018)	(81,478)	(116,962)
190		84,065	49,294	14,516	(20,274)	(55,074)	(89,892)	(124,733)
200		72,436	38,306	4,174	(29,973)	(64,131)	(98,306)	(132,504)
210		60,804	27,319	(6,171)	(39,672)	(73,188)	(106,720)	(140,275)
220		49,170	16,331	(16,517)	(49,372)	(82,245)	(115,134)	(148,048)
230		37,537	5,344	(26,862)	(59,076)	(91,303)	(123,550)	(155,823)
240		25,903	(5,646)	(37,208)	(68,779)	(100,364)	(131,969)	(163,599)
250		14,269	(16,639)	(47,554)	(78,483)	(109,426)	(140,387)	(171,375)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **700**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						20,904
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		314,355	252,279	190,193	128,092	65,970	3,822	(58,359)
10		305,317	243,241	181,152	119,047	56,922	(5,230)	(67,416)
	CIL Rate (£)	296,278	234,203	172,110	110,002	47,873	(14,283)	(76,472)
	129	287,240	225,165	163,069	100,958	38,825	(23,335)	(85,529)
40		278,202	216,125	154,028	91,913	29,776	(32,388)	(94,589)
50		269,164	207,083	144,986	82,868	20,728	(41,440)	(103,650)
60		260,126	198,042	135,944	73,824	11,680	(50,496)	(112,712)
70		251,087	189,001	126,899	64,777	2,628	(59,553)	(121,773)
80		242,049	179,959	117,854	55,729	(6,424)	(68,610)	(130,835)
90		233,011	170,918	108,810	46,680	(15,477)	(77,667)	(139,902)
100		223,973	161,877	99,765	37,632	(24,529)	(86,723)	(148,968)
110		214,935	152,835	90,720	28,583	(33,582)	(95,784)	(158,034)
120		205,891	143,794	81,676	19,535	(42,634)	(104,845)	(167,102)
130		196,850	134,751	72,631	10,486	(51,691)	(113,907)	(176,174)
140		187,808	125,707	63,584	1,435	(60,747)	(122,968)	(185,245)
150		178,767	116,662	54,535	(7,618)	(69,804)	(132,031)	(195,176)
160		169,726	107,617	45,487	(16,670)	(78,861)	(141,097)	(205,548)
170		160,685	98,572	36,439	(25,723)	(87,918)	(150,164)	(215,922)
180		151,643	89,528	27,390	(34,775)	(96,979)	(159,230)	(226,296)
190		142,602	80,483	18,342	(43,828)	(106,040)	(168,298)	(236,673)
200		133,559	71,438	9,293	(52,885)	(115,101)	(177,370)	(247,053)
210		124,514	62,391	241	(61,942)	(124,163)	(186,478)	(257,434)
220		115,469	53,342	(8,812)	(70,998)	(133,227)	(196,543)	(267,819)
230		106,424	44,294	(17,864)	(80,055)	(142,293)	(206,616)	(278,206)
240		97,380	35,245	(26,917)	(89,112)	(151,359)	(217,290)	(288,594)
250		88,335	26,197	(35,969)	(98,174)	(160,426)	(227,664)	(298,989)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		261,852	232,854	203,856	174,857	145,859	116,861	87,862
10		252,807	223,809	194,811	165,812	136,814	107,816	78,818
20		243,763	214,764	185,766	156,768	127,769	98,771	69,773
30		234,718	205,720	176,721	147,723	118,725	89,726	60,728
40		225,673	196,675	167,677	138,678	109,680	80,682	51,683
50		216,628	187,630	158,632	129,634	100,635	71,637	42,639
60		207,581	178,583	149,584	120,586	91,588	62,590	33,591
70		198,533	169,534	140,536	111,538	82,539	53,541	24,543
80		189,484	160,486	131,488	102,489	73,491	44,493	15,494
90		180,436	151,437	122,439	93,441	64,442	35,444	6,446
100		171,387	142,389	113,391	84,392	55,394	26,396	(2,603)
110		162,339	133,341	104,342	75,344	46,346	17,347	(11,651)
120		153,290	124,292	95,293	66,295	37,297	8,299	(20,700)
130		144,238	115,239	86,241	57,243	28,244	(754)	(29,752)
140		135,185	106,187	77,189	48,190	19,192	(9,806)	(38,805)
150		126,133	97,134	68,136	39,138	10,139	(18,859)	(47,857)
160		117,080	88,082	59,084	30,085	1,087	(27,911)	(56,910)
170		108,028	79,029	50,031	21,033	(7,966)	(36,964)	(65,962)
180		98,974	69,976	40,977	11,979	(17,019)	(46,018)	(75,016)
190		89,917	60,919	31,921	2,922	(26,076)	(55,074)	(84,073)
200		80,860	51,862	22,864	(6,135)	(35,133)	(64,131)	(93,130)
210		71,804	42,805	13,807	(15,191)	(44,190)	(73,188)	(102,186)
220		62,747	33,748	4,750	(24,248)	(53,246)	(82,245)	(111,243)
230		53,689	24,690	(4,308)	(33,306)	(62,305)	(91,303)	(120,301)
240		44,627	15,629	(13,369)	(42,368)	(71,366)	(100,364)	(129,363)
250		35,566	6,568	(22,431)	(51,429)	(80,427)	(109,426)	(138,424)

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **700**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)							
		120,000	140,000	160,000	180,000	200,000	220,000	240,000	
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	-	186,861	166,861	146,861	126,861	106,861	86,861	66,861
	10	177,816	157,816	137,816	117,816	97,816	77,816	57,816	37,816
	20	168,771	148,771	128,771	108,771	88,771	68,771	48,771	28,771
	30	159,726	139,726	119,726	99,726	79,726	59,726	39,726	19,726
	40	150,682	130,682	110,682	90,682	70,682	50,682	30,682	10,682
	50	141,637	121,637	101,637	81,637	61,637	41,637	21,637	1,637
	60	132,590	112,590	92,590	72,590	52,590	32,590	12,590	-
	70	123,541	103,541	83,541	63,541	43,541	23,541	3,541	-
	80	114,493	94,493	74,493	54,493	34,493	14,493	(5,507)	-
	90	105,444	85,444	65,444	45,444	25,444	5,444	(14,556)	-
	100	96,396	76,396	56,396	36,396	16,396	(3,604)	(23,604)	-
	110	87,347	67,347	47,347	27,347	7,347	(12,653)	(32,653)	-
	120	78,299	58,299	38,299	18,299	(1,701)	(21,701)	(41,701)	-
	130	69,246	49,246	29,246	9,246	(10,754)	(30,754)	(50,754)	-
	140	60,194	40,194	20,194	194	(19,806)	(39,806)	(59,806)	-
	150	51,141	31,141	11,141	(8,859)	(28,859)	(48,859)	(68,859)	-
	160	42,089	22,089	2,089	(17,911)	(37,911)	(57,911)	(77,911)	-
	170	33,036	13,036	(6,964)	(26,964)	(46,964)	(66,964)	(86,964)	-
	180	23,982	3,982	(16,018)	(36,018)	(56,018)	(76,018)	(96,018)	-
	190	14,926	(5,074)	(25,074)	(45,074)	(65,074)	(85,074)	(105,074)	-
	200	5,869	(14,131)	(34,131)	(54,131)	(74,131)	(94,131)	(114,131)	-
	210	(3,188)	(23,188)	(43,188)	(63,188)	(83,188)	(103,188)	(123,188)	-
	220	(12,245)	(32,245)	(52,245)	(72,245)	(92,245)	(112,245)	(132,245)	-
	230	(21,303)	(41,303)	(61,303)	(81,303)	(101,303)	(121,303)	(141,303)	-
	240	(30,364)	(50,364)	(70,364)	(90,364)	(110,364)	(130,364)	(150,364)	-
	250	(39,426)	(59,426)	(79,426)	(99,426)	(119,426)	(139,426)	(159,426)	-

TABLE 5

		Build Cost 100%							
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	-	269,419	218,581	167,727	116,861	65,976	15,068	(35,868)
	10	260,381	209,543	158,686	107,816	56,927	6,015	(44,925)	-
	20	251,342	200,503	149,645	98,771	47,879	(3,037)	(53,982)	-
	30	242,304	191,462	140,604	89,726	38,830	(12,090)	(63,039)	-
	40	233,266	182,421	131,562	80,682	29,782	(21,142)	(72,096)	-
	50	224,228	173,379	122,518	71,637	20,733	(30,195)	(81,157)	-
	60	215,190	164,338	113,473	62,590	11,683	(39,251)	(90,219)	-
	70	206,152	155,297	104,428	53,541	2,631	(48,308)	(99,280)	-
	80	197,113	146,255	95,383	44,493	(6,422)	(57,365)	(108,342)	-
	90	188,073	137,214	86,339	35,444	(15,474)	(66,422)	(117,406)	-
	100	179,031	128,173	77,294	26,396	(24,527)	(75,479)	(126,472)	-
	110	169,990	119,130	68,249	17,347	(33,579)	(84,539)	(135,538)	-
	120	160,949	110,085	59,204	8,299	(42,635)	(93,601)	(144,605)	-
	130	151,907	101,041	50,155	(754)	(51,691)	(102,662)	(153,673)	-
	140	142,866	91,996	41,107	(9,806)	(60,748)	(111,723)	(162,745)	-
	150	133,825	82,951	32,058	(18,859)	(69,805)	(120,786)	(171,816)	-
	160	124,783	73,906	23,010	(27,911)	(78,862)	(129,853)	(180,888)	-
	170	115,742	64,862	13,961	(36,964)	(87,921)	(138,919)	(190,202)	-
	180	106,698	55,817	4,913	(46,018)	(96,982)	(147,985)	(200,576)	-
	190	97,653	46,769	(4,138)	(55,074)	(106,044)	(157,053)	(210,949)	-
	200	88,608	37,721	(13,191)	(64,131)	(115,105)	(166,125)	(221,327)	-
	210	79,564	28,672	(22,243)	(73,188)	(124,167)	(175,196)	(231,708)	-
	220	70,519	19,624	(31,296)	(82,245)	(133,233)	(184,268)	(242,088)	-
	230	61,474	10,575	(40,348)	(91,303)	(142,300)	(194,063)	(252,473)	-
	240	52,429	1,527	(49,401)	(100,364)	(151,366)	(204,437)	(262,860)	-
	250	43,383	(7,523)	(58,458)	(109,426)	(160,433)	(214,811)	(273,248)	-

241218 CBC CIL Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **700**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(48,332)	6,760	61,822	116,861	171,881	226,891	281,884
10	(57,389)	(2,292)	52,774	107,816	162,840	217,852	272,846
CIL Rate (£)	(66,446)	(11,345)	43,726	98,771	153,799	208,811	263,808
129	(75,503)	(20,397)	34,677	89,726	144,757	199,770	254,769
	(84,565)	(29,449)	25,629	80,682	135,716	190,728	245,731
	(93,626)	(38,504)	16,580	71,637	126,671	181,687	236,693
	(102,687)	(47,561)	7,529	62,590	117,626	172,646	227,655
	(111,749)	(56,617)	(1,523)	53,541	108,581	163,604	218,617
	(120,815)	(65,674)	(10,575)	44,493	99,537	154,563	209,575
	(129,881)	(74,731)	(19,628)	35,444	90,492	145,522	200,534
	(138,947)	(83,790)	(28,680)	26,396	81,447	136,480	191,493
	(148,014)	(92,852)	(37,733)	17,347	72,402	127,436	182,451
	(157,086)	(101,913)	(46,789)	8,299	63,357	118,392	173,410
	(166,157)	(110,974)	(55,846)	(754)	54,308	109,347	164,369
	(175,229)	(120,037)	(64,903)	(9,806)	45,260	100,302	155,328
	(184,304)	(129,103)	(73,960)	(18,859)	36,211	91,257	146,286
	(194,107)	(138,169)	(83,016)	(27,911)	27,163	82,213	137,245
	(204,481)	(147,236)	(92,077)	(36,964)	18,114	73,168	128,202
	(214,858)	(156,304)	(101,139)	(46,018)	9,066	64,123	119,157
	(225,239)	(165,375)	(110,200)	(55,074)	15	55,075	110,112
	(235,619)	(174,447)	(119,261)	(64,131)	(9,037)	46,027	101,068
	(246,006)	(183,519)	(128,325)	(73,188)	(18,090)	36,978	92,023
	(256,393)	(193,209)	(137,392)	(82,245)	(27,142)	27,930	82,978
	(266,783)	(203,582)	(146,458)	(91,303)	(36,195)	18,881	73,934
	(277,178)	(213,956)	(155,524)	(100,364)	(45,247)	9,833	64,889
	(287,573)	(224,335)	(164,594)	(109,426)	(54,303)	784	55,842

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

241218 CBC CIL Appraisals_North of Leicester_A_G_v1 - Summary Table

Appraisal Ref:	A	B	C	D	E	F	G
No Units:	7	15	35	60	125	220	700
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:	Median BCIS; Higher values; No AH	Median BCIS; Higher values; 30 AH	Median BCIS; Higher values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH
Total GDV (£)	£2,383,500	£4,229,426	£9,868,661	£16,607,280	£34,598,500	£60,893,360	£193,108,606
Total Costs (£)	-£2,290,002	-£4,027,961	-£9,386,460	-£15,772,079	-£32,694,213	-£57,532,696	-£182,389,405
Policy Assumptions							
AH Target % (& mix):	0%	30%	30%	30%	30%	30%	30%
Affordable Rent:	67%	67%	67%	67%	67%	67%	67%
Social Rent:	0%	0%	0%	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	33%	33%	33%	33%	33%	33%	33%
Max CIL Rate (£ psm)	£378	£210	£216	£133	£134	£140	£129
Max CIL Rate (£ per unit)	£36,715	£14,297	£14,674	£9,696	£9,725	£10,221	£9,403
Total S106 (£ per unit)	£20,904	£20,904	£20,904	£20,904	£20,904	£20,904	£20,904
Sub-total CIL+S106 (£ per unit)	£57,619	£35,201	£35,578	£30,600	£30,629	£31,125	£30,307
Profit KPI's							
Developers Profit (% on costs)	26.29%	23.04%	23.08%	23.12%	23.26%	23.27%	23.34%
Developers Profit (% on OMS)	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Developers Profit (% on AH)	6.00%	6.00%	6.00%	6.00%	6.00%	6.0%	6.00%
Developers Profit (% blended)	20.00%	17.83%	17.83%	17.83%	17.83%	17.83%	17.87%
Land Value KPI's							
RLV (£/acre (net))	£150,002	£150,001	£150,000	£150,000	£190,000	£190,000	£190,000
RLV (£/ha (net))	£370,654	£370,652	£370,651	£370,650	£469,490	£469,490	£469,490
RLV (% of GDV)	3.63%	4.38%	4.38%	4.46%	4.85%	4.85%	4.86%
BLV (£/acre (net))	£150,000	£150,000	£150,000	£150,000	£190,000	£190,000	£190,000
BLV (£/ha (net))	£370,650	£370,650	£370,650	£370,650	£469,490	£469,490	£469,490
BLV (% of GDV)	3.63%	4.38%	4.38%	4.46%	4.85%	4.85%	4.86%
Surplus/Deficit (£/acre) [RLV-BLV]	£1.73	£0.81	£0.35	£0.20	£0.11	£0.06	£0.02
Surplus/Deficit (£/ha)	£4.29	£2.00	£0.86	£0.50	£0.28	£0.16	£0.05
Surplus/Deficit Total (£)	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00	£1.00
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable	Viable
Maximum CIL result (£ psm)	£378	£210	£216	£133	£134	£140	£129
Recommended CIL (£ psm)	£265	£147	£150	£93	£94	£98	£90
Buffer (% from Max)	30%	30%	30%	30%	30%	30%	30%

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1 - Version Notes

Date	Version	Comments	AS
241218	v1	For Issue	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **H** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed Greenfield/Brownfield: Greenfield**
 Notes: **Median BCIS: Higher values; No AH**

No Units: **7**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	7 Units	
AH Policy requirement (% Target)	0%	
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%
AH tenure split %	Affordable Rent:	67.0%
	Social Rent:	0.0%
	First Homes:	0.0%
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%
		67.0% % Rented
		0.0% % of total (>10% First Homes PPG 023)
		100% 100.0%

CIL Rate (£ psm) **296.56** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	0.0	0%	0.0
2 bed House	25.0%	1.8	45.00%	0.0	25%	1.8
3 bed House	55.0%	3.9	25.00%	0.0	55%	3.9
4 bed House	20.0%	1.4	5.00%	0.0	20%	1.4
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	7.0	100.00%	0.0	100%	7.0

OMS Unit Floor areas -	Net area per unit (sqm)	MV (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	MV (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	MV (sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	130	1,394	0	0	130	1,394
3 bed House	358	3,854	0	0	358	3,854
4 bed House	161	1,733	0	0	161	1,733
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	649	6,981	0	0	649	6,981

AH % by floor area: **0.00% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV (£ (no AH))
1 bed House	180,000	3,103	288	0
2 bed House	255,000	3,446	320	446,250
3 bed House	320,000	3,441	320	1,232,000
4 bed House	380,000	3,304	307	532,000
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				2,210,250

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	114,750	45%	0	0%	178,500	70%	178,500	70%
3 bed House	144,000	45%	0	0%	224,000	70%	224,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	1.8	@	255,000	446,250
3 bed House	3.9	@	320,000	1,232,000
4 bed House	1.4	@	380,000	532,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	7.0			2,210,250
Affordable Rent GDV -				
1 bed House	0.0	@	81,000	-
2 bed House	0.0	@	114,750	-
3 bed House	0.0	@	144,000	-
4 bed House	0.0	@	171,000	-
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	178,500	-
3 bed House	0.0	@	224,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	178,500	-
3 bed House	0.0	@	224,000	-
4 bed House	0.0	@	266,000	-
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0	0.0		-
Sub-total GDV Residential				2,210,250
AH on-site cost analysis:				
		0.00% % of GDV	EMV (no AH) less EGDV (inc. AH)	0
		0 £ psm (total GIA sqm)	0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				2,210,250

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(3,234)
Planning Application Professional Fees, Surveys and reports				(10,000)
CIL (Mrkt only + garages)	649 sqm		296.56 £ psm	(192,333)
CIL analysis:				
Other CBC/LCC S106 Contributions	Years (all)	8.70% % of GDV	27,476 £ per unit (total units)	
		7 units @	20,805 per unit	(145,635)
S106 analysis:				
	624,150 £ per ha	6.59% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	7 units @	0 per unit	-
S106 analysis:				
	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
TOTAL S106 analysis:				
	624,150 £ per ha	6.59% % of GDV	20,805 £ per unit (total units)	
AH Commuted Sum		649 sqm (total)	0 £ psm	-
Comm. Sum analysis:				
		0.00% % of GDV		
Construction Costs -				
Site Clearance, Demolition & Remediation	0.23 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -				
Year 1		0		-
Year 2		0		-
Year 3		0		-
Year 4		0		-
Year 5		0		-
Years (all)		7 units @	0 per unit	-
Sub-total				-
Infra. Costs analysis:				
	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		- sqm @	1,468 psm	-
2 bed House		130 sqm @	1,468 psm	(190,106)
3 bed House		358 sqm @	1,468 psm	(525,617)
4 bed House		161 sqm @	1,468 psm	(236,348)
5 bed House		- sqm @	1,468 psm	-
1 bed Flat		- sqm @	1,691 psm	-
2 bed Flat		- sqm @	1,691 psm	-
3 bed Flat		- sqm @	1,691 psm	-
Garages for 3B House (Mrkt only)	4	0% units @	18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	1	0% units @	18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @	18 sqm @ 600 psm	-
External works		952,071 @	10.0%	(95,207)
Ext. Works analysis:				
			13,601 £ per unit (total units)	
Policy Costs on design -				
Net Biodiversity costs		7 units @	1,011 £ per unit	(7,077)
Part L/FHS	7 units @		4,847 £ per unit	(33,929)
Additional Low Carbon/Energy Reduction	7 units @		0 £ per unit	-
Water Efficiency	7 units @		0 £ per unit	-
Sub-total				(41,006)
Policy Costs analysis: (design costs only)				
			5,858 £ per unit (total units)	
Contingency (on construction)		1,088,285 @	3.0%	(32,649)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

Professional Fees	1,088,285 @	7.0%		(76,180)
Disposal Costs -				
OMS Marketing and Promotion	2,210,250 OMS @	3.00%	9,473 £ per unit	(66,308)
Residential Sales Agent Costs	2,210,250 OMS @	1.00%	3,158 £ per unit	(22,103)
Residential Sales Legal Costs	2,210,250 OMS @	0.25%	789 £ per unit	(5,526)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			14,848 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(22,451)
Developers Profit -				
Profit on OMS	2,210,250	20.00%		(442,050)
Margin on AH	0	6.00%	on AH values	-
Profit analysis:	2,210,250		20.00% blended GDV	(442,050)
	1,674,702		26.40% on costs	(442,050)
TOTAL COSTS				(2,116,752)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				93,498
SDLT	93,498 @	HMRC formula		-
Acquisition Agent fees	93,498 @	1.0%		(935)
Acquisition Legal fees	93,498 @	0.5%		(467)
Interest on Land	93,498 @	6.00%		(5,610)
Residual Land Value				86,486
RLV analysis:	12,355 £ per plot	370,654 £ per ha (net)	150,002 £ per acre (net)	
		296,523 £ per ha (gross)	120,001 £ per acre (gross)	
			3.91% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.23	ha (net)	0.58	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.29	ha (gross)	0.72	acres (gross)
Density analysis:	2,780	sqm/ha (net)	12,108	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	86,485
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			3.91% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		4 £ per ha (net)	2 £ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 0%						
		2	0%	5%	10%	15%	20%	25%
CIL Rate (£)	150.00	154,552	118,482	82,230	45,354	8,390	(28,573)	(65,537)
	160.00	144,172	108,621	72,681	36,292	(138)	(36,569)	(73,000)
	170.00	133,793	98,760	63,128	27,231	(8,667)	(44,565)	(80,462)
	180.00	123,413	88,861	53,534	18,169	(17,196)	(52,560)	(87,925)
	190.00	113,033	78,771	43,939	9,107	(25,724)	(60,556)	(95,387)
	200.00	102,653	68,643	34,344	46	(34,253)	(68,551)	(102,850)
	210.00	92,245	58,515	24,750	(9,016)	(42,781)	(76,547)	(110,313)
	220.00	81,620	48,387	15,155	(18,078)	(51,310)	(84,543)	(117,775)
	230.00	70,959	38,260	5,560	(27,139)	(59,839)	(92,538)	(125,238)
	240.00	60,298	28,132	(4,035)	(36,201)	(68,367)	(100,534)	(132,700)
	250.00	49,637	18,004	(13,629)	(45,263)	(76,896)	(108,529)	(140,163)
	260.00	38,977	7,876	(23,224)	(54,324)	(85,425)	(116,525)	(147,625)
	270.00	28,316	(2,251)	(32,819)	(63,386)	(93,953)	(124,521)	(155,500)
	280.00	17,655	(12,379)	(42,413)	(72,448)	(102,482)	(132,516)	(163,568)
	290.00	6,994	(22,507)	(52,008)	(81,509)	(111,011)	(140,512)	(171,636)
	300.00	(3,667)	(32,635)	(61,603)	(90,571)	(119,539)	(148,507)	(179,703)
	310.00	(14,327)	(42,763)	(71,198)	(99,633)	(128,068)	(157,030)	(187,771)
	320.00	(24,988)	(52,890)	(80,792)	(108,694)	(136,597)	(165,674)	(195,839)
	330.00	(35,649)	(63,018)	(90,387)	(117,756)	(145,125)	(174,318)	(203,906)
	340.00	(46,310)	(73,146)	(99,982)	(126,818)	(153,950)	(182,962)	(211,974)
350.00	(56,971)	(83,274)	(109,577)	(135,880)	(163,170)	(191,606)	(220,042)	
360.00	(67,631)	(93,401)	(119,171)	(144,941)	(172,390)	(200,250)	(228,109)	
370.00	(78,292)	(103,529)	(128,766)	(154,327)	(181,611)	(208,894)	(236,177)	
380.00	(88,953)	(113,657)	(138,361)	(164,124)	(190,831)	(217,538)	(244,244)	
390.00	(99,614)	(123,785)	(147,955)	(173,920)	(200,051)	(226,182)	(252,312)	
400.00	(110,275)	(133,912)	(158,162)	(183,717)	(209,271)	(234,825)	(260,380)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 2

		Other CBC/LCC S106 Contributions						20,805	
Balance (RLV - BLV £ per acre (n))		2	5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£) £297	150.00		328,834	274,675	219,587	163,571	107,555	50,443	(7,090)
	160.00		318,799	264,639	209,207	153,191	97,171	39,782	(17,751)
	170.00		308,763	254,604	198,827	142,811	86,654	29,121	(28,411)
	180.00		298,727	244,464	188,447	132,431	75,993	18,460	(39,072)
	190.00		288,691	234,084	178,068	122,052	65,332	7,800	(49,733)
	200.00		278,656	223,704	167,688	111,672	54,672	(2,861)	(60,394)
	210.00		268,620	213,324	157,308	101,292	44,011	(13,522)	(71,055)
	220.00		258,584	202,944	146,928	90,878	33,350	(24,183)	(81,715)
	230.00		248,549	192,565	136,549	80,222	22,689	(34,844)	(92,376)
	240.00		238,201	182,185	126,169	69,561	12,028	(45,504)	(103,037)
	250.00		227,821	171,805	115,789	58,900	1,368	(56,165)	(113,698)
	260.00		217,441	161,425	105,409	48,239	(9,293)	(66,826)	(124,359)
	270.00		207,062	151,046	95,015	37,579	(19,954)	(77,487)	(135,019)
	280.00		196,682	140,666	84,450	26,918	(30,615)	(88,148)	(145,680)
	290.00		186,302	130,286	73,790	16,257	(41,276)	(98,808)	(156,355)
	300.00		175,922	119,906	63,129	5,596	(51,937)	(109,469)	(168,380)
	310.00		165,543	109,526	52,468	(5,065)	(62,597)	(120,130)	(179,906)
	320.00		155,163	99,147	41,807	(15,725)	(73,258)	(130,791)	(191,431)
	330.00		144,783	88,679	31,146	(26,386)	(83,919)	(141,452)	(202,956)
	340.00		134,403	78,018	20,486	(37,047)	(94,580)	(152,284)	(214,481)
350.00		124,023	67,357	9,825	(47,708)	(105,241)	(163,099)	(226,006)	
360.00		113,644	56,697	(836)	(58,369)	(115,901)	(175,334)	(237,532)	
370.00		103,264	46,036	(11,497)	(69,029)	(126,562)	(186,859)	(249,057)	
380.00		92,885	35,375	(22,158)	(79,690)	(137,223)	(198,384)	(260,582)	
390.00		82,247	24,714	(32,818)	(90,351)	(147,884)	(209,910)	(272,107)	
400.00		71,586	14,053	(43,479)	(101,012)	(159,237)	(221,435)	(283,632)	

TABLE 3

		Profit 20%							
Balance (RLV - BLV £ per acre (n))		2	15%	16%	17%	18%	19%	20%	21%
CIL Rate (£) 297	150.00		325,351	291,808	258,266	223,938	189,245	154,552	119,859
	160.00		315,316	281,773	248,230	213,558	178,865	144,172	109,479
	170.00		305,280	271,737	237,871	203,178	168,485	133,793	99,100
	180.00		295,244	261,701	227,491	192,799	158,106	123,413	88,677
	190.00		285,208	251,666	217,112	182,419	147,726	113,033	78,068
	200.00		275,173	241,425	206,732	172,039	137,346	102,653	67,459
	210.00		265,110	231,017	196,324	161,631	126,938	92,245	56,821
	220.00		255,025	220,587	185,894	151,201	116,508	81,620	46,160
	230.00		244,849	210,156	175,463	140,771	106,078	70,959	35,499
	240.00		234,419	199,726	165,033	130,340	95,647	60,298	24,839
	250.00		223,989	189,296	154,603	119,910	85,097	49,637	14,178
	260.00		213,558	178,865	144,173	109,480	74,436	38,977	3,517
	270.00		203,128	168,435	133,742	99,049	63,775	28,316	(7,144)
	280.00		192,698	158,005	123,312	88,574	53,115	17,655	(17,805)
	290.00		182,267	147,574	112,882	77,913	42,454	6,994	(28,465)
	300.00		171,837	137,144	102,451	67,253	31,793	(3,667)	(39,126)
	310.00		161,407	126,714	92,021	56,592	21,132	(14,327)	(49,787)
	320.00		150,976	116,284	81,391	45,931	10,471	(24,988)	(60,448)
	330.00		140,546	105,853	70,730	35,270	(189)	(35,649)	(71,109)
	340.00		130,116	95,423	60,069	24,609	(10,850)	(46,310)	(81,769)
350.00		119,686	84,868	49,408	13,949	(21,511)	(56,971)	(92,430)	
360.00		109,255	74,207	38,747	3,288	(32,172)	(67,631)	(103,091)	
370.00		98,825	63,546	28,087	(7,373)	(42,833)	(78,292)	(113,752)	
380.00		88,345	52,885	17,426	(18,034)	(53,493)	(88,953)	(124,413)	
390.00		77,684	42,224	6,765	(28,695)	(64,154)	(99,614)	(135,073)	
400.00		67,023	31,564	(3,896)	(39,355)	(74,815)	(110,275)	(145,734)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 5

Balance (RLV - BLV £ per acre (n))	2	BLV (£ per acre)					
		100,000	120,000	140,000	160,000	180,000	200,000
150.00	204,552	184,552	164,552	144,552	124,552	104,552	84,552
160.00	194,172	174,172	154,172	134,172	114,172	94,172	74,172
170.00	183,793	163,793	143,793	123,793	103,793	83,793	63,793
180.00	173,413	153,413	133,413	113,413	93,413	73,413	53,413
190.00	163,033	143,033	123,033	103,033	83,033	63,033	43,033
200.00	152,653	132,653	112,653	92,653	72,653	52,653	32,653
210.00	142,273	122,273	102,273	82,273	62,273	42,273	22,273
220.00	131,893	111,893	91,893	71,893	51,893	31,893	11,893
230.00	121,513	101,513	81,513	61,513	41,513	21,513	1,513
240.00	111,133	91,133	71,133	51,133	31,133	11,133	(9,702)
250.00	100,753	80,753	60,753	40,753	20,753	1,753	(20,363)
260.00	90,373	70,373	50,373	30,373	10,373	(9,023)	(31,023)
270.00	79,993	59,993	39,993	19,993	(1,684)	(21,684)	(41,684)
280.00	69,613	49,613	29,613	9,613	(12,345)	(32,345)	(52,345)
290.00	59,233	39,233	19,233	(1,006)	(23,006)	(43,006)	(63,006)
300.00	48,853	28,853	8,853	(13,667)	(33,667)	(53,667)	(73,667)
310.00	38,473	18,473	(7,327)	(24,327)	(44,327)	(64,327)	(84,327)
320.00	28,093	8,093	(18,988)	(34,988)	(54,988)	(74,988)	(94,988)
330.00	17,713	(2,287)	(25,649)	(45,649)	(65,649)	(85,649)	(105,649)
340.00	7,333	(13,310)	(36,310)	(56,310)	(76,310)	(96,310)	(116,310)
350.00	(3,053)	(26,971)	(46,971)	(66,971)	(86,971)	(106,971)	(126,971)
360.00	(12,673)	(37,631)	(57,631)	(77,631)	(97,631)	(117,631)	(137,631)
370.00	(22,293)	(48,292)	(68,292)	(88,292)	(108,292)	(128,292)	(148,292)
380.00	(31,913)	(58,953)	(78,953)	(98,953)	(118,953)	(138,953)	(158,953)
390.00	(41,533)	(69,614)	(89,614)	(109,614)	(129,614)	(149,614)	(169,614)
400.00	(51,153)	(80,275)	(100,275)	(120,275)	(140,275)	(160,275)	(180,275)

TABLE 6

Balance (RLV - BLV £ per acre (n))	2	Build Cost 100%					
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%
150.00	291,988	247,190	200,871	154,552	108,233	61,099	13,526
160.00	281,952	236,810	190,491	144,172	97,852	50,439	2,866
170.00	271,916	226,430	180,112	133,793	87,351	39,778	(7,795)
180.00	261,880	216,051	169,732	123,413	76,690	29,117	(18,456)
190.00	251,845	205,671	159,352	113,033	66,029	18,456	(29,117)
200.00	241,810	195,291	148,972	102,653	55,368	7,795	(39,778)
210.00	231,774	184,911	138,592	92,273	44,708	(2,865)	(50,438)
220.00	221,739	174,532	128,213	81,893	34,047	(13,526)	(61,099)
230.00	211,703	164,152	117,833	71,513	23,386	(24,187)	(71,760)
240.00	201,668	153,772	107,453	61,133	12,725	(34,848)	(82,421)
250.00	191,632	143,392	97,073	50,753	2,064	(45,509)	(93,082)
260.00	181,597	133,012	86,693	40,373	(8,596)	(56,169)	(103,742)
270.00	171,561	122,633	75,889	29,993	(19,257)	(66,830)	(114,403)
280.00	161,526	112,253	65,228	19,613	(29,918)	(77,491)	(125,064)
290.00	151,490	101,873	54,567	9,233	(40,579)	(88,152)	(135,725)
300.00	141,455	91,493	43,906	(1,147)	(51,240)	(98,813)	(146,386)
310.00	131,419	81,113	33,246	(14,327)	(61,900)	(109,473)	(157,047)
320.00	121,384	70,733	22,585	(24,988)	(72,561)	(120,134)	(167,708)
330.00	111,348	60,353	11,924	(35,649)	(83,222)	(130,795)	(178,369)
340.00	101,313	49,973	1,263	(46,310)	(93,883)	(141,456)	(189,030)
350.00	91,277	39,593	(9,398)	(56,971)	(104,544)	(152,117)	(199,691)
360.00	81,242	29,213	(20,058)	(67,631)	(115,204)	(162,778)	(210,352)
370.00	71,206	18,833	(30,719)	(78,292)	(125,865)	(173,439)	(221,013)
380.00	61,171	8,453	(41,380)	(88,953)	(136,526)	(184,100)	(231,674)
390.00	51,135	(2,027)	(52,041)	(99,614)	(147,187)	(194,761)	(242,335)
400.00	41,100	(11,647)	(62,702)	(110,275)	(157,848)	(205,422)	(252,996)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 7		Market Values 100%						
Balance (RLV - BLV £ per acre (n))	2	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	150.00	(47,904)	20,146	88,196	154,552	220,837	285,813	349,901
	160.00	(58,564)	9,485	77,535	144,172	210,458	275,777	339,865
CIL Rate (£)	170.00	(69,225)	(1,176)	66,874	133,793	200,078	265,742	329,830
297	180.00	(79,886)	(11,836)	56,213	123,413	189,698	255,706	319,794
	190.00	(90,547)	(22,497)	45,553	113,033	179,318	245,604	309,758
	200.00	(101,208)	(33,158)	34,892	102,653	168,939	235,224	299,722
	210.00	(111,868)	(43,819)	24,231	92,245	158,559	224,844	289,687
	220.00	(122,529)	(54,480)	13,570	81,620	148,179	214,464	279,651
	230.00	(133,190)	(65,140)	2,909	70,959	137,799	204,084	269,615
	240.00	(143,851)	(75,801)	(7,751)	60,298	127,419	193,705	259,580
	250.00	(154,512)	(86,462)	(18,412)	49,637	117,040	183,325	249,544
	260.00	(166,403)	(97,123)	(29,073)	38,977	106,660	172,945	239,230
	270.00	(177,928)	(107,784)	(39,734)	28,316	96,242	162,565	228,816
	280.00	(189,453)	(118,444)	(50,395)	17,655	85,705	152,186	218,471
	290.00	(200,978)	(129,105)	(61,055)	6,994	75,044	141,806	208,091
	300.00	(212,503)	(139,766)	(71,716)	(3,667)	64,383	131,426	197,711
	310.00	(224,029)	(150,427)	(82,377)	(14,327)	53,722	121,046	187,331
	320.00	(235,554)	(161,087)	(93,038)	(24,988)	43,061	110,666	176,952
	330.00	(247,079)	(171,748)	(103,699)	(35,649)	32,401	100,286	166,572
	340.00	(258,604)	(182,409)	(114,360)	(46,310)	21,740	89,906	156,192
	350.00	(270,129)	(193,070)	(125,021)	(56,971)	11,079	79,526	145,812
	360.00	(281,654)	(203,731)	(135,681)	(67,631)	418	69,146	135,432
	370.00	(293,179)	(214,392)	(146,342)	(78,292)	(10,243)	58,766	125,052
	380.00	(304,704)	(225,053)	(157,003)	(88,953)	(20,903)	48,386	114,672
	390.00	(316,229)	(235,714)	(167,664)	(99,614)	(31,564)	38,006	104,292
	400.00	(327,754)	(246,375)	(178,325)	(110,275)	(42,225)	27,626	93,912

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **I** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Loughborough / Shepshed** No Units: **15**
 Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

ASSUMPTIONS - RESIDENTIAL USES							
Total number of units in scheme		15 Units					
AH Policy requirement (% Target)		30%					
Open Market Sale (OMS) housing		70%					
AH tenure split %		Open Market Sale (OMS)		Affordable Rent:		67.0%	
		Social Rent:		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):				9.9% % of total (>10% First Homes PPG 023)	
				100%		100.0%	
CIL Rate (£ psm)		75.51 £ psm					
Unit mix -		OMS Unit mix%		MV # units		AH mix%	
						AH # units	
						Overall mix%	
						Total # units	
1 bed House		0.0%		0.0		25.00%	
2 bed House		25.0%		2.6		45.00%	
3 bed House		55.0%		5.8		25.00%	
4 bed House		20.0%		2.1		5.00%	
5 bed House		0.0%		0.0		0.00%	
1 bed Flat		0.0%		0.0		0.00%	
2 bed Flat		0.0%		0.0		0.00%	
3 bed Flat		0.0%		0.0		0.00%	
Total number of units		100.0%		10.5		100.00%	
						4.5	
						100%	
						15.0	
OMS Unit Floor areas -		Net area per unit		Net to Gross %		Gross (GIA) per unit	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		58.0		624		58.0	
2 bed House		74.0		797		74.0	
3 bed House		93.0		1,001		93.0	
4 bed House		115.0		1,238		115.0	
5 bed House		165.0		1,776		165.0	
1 bed Flat		45.0		484		85.0%	
2 bed Flat		64.0		689		85.0%	
3 bed Flat		80.0		861		85.0%	
AH Unit Floor areas -		Net area per unit		Net to Gross %		Gross (GIA) per unit	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		58.0		624		58.0	
2 bed House		74.0		797		74.0	
3 bed House		93.0		1,001		93.0	
4 bed House		103.0		1,109		103.0	
5 bed House		140.0		1,507		140.0	
1 bed Flat		45.0		484		85.0%	
2 bed Flat		64.0		689		85.0%	
3 bed Flat		80.0		861		85.0%	
Total Gross Floor areas -		OMS Units GIA		AH units GIA		Total GIA (all units)	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		0		0		65	
2 bed House		194		2,091		150	
3 bed House		537		5,781		105	
4 bed House		242		2,599		23	
5 bed House		0		0		0	
1 bed Flat		0		0		0	
2 bed Flat		0		0		0	
3 bed Flat		0		0		0	
		973		10,471		343	
						3,691	
						1,316	
						14,162	
AH % by floor area:		26.06% AH % by floor area (difference due to mix)					
Open Market Sales values (£) -		£ OMS (per unit)		£ psm		£ psf	
						total MV £ (no AH)	
1 bed House		180,000		3,103		288	
2 bed House		255,000		3,446		320	
3 bed House		320,000		3,441		320	
4 bed House		380,000		3,304		307	
5 bed House		500,000		3,030		282	
1 bed Flat		143,091		3,180		295	
2 bed Flat		181,616		2,838		264	
3 bed Flat		250,000		3,125		290	
						4,479,750	
Affordable Housing values (£) -		Aff. Rent £		% of MV		Social Rent £	
						% of MV	
						First Homes £*	
						% of MV	
						Other Int. £	
						% of MV	
1 bed House		81,000		45%		0	
2 bed House		114,750		45%		0	
3 bed House		144,000		45%		0	
4 bed House		171,000		45%		0	
5 bed House		225,000		45%		0	
1 bed Flat		64,391		45%		0	
2 bed Flat		81,727		45%		0	
3 bed Flat		112,500		45%		0	
						126,000	
						178,500	
						224,000	
						250,000	
						250,000	
						100,164	
						127,131	
						175,000	
						126,000	
						178,500	
						224,000	
						266,000	
						350,000	
						100,164	
						127,131	
						175,000	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	

* capped @£250K

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Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
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GROSS DEVELOPMENT VALUE					
OMS GDV - (part houses due to % mix)					
1 bed House	0.0	@	180,000	-	
2 bed House	2.6	@	255,000	669,375	
3 bed House	5.8	@	320,000	1,848,000	
4 bed House	2.1	@	380,000	798,000	
5 bed House	0.0	@	500,000	-	
1 bed Flat	0.0	@	143,091	-	
2 bed Flat	0.0	@	181,616	-	
3 bed Flat	0.0	@	250,000	-	
	10.5			3,315,375	
Affordable Rent GDV -					
1 bed House	0.8	@	81,000	61,054	
2 bed House	1.4	@	114,750	155,687	
3 bed House	0.8	@	144,000	108,540	
4 bed House	0.2	@	171,000	25,778	
5 bed House	0.0	@	225,000	-	
1 bed Flat	0.0	@	64,391	-	
2 bed Flat	0.0	@	81,727	-	
3 bed Flat	0.0	@	112,500	-	
	3.0			351,059	
Social Rent GDV -					
1 bed House	0.0	@	0	-	
2 bed House	0.0	@	0	-	
3 bed House	0.0	@	0	-	
4 bed House	0.0	@	0	-	
5 bed House	0.0	@	0	-	
1 bed Flat	0.0	@	0	-	
2 bed Flat	0.0	@	0	-	
3 bed Flat	0.0	@	0	-	
	0.0			-	
First Homes GDV -					
1 bed House	0.0	@	126,000	-	
2 bed House	0.0	@	178,500	-	
3 bed House	0.0	@	224,000	-	
4 bed House	0.0	@	250,000	-	
5 bed House	0.0	@	250,000	-	
1 bed Flat	0.0	@	100,164	-	
2 bed Flat	0.0	@	127,131	-	
3 bed Flat	0.0	@	175,000	-	
	0.0			-	
Other Intermediate GDV -					
1 bed House	0.4	@	126,000	46,778	
2 bed House	0.7	@	178,500	119,283	
3 bed House	0.4	@	224,000	83,160	
4 bed House	0.1	@	266,000	19,751	
5 bed House	0.0	@	350,000	-	
1 bed Flat	0.0	@	100,164	-	
2 bed Flat	0.0	@	127,131	-	
3 bed Flat	0.0	@	175,000	-	
	1.5	4.5		268,971	
Sub-total GDV Residential					
			15		3,935,405
AH on-site cost analysis:			13.83% % of GDV	EMV (no AH) less EGDV (inc. AH)	544,345
			414 £ psm (total GIA sqm)	36,290 £ per unit (total units)	
Grant					
	5	AH units @	0	per unit	-
Total GDV					
					3,935,405

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DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(6,930)
Planning Application Professional Fees, Surveys and reports					(20,000)
CIL (Mrkt only + garages)		973 sqm		75.51 £ psm	(73,460)
	CIL analysis:	1.87% % of GDV		4,897 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	15 units @		20,805 per unit	(312,075)
	S106 analysis:	7.93% % of GDV		20,805 £ per unit (total units)	
	624,150 £ per ha				
LCC TSA Contributions	Years (all)	15 units @		0 per unit	-
	S106 analysis:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
	TOTAL S106 analysis:	7.93% % of GDV		20,805 £ per unit (total units)	
	624,150 £ per ha				
AH Commuted Sum		1,316 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		0.50 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -					
Year 1		0			-
Year 2		0			-
Year 3		0			-
Year 4		0			-
Year 5		0			-
Years (all)		15 units @		0 per unit	-
Sub-total					-
	Infra. Costs analysis:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
1 bed House		65 sqm @		1,468 psm	(95,787)
2 bed House		344 sqm @		1,468 psm	(505,139)
3 bed House		642 sqm @		1,468 psm	(942,016)
4 bed House		265 sqm @		1,468 psm	(388,543)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mrkt only)	6	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	2	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @ 600 psm	-
External works		1,931,484 @		10.0%	(193,148)
	Ext. Works analysis:			12,877 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		15 units @		1,011 £ per unit	(15,165)
Part L/FHS	15 units @			4,847 £ per unit	(72,705)
Additional Low Carbon/Energy Reduction	15 units @			0 £ per unit	-
Water Efficiency	15 units @			0 £ per unit	-
Sub-total					(87,870)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		2,212,503 @		3.0%	(66,375)

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Professional Fees	2,212,503 @	7.0%		(154,875)
Disposal Costs -				
OMS Marketing and Promotion	3,315,375 OMS @	3.00%	6,631 £ per unit	(99,461)
Residential Sales Agent Costs	3,315,375 OMS @	1.00%	2,210 £ per unit	(33,154)
Residential Sales Legal Costs	3,315,375 OMS @	0.25%	553 £ per unit	(8,288)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,060 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(36,541)
Developers Profit -				
Profit on OMS	3,315,375	20.00%		(663,075)
Margin on AH	620,030	6.00%	on AH values	(37,202)
Profit analysis:	3,935,405		17.79% blended GDV	(700,277)
	3,033,663		23.08% on costs	(700,277)
TOTAL COSTS				(3,733,939)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				201,465
SDLT	201,465 @	HMRC formula		(1,029)
Acquisition Agent fees	201,465 @	1.0%		(2,015)
Acquisition Legal fees	201,465 @	0.5%		(1,007)
Interest on Land	201,465 @	6.00%		(12,088)
Residual Land Value				185,326
RLV analysis:	12,355 £ per plot	370,652 £ per ha (net)	150,001 £ per acre (net)	
		296,522 £ per ha (gross)	120,001 £ per acre (gross)	
			4.71% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.50	ha (net)	1.24	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.63	ha (gross)	1.54	acres (gross)
Density analysis:	2,631	sqm/ha (net)	11,463	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	185,325
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.71% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		2 £ per ha (net)	1 £ per acre (net)	1

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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%						
		0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre (n))	1							
	-	309,567	267,032	224,496	181,961	139,426	96,891	54,356
CIL Rate (£)	10	299,506	257,474	215,442	173,410	131,378	89,346	47,314
	20	289,446	247,917	206,388	164,859	123,330	81,801	40,272
76	30	279,386	238,360	197,334	156,308	115,282	74,256	33,150
	40	269,326	228,803	188,280	147,757	107,233	66,710	25,866
	50	259,266	219,246	179,225	139,205	99,185	59,165	18,583
	60	249,205	209,688	170,171	130,654	91,137	51,620	11,299
	70	239,145	200,131	161,117	122,103	83,089	44,075	4,015
	80	229,085	190,574	152,063	113,552	75,041	36,530	(3,268)
	90	219,025	181,017	143,009	105,001	66,993	28,985	(10,552)
	100	208,965	171,460	133,955	96,450	58,945	20,956	(17,835)
	110	198,904	161,902	124,900	87,898	50,896	13,152	(25,119)
	120	188,844	152,345	115,846	79,347	42,848	5,348	(32,402)
	130	178,784	142,788	106,792	70,796	34,774	(2,456)	(39,730)
	140	168,724	133,231	97,738	62,245	26,450	(10,260)	(47,175)
	150	158,664	123,674	88,684	53,694	18,126	(18,064)	(54,619)
	160	148,603	114,116	79,629	45,143	9,802	(25,867)	(62,064)
	170	138,543	104,559	70,575	36,591	1,478	(33,671)	(69,508)
	180	128,483	95,002	61,521	27,783	(6,846)	(41,559)	(76,953)
	190	118,423	85,445	52,467	18,938	(15,170)	(49,535)	(84,397)
	200	108,363	75,888	43,413	10,094	(23,494)	(57,511)	(91,861)
	210	98,302	66,331	34,318	1,250	(31,819)	(65,488)	(99,342)
	220	88,242	56,773	24,953	(7,595)	(40,197)	(73,464)	(106,823)
	230	78,182	47,216	15,588	(16,439)	(48,705)	(81,463)	(114,304)
	240	68,122	37,659	6,224	(25,283)	(57,213)	(89,478)	(121,784)
	250	58,062	27,846	(3,141)	(34,128)	(65,721)	(97,493)	(129,265)

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TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		225,971	171,680	117,388	63,097	7,888	(48,498)	(105,980)
10		218,929	164,637	110,346	56,055	605	(55,943)	(113,460)
20		211,887	157,595	103,304	49,012	(6,679)	(63,387)	(120,941)
30		204,845	150,553	96,262	41,970	(13,962)	(70,832)	(128,422)
40		197,802	143,511	89,220	34,907	(21,246)	(78,276)	(135,903)
50		190,760	136,469	82,177	27,823	(28,530)	(85,721)	(143,383)
60		183,718	129,427	75,135	20,340	(35,813)	(93,191)	(150,934)
70		176,676	122,385	68,093	13,056	(43,216)	(100,672)	(159,022)
80		169,634	115,342	61,051	5,772	(50,661)	(108,153)	(167,109)
90		162,592	108,300	54,009	(1,511)	(58,105)	(115,633)	(175,196)
100		155,550	101,258	46,967	(8,795)	(65,550)	(123,114)	(183,284)
110		148,507	94,216	39,925	(16,078)	(72,994)	(130,595)	(191,371)
120		141,465	87,174	32,791	(23,362)	(80,439)	(138,076)	(199,458)
130		134,423	80,132	25,507	(30,645)	(87,883)	(145,557)	(207,546)
140		127,381	73,090	18,224	(37,934)	(95,364)	(153,284)	(215,633)
150		120,339	66,048	10,940	(45,379)	(102,845)	(161,371)	(223,720)
160		113,297	59,005	3,657	(52,823)	(110,326)	(169,458)	(231,808)
170		106,255	51,963	(3,627)	(60,268)	(117,807)	(177,546)	(239,895)
180		99,213	44,921	(10,911)	(67,712)	(125,287)	(185,633)	(247,982)
190		92,170	37,879	(18,194)	(75,157)	(132,768)	(193,720)	(256,070)
200		85,128	30,837	(25,478)	(82,601)	(140,249)	(201,808)	(264,157)
210		78,086	23,795	(32,761)	(90,057)	(147,730)	(209,895)	(272,244)
220		71,044	16,753	(40,097)	(97,537)	(155,633)	(217,982)	(280,332)
230		64,002	8,824	(47,541)	(105,018)	(163,720)	(226,070)	(288,419)
240		56,960	1,541	(54,986)	(112,499)	(171,808)	(234,157)	(296,506)
250		49,918	(5,743)	(62,430)	(119,980)	(179,895)	(242,244)	(304,594)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		171,756	148,276	124,796	101,316	77,836	54,356	30,716
10		164,714	141,234	117,754	94,274	70,794	47,314	23,432
20		157,672	134,192	110,712	87,232	63,752	40,272	16,148
30		150,629	127,149	103,669	80,189	56,709	33,150	8,865
40		143,587	120,107	96,627	73,147	49,667	25,866	1,581
50		136,545	113,065	89,585	66,105	42,625	18,583	(5,702)
60		129,503	106,023	82,543	59,063	35,583	11,299	(12,986)
70		122,461	98,981	75,501	52,021	28,500	4,015	(20,270)
80		115,419	91,939	68,459	44,979	21,017	(3,268)	(27,553)
90		108,377	84,897	61,417	37,937	13,733	(10,552)	(34,837)
100		101,334	77,854	54,374	30,735	6,450	(17,835)	(42,218)
110		94,292	70,812	47,332	23,451	(834)	(25,119)	(49,663)
120		87,250	63,770	40,290	16,168	(8,117)	(32,402)	(57,107)
130		80,208	56,728	33,169	8,884	(15,401)	(39,730)	(64,552)
140		73,166	49,686	25,885	1,600	(22,685)	(47,175)	(71,996)
150		66,124	42,644	18,602	(5,683)	(29,968)	(54,619)	(79,441)
160		59,082	35,602	11,318	(12,967)	(37,252)	(62,064)	(86,885)
170		52,039	28,560	4,035	(20,250)	(44,686)	(69,508)	(94,330)
180		44,997	21,518	(3,249)	(27,534)	(52,131)	(76,953)	(101,774)
190		37,955	13,753	(10,533)	(34,818)	(59,576)	(84,397)	(109,219)
200		30,735	6,450	(17,835)	(42,218)	(67,039)	(91,861)	(116,683)
210		23,416	(869)	(25,154)	(49,699)	(74,520)	(99,342)	(124,164)
220		16,097	(8,188)	(32,473)	(57,179)	(82,001)	(106,823)	(131,644)
230		8,778	(15,507)	(39,838)	(64,660)	(89,482)	(114,304)	(139,125)
240		1,459	(22,826)	(47,319)	(72,141)	(96,963)	(121,784)	(146,606)
250		(5,860)	(30,145)	(54,800)	(79,622)	(104,443)	(129,265)	(154,418)

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TABLE 4

		BLV (£ per acre)					
		100,000	120,000	140,000	160,000	180,000	200,000
Balance (RLV - BLV £ per acre (n))	-	104,356	84,356	64,356	44,356	24,356	4,356
	10	97,314	77,314	57,314	37,314	17,314	(2,686)
CIL Rate (£)	20	90,272	70,272	50,272	30,272	10,272	(9,728)
	30	83,150	63,150	43,150	23,150	3,150	(16,850)
	40	75,866	55,866	35,866	15,866	(4,134)	(24,134)
	50	68,583	48,583	28,583	8,583	(11,417)	(31,417)
	60	61,299	41,299	21,299	1,299	(18,701)	(38,701)
	70	54,015	34,015	14,015	(5,985)	(25,985)	(45,985)
	80	46,732	26,732	6,732	(13,268)	(33,268)	(53,268)
	90	39,448	19,448	(552)	(20,552)	(40,552)	(60,552)
	100	32,165	12,165	(7,835)	(27,835)	(47,835)	(67,835)
	110	24,881	4,881	(15,119)	(35,119)	(55,119)	(75,119)
	120	17,598	(2,402)	(22,402)	(42,402)	(62,402)	(82,402)
	130	10,270	(9,730)	(29,730)	(49,730)	(69,730)	(89,730)
	140	2,825	(17,175)	(37,175)	(57,175)	(77,175)	(97,175)
	150	(4,619)	(24,619)	(44,619)	(64,619)	(84,619)	(104,619)
	160	(12,064)	(32,064)	(52,064)	(72,064)	(92,064)	(112,064)
	170	(19,508)	(39,508)	(59,508)	(79,508)	(99,508)	(119,508)
	180	(26,953)	(46,953)	(66,953)	(86,953)	(106,953)	(126,953)
	190	(34,397)	(54,397)	(74,397)	(94,397)	(114,397)	(134,397)
	200	(41,861)	(61,861)	(81,861)	(101,861)	(121,861)	(141,861)
	210	(49,342)	(69,342)	(89,342)	(109,342)	(129,342)	(149,342)
	220	(56,823)	(76,823)	(96,823)	(116,823)	(136,823)	(156,823)
	230	(64,304)	(84,304)	(104,304)	(124,304)	(144,304)	(164,304)
	240	(71,784)	(91,784)	(111,784)	(131,784)	(151,784)	(171,784)
	250	(79,265)	(99,265)	(119,265)	(139,265)	(159,265)	(179,265)

TABLE 5

		Build Cost 100%					
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%
Balance (RLV - BLV £ per acre (n))	-	181,861	139,359	96,858	54,356	11,042	(32,917)
	10	174,819	132,317	89,816	47,314	3,758	(40,256)
CIL Rate (£)	20	167,777	125,275	82,773	40,272	(3,526)	(47,701)
	30	160,735	118,233	75,731	33,150	(10,809)	(55,145)
	40	153,693	111,191	68,689	25,866	(18,093)	(62,590)
	50	146,651	104,149	61,647	18,583	(25,376)	(70,035)
	60	139,608	97,107	54,605	11,299	(32,660)	(77,479)
	70	132,566	90,064	47,563	4,015	(39,993)	(84,924)
	80	125,524	83,022	40,521	(3,268)	(47,438)	(92,390)
	90	118,482	75,980	33,407	(10,552)	(54,882)	(99,871)
	100	111,440	68,938	26,124	(17,835)	(62,327)	(107,352)
	110	104,398	61,896	18,840	(25,119)	(69,771)	(114,832)
	120	97,356	54,854	11,557	(32,402)	(77,216)	(122,313)
	130	90,313	47,812	4,273	(39,730)	(84,660)	(129,794)
	140	83,271	40,769	(3,011)	(47,175)	(92,126)	(137,275)
	150	76,229	33,665	(10,294)	(54,619)	(99,606)	(144,756)
	160	69,187	26,381	(17,578)	(62,064)	(107,087)	(152,418)
	170	62,145	19,098	(24,861)	(69,508)	(114,568)	(160,505)
	180	55,103	11,814	(32,145)	(76,953)	(122,049)	(168,592)
	190	48,061	4,530	(39,467)	(84,397)	(129,530)	(176,680)
	200	41,018	(2,753)	(46,911)	(91,861)	(137,010)	(184,767)
	210	33,922	(10,037)	(54,356)	(99,342)	(144,491)	(192,854)
	220	26,639	(17,320)	(61,800)	(106,823)	(152,132)	(200,942)
	230	19,355	(24,604)	(69,245)	(114,304)	(160,219)	(209,029)
	240	12,072	(31,887)	(76,690)	(121,784)	(168,306)	(217,116)
	250	4,788	(39,204)	(84,134)	(129,265)	(176,394)	(225,204)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

TABLE 6		Market Values 100%						
Balance (RLV - BLV £ per acre (n))	1	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		(85,619)	(38,063)	8,473	54,356	99,341	144,327	189,313
10		(93,064)	(45,508)	1,189	47,314	92,299	137,285	182,271
CIL Rate (£)	20	(100,537)	(52,952)	(6,095)	40,272	85,257	130,243	175,228
76	30	(108,018)	(60,397)	(13,378)	33,150	78,215	123,201	168,186
	40	(115,499)	(67,841)	(20,662)	25,866	71,173	116,158	161,144
	50	(122,980)	(75,286)	(27,945)	18,583	64,131	109,116	154,102
	60	(130,460)	(82,731)	(35,229)	11,299	57,089	102,074	147,060
	70	(137,941)	(90,175)	(42,619)	4,015	50,046	95,032	140,018
	80	(145,422)	(97,645)	(50,063)	(3,268)	43,004	87,990	132,976
	90	(153,138)	(105,126)	(57,508)	(10,552)	35,962	80,948	125,933
	100	(161,225)	(112,607)	(64,953)	(17,835)	28,693	73,906	118,891
	110	(169,313)	(120,088)	(72,397)	(25,119)	21,409	66,864	111,849
	120	(177,400)	(127,568)	(79,842)	(32,402)	14,125	59,821	104,807
	130	(185,487)	(135,049)	(87,286)	(39,730)	6,842	52,779	97,765
	140	(193,575)	(142,530)	(94,753)	(47,175)	(442)	45,737	90,723
	150	(201,662)	(150,012)	(102,234)	(54,619)	(7,725)	38,695	83,681
	160	(209,749)	(158,099)	(109,715)	(62,064)	(15,009)	31,519	76,638
	170	(217,837)	(166,186)	(117,196)	(69,508)	(22,292)	24,236	69,596
	180	(225,924)	(174,274)	(124,676)	(76,953)	(29,576)	16,952	62,554
	190	(234,011)	(182,361)	(132,157)	(84,397)	(36,860)	9,668	55,512
	200	(242,099)	(190,448)	(139,638)	(91,861)	(44,286)	2,385	48,470
	210	(250,186)	(198,536)	(147,119)	(99,342)	(51,730)	(4,899)	41,428
	220	(258,273)	(206,623)	(154,972)	(106,823)	(59,175)	(12,182)	34,346
	230	(266,361)	(214,710)	(163,060)	(114,304)	(66,619)	(19,466)	27,062
	240	(274,448)	(222,798)	(171,147)	(121,784)	(74,064)	(26,750)	19,778
	250	(282,535)	(230,885)	(179,234)	(129,265)	(81,508)	(34,033)	12,495

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **J** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 No Units: **35**
 Notes: **Median BCIS; Higher values; 30% AH**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	35 Units		
AH Policy requirement (% Target)	30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%	
AH tenure split %	Affordable Rent:	67.0%	
	Social Rent:	0.0%	67.0% % Rented
	First Homes:	0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%	9.9% % of total (>10% First Homes PPG 023)
		100%	100.0%

CIL Rate (£ psm) **80.89** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	2.6	8%	2.6
2 bed House	25.0%	6.1	45.00%	4.7	31%	10.9
3 bed House	55.0%	13.5	25.00%	2.6	46%	16.1
4 bed House	20.0%	4.9	5.00%	0.5	16%	5.4
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	24.5	100.00%	10.5	100%	35.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	152	1,639	152	1,639
2 bed House	453	4,879	350	3,764	803	8,642
3 bed House	1,253	13,489	244	2,628	1,497	16,117
4 bed House	564	6,065	54	582	618	6,648
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	2,270	24,433	800	8,612	3,070	33,045

AH % by floor area: **26.06% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	472,500
2 bed House	255,000	3,446	320	2,766,750
3 bed House	320,000	3,441	320	5,152,000
4 bed House	380,000	3,304	307	2,061,500
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				10,452,750

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	114,750	45%	0	0%	178,500	70%	178,500	70%
3 bed House	144,000	45%	0	0%	224,000	70%	224,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
Notes: **Median BCIS; Higher values; 30% AH**

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	6.1	@	255,000	1,561,875
3 bed House	13.5	@	320,000	4,312,000
4 bed House	4.9	@	380,000	1,862,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	24.5			7,735,875
Affordable Rent GDV -				
1 bed House	1.8	@	81,000	142,459
2 bed House	3.2	@	114,750	363,270
3 bed House	1.8	@	144,000	253,260
4 bed House	0.4	@	171,000	60,149
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	7.0			819,138
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	178,500	-
3 bed House	0.0	@	224,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.9	@	126,000	109,148
2 bed House	1.6	@	178,500	278,326
3 bed House	0.9	@	224,000	194,040
4 bed House	0.2	@	266,000	46,085
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	3.5	10.5		627,598
Sub-total GDV Residential				
	35			9,182,611
	AH on-site cost analysis:		13.83% % of GDV	EMV (no AH) less EGDV (inc. AH)
			414 £ psm (total GIA sqm)	36,290 £ per unit (total units)
Grant	11	AH units @	0 per unit	-
Total GDV				9,182,611

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
Notes: Median BCIS; Higher values; 30% AH

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(16,170)
Planning Application Professional Fees, Surveys and reports					(50,000)
CIL (Mkrt only + garages)		2,270 sqm		80.89 £ psm	(183,614)
	CIL analysis:	2.00% % of GDV		5,246 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	35 units @		20,805 per unit	(728,175)
	S106 analysis:	624,150 £ per ha	7.93% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	35 units @		0 per unit	-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	624,150 £ per ha	7.93% % of GDV	20,805 £ per unit (total units)	
AH Commuted Sum		3,070 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		1.17 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1				-
	Year 2				-
	Year 3				-
	Year 4				-
	Year 5				-
	Years (all)	35 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		152 sqm @		1,468 psm	(223,503)
2 bed House		803 sqm @		1,468 psm	(1,178,657)
3 bed House		1,497 sqm @		1,468 psm	(2,198,036)
4 bed House		618 sqm @		1,468 psm	(906,600)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mkrt only)	13	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	5	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		4,506,797 @		10.0%	(450,680)
	Ext. Works analysis:			12,877 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		35 units @		1,011 £ per unit	(35,385)
Part L/FHS	35 units @			4,847 £ per unit	(169,645)
Additional Low Carbon/Energy Reduction	35 units @			0 £ per unit	-
Water Efficiency	35 units @			0 £ per unit	-
	Sub-total				(205,030)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		5,162,506 @		3.0%	(154,875)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

Professional Fees	5,162,506 @	7.0%		(361,375)
Disposal Costs -				
OMS Marketing and Promotion	7,735,875 OMS @	3.00%	6,631 £ per unit	(232,076)
Residential Sales Agent Costs	7,735,875 OMS @	1.00%	2,210 £ per unit	(77,359)
Residential Sales Legal Costs	7,735,875 OMS @	0.25%	553 £ per unit	(19,340)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,679 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(70,940)
Developers Profit -				
Profit on OMS	7,735,875	20.00%		(1,547,175)
Margin on AH	1,446,736	6.00% on AH values		(86,804)
Profit analysis:	9,182,611	17.79% blended GDV	(1,633,979)	
	7,066,431	23.12% on costs	(1,633,979)	
TOTAL COSTS				(8,700,410)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				482,201
SDLT	482,201 @	HMRC formula		(13,610)
Acquisition Agent fees	482,201 @	1.0%		(4,822)
Acquisition Legal fees	482,201 @	0.5%		(2,411)
Interest on Land	482,201 @	6.00%		(28,932)
Residual Land Value				432,426
RLV analysis:	12,355 £ per plot	370,651 £ per ha (net)	150,000 £ per acre (net)	
		296,521 £ per ha (gross)	120,000 £ per acre (gross)	
			4.71% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0 dph (net)			
Site Area (net)	1.17 ha (net)		2.88 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	1.46 ha (gross)		3.60 acres (gross)	
Density analysis:	2,631 sqm/ha (net)	11,463 sqft/ac (net)		
	24 dph (gross)			
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	432,425
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.71% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		1 £ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	-	229,040	186,114	143,158	100,201	57,245	14,288	(28,668)
	10	219,972	177,521	135,070	92,619	50,168	7,717	(34,734)
	20	210,873	168,928	126,982	85,037	43,091	1,146	(40,800)
	30	201,775	160,334	118,894	77,454	36,014	(5,426)	(46,866)
	40	192,676	151,741	110,807	69,872	28,937	(11,997)	(52,932)
	50	183,577	143,148	102,719	62,290	21,861	(18,568)	(59,004)
	60	174,478	134,554	94,631	54,707	14,784	(25,140)	(65,100)
	70	165,379	125,961	86,543	47,125	7,707	(31,711)	(71,220)
	80	156,280	117,368	78,455	39,543	630	(38,283)	(77,524)
	90	147,182	108,774	70,367	31,960	(6,447)	(44,854)	(83,828)
	100	138,083	100,181	62,280	24,378	(13,524)	(51,425)	(90,133)
	110	128,984	91,588	54,192	16,796	(20,601)	(58,021)	(96,437)
	120	119,885	82,994	46,104	9,213	(27,677)	(64,624)	(102,761)
	130	110,786	74,401	38,016	1,631	(34,754)	(71,253)	(109,204)
	140	101,687	65,808	29,928	(5,951)	(41,831)	(78,083)	(115,648)
	150	92,589	57,214	21,840	(13,534)	(48,910)	(84,912)	(122,092)
	160	83,490	48,621	13,752	(21,116)	(56,021)	(91,742)	(128,536)
	170	74,391	40,028	5,665	(28,699)	(63,132)	(98,572)	(134,979)
	180	65,292	31,434	(2,423)	(36,281)	(70,244)	(105,480)	(141,423)
	190	56,193	22,841	(10,511)	(43,863)	(77,591)	(112,460)	(147,867)
200	47,095	14,248	(18,599)	(51,482)	(84,946)	(119,441)	(154,660)	
210	37,996	5,654	(26,687)	(59,101)	(92,301)	(126,422)	(161,626)	
220	28,897	(2,939)	(34,775)	(66,720)	(99,656)	(133,403)	(168,592)	
230	19,798	(11,532)	(42,879)	(74,472)	(107,125)	(140,383)	(175,559)	
240	10,699	(20,126)	(51,006)	(82,353)	(114,643)	(147,364)	(182,525)	
250	1,600	(28,719)	(59,133)	(90,233)	(122,160)	(154,697)	(189,491)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		229,443	175,147	120,588	66,029	11,470	(43,089)	(98,827)
10		222,401	168,070	113,511	58,952	4,393	(50,174)	(106,278)
20		215,358	160,993	106,434	51,875	(2,684)	(57,285)	(113,795)
30		208,315	153,917	99,357	44,798	(9,761)	(64,397)	(121,313)
40		201,273	146,840	92,281	37,721	(16,838)	(71,543)	(128,831)
50		194,230	139,763	85,204	30,645	(23,914)	(78,898)	(136,348)
60		187,188	132,686	78,127	23,568	(30,991)	(86,254)	(143,866)
70		180,145	125,609	71,050	16,491	(38,068)	(93,609)	(151,496)
80		173,091	118,532	63,973	9,414	(45,145)	(100,964)	(159,623)
90		166,015	111,455	56,896	2,337	(52,240)	(108,461)	(167,750)
100		158,938	104,379	49,819	(4,740)	(59,351)	(115,979)	(175,877)
110		151,861	97,302	42,743	(11,817)	(66,462)	(123,497)	(184,005)
120		144,784	90,225	35,666	(18,893)	(73,680)	(131,014)	(192,132)
130		137,707	83,148	28,589	(25,970)	(81,035)	(138,532)	(200,259)
140		130,630	76,071	21,512	(33,047)	(88,390)	(146,050)	(208,386)
150		123,553	68,994	14,435	(40,124)	(95,745)	(153,857)	(216,513)
160		116,476	61,917	7,358	(47,201)	(103,128)	(161,984)	(224,641)
170		109,400	54,841	281	(54,306)	(110,645)	(170,111)	(232,768)
180		102,323	47,764	(6,795)	(61,417)	(118,163)	(178,238)	(240,895)
190		95,246	40,687	(13,872)	(68,528)	(125,681)	(186,366)	(249,022)
200		88,169	33,610	(20,949)	(75,617)	(133,198)	(194,493)	(257,150)
210		81,092	26,533	(28,026)	(83,172)	(140,716)	(202,620)	(265,277)
220		74,015	19,456	(35,103)	(90,527)	(148,234)	(210,747)	(273,404)
230		66,938	12,379	(42,180)	(97,882)	(155,751)	(218,874)	(281,531)
240		59,862	5,302	(49,260)	(105,311)	(163,269)	(227,002)	(289,658)
250		52,785	(1,774)	(56,371)	(112,829)	(170,787)	(235,129)	(297,785)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		174,645	151,165	127,685	104,205	80,725	57,245	33,765
10		167,568	144,088	120,608	97,128	73,648	50,168	26,688
20		160,491	137,011	113,531	90,051	66,571	43,091	19,611
30		153,414	129,934	106,454	82,974	59,494	36,014	12,534
40		146,337	122,857	99,377	75,897	52,417	28,937	5,457
50		139,261	115,781	92,301	68,821	45,341	21,861	(1,619)
60		132,184	108,704	85,224	61,744	38,264	14,784	(8,696)
70		125,107	101,627	78,147	54,667	31,187	7,707	(15,773)
80		118,030	94,550	71,070	47,590	24,110	630	(22,850)
90		110,953	87,473	63,993	40,513	17,033	(6,447)	(29,927)
100		103,876	80,396	56,916	33,436	9,956	(13,524)	(37,004)
110		96,799	73,319	49,839	26,359	2,879	(20,601)	(44,081)
120		89,723	66,243	42,763	19,283	(4,197)	(27,677)	(51,157)
130		82,646	59,166	35,686	12,206	(11,274)	(34,754)	(58,234)
140		75,569	52,089	28,609	5,129	(18,351)	(41,831)	(65,311)
150		68,490	45,010	21,530	(1,950)	(25,430)	(48,910)	(72,455)
160		61,379	37,899	14,419	(9,061)	(32,541)	(56,021)	(79,810)
170		54,268	30,788	7,308	(16,172)	(39,652)	(63,132)	(87,166)
180		47,156	23,676	196	(23,284)	(46,764)	(70,244)	(94,521)
190		40,045	16,565	(6,915)	(30,395)	(53,875)	(77,591)	(101,876)
200		32,934	9,454	(14,026)	(37,506)	(60,986)	(84,946)	(109,394)
210		25,822	2,342	(21,138)	(44,618)	(68,098)	(92,301)	(116,911)
220		18,711	(4,769)	(28,249)	(51,729)	(75,371)	(99,656)	(124,429)
230		11,600	(11,880)	(35,360)	(58,840)	(82,726)	(107,125)	(131,947)
240		4,488	(18,992)	(42,472)	(65,952)	(90,081)	(114,643)	(139,464)
250		(2,623)	(26,103)	(49,583)	(73,152)	(97,437)	(122,160)	(146,982)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

TABLE 4

		BLV (£ per acre)						
		100,000	120,000	140,000	160,000	180,000	200,000	220,000
Balance (RLV - BLV £ per acre (n))	-	107,245	87,245	67,245	47,245	27,245	7,245	(12,755)
	10	100,168	80,168	60,168	40,168	20,168	168	(19,832)
	20	93,091	73,091	53,091	33,091	13,091	(6,909)	(26,909)
	30	86,014	66,014	46,014	26,014	6,014	(13,986)	(33,986)
	40	78,937	58,937	38,937	18,937	(1,063)	(21,063)	(41,063)
	50	71,861	51,861	31,861	11,861	(8,139)	(28,139)	(48,139)
	60	64,784	44,784	24,784	4,784	(15,216)	(35,216)	(55,216)
	70	57,707	37,707	17,707	(2,293)	(22,293)	(42,293)	(62,293)
	80	50,630	30,630	10,630	(9,370)	(29,370)	(49,370)	(69,370)
	90	43,553	23,553	3,553	(16,447)	(36,447)	(56,447)	(76,447)
	100	36,476	16,476	(3,524)	(23,524)	(43,524)	(63,524)	(83,524)
	110	29,399	9,399	(10,601)	(30,601)	(50,601)	(70,601)	(90,601)
	120	22,322	2,322	(17,677)	(37,677)	(57,677)	(77,677)	(97,677)
	130	15,245	(4,754)	(24,754)	(44,754)	(64,754)	(84,754)	(104,754)
	140	8,169	(11,831)	(31,831)	(51,831)	(71,831)	(91,831)	(111,831)
	150	1,090	(18,910)	(38,910)	(58,910)	(78,910)	(98,910)	(118,910)
	160	(6,021)	(26,021)	(46,021)	(66,021)	(86,021)	(106,021)	(126,021)
	170	(13,132)	(33,132)	(53,132)	(73,132)	(93,132)	(113,132)	(133,132)
	180	(20,244)	(40,244)	(60,244)	(80,244)	(100,244)	(120,244)	(140,244)
	190	(27,591)	(47,591)	(67,591)	(87,591)	(107,591)	(127,591)	(147,591)
	200	(34,946)	(54,946)	(74,946)	(94,946)	(114,946)	(134,946)	(154,946)
	210	(42,301)	(62,301)	(82,301)	(102,301)	(122,301)	(142,301)	(162,301)
	220	(49,656)	(69,656)	(89,656)	(109,656)	(129,656)	(149,656)	(169,656)
	230	(57,125)	(77,125)	(97,125)	(117,125)	(137,125)	(157,125)	(177,125)
	240	(64,643)	(84,643)	(104,643)	(124,643)	(144,643)	(164,643)	(184,643)
	250	(72,160)	(92,160)	(112,160)	(132,160)	(152,160)	(172,160)	(192,160)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	185,333	142,669	99,957	57,245	14,533	(28,179)	(71,018)
	10	178,290	135,592	92,880	50,168	7,456	(35,256)	(78,373)
	20	171,227	128,515	85,803	43,091	379	(42,333)	(85,728)
	30	164,150	121,438	78,726	36,014	(6,698)	(49,414)	(93,083)
	40	157,074	114,362	71,650	28,937	(13,775)	(56,525)	(100,438)
	50	149,997	107,285	64,573	21,861	(20,851)	(63,637)	(107,924)
	60	142,920	100,208	57,496	14,784	(27,928)	(70,757)	(115,442)
	70	135,843	93,131	50,419	7,707	(35,005)	(78,112)	(122,960)
	80	128,766	86,054	43,342	630	(42,082)	(85,467)	(130,477)
	90	121,689	78,977	36,265	(6,447)	(49,162)	(92,822)	(137,995)
	100	114,612	71,900	29,188	(13,524)	(56,273)	(100,178)	(145,513)
	110	107,536	64,824	22,111	(20,601)	(63,384)	(107,658)	(153,276)
	120	100,459	57,747	15,035	(27,677)	(70,496)	(115,176)	(161,403)
	130	93,382	50,670	7,958	(34,754)	(77,852)	(122,693)	(169,530)
	140	86,305	43,593	881	(41,831)	(85,207)	(130,211)	(177,658)
	150	79,228	36,516	(6,196)	(48,910)	(92,562)	(137,729)	(185,785)
	160	72,151	29,439	(13,273)	(56,021)	(99,917)	(145,246)	(193,912)
	170	65,074	22,362	(20,350)	(63,132)	(107,391)	(152,988)	(202,039)
	180	57,997	15,285	(27,427)	(70,244)	(114,909)	(161,115)	(210,167)
	190	50,921	8,209	(34,503)	(77,591)	(122,427)	(169,242)	(218,294)
	200	43,844	1,132	(41,580)	(84,946)	(129,944)	(177,370)	(226,421)
	210	36,767	(5,945)	(48,658)	(92,301)	(137,462)	(185,497)	(234,548)
	220	29,690	(13,022)	(55,769)	(99,656)	(144,980)	(193,624)	(242,675)
	230	22,613	(20,099)	(62,880)	(107,125)	(152,700)	(201,751)	(250,803)
	240	15,536	(27,176)	(69,992)	(114,643)	(160,827)	(209,878)	(258,930)
	250	8,459	(34,253)	(77,330)	(122,160)	(168,954)	(218,006)	(267,057)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

		Market Values 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	-	(79,054)	(33,355)	11,945	57,245	102,545	147,845	193,145
	10	(86,409)	(40,432)	4,868	50,168	95,468	140,768	186,068
	20	(93,764)	(47,509)	(2,209)	43,091	88,391	133,691	178,991
	30	(101,119)	(54,594)	(9,286)	36,014	81,314	126,614	171,914
	40	(108,620)	(61,705)	(16,362)	28,937	74,237	119,537	164,837
	50	(116,138)	(68,816)	(23,439)	21,861	67,161	112,460	157,760
	60	(123,655)	(76,114)	(30,516)	14,784	60,084	105,384	150,683
	70	(131,173)	(83,469)	(37,593)	7,707	53,007	98,307	143,607
	80	(138,691)	(90,825)	(44,670)	630	45,930	91,230	136,530
	90	(146,208)	(98,180)	(51,752)	(6,447)	38,853	84,153	129,453
	100	(154,028)	(105,616)	(58,863)	(13,524)	31,776	77,076	122,376
	110	(162,155)	(113,133)	(65,974)	(20,601)	24,699	69,999	115,299
	120	(170,283)	(120,651)	(73,175)	(27,677)	17,622	62,922	108,222
	130	(178,410)	(128,169)	(80,530)	(34,754)	10,546	55,846	101,145
	140	(186,537)	(135,686)	(87,885)	(41,831)	3,469	48,769	94,069
	150	(194,664)	(143,204)	(95,240)	(48,910)	(3,608)	41,692	86,992
	160	(202,792)	(150,780)	(102,612)	(56,021)	(10,685)	34,615	79,915
	170	(210,919)	(158,908)	(110,129)	(63,132)	(17,762)	27,538	72,838
	180	(219,046)	(167,035)	(117,647)	(70,244)	(24,839)	20,461	65,761
	190	(227,173)	(175,162)	(125,165)	(77,591)	(31,916)	13,384	58,684
	200	(235,300)	(183,289)	(132,682)	(84,946)	(38,992)	6,307	51,607
	210	(243,428)	(191,416)	(140,200)	(92,301)	(46,069)	(769)	44,531
	220	(251,555)	(199,544)	(147,718)	(99,656)	(53,179)	(7,846)	37,454
	230	(259,682)	(207,671)	(155,660)	(107,125)	(60,290)	(14,923)	30,377
	240	(267,809)	(215,798)	(163,787)	(114,643)	(67,402)	(22,000)	23,300
	250	(275,936)	(223,925)	(171,914)	(122,160)	(74,651)	(29,077)	16,223

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **K** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Loughborough / Shepshed** No Units: **60**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	60 Units	
AH Policy requirement (% Target)	30%	
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%
AH tenure split %	Affordable Rent:	67.0%
	Social Rent:	0.0%
	First Homes:	0.0%
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%
		67.0% % Rented
		9.9% % of total (>10% First Homes PPG 023)
		100%

CIL Rate (£ psm) **135.99** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	4.5	8%	4.5
2 bed House	30.0%	12.6	45.00%	8.1	35%	20.7
3 bed House	45.0%	18.9	25.00%	4.5	39%	23.4
4 bed House	25.0%	10.5	5.00%	0.9	19%	11.4
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	42.0	100.0%	18.0	100%	60.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	87.0	936		87.0	936
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	261	2,809	261	2,809
2 bed House	932	10,036	599	6,452	1,532	16,488
3 bed House	1,644	17,699	419	4,505	2,063	22,204
4 bed House	1,208	12,997	93	998	1,300	13,995
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	3,784	40,733	1,372	14,764	5,156	55,497

AH % by floor area:

26.60% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	810,000
2 bed House	250,000	3,378	314	5,175,000
3 bed House	300,000	3,448	320	7,020,000
4 bed House	380,000	3,304	307	4,332,000
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				17,337,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%	0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%	0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	12.6	@	250,000	3,150,000
3 bed House	18.9	@	300,000	5,670,000
4 bed House	10.5	@	380,000	3,990,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	42.0			12,810,000
Affordable Rent GDV -				
1 bed House	3.0	@	81,000	244,215
2 bed House	5.4	@	112,500	610,538
3 bed House	3.0	@	135,000	407,025
4 bed House	0.6	@	171,000	103,113
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	12.1			1,364,891
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	1.5	@	126,000	187,110
2 bed House	2.7	@	175,000	467,775
3 bed House	1.5	@	210,000	311,850
4 bed House	0.3	@	266,000	79,002
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	5.9	18.0		1,045,737
Sub-total GDV Residential				
			60	15,220,628
AH on-site cost analysis:			13.90% % of GDV	EMV (no AH) less £GDV (inc. AH)
			410 £ psm (total GIA sqm)	35,273 £ per unit (total units)
Grant		18	AH units @ 0 per unit	-
Total GDV				15,220,628

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Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(24,239)
Planning Application Professional Fees, Surveys and reports					(70,000)
CIL (Mkrt only + garages)		3,784 sqm	135.99 £ psm		(514,609)
	CIL analysis:	3.38% % of GDV	8,577 £ per unit (total units)		
Other CBC/LCC S106 Contributions	Years (all)	60 units @	20,805 per unit		(1,248,300)
	S106 analysis:	624,150 £ per ha	8.20% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	60 units @	0 per unit		-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	624,150 £ per ha	8.20% % of GDV	20,805 £ per unit (total units)	
AH Commuted Sum		5,156 sqm (total)	0 £ psm		-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		2.00 ha @	0 £ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	60 units @	0 per unit		-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		261 sqm @	1,293 psm		(337,473)
2 bed House		1,532 sqm @	1,293 psm		(1,980,617)
3 bed House		2,063 sqm @	1,293 psm		(2,667,200)
4 bed House		1,300 sqm @	1,293 psm		(1,681,159)
5 bed House		- sqm @	1,293 psm		-
1 bed Flat		- sqm @	1,691 psm		-
2 bed Flat		- sqm @	1,691 psm		-
3 bed Flat		- sqm @	1,691 psm		-
Garages for 3B House (Mkrt only)	19	0% units @	18 sqm @	600 psm	-
Garages for 4B House (Mkrt only)	11	0% units @	18 sqm @	600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @	600 psm	-
External works		6,666,449 @	20.0%		(1,333,290)
	Ext. Works analysis:		22,221 £ per unit (total units)		
Policy Costs on design -					
Net Biodiversity costs		60 units @	1,011 £ per unit		(60,660)
Part L/FHS	60 units @		4,847 £ per unit		(290,820)
Additional Low Carbon/Energy Reduction	60 units @		0 £ per unit		-
Water Efficiency	60 units @		0 £ per unit		-
	Sub-total				(351,480)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)		
Contingency (on construction)		8,351,219 @	3.0%		(250,537)

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Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

Professional Fees	8,351,219 @	7.0%		(584,585)
Disposal Costs -				
OMS Marketing and Promotion	12,810,000 OMS @	3.00%	6,405 £ per unit	(384,300)
Residential Sales Agent Costs	12,810,000 OMS @	1.00%	2,135 £ per unit	(128,100)
Residential Sales Legal Costs	12,810,000 OMS @	0.25%	534 £ per unit	(32,025)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,240 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(80,875)
Developers Profit -				
Profit on OMS	12,810,000	20.00%		(2,562,000)
Margin on AH	2,410,628	6.00% on AH values		(144,638)
Profit analysis:	15,220,628	17.78% blended GDV	(2,706,638)	
	11,678,789	23.18% on costs	(2,706,638)	
TOTAL COSTS				(14,385,426)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				835,201
SDLT	835,201 @	HMRC formula		(31,260)
Acquisition Agent fees	835,201 @	1.0%		(8,352)
Acquisition Legal fees	835,201 @	0.5%		(4,176)
Interest on Land	835,201 @	6.00%		(50,112)
Residual Land Value				741,301
RLV analysis:	12,355 £ per plot	370,651 £ per ha (net)	150,000 £ per acre (net)	
		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.87% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0 dph (net)			
Site Area (net)	2.00 ha (net)		4.94 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	2.50 ha (gross)		6.18 acres (gross)	
Density analysis:	2,578 sqm/ha (net)		11,230 sqft/ac (net)	
	24 dph (gross)			
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	741,300
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.87% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		1 £ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	266,789	223,452	180,091	136,649	93,172	49,606	5,913
	10	258,056	215,203	172,304	129,349	86,335	43,250	31
	20	249,322	206,955	164,516	122,048	79,498	36,878	(5,869)
	30	240,588	198,706	156,729	114,748	72,661	30,506	(11,774)
	40	231,854	190,437	148,942	107,436	65,824	24,135	(17,679)
	50	223,120	182,163	141,155	100,111	58,987	17,763	(23,584)
	60	214,386	173,889	133,368	92,786	52,151	11,391	(29,489)
	70	205,649	165,615	125,580	85,461	45,297	5,019	(35,394)
	80	196,889	157,341	117,793	78,135	38,435	(1,363)	(41,316)
	90	188,128	149,067	109,980	70,810	31,573	(7,761)	(47,246)
	100	179,367	140,793	102,167	63,485	24,711	(14,158)	(53,176)
	110	170,607	132,519	94,353	56,160	17,849	(20,555)	(59,107)
	120	161,846	124,245	86,540	48,814	10,987	(26,952)	(65,037)
	130	153,086	115,943	78,726	41,462	4,125	(33,349)	(70,976)
	140	144,325	107,641	70,913	34,110	(2,763)	(39,760)	(76,934)
	150	135,564	99,339	63,099	26,758	(9,652)	(46,185)	(82,891)
	160	126,789	91,037	55,272	19,406	(16,542)	(52,609)	(88,849)
	170	117,999	82,736	47,430	12,054	(23,431)	(59,034)	(94,806)
	180	109,209	74,434	39,588	4,695	(30,320)	(65,458)	(100,783)
	190	100,419	66,132	31,746	(2,687)	(37,216)	(71,894)	(106,878)
	200	91,628	57,810	23,904	(10,068)	(44,135)	(78,348)	(113,070)
	210	82,838	49,477	16,061	(17,449)	(51,054)	(84,801)	(119,261)
	220	74,048	41,145	8,216	(24,831)	(57,972)	(91,255)	(125,531)
	230	65,248	32,813	342	(32,212)	(64,891)	(97,709)	(131,860)
	240	56,426	24,480	(7,531)	(39,614)	(71,818)	(104,211)	(138,188)
	250	47,603	16,148	(15,405)	(47,027)	(78,768)	(110,918)	(144,517)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **60**
Greenfield/Brownfield:

Greenfield

TABLE 2

		Other CBC/LCC S106 Contributions						
		20,805						
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		263,623	209,815	155,923	101,898	47,689	(6,752)	(61,478)
10		256,849	203,022	149,109	95,061	40,827	(13,642)	(68,397)
20		250,075	196,229	142,295	88,224	33,966	(20,531)	(75,340)
30		243,289	189,436	135,481	81,387	27,104	(27,420)	(82,290)
40		236,496	182,643	128,668	74,551	20,242	(34,309)	(89,241)
50		229,703	175,850	121,854	67,714	13,380	(41,223)	(96,191)
60		222,910	169,057	115,040	60,877	6,518	(48,141)	(103,155)
70		216,117	162,244	108,226	54,040	(361)	(55,060)	(110,363)
80		209,324	155,430	101,403	47,193	(7,250)	(61,979)	(117,587)
90		202,531	148,616	94,567	40,331	(14,140)	(68,897)	(124,874)
100		195,738	141,803	87,730	33,469	(21,029)	(75,843)	(132,258)
110		188,945	134,989	80,893	26,608	(27,918)	(82,793)	(139,641)
120		182,152	128,175	74,056	19,746	(34,807)	(89,743)	(147,024)
130		175,359	121,361	67,219	12,884	(41,723)	(96,694)	(154,765)
140		168,565	114,547	60,383	6,022	(48,641)	(103,662)	(162,747)
150		161,751	107,733	53,546	(859)	(55,560)	(110,886)	(170,728)
160		154,938	100,909	46,697	(7,749)	(62,479)	(118,109)	(178,710)
170		148,124	94,072	39,835	(14,638)	(69,397)	(125,408)	(186,692)
180		141,310	87,236	32,973	(21,527)	(76,345)	(132,791)	(194,674)
190		134,496	80,399	26,111	(28,416)	(83,295)	(140,175)	(202,656)
200		127,682	73,562	19,249	(35,305)	(90,246)	(147,558)	(210,638)
210		120,868	66,725	12,388	(42,223)	(97,196)	(155,342)	(218,620)
220		114,055	59,888	5,526	(49,142)	(104,184)	(163,324)	(226,602)
230		107,241	53,051	(1,357)	(56,060)	(111,408)	(171,306)	(234,584)
240		100,415	46,201	(8,247)	(62,979)	(118,632)	(179,287)	(242,565)
250		93,578	39,339	(15,136)	(69,898)	(125,942)	(187,269)	(250,547)

TABLE 4

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		206,574	183,894	161,213	138,533	115,852	93,172	70,491
10		199,738	177,057	154,376	131,696	109,015	86,335	63,654
20		192,901	170,220	147,540	124,859	102,178	79,498	56,817
30		186,064	163,383	140,703	118,022	95,342	72,661	49,980
40		179,227	156,547	133,866	111,185	88,505	65,824	43,144
50		172,390	149,710	127,029	104,349	81,668	58,987	36,307
60		165,554	142,873	120,192	97,512	74,831	52,151	29,470
70		158,700	136,019	113,339	90,658	67,978	45,297	22,616
80		151,838	129,157	106,477	83,796	61,116	38,435	15,754
90		144,976	122,295	99,615	76,934	54,254	31,573	8,892
100		138,114	115,434	92,753	70,072	47,392	24,711	2,031
110		131,252	108,572	85,891	63,210	40,530	17,849	(4,831)
120		124,390	101,710	79,029	56,348	33,668	10,987	(11,693)
130		117,528	94,848	72,167	49,487	26,806	4,125	(18,555)
140		110,640	87,959	65,279	42,598	19,917	(2,763)	(25,444)
150		103,751	81,070	58,389	35,709	13,028	(9,652)	(32,333)
160		96,861	74,181	51,500	28,820	6,139	(16,542)	(39,222)
170		89,972	67,291	44,611	21,930	(750)	(23,431)	(46,111)
180		83,083	60,402	37,722	15,041	(7,640)	(30,320)	(53,001)
190		76,187	53,506	30,825	8,145	(14,536)	(37,216)	(59,897)
200		69,268	46,587	23,907	1,226	(21,454)	(44,135)	(66,816)
210		62,349	39,669	16,988	(5,692)	(28,373)	(51,054)	(73,734)
220		55,431	32,750	10,069	(12,611)	(35,292)	(57,972)	(80,653)
230		48,512	25,831	3,151	(19,530)	(42,210)	(64,891)	(87,572)
240		41,585	18,904	(3,776)	(26,457)	(49,137)	(71,818)	(94,499)
250		34,635	11,954	(10,727)	(33,407)	(56,088)	(78,768)	(101,449)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **60**
Greenfield/Brownfield: **Greenfield**

TABLE 5

		BLV (£ per acre)						
		100,000	120,000	140,000	160,000	180,000	200,000	220,000
Balance (RLV - BLV £ per acre (n))	-	143,172	123,172	103,172	83,172	63,172	43,172	23,172
	10	136,335	116,335	96,335	76,335	56,335	36,335	16,335
	20	129,498	109,498	89,498	69,498	49,498	29,498	9,498
CIL Rate (£)	136	122,661	102,661	82,661	62,661	42,661	22,661	2,661
	40	115,824	95,824	75,824	55,824	35,824	15,824	(4,176)
	50	108,987	88,987	68,987	48,987	28,987	8,987	(11,013)
	60	102,151	82,151	62,151	42,151	22,151	2,151	(17,849)
	70	95,297	75,297	55,297	35,297	15,297	(4,703)	(24,703)
	80	88,435	68,435	48,435	28,435	8,435	(11,565)	(31,565)
	90	81,573	61,573	41,573	21,573	1,573	(18,427)	(38,427)
	100	74,711	54,711	34,711	14,711	(5,289)	(25,289)	(45,289)
	110	67,849	47,849	27,849	7,849	(12,151)	(32,151)	(52,151)
	120	60,987	40,987	20,987	987	(19,013)	(39,013)	(59,013)
	130	54,125	34,125	14,125	(5,875)	(25,875)	(45,875)	(65,875)
	140	47,237	27,237	7,237	(12,763)	(32,763)	(52,763)	(72,763)
	150	40,348	20,348	348	(19,652)	(39,652)	(59,652)	(79,652)
	160	33,458	13,458	(6,542)	(26,542)	(46,542)	(66,542)	(86,542)
	170	26,569	6,569	(13,431)	(33,431)	(53,431)	(73,431)	(93,431)
	180	19,680	(320)	(20,320)	(40,320)	(60,320)	(80,320)	(100,320)
	190	12,784	(7,216)	(27,216)	(47,216)	(67,216)	(87,216)	(107,216)
	200	5,865	(14,135)	(34,135)	(54,135)	(74,135)	(94,135)	(114,135)
	210	(1,054)	(21,054)	(41,054)	(61,054)	(81,054)	(101,054)	(121,054)
	220	(7,972)	(27,972)	(47,972)	(67,972)	(87,972)	(107,972)	(127,972)
	230	(14,891)	(34,891)	(54,891)	(74,891)	(94,891)	(114,891)	(134,891)
	240	(21,818)	(41,818)	(61,818)	(81,818)	(101,818)	(121,818)	(141,818)
	250	(28,768)	(48,768)	(68,768)	(88,768)	(108,768)	(128,768)	(148,768)

TABLE 6

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	212,410	172,753	132,995	93,172	53,244	13,170	(27,045)
	10	205,617	165,960	126,181	86,335	46,388	6,308	(33,936)
	20	198,824	159,154	119,367	79,498	39,526	(580)	(40,854)
CIL Rate (£)	136	192,031	152,340	112,553	72,661	32,664	(7,469)	(47,773)
	40	185,238	145,527	105,740	65,824	25,803	(14,358)	(54,692)
	50	178,445	138,713	98,915	58,987	18,941	(21,248)	(61,610)
	60	171,652	131,899	92,079	52,151	12,079	(28,137)	(68,529)
	70	164,859	125,085	85,242	45,297	5,217	(35,029)	(75,477)
	80	158,058	118,271	78,405	38,435	(1,672)	(41,948)	(82,427)
	90	151,244	111,457	71,568	31,573	(8,561)	(48,867)	(89,378)
	100	144,431	104,644	64,731	24,711	(15,450)	(55,785)	(96,328)
	110	137,617	97,823	57,895	17,849	(22,339)	(62,704)	(103,293)
	120	130,803	90,986	51,058	10,987	(29,229)	(69,624)	(110,506)
	130	123,989	84,149	44,206	4,125	(36,123)	(76,574)	(117,729)
	140	117,175	77,312	37,344	(2,763)	(43,041)	(83,524)	(125,020)
	150	110,361	70,475	30,482	(9,652)	(49,960)	(90,475)	(132,403)
	160	103,548	63,639	23,620	(16,542)	(56,879)	(97,425)	(139,786)
	170	96,730	56,802	16,758	(23,431)	(63,798)	(104,422)	(147,170)
	180	89,893	49,965	9,896	(30,320)	(70,721)	(111,646)	(154,922)
	190	83,056	43,114	3,034	(37,216)	(77,671)	(118,870)	(162,904)
	200	76,219	36,252	(3,855)	(44,135)	(84,622)	(126,185)	(170,886)
	210	69,383	29,390	(10,744)	(51,054)	(91,572)	(133,569)	(178,868)
	220	62,546	22,528	(17,633)	(57,972)	(98,522)	(140,952)	(186,849)
	230	55,709	15,666	(24,522)	(64,891)	(105,563)	(148,335)	(194,831)
	240	48,872	8,805	(31,412)	(71,818)	(112,786)	(156,182)	(202,813)
	250	42,023	1,943	(38,310)	(78,768)	(120,010)	(164,164)	(210,795)

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Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 7		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	(38,135)	5,781	49,547	93,172	136,697	180,177	223,546
	30	(58,883)	(14,863)	28,970	72,661	116,255	159,744	203,167
	40	(65,801)	(21,752)	22,108	65,824	109,442	152,930	196,374
CIL Rate (£)	50	(72,720)	(28,641)	15,246	58,987	102,611	146,117	189,581
	60	(79,668)	(35,530)	8,384	52,151	95,775	139,303	182,788
	70	(86,619)	(42,436)	1,521	45,297	88,938	132,489	175,978
	80	(93,569)	(49,354)	(5,368)	38,435	82,101	125,675	169,164
	90	(100,519)	(56,273)	(12,258)	31,573	75,264	118,861	162,350
	100	(107,629)	(63,192)	(19,147)	24,711	68,427	112,047	155,536
	110	(114,852)	(70,110)	(26,036)	17,849	61,591	105,215	148,722
	120	(122,079)	(77,052)	(32,925)	10,987	54,754	98,378	141,909
	130	(129,463)	(84,002)	(39,826)	4,125	47,900	91,541	135,095
	140	(136,846)	(90,952)	(46,745)	(2,763)	41,038	84,704	128,281
	150	(144,229)	(97,903)	(53,663)	(9,652)	34,176	77,867	121,467
	160	(151,743)	(104,912)	(60,582)	(16,542)	27,314	71,031	114,653
	170	(159,725)	(112,136)	(67,501)	(23,431)	20,452	64,194	107,818
	180	(167,707)	(119,359)	(74,435)	(30,320)	13,590	57,357	100,981
	190	(175,689)	(126,686)	(81,385)	(37,216)	6,728	50,503	94,144
	200	(183,670)	(134,069)	(88,336)	(44,135)	(158)	43,641	87,307
	210	(191,652)	(141,452)	(95,286)	(51,054)	(7,047)	36,779	80,471
	220	(199,634)	(148,836)	(102,243)	(57,972)	(13,937)	29,917	73,634
	230	(207,616)	(156,723)	(109,419)	(64,891)	(20,826)	23,055	66,797
	240	(215,598)	(164,705)	(116,643)	(71,818)	(27,715)	16,193	59,960
	250	(223,580)	(172,687)	(123,910)	(78,768)	(34,607)	9,331	53,106
	260	(231,562)	(180,669)	(131,293)	(85,719)	(41,525)	2,447	46,244
	270	(239,544)	(188,651)	(138,676)	(92,669)	(48,444)	(4,442)	39,382

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **L** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** No Units: **135**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	135 Units		
AH Policy requirement (% Target)	30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%	
AH tenure split %	Affordable Rent:	67.0%	67.0% % Rented
	Social Rent:	0.0%	
	First Homes:	0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%	9.9% % of total (>10% First Homes PPG 023)
		100%	100.0%

CIL Rate (£ psm) **134.81** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	10.1	8%	10.1
2 bed House	30.0%	28.4	45.00%	18.2	35%	46.6
3 bed House	45.0%	42.5	25.00%	10.1	39%	52.7
4 bed House	25.0%	23.6	5.00%	2.0	19%	25.7
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	94.5	100.0%	40.5	100%	135.0

OMS Unit Floor areas -	Net area per unit (sqm)	MV (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	MV (sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	87.0	936		87.0	936
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	MV (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	MV (sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	MV (sqft)	AH units GIA (sqm)	MV (sqft)	Total GIA (all units) (sqm)	MV (sqft)
1 bed House	0	0	587	6,321	587	6,321
2 bed House	2,098	22,582	1,349	14,517	3,447	37,098
3 bed House	3,700	39,823	942	10,136	4,641	49,959
4 bed House	2,717	29,244	209	2,245	2,925	31,489
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
Total	8,514	91,649	3,086	33,219	11,601	124,867

AH % by floor area:

26.60% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV (£ no AH)
1 bed House	180,000	3,103	288	1,822,500
2 bed House	250,000	3,378	314	11,643,750
3 bed House	300,000	3,448	320	15,795,000
4 bed House	380,000	3,304	307	9,747,000
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
Total				39,008,250

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%	0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%	0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **135**
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 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	28.4	@	250,000	7,087,500
3 bed House	42.5	@	300,000	12,757,500
4 bed House	23.6	@	380,000	8,977,500
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	94.5			28,822,500
Affordable Rent GDV -				
1 bed House	6.8	@	81,000	549,484
2 bed House	12.2	@	112,500	1,373,709
3 bed House	6.8	@	135,000	915,806
4 bed House	1.4	@	171,000	232,004
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	27.1			3,071,004
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	3.3	@	126,000	420,998
2 bed House	6.0	@	175,000	1,052,494
3 bed House	3.3	@	210,000	701,663
4 bed House	0.7	@	266,000	177,755
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	13.4	40.5		2,352,908
Sub-total GDV Residential				
			135	34,246,412
AH on-site cost analysis:			13.90% % of GDV	EMV (no AH) less £GDV (inc. AH)
			410 £ psm (total GIA sqm)	35,273 £ per unit (total units)
Grant		41	AH units @ 0 per unit	-
Total GDV				34,246,412

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **135**
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 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(34,589)
Planning Application Professional Fees, Surveys and reports					(100,000)
CIL (Mkrt only + garages)		8,514 sqm		134.81 £ psm	(1,147,834)
	CIL analysis:	3.35% % of GDV		8,502 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	135 units @		20,805 per unit	(2,808,675)
	S106 analysis:	728,175 £ per ha		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	135 units @		0 per unit	-
	S106 analysis:	- £ per ha		0 £ per unit (total units)	
	TOTAL S106 analysis:	728,175 £ per ha		20,805 £ per unit (total units)	
AH Commuted Sum		11,601 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		3.86 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1			0	-
	Year 2			0	-
	Year 3			0	-
	Year 4			0	-
	Year 5			0	-
	Years (all)		135 units @	0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
1 bed House		587 sqm @		1,293 psm	(759,314)
2 bed House		3,447 sqm @		1,293 psm	(4,456,389)
3 bed House		4,641 sqm @		1,293 psm	(6,001,201)
4 bed House		2,925 sqm @		1,293 psm	(3,782,607)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		- sqm @		1,493 psm	-
2 bed Flat		- sqm @		1,493 psm	-
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkrt only)	43	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	24	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		14,999,511 @		20.0%	(2,999,902)
	Ext. Works analysis:			22,221 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		135 units @		1,011 £ per unit	(136,485)
Part L/FHS		135 units @		4,847 £ per unit	(654,345)
Additional Low Carbon/Energy Reduction		135 units @		0 £ per unit	-
Water Efficiency		135 units @		0 £ per unit	-
	Sub-total				(790,830)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		18,790,243 @		3.0%	(563,707)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **135**
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 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

Professional Fees	18,790,243 @	7.0%		(1,315,317)
Disposal Costs -				
OMS Marketing and Promotion	28,822,500 OMS @	3.00%	6,405 £ per unit	(864,675)
Residential Sales Agent Costs	28,822,500 OMS @	1.00%	2,135 £ per unit	(288,225)
Residential Sales Legal Costs	28,822,500 OMS @	0.25%	534 £ per unit	(72,056)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,148 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(103,565)
Developers Profit -				
Profit on OMS	28,822,500	20.00%		(5,764,500)
Margin on AH	5,423,912	6.00% on AH values		(325,435)
Profit analysis:	34,246,412	17.78% blended GDV	(6,089,935)	
	26,098,887	23.33% on costs	(6,089,935)	
TOTAL COSTS				(32,188,822)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				2,057,590
SDLT	2,057,590 @	HMRC formula		(92,379)
Acquisition Agent fees	2,057,590 @	1.0%		(20,576)
Acquisition Legal fees	2,057,590 @	0.5%		(10,288)
Interest on Land	2,057,590 @	6.00%		(123,455)
Residual Land Value				1,810,891
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.29% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0 dph (net)			
Site Area (net)	3.86 ha (net)		9.53 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	4.82 ha (gross)		11.91 acres (gross)	
Density analysis:	3,008 sqm/ha (net)		13,101 sqft/ac (net)	
	28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	1,810,890
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.29% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **135**
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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	-	309,435	258,811	208,131	157,429	106,641	55,783	4,821
	10	299,317	249,255	199,124	148,971	98,747	48,440	(1,971)
	20	289,200	239,691	190,117	140,513	90,853	41,096	(8,770)
	30	279,082	230,121	181,110	132,055	82,946	33,747	(15,576)
	40	268,964	220,551	172,103	123,597	75,038	26,389	(22,382)
	50	258,847	210,981	163,096	115,139	67,129	19,032	(29,188)
	60	248,729	201,411	154,086	106,681	59,221	11,674	(35,994)
	70	238,601	191,841	145,064	98,223	51,313	4,316	(42,800)
	80	228,468	182,271	136,042	89,765	43,404	(3,042)	(49,610)
	90	218,335	172,701	127,020	81,300	35,496	(10,399)	(56,432)
	100	208,202	163,132	117,999	72,827	27,583	(17,766)	(63,253)
	110	198,069	153,562	108,977	64,353	19,659	(25,139)	(70,075)
	120	187,936	143,976	99,955	55,880	11,735	(32,512)	(76,896)
	130	177,804	134,391	90,933	47,407	3,812	(39,886)	(83,717)
	140	167,671	124,805	81,911	38,934	(4,112)	(47,259)	(90,553)
	150	157,538	115,219	72,875	30,461	(12,036)	(54,632)	(97,391)
	160	147,400	105,634	63,837	21,984	(19,960)	(62,017)	(104,229)
	170	137,250	96,048	54,799	13,495	(27,897)	(69,407)	(111,066)
	180	127,101	86,462	45,761	5,005	(35,837)	(76,796)	(117,906)
	190	116,951	76,877	36,723	(3,485)	(43,778)	(84,186)	(124,761)
200	106,801	67,275	27,685	(11,975)	(51,718)	(91,576)	(131,616)	
210	96,652	57,672	18,647	(20,464)	(59,658)	(98,975)	(138,472)	
220	86,502	48,069	9,594	(28,954)	(67,602)	(106,383)	(145,327)	
230	76,353	38,466	538	(37,460)	(75,560)	(113,791)	(152,198)	
240	66,194	28,863	(8,517)	(45,968)	(83,518)	(121,198)	(159,071)	
250	56,026	19,260	(17,573)	(54,476)	(91,477)	(128,606)	(165,945)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **135**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		304,140	241,748	179,269	116,717	54,070	(8,700)	(71,635)
10		296,270	233,867	171,388	108,823	46,162	(16,624)	(79,593)
20		288,401	225,986	163,507	100,929	38,253	(24,554)	(87,551)
30		280,532	218,104	155,617	93,035	30,345	(32,495)	(95,509)
40		272,662	210,223	147,722	85,131	22,422	(40,435)	(103,468)
50		264,793	202,342	139,828	77,223	14,498	(48,375)	(111,440)
60		256,924	194,461	131,934	69,315	6,574	(56,316)	(119,417)
70		249,055	186,580	124,040	61,406	(1,349)	(64,256)	(127,395)
80		241,178	178,699	116,146	53,498	(9,273)	(72,210)	(135,372)
90		233,297	170,818	108,252	45,590	(17,197)	(80,168)	(143,357)
100		225,416	162,937	100,358	37,682	(25,128)	(88,126)	(151,355)
110		217,535	155,046	92,464	29,773	(33,069)	(96,085)	(159,353)
120		209,654	147,152	84,560	21,849	(41,009)	(104,043)	(167,399)
130		201,772	139,258	76,651	13,925	(48,950)	(112,017)	(175,887)
140		193,891	131,364	68,743	6,001	(56,890)	(119,994)	(184,165)
150		186,010	123,469	60,835	(1,922)	(64,830)	(127,972)	(192,857)
160		178,129	115,575	52,926	(9,846)	(72,785)	(135,949)	(202,023)
170		170,248	107,681	45,018	(17,770)	(80,744)	(143,936)	(211,214)
180		162,367	99,787	37,110	(25,702)	(88,702)	(151,933)	(220,406)
190		154,475	91,893	29,200	(33,643)	(96,660)	(159,931)	(229,597)
200		146,581	83,988	21,276	(41,583)	(104,618)	(167,997)	(238,814)
210		138,687	76,079	13,352	(49,524)	(112,594)	(176,300)	(248,032)
220		130,793	68,171	5,428	(57,464)	(120,571)	(184,778)	(257,254)
230		122,899	60,263	(2,495)	(65,404)	(128,548)	(193,520)	(266,502)
240		115,005	52,355	(10,419)	(73,361)	(136,526)	(202,688)	(275,750)
250		107,110	44,446	(18,343)	(81,319)	(144,514)	(211,879)	(285,014)

TABLE 4

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		238,945	212,484	186,023	159,562	133,102	106,641	80,180
10		231,050	204,590	178,129	151,668	125,208	98,747	72,286
20		223,156	196,696	170,235	143,774	117,314	90,853	64,392
30		215,249	188,789	162,328	135,867	109,407	82,946	56,485
40		207,341	180,880	154,420	127,959	101,498	75,038	48,577
50		199,433	172,972	146,511	120,051	93,590	67,129	40,669
60		191,524	165,064	138,603	112,142	85,682	59,221	32,760
70		183,616	157,155	130,695	104,234	77,773	51,313	24,852
80		175,708	149,247	122,786	96,326	69,865	43,404	16,944
90		167,799	141,339	114,878	88,417	61,957	35,496	9,035
100		159,886	133,426	106,965	80,504	54,043	27,583	1,122
110		151,963	125,502	99,041	72,580	46,120	19,659	(6,802)
120		144,039	117,578	91,117	64,657	38,196	11,735	(14,725)
130		136,115	109,654	83,194	56,733	30,272	3,812	(22,649)
140		128,191	101,731	75,270	48,809	22,349	(4,112)	(30,573)
150		120,268	93,807	67,346	40,885	14,425	(12,036)	(38,497)
160		112,344	85,883	59,422	32,962	6,501	(19,960)	(46,420)
170		104,407	77,946	51,485	25,025	(1,436)	(27,897)	(54,358)
180		96,466	70,006	43,545	17,084	(9,377)	(35,837)	(62,298)
190		88,526	62,065	35,604	9,144	(17,317)	(43,778)	(70,238)
200		80,585	54,125	27,664	1,203	(25,257)	(51,718)	(78,179)
210		72,645	46,184	19,724	(6,737)	(33,198)	(59,658)	(86,119)
220		64,702	38,241	11,780	(14,680)	(41,141)	(67,602)	(94,062)
230		56,743	30,283	3,822	(22,639)	(49,099)	(75,560)	(102,021)
240		48,785	22,324	(4,136)	(30,597)	(57,058)	(83,518)	(109,979)
250		40,827	14,366	(12,095)	(38,555)	(65,016)	(91,477)	(117,937)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **135**
Greenfield/Brownfield: **Greenfield**

TABLE 5

		BLV (£ per acre)							
		100,000	120,000	140,000	160,000	180,000	200,000	220,000	
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	-	196,641	176,641	156,641	136,641	116,641	96,641	76,641
	10	188,747	168,747	148,747	128,747	108,747	88,747	68,747	48,747
	20	180,853	160,853	140,853	120,853	100,853	80,853	60,853	40,853
	30	172,946	152,946	132,946	112,946	92,946	72,946	52,946	32,946
	40	165,038	145,038	125,038	105,038	85,038	65,038	45,038	25,038
	50	157,129	137,129	117,129	97,129	77,129	57,129	37,129	17,129
	60	149,221	129,221	109,221	89,221	69,221	49,221	29,221	9,221
	70	141,313	121,313	101,313	81,313	61,313	41,313	21,313	-9,313
	80	133,404	113,404	93,404	73,404	53,404	33,404	13,404	-7,404
	90	125,496	105,496	85,496	65,496	45,496	25,496	5,496	-17,496
	100	117,588	97,588	77,588	57,588	37,588	17,588	-2,417	-28,417
	110	109,659	89,659	69,659	49,659	29,659	9,659	-10,341	-39,341
	120	101,735	81,735	61,735	41,735	21,735	1,735	-18,265	-50,265
	130	93,812	73,812	53,812	33,812	13,812	(6,188)	-26,188	-61,188
	140	85,888	65,888	45,888	25,888	5,888	(14,112)	-34,112	-72,112
	150	77,964	57,964	37,964	17,964	(2,036)	(22,036)	-42,036	-84,036
	160	70,040	50,040	30,040	10,040	(9,960)	(29,960)	-52,960	-96,960
	170	62,103	42,103	22,103	2,103	(17,897)	(37,897)	-62,897	-106,897
	180	54,163	34,163	14,163	(5,837)	(25,837)	(45,837)	-72,837	-116,837
	190	46,222	26,222	6,222	(13,778)	(33,778)	(53,778)	-82,778	-126,778
	200	38,282	18,282	(1,718)	(21,718)	(41,718)	(61,718)	-92,718	-136,718
	210	30,342	10,342	(9,658)	(29,658)	(49,658)	(69,658)	-102,658	-146,658
	220	22,398	2,398	(17,602)	(37,602)	(57,602)	(77,602)	-112,602	-156,602
	230	14,440	(5,560)	(25,560)	(45,560)	(65,560)	(85,560)	-122,560	-166,560
	240	6,482	(13,518)	(33,518)	(53,518)	(73,518)	(93,518)	-132,518	-176,518
	250	(1,477)	(21,477)	(41,477)	(61,477)	(81,477)	(101,477)	-142,477	-186,477

TABLE 6

		Build Cost 100%							
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	-	244,538	198,619	152,670	106,641	60,551	14,384	(31,879)
	10	236,669	190,738	144,776	98,747	52,642	6,460	(39,820)	(85,779)
	20	228,799	182,857	136,882	90,853	44,734	(1,464)	(47,760)	(93,719)
	30	220,920	174,976	128,988	82,946	36,826	(9,387)	(55,700)	(101,669)
	40	213,039	167,095	121,094	75,038	28,907	(17,318)	(63,657)	(109,619)
	50	205,158	159,214	113,199	67,129	20,983	(25,258)	(71,615)	(117,569)
	60	197,277	151,332	105,305	59,221	13,060	(33,199)	(79,573)	(125,519)
	70	189,396	143,440	97,411	51,313	5,136	(41,139)	(87,532)	(133,469)
	80	181,514	135,546	89,517	43,404	(2,788)	(49,079)	(95,490)	(141,419)
	90	173,633	127,652	81,616	35,496	(10,712)	(57,020)	(103,464)	(149,369)
	100	165,752	119,758	73,708	27,583	(18,637)	(64,972)	(111,441)	(157,319)
	110	157,871	111,864	65,799	19,659	(26,578)	(72,930)	(119,419)	(165,269)
	120	149,990	103,970	57,891	11,735	(34,518)	(80,888)	(127,396)	(173,219)
	130	142,104	96,075	49,983	3,812	(42,458)	(88,847)	(135,380)	(181,169)
	140	134,210	88,181	42,075	(4,112)	(50,399)	(96,805)	(143,378)	(189,119)
	150	126,316	80,286	34,166	(12,036)	(58,339)	(104,775)	(151,376)	(197,069)
	160	118,422	72,378	26,258	(19,960)	(66,287)	(112,753)	(159,374)	(205,019)
	170	110,528	64,470	18,335	(27,897)	(74,245)	(120,730)	(167,429)	(212,969)
	180	102,634	56,561	10,411	(35,837)	(82,203)	(128,707)	(175,479)	(220,919)
	190	94,740	48,653	2,487	(43,778)	(90,162)	(136,688)	(183,429)	(228,869)
	200	86,846	40,745	(5,436)	(51,718)	(98,120)	(144,686)	(191,379)	(236,819)
	210	78,951	32,837	(13,360)	(59,658)	(106,086)	(152,684)	(199,329)	(244,769)
	220	71,048	24,928	(21,284)	(67,602)	(114,064)	(160,682)	(207,279)	(252,719)
	230	63,140	17,011	(29,216)	(75,560)	(122,041)	(168,779)	(215,229)	(260,669)
	240	55,232	9,087	(37,157)	(83,518)	(130,019)	(177,109)	(223,179)	(268,619)
	250	47,323	1,163	(45,097)	(91,477)	(137,997)	(185,587)	(231,129)	(276,569)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **135**
Greenfield/Brownfield: **Greenfield**

TABLE 7

Balance (RLV - BLV £ per acre (n))		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		(45,346)	5,414	56,067	106,641	157,155	207,596	258,021
30		(69,185)	(18,358)	32,342	82,946	133,472	183,952	234,385
	CIL Rate (£)	(77,143)	(26,296)	24,422	75,038	125,578	176,071	226,504
	135	(85,102)	(34,236)	16,498	67,129	117,684	168,190	218,623
	60	(93,060)	(42,177)	8,574	59,221	109,790	160,304	210,741
	70	(101,022)	(50,117)	651	51,313	101,896	152,409	202,860
	80	(109,000)	(58,058)	(7,273)	43,404	94,002	144,515	194,979
	90	(116,977)	(66,004)	(15,197)	35,496	86,100	136,621	187,098
	100	(124,955)	(73,963)	(23,126)	27,583	78,191	128,727	179,217
	110	(132,933)	(81,921)	(31,067)	19,659	70,283	120,833	171,336
	120	(140,931)	(89,879)	(39,007)	11,735	62,375	112,939	163,453
	130	(148,928)	(97,838)	(46,947)	3,812	54,467	105,045	155,558
	140	(156,926)	(105,807)	(54,888)	(4,112)	46,558	97,151	147,664
	150	(164,931)	(113,784)	(62,828)	(12,036)	38,650	89,254	139,770
	160	(173,190)	(121,761)	(70,782)	(19,960)	30,742	81,345	131,876
	170	(181,618)	(129,739)	(78,741)	(27,897)	22,820	73,437	123,982
	180	(190,103)	(137,723)	(86,699)	(35,837)	14,896	65,529	116,088
	190	(199,294)	(145,720)	(94,657)	(43,778)	6,972	57,621	108,194
	200	(208,485)	(153,718)	(102,615)	(51,718)	(951)	49,712	100,300
	210	(217,676)	(161,716)	(110,591)	(59,658)	(8,875)	41,804	92,406
	220	(226,894)	(169,855)	(118,568)	(67,602)	(16,799)	33,896	84,499
	230	(236,113)	(178,209)	(126,546)	(75,560)	(24,727)	25,981	76,591
	240	(245,340)	(186,687)	(134,523)	(83,518)	(32,667)	18,057	68,683
	250	(254,588)	(195,587)	(142,512)	(91,477)	(40,608)	10,133	60,774
	260	(263,835)	(204,779)	(150,510)	(99,435)	(48,548)	2,210	52,866
	270	(273,108)	(213,970)	(158,508)	(107,398)	(56,489)	(5,714)	44,958

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **M** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed Greenfield/Brownfield: Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

No Units: **200**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	200 Units
AH Policy requirement (% Target)	30%
Open Market Sale (OMS) housing	70%
AH tenure split %	
Open Market Sale (OMS)	
Affordable Rent:	67.0%
Social Rent:	0.0%
First Homes:	0.0%
Other Intermediate (LCHO/Sub-Market etc.):	33.0%
	67.0% % Rented
	9.9% % of total (>10% First Homes PPG 023)
	100% 100.0%

CIL Rate (£ psm) **141.06** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	15.0	8%	15.0
2 bed House	30.0%	42.0	45.00%	27.0	35%	69.0
3 bed House	45.0%	63.0	25.00%	15.0	39%	78.0
4 bed House	25.0%	35.0	5.00%	3.0	19%	38.0
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	140.0	100.00%	60.0	100%	200.0

OMS Unit Floor areas -	Net area per unit (sqm)	MV # units (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	87.0	936		87.0	936
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	MV # units (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	MV # units (sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	870	9,365	870	9,365
2 bed House	3,108	33,454	1,998	21,506	5,106	54,961
3 bed House	5,481	58,997	1,395	15,016	6,876	74,013
4 bed House	4,025	43,325	309	3,326	4,334	46,651
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	12,614	135,776	4,572	49,213	17,186	184,989

AH % by floor area: **26.60% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	2,700,000
2 bed House	250,000	3,378	314	17,250,000
3 bed House	300,000	3,448	320	23,400,000
4 bed House	380,000	3,304	307	14,440,000
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				57,790,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%	0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%	0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	42.0	@	250,000	10,500,000
3 bed House	63.0	@	300,000	18,900,000
4 bed House	35.0	@	380,000	13,300,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	140.0			42,700,000
Affordable Rent GDV -				
1 bed House	10.1	@	81,000	814,050
2 bed House	18.1	@	112,500	2,035,125
3 bed House	10.1	@	135,000	1,356,750
4 bed House	2.0	@	171,000	343,710
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	40.2			4,549,635
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	5.0	@	126,000	623,700
2 bed House	8.9	@	175,000	1,559,250
3 bed House	5.0	@	210,000	1,039,500
4 bed House	1.0	@	266,000	263,340
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	19.8	60.0		3,485,790
Sub-total GDV Residential				
			200	50,735,425
AH on-site cost analysis:			13.90% % of GDV	EMV (no AH) less EGDV (inc. AH)
			410 £ psm (total GIA sqm)	7,054,575
				35,273 £ per unit (total units)
Grant				
	60	AH units @	0	per unit
Total GDV				
				50,735,425

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(43,559)
Planning Application Professional Fees, Surveys and reports					(130,000)
CIL (Mkrt only + garages)		12,614 sqm		141.06 £ psm	(1,779,337)
	CIL analysis:	3.51% of GDV		8,897 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	200 units @		20,805 per unit	(4,161,000)
	S106 analysis:	728,175 £ per ha		8.20% of GDV	
LCC TSA Contributions	Years (all)	200 units @		0 per unit	-
	S106 analysis:	- £ per ha		0.00% of GDV	
	TOTAL S106 analysis:	728,175 £ per ha		8.20% of GDV	
AH Commuted Sum		17,186 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		5.71 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	200 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha		0.00% of GDV	
				0 £ per unit (total units)	
1 bed House		870 sqm @		1,293 psm	(1,124,910)
2 bed House		5,106 sqm @		1,293 psm	(6,602,058)
3 bed House		6,876 sqm @		1,293 psm	(8,890,668)
4 bed House		4,334 sqm @		1,293 psm	(5,603,862)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		- sqm @		1,493 psm	-
2 bed Flat		- sqm @		1,493 psm	-
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkrt only)	63	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	35	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		22,221,498 @		20.0%	(4,444,300)
	Ext. Works analysis:			22,221 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		200 units @		1,011 £ per unit	(202,200)
Part L/FHS		200 units @		4,847 £ per unit	(969,400)
Additional Low Carbon/Energy Reduction		200 units @		0 £ per unit	-
Water Efficiency		200 units @		0 £ per unit	-
	Sub-total				(1,171,600)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		27,837,398 @		3.0%	(835,122)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

Professional Fees	27,837,398 @		7.0%		(1,948,618)
Disposal Costs -					
OMS Marketing and Promotion	42,700,000 OMS @		3.00%	6,405 £ per unit	(1,281,000)
Residential Sales Agent Costs	42,700,000 OMS @		1.00%	2,135 £ per unit	(427,000)
Residential Sales Legal Costs	42,700,000 OMS @		0.25%	534 £ per unit	(106,750)
Affordable Sale Legal Costs				lump sum	(10,000)
Empty Property Costs					-
Disposal Cost analysis:				9,124 £ per unit (exc. EPC)	
Interest (on Development Costs) -		6.00% APR		0.487% pcm	(99,458)
Developers Profit -					
Profit on OMS	42,700,000		20.00%		(8,540,000)
Margin on AH	8,035,425		6.00% on AH values		(482,126)
Profit analysis:	50,735,425		17.78% blended GDV	(9,022,126)	
	38,659,241		23.34% on costs	(9,022,126)	
TOTAL COSTS					(47,681,367)

RESIDUAL LAND VALUE (RLV)					
Residual Land Value (gross)					3,054,058
SDLT	3,054,058 @		HMRC formula		(142,203)
Acquisition Agent fees	3,054,058 @		1.0%		(30,541)
Acquisition Legal fees	3,054,058 @		0.5%		(15,270)
Interest on Land	3,054,058 @		6.00%		(183,243)
Residual Land Value					2,682,801
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)		
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	5.29% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)					
Residential Density		35.0 dph (net)			
Site Area (net)		5.71 ha (net)		14.12 acres (net)	
Net to Gross ratio		80%			
Site Area (gross)		7.14 ha (gross)		17.65 acres (gross)	
Density analysis:		3,008 sqm/ha (net)		13,101 sqft/ac (net)	
		28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)		190,000 £ per acre (net)	2,682,800
BLV analysis:		375,592 £ per ha (gross)		152,000 £ per acre (gross)	5.29% % BLV / GDV

BALANCE					
Surplus/(Deficit)		£ per ha (net)		£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1 Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
CIL Rate (£)	141	-	313,164	262,669	212,166	161,628	111,078	60,488	9,850
	10	303,068	253,133	203,183	153,205	103,208	53,180	3,096	
	20	292,971	243,598	194,199	144,783	95,338	45,867	(3,658)	
	30	282,874	234,062	185,215	136,360	87,468	38,550	(10,419)	
	40	272,778	224,523	176,231	127,938	79,598	31,233	(17,182)	
	50	262,681	214,978	167,247	119,508	71,729	23,916	(23,946)	
	60	252,585	205,432	158,263	111,076	63,859	16,599	(30,709)	
	70	242,488	195,887	149,279	102,644	55,989	9,282	(37,472)	
	80	232,388	186,341	140,295	94,212	48,114	1,966	(44,235)	
	90	222,281	176,796	131,311	85,780	40,234	(5,351)	(50,998)	
	100	212,174	167,250	122,317	77,348	32,354	(12,677)	(57,771)	
	110	202,067	157,705	113,323	68,916	24,475	(20,004)	(64,544)	
	120	191,960	148,159	104,329	60,484	16,595	(27,331)	(71,317)	
	130	181,853	138,614	95,335	52,049	8,715	(34,658)	(78,090)	
	140	171,746	129,061	86,341	43,607	836	(41,984)	(84,863)	
	150	161,639	119,505	77,346	35,164	(7,045)	(49,311)	(91,637)	
	160	151,532	109,949	68,352	26,722	(14,936)	(56,642)	(98,420)	
	170	141,425	100,392	59,358	18,279	(22,826)	(63,980)	(105,204)	
	180	131,308	90,836	50,357	9,837	(30,716)	(71,317)	(111,987)	
	190	121,190	81,280	41,351	1,394	(38,607)	(78,654)	(118,771)	
200	111,071	71,723	32,346	(7,049)	(46,497)	(85,992)	(125,554)		
210	100,953	62,167	23,341	(15,503)	(54,387)	(93,329)	(132,348)		
220	90,834	52,604	14,335	(23,957)	(62,287)	(100,675)	(139,143)		
230	80,716	43,036	5,330	(32,411)	(70,188)	(108,024)	(145,938)		
240	70,597	33,467	(3,676)	(40,865)	(78,090)	(115,373)	(152,733)		
250	60,479	23,899	(12,689)	(49,319)	(85,992)	(122,721)	(159,533)		

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		307,969	245,718	183,442	121,123	58,733	(3,727)	(66,291)
10		300,120	237,865	175,581	113,253	50,861	(11,614)	(74,192)
20		292,267	230,012	167,720	105,383	42,991	(19,504)	(82,094)
30		284,414	222,159	159,859	97,513	35,102	(27,395)	(89,996)
40		276,561	214,306	151,998	89,643	27,222	(35,285)	(97,898)
50		268,708	206,453	144,137	81,773	19,342	(43,175)	(105,810)
60		260,856	198,596	136,276	73,903	11,463	(51,066)	(113,724)
70		253,003	190,735	128,415	66,034	3,583	(58,960)	(121,638)
80		245,150	182,874	120,554	58,164	(4,297)	(66,862)	(129,552)
90		237,297	175,013	112,684	50,291	(12,185)	(74,764)	(137,466)
100		229,444	167,152	104,814	42,412	(20,075)	(82,666)	(145,394)
110		221,591	159,291	96,944	34,532	(27,965)	(90,567)	(153,321)
120		213,738	151,430	89,074	26,652	(35,856)	(98,469)	(161,248)
130		205,885	143,569	81,204	18,773	(43,746)	(106,382)	(169,175)
140		198,027	135,708	73,334	10,893	(51,636)	(114,296)	(177,228)
150		190,166	127,847	65,465	3,013	(59,532)	(122,210)	(185,558)
160		182,305	119,985	57,595	(4,866)	(67,433)	(130,124)	(194,274)
170		174,444	112,115	49,722	(12,755)	(75,335)	(138,039)	(203,350)
180		166,583	104,245	41,842	(20,645)	(83,237)	(145,967)	(212,443)
190		158,722	96,375	33,962	(28,536)	(91,139)	(153,894)	(221,536)
200		150,861	88,505	26,083	(36,426)	(99,040)	(161,821)	(230,628)
210		143,000	80,635	18,203	(44,316)	(106,954)	(169,748)	(239,733)
220		135,139	72,765	10,323	(52,207)	(114,868)	(177,822)	(248,844)
230		127,278	64,896	2,444	(60,103)	(122,782)	(186,165)	(257,954)
240		119,416	57,026	(5,436)	(68,005)	(130,696)	(194,930)	(267,077)
250		111,546	49,152	(13,326)	(75,906)	(138,613)	(204,008)	(276,207)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		243,382	216,921	190,460	164,000	137,539	111,078	84,617
10		235,512	209,051	182,590	156,130	129,669	103,208	76,748
20		227,642	201,181	174,720	148,260	121,799	95,338	68,878
30		219,772	193,311	166,850	140,390	113,929	87,468	61,008
40		211,902	185,441	158,981	132,520	106,059	79,598	53,138
50		204,032	177,571	151,111	124,650	98,189	71,729	45,268
60		196,162	169,701	143,241	116,780	90,319	63,859	37,398
70		188,292	161,831	135,371	108,910	82,449	55,989	29,528
80		180,417	153,957	127,496	101,035	74,575	48,114	21,653
90		172,538	146,077	119,616	93,156	66,695	40,234	13,773
100		164,658	138,197	111,737	85,276	58,815	32,354	5,894
110		156,778	130,318	103,857	77,396	50,935	24,475	(1,986)
120		148,899	122,438	95,977	69,516	43,056	16,595	(9,866)
130		141,019	114,558	88,097	61,637	35,176	8,715	(17,745)
140		133,139	106,678	80,218	53,757	27,296	836	(25,625)
150		125,258	98,797	72,337	45,876	19,415	(7,045)	(33,506)
160		117,368	90,907	64,446	37,986	11,525	(14,936)	(41,396)
170		109,478	83,017	56,556	30,095	3,635	(22,826)	(49,287)
180		101,587	75,127	48,666	22,205	(4,256)	(30,716)	(57,177)
190		93,697	67,236	40,776	14,315	(12,146)	(38,607)	(65,067)
200		85,807	59,346	32,885	6,425	(20,036)	(46,497)	(72,958)
210		77,916	51,456	24,995	(1,466)	(27,926)	(54,387)	(80,848)
220		70,017	43,556	17,095	(9,365)	(35,826)	(62,287)	(88,747)
230		62,115	35,654	9,194	(17,267)	(43,728)	(70,188)	(96,649)
240		54,213	27,753	1,292	(25,169)	(51,629)	(78,090)	(104,551)
250		46,312	19,851	(6,610)	(33,071)	(59,531)	(85,992)	(112,453)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

Balance (RLV - BLV £ per acre (n))	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	201,078	181,078	161,078	141,078	121,078	101,078	81,078
10	193,208	173,208	153,208	133,208	113,208	93,208	73,208
CIL Rate (£)	20	185,338	165,338	145,338	125,338	105,338	85,338
141	30	177,468	157,468	137,468	117,468	97,468	77,468
	40	169,598	149,598	129,598	109,598	89,598	69,598
	50	161,729	141,729	121,729	101,729	81,729	61,729
	60	153,859	133,859	113,859	93,859	73,859	53,859
	70	145,989	125,989	105,989	85,989	65,989	45,989
	80	138,114	118,114	98,114	78,114	58,114	38,114
	90	130,234	110,234	90,234	70,234	50,234	30,234
	100	122,354	102,354	82,354	62,354	42,354	22,354
	110	114,475	94,475	74,475	54,475	34,475	14,475
	120	106,595	86,595	66,595	46,595	26,595	6,595
	130	98,715	78,715	58,715	38,715	18,715	(1,285)
	140	90,836	70,836	50,836	30,836	10,836	(9,164)
	150	82,955	62,955	42,955	22,955	2,955	(17,045)
	160	75,064	55,064	35,064	15,064	(4,936)	(24,936)
	170	67,174	47,174	27,174	7,174	(12,826)	(32,826)
	180	59,284	39,284	19,284	(7,16)	(20,716)	(40,716)
	190	51,393	31,393	11,393	(8,607)	(28,607)	(48,607)
	200	43,503	23,503	3,503	(16,497)	(36,497)	(56,497)
	210	35,613	15,613	(4,387)	(24,387)	(44,387)	(64,387)
	220	27,713	7,713	(12,287)	(32,287)	(52,287)	(72,287)
	230	19,812	(188)	(20,188)	(40,188)	(60,188)	(80,188)
	240	11,910	(8,090)	(28,090)	(48,090)	(68,090)	(88,090)
	250	4,008	(15,992)	(35,992)	(55,992)	(75,992)	(95,992)

Balance (RLV - BLV £ per acre (n))	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	248,401	202,662	156,883	111,078	65,225	19,318	(26,647)
10	240,548	194,809	149,022	103,208	57,355	11,438	(34,537)
CIL Rate (£)	20	232,695	186,954	141,161	95,338	49,475	(42,428)
141	30	224,842	179,093	133,300	87,468	41,596	(4,333)
	40	216,990	171,232	125,439	79,598	33,716	(12,223)
	50	209,137	163,371	117,578	71,729	25,836	(20,113)
	60	201,284	155,510	109,711	63,859	17,956	(28,003)
	70	193,431	147,649	101,842	55,989	10,077	(35,894)
	80	185,578	139,788	93,972	48,114	2,197	(43,784)
	90	177,721	131,927	86,102	40,234	(5,689)	(51,681)
	100	169,860	124,066	78,232	32,354	(13,579)	(59,583)
	110	161,999	116,205	70,362	24,475	(21,470)	(67,485)
	120	154,138	108,344	62,492	16,595	(29,360)	(75,387)
	130	146,277	100,475	54,622	8,715	(37,250)	(83,289)
	140	138,416	92,605	46,752	836	(45,140)	(91,191)
	150	130,555	84,735	38,873	(7,045)	(53,033)	(99,105)
	160	122,694	76,865	30,993	(14,936)	(60,935)	(107,019)
	170	114,833	68,995	23,113	(22,826)	(68,837)	(114,933)
	180	106,972	61,125	15,234	(30,716)	(76,738)	(122,847)
	190	99,108	53,255	7,354	(38,607)	(84,640)	(130,763)
	200	91,238	45,385	(526)	(46,497)	(92,542)	(138,690)
	210	83,368	37,511	(8,405)	(54,387)	(100,452)	(146,617)
	220	75,498	29,632	(16,292)	(62,287)	(108,366)	(154,544)
	230	67,628	21,752	(24,182)	(70,188)	(116,280)	(162,472)
	240	59,759	13,872	(32,073)	(78,090)	(124,194)	(170,410)
	250	51,889	5,993	(39,963)	(85,992)	(132,108)	(178,509)

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Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

		Market Values 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	-	(40,267)	10,240	60,686	111,078	161,425	211,755	262,040
	30	(63,958)	(13,412)	37,057	87,468	137,842	188,178	238,481
	40	(71,859)	(21,303)	29,177	79,598	129,981	180,317	230,628
	50	(79,761)	(29,193)	21,297	71,729	122,120	172,456	222,775
	60	(87,663)	(37,083)	13,418	63,859	114,251	164,595	214,923
	70	(95,571)	(44,974)	5,538	55,989	106,381	156,734	207,069
	80	(103,485)	(52,865)	(2,342)	48,114	98,511	148,873	199,208
	90	(111,399)	(60,767)	(10,229)	40,234	90,641	141,012	191,347
	100	(119,313)	(68,668)	(18,119)	32,354	82,771	133,151	183,486
	110	(127,227)	(76,570)	(26,009)	24,475	74,901	125,290	175,625
	120	(135,153)	(84,472)	(33,900)	16,595	67,032	117,424	167,764
	130	(143,080)	(92,374)	(41,790)	8,715	59,162	109,554	159,903
	140	(151,007)	(100,285)	(49,680)	836	51,291	101,684	152,042
	150	(158,934)	(108,199)	(57,576)	(7,045)	43,412	93,814	144,181
	160	(166,873)	(116,113)	(65,478)	(14,936)	35,532	85,944	136,320
	170	(174,850)	(124,027)	(73,379)	(22,826)	27,652	78,074	128,459
	180	(183,127)	(131,942)	(81,281)	(30,716)	19,773	70,204	120,597
	190	(191,649)	(139,870)	(89,183)	(38,607)	11,893	62,334	112,727
	200	(200,742)	(147,797)	(97,085)	(46,497)	4,013	54,465	104,857
	210	(209,835)	(155,724)	(104,999)	(54,387)	(3,867)	46,589	96,987
	220	(218,928)	(163,651)	(112,913)	(62,287)	(11,752)	38,709	89,117
	230	(228,038)	(171,592)	(120,827)	(70,188)	(19,642)	30,830	81,247
	240	(237,148)	(179,731)	(128,741)	(78,090)	(27,533)	22,950	73,377
	250	(246,260)	(188,116)	(136,659)	(85,992)	(35,423)	15,070	65,507
	260	(255,390)	(197,045)	(144,587)	(93,894)	(43,313)	7,191	57,637
	270	(264,520)	(206,137)	(152,514)	(101,799)	(51,204)	(689)	49,767

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **N** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed** No Units: **350**
Notes: **Lower-Quartile BCIS; Lower values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	350 Units		
AH Policy requirement (% Target)	30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%	
AH tenure split %	Affordable Rent:	67.0%	
	Social Rent:	0.0%	67.0% % Rented
	First Homes:	0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%	9.9% % of total (>10% First Homes PPG 023)
		100%	100.0%

CIL Rate (£ psm)

128.12 £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	20.00%	21.0	6%	21.0
2 bed House	30.0%	73.5	40.00%	42.0	33%	115.5
3 bed House	45.0%	110.3	25.00%	26.3	39%	136.5
4 bed House	25.0%	61.3	5.00%	5.3	19%	66.5
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	5.00%	5.3	2%	5.3
2 bed Flat	0.0%	0.0	5.00%	5.3	2%	5.3
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	245.0	100.00%	105.0	100%	350.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	87.0	936		87.0	936
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	1,218	13,110	1,218	13,110
2 bed House	5,439	58,545	3,108	33,454	8,547	91,999
3 bed House	9,592	103,245	2,441	26,277	12,033	129,522
4 bed House	7,044	75,818	541	5,821	7,585	81,639
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	278	2,992	278	2,992
2 bed Flat	0	0	395	4,255	395	4,255
3 bed Flat	0	0	0	0	0	0
Total	22,075	237,608	7,981	85,909	30,056	323,517

AH % by floor area: 26.55% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	3,780,000
2 bed House	250,000	3,378	314	28,875,000
3 bed House	300,000	3,448	320	40,950,000
4 bed House	380,000	3,304	307	25,270,000
5 bed House	500,000	3,030	282	0
1 bed Flat	150,000	3,333	310	787,500
2 bed Flat	180,000	2,813	261	945,000
3 bed Flat	250,000	3,125	290	0
Total				100,607,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%	0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%	0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	67,500	45%	0	0%	105,000	70%	105,000	70%
2 bed Flat	81,000	45%	0	0%	126,000	70%	126,000	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

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Scheme Typology: **BETA scheme** No Units: **350**
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GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	73.5	@	250,000	18,375,000
3 bed House	110.3	@	300,000	33,075,000
4 bed House	61.3	@	380,000	23,275,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	150,000	-
2 bed Flat	0.0	@	180,000	-
3 bed Flat	0.0	@	250,000	-
	245.0			74,725,000
Affordable Rent GDV -				
1 bed House	14.1	@	81,000	1,139,670
2 bed House	28.1	@	112,500	3,165,750
3 bed House	17.6	@	135,000	2,374,313
4 bed House	3.5	@	171,000	601,493
5 bed House	0.0	@	225,000	-
1 bed Flat	3.5	@	67,500	237,431
2 bed Flat	3.5	@	81,000	284,918
3 bed Flat	0.0	@	112,500	-
	70.4			7,803,574
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	6.9	@	126,000	873,180
2 bed House	13.9	@	175,000	2,425,500
3 bed House	8.7	@	210,000	1,819,125
4 bed House	1.7	@	266,000	460,845
5 bed House	0.0	@	350,000	-
1 bed Flat	1.7	@	105,000	181,913
2 bed Flat	1.7	@	126,000	218,295
3 bed Flat	0.0	@	175,000	-
	34.7	105.0		5,978,858
Sub-total GDV Residential				
			350	88,507,431
AH on-site cost analysis:			13.67% % of GDV	EMV (no AH) less EGDV (inc. AH)
			403 £ psm (total GIA sqm)	12,100,069
				34,572 £ per unit (total units)
Grant				
	105	AH units @	0 per unit	-
Total GDV				
				88,507,431

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DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(64,259)
Planning Application Professional Fees, Surveys and reports					(190,000)
CIL (Mkrt only + garages)		22,075 sqm		128.12 £ psm	(2,828,075)
	CIL analysis:	3.20% % of GDV		8,080 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	350 units @		20,805 per unit	(7,281,750)
	S106 analysis:	8.23% % of GDV		20,805 £ per unit (total units)	
	728,175 £ per ha				
LCC TSA Contributions	Years (all)	350 units @		0 per unit	-
	S106 analysis:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
	TOTAL S106 analysis:	8.23% % of GDV		20,805 £ per unit (total units)	
	728,175 £ per ha				
AH Commuted Sum		30,056 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		10.00 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	350 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
1 bed House		1,218 sqm @		1,293 psm	(1,574,874)
2 bed House		8,547 sqm @		1,293 psm	(11,051,271)
3 bed House		12,033 sqm @		1,293 psm	(15,558,669)
4 bed House		7,585 sqm @		1,293 psm	(9,806,759)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		278 sqm @		1,493 psm	(414,966)
2 bed Flat		395 sqm @		1,493 psm	(590,174)
3 bed Flat		- sqm @		1,493 psm	-
		30,056			
Garages for 3B House (Mkrt only)	110	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	61	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works					
		38,996,713 @		20.0%	(7,799,343)
	Ext. Works analysis:			22,284 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		350 units @		1,011 £ per unit	(353,850)
Part L/FHS		350 units @		4,847 £ per unit	(1,696,450)
Additional Low Carbon/Energy Reduction		350 units @		0 £ per unit	-
Water Efficiency		350 units @		0 £ per unit	-
	Sub-total				(2,050,300)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		48,846,355 @		3.0%	(1,465,391)

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Professional Fees	48,846,355 @	7.0%		(3,419,245)
Disposal Costs -				
OMS Marketing and Promotion	74,725,000 OMS @	3.00%	6,405 £ per unit	(2,241,750)
Residential Sales Agent Costs	74,725,000 OMS @	1.00%	2,135 £ per unit	(747,250)
Residential Sales Legal Costs	74,725,000 OMS @	0.25%	534 £ per unit	(186,813)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,102 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(100,997)
Developers Profit -				
Profit on OMS	74,725,000	20.00%		(14,945,000)
Margin on AH	13,782,431	6.00%	on AH values	(826,946)
Profit analysis:	88,507,431	17.82% blended GDV	(15,771,946)	
	67,381,884	23.41% on costs	(15,771,946)	
TOTAL COSTS				(83,153,830)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				5,353,601
SDLT	5,353,601 @	HMRC formula		(257,180)
Acquisition Agent fees	5,353,601 @	1.0%		(53,536)
Acquisition Legal fees	5,353,601 @	0.5%		(26,768)
Interest on Land	5,353,601 @	6.00%		(321,216)
Residual Land Value				4,694,901
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.30% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0 dph (net)			
Site Area (net)	10.00 ha (net)		24.71 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	12.50 ha (gross)		30.89 acres (gross)	
Density analysis:	3,006 sqm/ha (net)		13,093 sqft/ac (net)	
	28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	4,694,900
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.30% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1 Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£) 128	-	312,203	259,317	206,408	153,497	100,559	47,601	(5,389)
	10	302,129	249,798	197,448	145,093	92,715	40,313	(12,121)
	20	292,055	240,278	188,489	136,688	84,871	33,024	(18,854)
	30	281,981	230,759	179,529	128,284	77,025	25,735	(25,587)
	40	271,907	221,239	170,570	119,879	69,176	18,446	(32,323)
	50	261,830	211,720	161,610	111,475	61,327	11,153	(39,060)
	60	251,750	202,200	152,647	103,070	53,477	3,859	(45,798)
	70	241,671	192,681	143,682	94,666	45,628	(3,435)	(52,536)
	80	231,591	183,162	134,718	86,261	37,779	(10,728)	(59,273)
	90	221,512	173,642	125,753	77,856	29,930	(18,022)	(66,011)
	100	211,432	164,123	116,788	69,446	22,081	(25,316)	(72,751)
	110	201,353	154,598	107,823	61,036	14,229	(32,610)	(79,494)
	120	191,273	145,073	98,858	52,626	6,374	(39,910)	(86,237)
	130	181,194	135,548	89,894	44,216	(1,481)	(47,209)	(92,981)
	140	171,115	126,023	80,929	35,806	(9,335)	(54,508)	(99,724)
	150	161,032	116,498	71,958	27,396	(17,190)	(61,807)	(106,467)
	160	150,946	106,973	62,988	18,986	(25,045)	(69,106)	(113,216)
	170	140,861	97,448	54,017	10,573	(32,899)	(76,406)	(119,965)
	180	130,776	87,923	45,047	2,157	(40,759)	(83,711)	(126,714)
	190	120,690	78,395	36,076	(6,259)	(48,619)	(91,016)	(133,463)
200	110,605	68,864	27,105	(14,675)	(56,480)	(98,322)	(140,213)	
210	100,519	59,333	18,135	(23,091)	(64,340)	(105,627)	(146,968)	
220	90,434	49,802	9,160	(31,506)	(72,201)	(112,932)	(153,723)	
230	80,347	40,270	184	(39,923)	(80,062)	(120,243)	(160,478)	
240	70,255	30,739	(8,793)	(48,345)	(87,929)	(127,554)	(167,233)	
250	60,163	21,208	(17,770)	(56,767)	(95,795)	(134,865)	(173,995)	

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TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		297,013	234,895	172,745	110,571	48,365	(13,883)	(76,184)
10		289,178	227,055	164,905	102,727	40,516	(21,738)	(84,048)
	CIL Rate (£)							
	128							
20		281,342	219,215	157,066	94,883	32,666	(29,593)	(91,915)
30		273,507	211,376	149,225	87,038	24,817	(37,450)	(99,782)
40		265,671	203,536	141,381	79,194	16,968	(45,310)	(107,649)
50		257,836	195,697	133,536	71,345	9,113	(53,171)	(115,516)
60		250,001	187,857	125,692	63,496	1,258	(61,031)	(123,386)
70		242,165	180,018	117,848	55,647	(6,597)	(68,892)	(131,259)
80		234,328	172,178	110,004	47,797	(14,451)	(76,753)	(139,133)
90		226,488	164,338	102,160	39,948	(22,306)	(84,617)	(147,007)
100		218,649	156,499	94,315	32,099	(30,161)	(92,484)	(154,881)
110		210,809	148,658	86,471	24,250	(38,018)	(100,351)	(162,761)
120		202,969	140,814	78,627	16,400	(45,879)	(108,218)	(170,642)
130		195,130	132,969	70,778	8,545	(53,739)	(116,085)	(178,523)
140		187,290	125,125	62,928	690	(61,600)	(123,955)	(186,648)
150		179,451	117,281	55,079	(7,165)	(69,460)	(131,829)	(195,391)
160		171,611	109,437	47,230	(15,019)	(77,321)	(139,702)	(204,407)
170		163,772	101,593	39,381	(22,874)	(85,186)	(147,576)	(213,423)
180		155,932	93,748	31,531	(30,729)	(93,053)	(155,450)	(222,442)
190		148,091	85,904	23,682	(38,586)	(100,920)	(163,331)	(231,467)
200		140,246	78,059	15,832	(46,447)	(108,787)	(171,212)	(240,492)
210		132,402	70,210	7,977	(54,308)	(116,654)	(179,093)	(249,519)
220		124,558	62,361	122	(62,168)	(124,524)	(187,251)	(258,554)
230		116,714	54,512	(7,732)	(70,029)	(132,398)	(196,043)	(267,588)
240		108,870	46,662	(15,587)	(77,889)	(140,272)	(205,059)	(276,626)
250		101,025	38,813	(23,442)	(85,754)	(148,146)	(214,075)	(285,671)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		232,862	206,402	179,941	153,480	127,020	100,559	74,098
10		225,018	198,558	172,097	145,636	119,175	92,715	66,254
	CIL Rate (£)							
	128							
20		217,174	190,713	164,253	137,792	111,331	84,871	58,410
30		209,329	182,868	156,407	129,947	103,486	77,025	50,565
40		201,479	175,019	148,558	122,097	95,637	69,176	42,715
50		193,630	167,170	140,709	114,248	87,787	61,327	34,866
60		185,781	159,320	132,860	106,399	79,938	53,477	27,017
70		177,932	151,471	125,010	98,550	72,089	45,628	19,168
80		170,082	143,622	117,161	90,700	64,240	37,779	11,318
90		162,233	135,773	109,312	82,851	56,390	29,930	3,469
100		154,384	127,923	101,463	75,002	48,541	22,081	(4,380)
110		146,532	120,072	93,611	67,150	40,690	14,229	(12,232)
120		138,678	112,217	85,756	59,296	32,835	6,374	(20,087)
130		130,823	104,362	77,902	51,441	24,980	(1,481)	(27,941)
140		122,968	96,508	70,047	43,586	17,125	(9,335)	(35,796)
150		115,113	88,653	62,192	35,731	9,271	(17,190)	(43,651)
160		107,259	80,798	54,337	27,877	1,416	(25,045)	(51,505)
170		99,404	72,943	46,483	20,022	(6,439)	(32,899)	(59,360)
180		91,545	65,084	38,623	12,163	(14,298)	(40,759)	(67,219)
190		83,684	57,224	30,763	4,302	(22,159)	(48,619)	(75,080)
200		75,824	49,363	22,902	(3,558)	(30,019)	(56,480)	(82,941)
210		67,963	41,502	15,042	(11,419)	(37,880)	(64,340)	(90,801)
220		60,102	33,642	7,181	(19,280)	(45,740)	(72,201)	(98,662)
230		52,242	25,781	(80)	(27,140)	(53,601)	(80,062)	(106,522)
240		44,375	17,914	(8,546)	(35,007)	(61,468)	(87,929)	(114,389)
250		36,508	10,047	(16,413)	(42,874)	(69,335)	(95,795)	(122,256)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **350**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 4

Balance (RLV - BLV £ per acre (n))	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	190,559	170,559	150,559	130,559	110,559	90,559	70,559
10	182,715	162,715	142,715	122,715	102,715	82,715	62,715
20	174,871	154,871	134,871	114,871	94,871	74,871	54,871
30	167,025	147,025	127,025	107,025	87,025	67,025	47,025
40	159,176	139,176	119,176	99,176	79,176	59,176	39,176
50	151,327	131,327	111,327	91,327	71,327	51,327	31,327
60	143,477	123,477	103,477	83,477	63,477	43,477	23,477
70	135,628	115,628	95,628	75,628	55,628	35,628	15,628
80	127,779	107,779	87,779	67,779	47,779	27,779	7,779
90	119,930	99,930	79,930	59,930	39,930	19,930	(70)
100	112,081	92,081	72,081	52,081	32,081	12,081	(7,919)
110	104,229	84,229	64,229	44,229	24,229	4,229	(15,771)
120	96,374	76,374	56,374	36,374	16,374	(3,626)	(23,626)
130	88,519	68,519	48,519	28,519	8,519	(11,481)	(31,481)
140	80,665	60,665	40,665	20,665	665	(19,335)	(39,335)
150	72,810	52,810	32,810	12,810	(7,190)	(27,190)	(47,190)
160	64,955	44,955	24,955	4,955	(15,045)	(35,045)	(55,045)
170	57,101	37,101	17,101	(2,899)	(22,899)	(42,899)	(62,899)
180	49,241	29,241	9,241	(10,759)	(30,759)	(50,759)	(70,759)
190	41,381	21,381	1,381	(18,619)	(38,619)	(58,619)	(78,619)
200	33,520	13,520	(6,480)	(26,480)	(46,480)	(66,480)	(86,480)
210	25,660	5,660	(14,340)	(34,340)	(54,340)	(74,340)	(94,340)
220	17,799	(2,201)	(22,201)	(42,201)	(62,201)	(82,201)	(102,201)
230	9,938	(10,062)	(30,062)	(50,062)	(70,062)	(90,062)	(110,062)
240	2,071	(17,929)	(37,929)	(57,929)	(77,929)	(97,929)	(117,929)
250	(5,795)	(25,795)	(45,795)	(65,795)	(85,795)	(105,795)	(125,795)

TABLE 5

Balance (RLV - BLV £ per acre (n))	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	237,841	192,099	146,344	100,559	54,753	8,918	(36,953)
10	230,006	184,260	138,501	92,715	46,903	1,063	(44,814)
20	222,171	176,420	130,657	84,871	39,054	(6,792)	(52,674)
30	214,335	168,580	122,813	77,025	31,205	(14,646)	(60,535)
40	206,496	160,741	114,969	69,176	23,355	(22,501)	(68,398)
50	198,657	152,901	107,125	61,327	15,501	(30,361)	(76,265)
60	190,817	145,062	99,280	53,477	7,646	(38,222)	(84,132)
70	182,977	137,222	91,436	45,628	(209)	(46,082)	(91,999)
80	175,138	129,378	83,592	37,779	(8,063)	(53,943)	(99,866)
90	167,298	121,534	75,748	29,930	(15,918)	(61,803)	(107,735)
100	159,459	113,690	67,901	22,081	(23,773)	(69,664)	(115,609)
110	151,619	105,846	60,052	14,229	(31,629)	(77,531)	(123,483)
120	143,779	98,002	52,202	6,374	(39,490)	(85,398)	(131,356)
130	135,940	90,157	44,353	(1,481)	(47,351)	(93,265)	(139,230)
140	128,100	82,313	36,504	(9,335)	(55,211)	(101,132)	(147,109)
150	120,256	74,469	28,655	(17,190)	(63,072)	(108,999)	(154,990)
160	112,411	66,625	20,805	(25,045)	(70,933)	(116,871)	(162,871)
170	104,567	58,778	12,956	(32,899)	(78,796)	(124,745)	(170,752)
180	96,723	50,927	5,102	(40,759)	(86,663)	(132,619)	(178,637)
190	88,879	43,078	(2,752)	(48,619)	(94,530)	(140,492)	(186,522)
200	81,035	35,229	(10,607)	(56,480)	(102,397)	(148,368)	(194,407)
210	73,190	27,379	(18,462)	(64,340)	(110,264)	(156,249)	(202,292)
220	65,346	19,530	(26,317)	(72,201)	(118,133)	(164,130)	(210,177)
230	57,501	11,681	(34,171)	(80,062)	(126,007)	(172,011)	(218,062)
240	49,652	3,831	(42,027)	(87,929)	(133,881)	(179,893)	(225,947)
250	41,803	(4,024)	(49,888)	(95,795)	(141,755)	(187,768)	(233,832)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **350**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 6		Market Values 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	-	(50,373)	(26)	50,281	100,559	150,818	201,046	251,269
	30	(73,959)	(23,591)	26,733	77,025	127,285	177,528	227,756
	40	(91,826)	(31,447)	18,883	69,176	119,441	169,688	219,917
	50	(89,692)	(39,308)	11,029	61,327	111,597	161,848	212,077
	60	(97,559)	(47,168)	3,174	53,477	103,752	154,009	204,238
	70	(105,426)	(55,029)	(4,681)	45,628	95,908	146,167	196,398
	80	(113,298)	(62,890)	(12,536)	37,779	88,064	138,323	188,558
	90	(121,172)	(70,750)	(20,390)	29,930	80,220	130,479	180,719
	100	(129,045)	(78,615)	(28,245)	22,081	72,372	122,634	172,879
	110	(136,919)	(86,482)	(36,103)	14,229	64,523	114,790	165,040
	120	(144,796)	(94,349)	(43,964)	6,374	56,674	106,946	157,200
	130	(152,677)	(102,216)	(51,824)	(1,481)	48,825	99,102	149,360
	140	(160,558)	(110,083)	(59,685)	(9,335)	40,975	91,258	141,516
	150	(168,439)	(117,955)	(67,545)	(17,190)	33,126	83,413	133,672
	160	(176,324)	(125,829)	(75,406)	(25,045)	25,277	75,569	125,828
	170	(184,332)	(133,703)	(83,272)	(32,899)	17,428	67,720	117,984
	180	(192,887)	(141,576)	(91,139)	(40,759)	9,574	59,870	110,139
	190	(201,904)	(149,453)	(99,006)	(48,619)	1,720	52,021	102,295
	200	(210,928)	(157,334)	(106,873)	(56,480)	(6,135)	44,172	94,451
	210	(219,953)	(165,215)	(114,740)	(64,340)	(13,990)	36,323	86,607
	220	(228,979)	(173,096)	(122,612)	(72,201)	(21,844)	28,473	78,763
	230	(238,013)	(180,990)	(130,486)	(80,062)	(29,699)	20,624	70,916
	240	(247,048)	(189,254)	(138,360)	(87,929)	(37,554)	12,775	63,067
	250	(256,085)	(198,209)	(146,234)	(95,795)	(45,414)	4,920	55,218
	260	(265,130)	(207,225)	(154,110)	(103,662)	(53,275)	(2,935)	47,368
	270	(274,176)	(216,250)	(161,991)	(111,529)	(61,136)	(10,789)	39,519

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **O** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Loughborough / Shepshed** No Units: **700**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	700 Units
AH Policy requirement (% Target)	30%
Open Market Sale (OMS) housing	Open Market Sale (OMS) 70%
AH tenure split %	Affordable Rent: 67.0%
	Social Rent: 0.0%
	First Homes: 0.0%
	Other Intermediate (LCHO/Sub-Market etc.): 33.0%
	67.0% % Rented
	9.9% % of total (>10% First Homes PPG 023)
	100% 100.0%

CIL Rate (£ psm) **130.85** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	20.00%	42.0	6%	42.0
2 bed House	30.0%	147.0	40.00%	84.0	33%	231.0
3 bed House	45.0%	220.5	25.00%	52.5	39%	273.0
4 bed House	25.0%	122.5	5.00%	10.5	19%	133.0
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	5.00%	10.5	2%	10.5
2 bed Flat	0.0%	0.0	5.00%	10.5	2%	10.5
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	490.0	100.0%	210.0	100%	700.0

OMS Unit Floor areas -	Net area per unit (sqm)		Net to Gross %	Gross (GIA) per unit (sqm)	
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	87.0	936		87.0	936
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)		Net to Gross %	Gross (GIA) per unit (sqm)	
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)		AH units GIA (sqm)		Total GIA (all units) (sqm)
1 bed House	0	0	2,436	26,221	2,436
2 bed House	10,878	117,090	6,216	66,908	17,094
3 bed House	19,184	206,489	4,883	52,555	24,066
4 bed House	14,088	151,637	1,082	11,641	15,169
5 bed House	0	0	0	0	0
1 bed Flat	0	0	556	5,983	556
2 bed Flat	0	0	791	8,510	791
3 bed Flat	0	0	0	0	0
	44,149	475,216	15,962	171,819	60,111

AH % by floor area: **26.55% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	7,560,000
2 bed House	250,000	3,378	314	57,750,000
3 bed House	300,000	3,448	320	81,900,000
4 bed House	380,000	3,304	307	50,540,000
5 bed House	500,000	3,030	282	0
1 bed Flat	150,000	3,333	310	1,575,000
2 bed Flat	180,000	2,813	261	1,890,000
3 bed Flat	250,000	3,125	290	0
				201,215,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%	0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%	0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	67,500	45%	0	0%	105,000	70%	105,000	70%
2 bed Flat	81,000	45%	0	0%	126,000	70%	126,000	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	147.0	@	250,000	36,750,000
3 bed House	220.5	@	300,000	66,150,000
4 bed House	122.5	@	380,000	46,550,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	150,000	-
2 bed Flat	0.0	@	180,000	-
3 bed Flat	0.0	@	250,000	-
	490.0			149,450,000
Affordable Rent GDV -				
1 bed House	28.1	@	81,000	2,279,340
2 bed House	56.3	@	112,500	6,331,500
3 bed House	35.2	@	135,000	4,748,625
4 bed House	7.0	@	171,000	1,202,985
5 bed House	0.0	@	225,000	-
1 bed Flat	7.0	@	67,500	474,863
2 bed Flat	7.0	@	81,000	569,835
3 bed Flat	0.0	@	112,500	-
	140.7			15,607,148
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	13.9	@	126,000	1,746,360
2 bed House	27.7	@	175,000	4,851,000
3 bed House	17.3	@	210,000	3,638,250
4 bed House	3.5	@	266,000	921,690
5 bed House	0.0	@	350,000	-
1 bed Flat	3.5	@	105,000	363,825
2 bed Flat	3.5	@	126,000	436,590
3 bed Flat	0.0	@	175,000	-
	69.3	210.0		11,957,715
Sub-total GDV Residential			700	177,014,863
AH on-site cost analysis:		13.67% % of GDV	EMV (no AH) less £GDV (inc. AH)	24,200,138
		403 £ psm (total GIA sqm)	34,572 £ per unit (total units)	
Grant				
	210	AH units @	0	per unit
Total GDV				177,014,863

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(112,559)
Planning Application Professional Fees, Surveys and reports					(340,000)
CIL (Mkrt only + garages)		44,149 sqm	130.85 £ psm		(5,777,006)
	CIL analysis:	3.26% % of GDV	8,253 £ per unit (total units)		
Other CBC/LCC S106 Contributions	Years (all)	700 units @	20,805 per unit		(14,563,500)
	S106 analysis:	728,175 £ per ha	20,805 £ per unit (total units)		
LCC TSA Contributions	Years (all)	700 units @	0 per unit		-
	S106 analysis:	- £ per ha	0 £ per unit (total units)		
	TOTAL S106 analysis:	728,175 £ per ha	20,805 £ per unit (total units)		
AH Commuted Sum		60,111 sqm (total)	0 £ psm		-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		20.00 ha @	0 £ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	700 units @	0 per unit		-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		2,436 sqm @	1,293 psm		(3,149,748)
2 bed House		17,094 sqm @	1,293 psm		(22,102,542)
3 bed House		24,066 sqm @	1,293 psm		(31,117,338)
4 bed House		15,169 sqm @	1,293 psm		(19,613,517)
5 bed House		- sqm @	1,293 psm		-
1 bed Flat		556 sqm @	1,493 psm		(829,932)
2 bed Flat		791 sqm @	1,493 psm		(1,180,348)
3 bed Flat		- sqm @	1,493 psm		-
Garages for 3B House (Mkrt only)	221	0% units @	18 sqm @	600 psm	-
Garages for 4B House (Mkrt only)	123	0% units @	18 sqm @	600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @	600 psm	-
External works		77,993,426 @	20.0%	22,284 £ per unit (total units)	(15,598,685)
	Ext. Works analysis:				
Policy Costs on design -					
Net Biodiversity costs		700 units @	1,011 £ per unit		(707,700)
Part L/FHS	700 units @		4,847 £ per unit		(3,392,900)
Additional Low Carbon/Energy Reduction	700 units @		0 £ per unit		-
Water Efficiency	700 units @		0 £ per unit		-
	Sub-total				(4,100,600)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)		
Contingency (on construction)		97,692,711 @	3.0%		(2,930,781)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

Professional Fees	97,692,711 @	7.0%		(6,838,490)
Disposal Costs -				
OMS Marketing and Promotion	149,450,000 OMS @	3.00%	6,405 £ per unit	(4,483,500)
Residential Sales Agent Costs	149,450,000 OMS @	1.00%	2,135 £ per unit	(1,494,500)
Residential Sales Legal Costs	149,450,000 OMS @	0.25%	534 £ per unit	(373,625)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,088 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(135,098)
Developers Profit -				
Profit on OMS	149,450,000	20.00%		(29,890,000)
Margin on AH	27,564,863	6.00% on AH values		(1,653,892)
Profit analysis:	177,014,863	17.82% blended GDV	(31,543,892)	
	134,751,770	23.41% on costs	(31,543,892)	
TOTAL COSTS				(166,295,661)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				10,719,201
SDLT	10,719,201 @	HMRC formula		(525,460)
Acquisition Agent fees	10,719,201 @	1.0%		(107,192)
Acquisition Legal fees	10,719,201 @	0.5%		(53,596)
Interest on Land	10,719,201 @	6.00%		(643,152)
Residual Land Value				9,389,801
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.30% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0 dph (net)			
Site Area (net)	20.00 ha (net)		49.42 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	25.00 ha (gross)		61.78 acres (gross)	
Density analysis:	3,006 sqm/ha (net)	13,093 sqft/ac (net)		
	28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	9,389,800
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.30% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	-	314,146	261,258	208,369	155,466	102,555	49,628	(3,324)
	10	304,080	251,750	199,420	147,074	94,719	42,349	(10,046)
	20	294,012	242,242	190,469	138,682	86,884	35,070	(16,768)
	30	283,945	232,734	181,517	130,289	79,048	27,790	(23,490)
	40	273,878	223,226	172,565	121,897	71,212	20,511	(30,213)
	50	263,810	213,718	163,613	113,503	63,376	13,232	(36,935)
	60	253,743	204,210	154,661	105,108	55,540	5,953	(43,658)
	70	243,676	194,699	145,709	96,712	47,703	(1,327)	(50,384)
	80	233,608	185,188	136,757	88,317	39,864	(8,609)	(57,109)
	90	223,541	175,676	127,806	79,921	32,025	(15,891)	(63,835)
	100	213,473	166,165	118,854	71,526	24,186	(23,174)	(70,560)
	110	203,405	156,654	109,899	63,130	16,346	(30,456)	(77,286)
	120	193,334	147,142	100,944	54,734	8,507	(37,739)	(84,013)
	130	183,264	137,631	91,989	46,338	668	(45,021)	(90,742)
	140	173,193	128,119	83,033	37,939	(7,172)	(52,306)	(97,471)
	150	163,122	118,608	74,078	29,540	(15,015)	(59,592)	(104,200)
	160	153,051	109,094	65,123	21,141	(22,857)	(66,878)	(110,929)
	170	142,980	99,579	56,168	12,742	(30,700)	(74,164)	(117,660)
	180	132,909	90,064	47,212	4,343	(38,542)	(81,450)	(124,392)
	190	122,838	80,549	38,253	(4,057)	(46,385)	(88,737)	(131,125)
	200	112,766	71,034	29,294	(12,457)	(54,229)	(96,026)	(137,857)
210	102,691	61,519	20,335	(20,860)	(62,075)	(103,316)	(144,590)	
220	92,616	52,004	11,376	(29,263)	(69,921)	(110,605)	(151,326)	
230	82,541	42,487	2,417	(37,666)	(77,768)	(117,895)	(158,063)	
240	72,467	32,969	(6,542)	(46,069)	(85,614)	(125,186)	(164,799)	
250	62,392	23,450	(15,502)	(54,471)	(93,460)	(132,480)	(171,536)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 2

		Other CBC/LCC S106 Contributions						
		20,805						
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		298,806	236,736	174,655	112,557	50,436	(11,713)	(73,897)
10		290,979	228,906	166,822	104,721	42,597	(19,556)	(81,744)
20		283,151	221,076	158,989	96,885	34,758	(27,398)	(89,590)
30		275,321	213,245	151,156	89,049	26,919	(35,241)	(97,438)
40		267,491	205,415	143,323	81,213	19,080	(43,084)	(105,288)
50		259,660	197,585	135,490	73,377	11,241	(50,926)	(113,139)
60		251,830	189,754	127,657	65,541	3,401	(58,772)	(120,989)
70		244,000	181,921	119,824	57,706	(4,438)	(66,618)	(128,839)
80		236,170	174,088	111,990	49,869	(12,280)	(74,465)	(136,693)
90		228,340	166,256	104,154	42,030	(20,123)	(82,311)	(144,547)
100		220,509	158,423	96,318	34,191	(27,965)	(90,157)	(152,402)
110		212,679	150,590	88,483	26,352	(35,808)	(98,006)	(160,256)
120		204,849	142,757	80,647	18,513	(43,651)	(105,856)	(168,113)
130		197,019	134,924	72,811	10,674	(51,493)	(113,706)	(175,972)
140		189,188	127,091	64,975	2,835	(59,339)	(121,557)	(183,832)
150		181,355	119,258	57,139	(5,005)	(67,186)	(129,407)	(191,715)
160		173,522	111,424	49,302	(12,840)	(75,032)	(137,261)	(201,161)
170		165,689	103,588	41,463	(20,690)	(82,878)	(145,115)	(210,148)
180		157,856	95,752	33,624	(28,533)	(90,725)	(152,970)	(219,136)
190		150,023	87,916	25,785	(36,375)	(98,573)	(160,824)	(228,125)
200		142,190	80,080	17,946	(44,218)	(106,423)	(168,682)	(237,118)
210		134,358	72,244	10,107	(52,060)	(114,274)	(176,541)	(246,111)
220		126,525	64,408	2,268	(59,907)	(122,124)	(184,400)	(255,107)
230		118,692	56,573	(5,572)	(67,753)	(129,974)	(192,264)	(264,106)
240		110,857	48,736	(13,414)	(75,599)	(137,828)	(201,811)	(273,105)
250		103,021	40,897	(21,257)	(83,445)	(145,683)	(210,798)	(282,108)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		234,859	208,398	181,937	155,477	129,016	102,555	76,095
10		227,023	200,562	174,102	147,641	121,180	94,719	68,259
20		219,187	192,726	166,266	139,805	113,344	86,884	60,423
30		211,351	184,890	158,430	131,969	105,508	79,048	52,587
40		203,515	177,055	150,594	124,133	97,673	71,212	44,751
50		195,679	169,219	142,758	116,297	89,837	63,376	36,915
60		187,844	161,383	134,922	108,461	82,001	55,540	29,079
70		180,006	153,546	127,085	100,624	74,164	47,703	21,242
80		172,167	145,707	119,246	92,785	66,324	39,864	13,403
90		164,328	137,867	111,407	84,946	58,485	32,025	5,564
100		156,489	130,028	103,568	77,107	50,646	24,186	(2,275)
110		148,650	122,189	95,729	69,268	42,807	16,346	(10,114)
120		140,811	114,350	87,889	61,429	34,968	8,507	(17,953)
130		132,972	106,511	80,050	53,590	27,129	668	(25,792)
140		125,131	98,671	72,210	45,749	19,289	(7,172)	(33,633)
150		117,289	90,828	64,367	37,907	11,446	(15,015)	(41,475)
160		109,446	82,985	56,525	30,064	3,603	(22,857)	(49,318)
170		101,604	75,143	48,682	22,222	(4,239)	(30,700)	(57,161)
180		93,761	67,300	40,840	14,379	(12,082)	(38,542)	(65,003)
190		85,918	59,458	32,997	6,536	(19,924)	(46,385)	(72,846)
200		78,075	51,614	25,153	(1,307)	(27,768)	(54,229)	(80,689)
210		70,229	43,768	17,307	(9,154)	(35,614)	(62,075)	(88,536)
220		62,382	35,922	9,461	(17,000)	(43,461)	(69,921)	(96,382)
230		54,536	28,075	1,615	(24,846)	(51,307)	(77,768)	(104,228)
240		46,690	20,229	(6,232)	(32,693)	(59,153)	(85,614)	(112,075)
250		38,843	12,383	(14,078)	(40,539)	(67,000)	(93,460)	(119,921)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **700**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)							
		100,000	120,000	140,000	160,000	180,000	200,000	220,000	
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	-	192,555	172,555	152,555	132,555	112,555	92,555	72,555
	10	184,719	164,719	144,719	124,719	104,719	84,719	64,719	44,719
	20	176,884	156,884	136,884	116,884	96,884	76,884	56,884	36,884
	30	169,048	149,048	129,048	109,048	89,048	69,048	49,048	29,048
	40	161,212	141,212	121,212	101,212	81,212	61,212	41,212	21,212
	50	153,376	133,376	113,376	93,376	73,376	53,376	33,376	13,376
	60	145,540	125,540	105,540	85,540	65,540	45,540	25,540	5,540
	70	137,703	117,703	97,703	77,703	57,703	37,703	17,703	(2,303)
	80	129,864	109,864	89,864	69,864	49,864	29,864	9,864	(12,464)
	90	122,025	102,025	82,025	62,025	42,025	22,025	2,025	(20,975)
	100	114,186	94,186	74,186	54,186	34,186	14,186	(6,186)	(31,814)
	110	106,346	86,346	66,346	46,346	26,346	6,346	(13,654)	(45,008)
	120	98,507	78,507	58,507	38,507	18,507	(1,493)	(21,493)	(58,204)
	130	90,668	70,668	50,668	30,668	10,668	(9,332)	(29,332)	(71,668)
	140	82,828	62,828	42,828	22,828	2,828	(17,172)	(37,172)	(84,028)
	150	74,985	54,985	34,985	14,985	(5,015)	(25,015)	(45,015)	(96,485)
	160	67,143	47,143	27,143	7,143	(12,857)	(32,857)	(52,857)	(108,943)
	170	59,300	39,300	19,300	(700)	(20,700)	(40,700)	(60,700)	(121,300)
	180	51,458	31,458	11,458	(8,542)	(28,542)	(48,542)	(68,542)	(133,758)
	190	43,615	23,615	3,615	(16,385)	(36,385)	(56,385)	(76,385)	(146,215)
	200	35,771	15,771	(4,229)	(24,229)	(44,229)	(64,229)	(84,229)	(158,671)
	210	27,925	7,925	(12,075)	(32,075)	(52,075)	(72,075)	(92,075)	(171,125)
	220	20,079	79	(19,921)	(39,921)	(59,921)	(79,921)	(99,921)	(183,579)
	230	12,232	(7,768)	(27,768)	(47,768)	(67,768)	(87,768)	(107,768)	(196,032)
	240	4,386	(15,614)	(35,614)	(55,614)	(75,614)	(95,614)	(115,614)	(208,486)
	250	(3,460)	(23,460)	(43,460)	(63,460)	(83,460)	(103,460)	(123,460)	(220,940)

TABLE 6

		Build Cost 100%							
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	-	239,631	193,951	148,269	102,555	56,837	11,097	(34,665)
	10	231,801	186,121	140,426	94,719	48,997	3,255	(42,511)	(97,231)
	20	223,970	178,290	132,593	86,884	41,158	(4,587)	(50,358)	(105,008)
	30	216,140	170,458	124,760	79,048	33,319	(12,430)	(58,204)	(112,858)
	40	208,310	162,626	116,927	71,212	25,480	(20,272)	(66,050)	(120,708)
	50	200,480	154,793	109,094	63,376	17,641	(28,115)	(73,897)	(128,558)
	60	192,650	146,960	101,259	55,540	9,802	(35,958)	(81,745)	(136,408)
	70	184,819	139,127	93,423	47,703	1,963	(43,802)	(89,595)	(144,259)
	80	176,989	131,294	85,587	39,864	(5,880)	(51,648)	(97,445)	(152,110)
	90	169,159	123,461	77,751	32,025	(13,722)	(59,494)	(105,296)	(160,000)
	100	161,327	115,628	69,915	24,186	(21,565)	(67,341)	(113,146)	(167,890)
	110	153,494	107,795	62,079	16,346	(29,407)	(75,187)	(120,999)	(175,780)
	120	145,661	99,962	54,243	8,507	(37,250)	(83,033)	(128,853)	(183,670)
	130	137,828	92,126	46,407	668	(45,093)	(90,883)	(136,708)	(191,560)
	140	129,995	84,290	38,569	(7,172)	(52,938)	(98,734)	(144,563)	(199,450)
	150	122,162	76,454	30,730	(15,015)	(60,785)	(106,584)	(152,419)	(207,340)
	160	114,329	68,618	22,891	(22,857)	(68,631)	(114,434)	(160,278)	(215,230)
	170	106,496	60,783	15,052	(30,700)	(76,477)	(122,285)	(168,137)	(223,120)
	180	98,663	52,947	7,213	(38,542)	(84,324)	(130,140)	(175,996)	(231,010)
	190	90,829	45,111	(626)	(46,385)	(92,172)	(137,994)	(183,857)	(238,900)
	200	82,993	37,275	(8,465)	(54,229)	(100,022)	(145,849)	(191,710)	(246,790)
	210	75,158	29,436	(16,307)	(62,075)	(107,872)	(153,703)	(201,560)	(254,680)
	220	67,322	21,596	(24,150)	(69,921)	(115,723)	(161,562)	(211,410)	(262,570)
	230	59,486	13,757	(31,992)	(77,768)	(123,573)	(169,421)	(219,260)	(270,460)
	240	51,650	5,918	(39,835)	(85,614)	(131,426)	(177,280)	(228,110)	(278,350)
	250	43,814	(1,921)	(47,677)	(93,460)	(139,281)	(185,140)	(237,000)	(286,240)

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Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 7		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	(48,171)	2,097	52,337	102,555	152,758	202,952	253,133
	30	(71,710)	(21,431)	28,819	79,048	129,260	179,458	229,642
	40	(79,556)	(29,273)	20,980	71,212	121,427	171,625	221,812
CIL Rate (£)	50	(87,406)	(37,116)	13,141	63,376	113,594	163,792	213,982
	60	(95,256)	(44,959)	5,302	55,540	105,758	155,959	206,151
	70	(103,106)	(52,805)	(2,538)	47,703	97,922	148,126	198,321
	80	(110,957)	(60,652)	(10,380)	39,864	90,086	140,293	190,491
	90	(118,808)	(68,498)	(18,223)	32,025	82,250	132,461	182,659
	100	(126,663)	(76,344)	(26,065)	24,186	74,415	124,628	174,826
	110	(134,517)	(84,191)	(33,908)	16,346	66,579	116,795	166,993
	120	(142,372)	(92,041)	(41,751)	8,507	58,743	108,961	159,160
	130	(150,228)	(99,891)	(49,594)	668	50,907	101,125	151,327
	140	(158,087)	(107,741)	(57,440)	(7,172)	43,069	93,289	143,494
	150	(165,946)	(115,591)	(65,286)	(15,015)	35,230	85,453	135,661
	160	(173,805)	(123,443)	(73,133)	(22,857)	27,391	77,617	127,828
	170	(181,668)	(131,298)	(80,979)	(30,700)	19,552	69,781	119,996
	180	(189,729)	(139,152)	(88,825)	(38,542)	11,713	61,946	112,163
	190	(198,695)	(147,007)	(96,675)	(46,385)	3,873	54,110	104,328
	200	(207,685)	(154,862)	(104,526)	(54,229)	(3,966)	46,274	96,492
	210	(216,678)	(162,721)	(112,376)	(62,075)	(11,807)	38,435	88,656
	220	(225,671)	(170,580)	(120,226)	(69,921)	(19,649)	30,596	80,820
	230	(234,667)	(178,440)	(128,078)	(77,768)	(27,492)	22,757	72,984
	240	(243,666)	(186,334)	(135,932)	(85,614)	(35,334)	14,918	65,148
	250	(252,665)	(194,230)	(143,787)	(93,460)	(43,177)	7,079	57,312
	260	(261,669)	(202,139)	(151,641)	(101,310)	(51,020)	(760)	49,477
	270	(270,675)	(210,059)	(159,497)	(109,161)	(58,863)	(8,600)	41,640

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1 - Summary Table

Appraisal Ref:	H	I	J	K	L	M	N	O
No Units:	7	15	35	60	135	200	350	700
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:	Median BCIS; Higher values; No AH	Median BCIS; Higher values; 30% AH	Median BCIS; Higher values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH
Total GDV (£)	2,210,250	3,935,405	9,182,611	15,220,628	34,246,412	50,735,425	88,507,431	177,014,863
Policy Assumptions								
AH Target % (& mix):	0%	30%	30%	30%	30%	30%	30%	30%
Affordable Rent:	67%	67%	67%	67%	67%	67%	67%	67%
Social Rent:	0%	0%	0%	0%	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%	0%	0%	0%	0%
Max CIL Rate (£ psm)	£297	£76	£81	£136	£135	£141	£128	£131
Max CIL Rate (£ per unit)	£27,476	£4,897	£5,246	£8,577	£8,502	£8,897	£8,080	£8,253
Total S106 (£ per unit)	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805
Sub-total CIL+S106 (£ per unit)	£48,281	£25,702	£26,051	£29,382	£29,307	£29,702	£28,885	£29,058
Profit KPI's								
Developers Profit (% on costs)	26.40%	23.08%	23.12%	23.18%	23.33%	23.34%	23.41%	23.41%
Developers Profit (% on OMS)	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Developers Profit (% on AH)	6.00%	6.00%	6.00%	6.00%	6.00%	6.0%	6.00%	6.00%
Developers Profit (% blended)	20.00%	17.79%	17.79%	17.78%	17.78%	17.78%	17.82%	17.82%
Land Value KPI's								
RLV (£/acre (net))	150.002	150.001	150.000	150.000	190.000	190.000	190.000	190.000
RLV (£/ha (net))	370,654	370,652	370,651	370,651	469,490	469,490	469,490	469,490
RLV (% of GDV)	3.91%	4.71%	4.71%	4.87%	5.29%	5.29%	5.30%	5.30%
BLV (£/acre (net))	150.000	150.000	150.000	150.000	190.000	190.000	190.000	190.000
BLV (£/ha (net))	370,650	370,650	370,650	370,650	469,490	469,490	469,490	469,490
BLV (% of GDV)	3.91%	4.71%	4.71%	4.87%	5.29%	5.29%	5.30%	5.30%
Surplus/Deficit (£/acre) [RLV-BLV]	2	1	0.35	0.20	0.10	0.07	0.04	0.02
Surplus/Deficit (£/ha)	4	2	0.86	0.50	0.26	0.17	0.10	0.05
Surplus/Deficit Total (£)	1	1	1	1	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable	Viable	Viable
Maximum CIL result (£ psm)	£297	£76	£81	£136	£135	£141	£128	£131
Recommended CIL (£ psm)	£208	£53	£57	£95	£94	£99	£90	£92
Buffer (% from Max)	30%	30%	30%	30%	30%	30%	30%	30%

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1 - Version Notes

Date	Version	Comments	AS
241218	v1	For issue	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **P** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area** No Units: **7**
 Notes: **Median BCIS; Higher values; No AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				7 Units					
AH Policy requirement (% Target)				0%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		100%					
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		0.0% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				391.76		£ psm			
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		25.00%	0.0	0%	0.0		
2 bed House	25.0%	1.8		45.00%	0.0	25%	1.8		
3 bed House	55.0%	3.9		25.00%	0.0	55%	3.9		
4 bed House	20.0%	1.4		5.00%	0.0	20%	1.4		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	7.0		100.00%	0.0	100%	7.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	110.0	1,184				110.0	1,184		
4 bed House	150.0	1,615				150.0	1,615		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	0	0		0	0	0	0		
2 bed House	140	1,507		0	0	140	1,507		
3 bed House	424	4,559		0	0	424	4,559		
4 bed House	210	2,260		0	0	210	2,260		
5 bed House	0	0		0	0	0	0		
1 bed Flat	0	0		0	0	0	0		
2 bed Flat	0	0		0	0	0	0		
3 bed Flat	0	0		0	0	0	0		
	774	8,326		0	0	774	8,326		
AH % by floor area:		0.00% AH % by floor area (difference due to mix)							
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)					
1 bed House	190,000	3,276	304	0					
2 bed House	280,000	3,500	325	490,000					
3 bed House	385,000	3,500	325	1,482,250					
4 bed House	510,000	3,400	316	714,000					
5 bed House	500,000	3,030	282	0					
1 bed Flat	143,091	3,180	295	0					
2 bed Flat	181,616	2,838	264	0					
3 bed Flat	250,000	3,125	290	0					
				2,686,250					
Affordable Housing values (£) -									
	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV	
1 bed House	85,500	45%	0	0%	133,000	70%	133,000	70%	
2 bed House	126,000	45%	0	0%	196,000	70%	196,000	70%	
3 bed House	173,250	45%	0	0%	250,000	70%	269,500	70%	
4 bed House	229,500	45%	0	0%	250,000	70%	357,000	70%	
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%	
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%	
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%	
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%	
* capped @£250K									

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	1.8	@	280,000	490,000
3 bed House	3.9	@	385,000	1,482,250
4 bed House	1.4	@	510,000	714,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	7.0			2,686,250
Affordable Rent GDV -				
1 bed House	0.0	@	85,500	-
2 bed House	0.0	@	126,000	-
3 bed House	0.0	@	173,250	-
4 bed House	0.0	@	229,500	-
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	269,500	-
4 bed House	0.0	@	357,000	-
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0	0.0		-
Sub-total GDV Residential	7			2,686,250
AH on-site cost analysis:	0.00% % of GDV		EMV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				2,686,250

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area**
 Notes: Median BCIS; Higher values; No AH

No Units: **7**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(3,234)
Planning Application Professional Fees, Surveys and reports					(10,000)
CIL (Mkrt only + garages)		774 sqm		391.76 £ psm	(303,027)
	CIL analysis:	11.28% % of GDV		43,290 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	7 units @		22,513 per unit	(157,591)
	S106 analysis:	675,390 £ per ha		5.87% % of GDV	22,513 £ per unit (total units)
LCC TSA Contributions	Years (all)	7 units @		0 per unit	-
	S106 analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
	TOTAL S106 analysis:	675,390 £ per ha		5.87% % of GDV	22,513 £ per unit (total units)
AH Commuted Sum		774 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		0.23 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	7 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
1 bed House		- sqm @		1,468 psm	-
2 bed House		140 sqm @		1,468 psm	(205,520)
3 bed House		424 sqm @		1,468 psm	(621,698)
4 bed House		210 sqm @		1,468 psm	(308,280)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mkrt only)	4	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	1	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		1,135,498 @		10.0%	(113,550)
	Ext. Works analysis:			16,221 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		7 units @		1,011 £ per unit	(7,077)
Part L/FHS		7 units @		4,847 £ per unit	(33,929)
Additional Low Carbon/Energy Reduction		7 units @		0 £ per unit	-
Water Efficiency		7 units @		0 £ per unit	-
	Sub-total				(41,006)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		1,290,054 @		3.0%	(38,702)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

Professional Fees	1,290,054 @	7.0%		(90,304)
Disposal Costs -				
OMS Marketing and Promotion	2,686,250 OMS @	3.00%	11,513 £ per unit	(80,588)
Residential Sales Agent Costs	2,686,250 OMS @	1.00%	3,838 £ per unit	(26,863)
Residential Sales Legal Costs	2,686,250 OMS @	0.25%	959 £ per unit	(6,716)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			17,738 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR	0.487% pcm		(25,959)
Developers Profit -				
Profit on OMS	2,686,250	20.00%		(537,250)
Margin on AH	0	6.00% on AH values		-
Profit analysis:	2,686,250	20.00% blended GDV	(537,250)	
	2,043,035	26.30% on costs	(537,250)	
TOTAL COSTS				(2,580,285)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				105,965
SDLT	105,965 @	HMRC formula		-
Acquisition Agent fees	105,965 @	1.0%		(1,060)
Acquisition Legal fees	105,965 @	0.5%		(530)
Interest on Land	105,965 @	6.00%		(6,358)
Residual Land Value				98,017
RLV analysis:	14,002 £ per plot	420,074 £ per ha (net)	170,002 £ per acre (net)	
		336,059 £ per ha (gross)	136,001 £ per acre (gross)	
			3.65% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.23	ha (net)	0.58	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.29	ha (gross)	0.72	acres (gross)
Density analysis:	3,315	sqm/ha (net)	14,440	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)	98,016
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			3.65% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	4 £ per ha (net)	2 £ per acre (net)		1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **7**
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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 0%							
	2	10%	15%	20%	25%	30%	35%	40%
250	119,454	90,456	61,254	31,615	1,975	(27,664)	(57,303)	
260	108,285	79,907	51,107	22,102	(6,904)	(35,909)	(64,914)	
270	97,117	69,331	40,960	12,589	(15,782)	(44,153)	(72,524)	
280	85,948	58,549	30,812	3,076	(24,661)	(52,398)	(80,135)	
290	74,779	47,768	20,665	(6,437)	(33,540)	(60,643)	(87,745)	
300	63,455	36,986	10,518	(15,950)	(42,419)	(68,887)	(95,356)	
310	52,039	26,205	371	(25,463)	(51,298)	(77,132)	(102,966)	
320	40,623	15,423	(9,777)	(34,976)	(60,176)	(85,376)	(110,576)	
330	29,208	4,642	(19,924)	(44,490)	(69,055)	(93,621)	(118,187)	
340	17,792	(6,139)	(30,071)	(54,003)	(77,934)	(101,866)	(125,832)	
350	6,377	(16,921)	(40,218)	(63,516)	(86,813)	(110,133)	(133,480)	
360	(5,039)	(27,702)	(50,365)	(73,029)	(95,708)	(118,417)	(141,127)	
370	(16,455)	(38,484)	(60,513)	(82,557)	(104,630)	(126,702)	(148,774)	
380	(27,870)	(49,265)	(70,682)	(92,117)	(113,552)	(134,987)	(156,422)	
390	(39,286)	(60,080)	(80,878)	(101,676)	(122,474)	(143,272)	(164,069)	
400	(50,754)	(70,914)	(91,075)	(111,235)	(131,396)	(151,556)	(171,856)	
410	(62,225)	(81,748)	(101,271)	(120,795)	(140,318)	(159,841)	(180,124)	
420	(73,696)	(92,582)	(111,468)	(130,354)	(149,240)	(168,126)	(188,391)	
430	(85,167)	(103,416)	(121,665)	(139,913)	(158,162)	(176,930)	(196,659)	
440	(96,638)	(114,250)	(131,861)	(149,473)	(167,084)	(185,887)	(204,926)	
450	(108,110)	(125,084)	(142,058)	(159,032)	(176,493)	(194,843)	(213,194)	
460	(119,581)	(135,918)	(152,254)	(168,591)	(186,138)	(203,800)	(221,461)	
470	(131,052)	(146,752)	(162,451)	(178,811)	(195,784)	(212,756)	(229,729)	
480	(142,523)	(157,585)	(172,862)	(189,146)	(205,429)	(221,713)	(237,996)	
490	(153,994)	(168,419)	(183,886)	(199,480)	(215,075)	(230,669)	(246,264)	
500	(165,466)	(180,004)	(194,909)	(209,815)	(224,720)	(239,626)	(254,531)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513	
Balance (RLV - BLV £ per acre (n))		2	5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	250	369,275	314,984	260,692	205,674	149,521	93,368	36,476	
	260	357,277	302,985	248,694	193,264	137,111	80,958	23,792	
	270	345,278	290,987	236,696	180,854	124,701	68,502	11,108	
	280	333,280	278,989	224,597	168,444	112,291	55,818	(1,576)	
	290	321,282	266,990	212,187	156,035	99,882	43,134	(14,262)	
	300	309,283	254,992	199,778	143,625	87,472	30,450	(27,008)	
	310	297,285	242,993	187,368	131,215	75,062	17,766	(39,754)	
	320	285,286	230,995	174,958	118,805	62,476	5,082	(52,499)	
	330	273,288	218,701	162,548	106,395	49,792	(7,602)	(65,245)	
	340	261,290	206,291	150,139	93,986	37,108	(20,318)	(77,991)	
	350	249,291	193,882	137,729	81,576	24,424	(33,064)	(90,737)	
	360	237,293	181,472	125,319	69,133	11,740	(45,809)	(103,483)	
	370	225,215	169,062	112,909	56,449	(944)	(58,555)	(116,228)	
	380	212,805	156,652	100,499	43,765	(13,628)	(71,301)	(128,974)	
	390	200,395	144,242	88,090	31,081	(26,374)	(84,047)	(141,720)	
	400	187,986	131,833	75,680	18,397	(39,119)	(96,792)	(154,466)	
	410	175,576	119,423	63,107	5,713	(51,865)	(109,538)	(167,211)	
	420	163,166	107,013	50,423	(6,971)	(64,611)	(122,284)	(180,764)	
	430	150,756	94,603	37,739	(19,683)	(77,357)	(135,030)	(194,544)	
	440	138,346	82,194	25,055	(32,429)	(90,102)	(147,776)	(208,323)	
	450	125,937	69,785	12,371	(45,175)	(102,848)	(160,521)	(222,102)	
460	113,527	57,081	(313)	(57,921)	(115,594)	(173,532)	(235,881)		
470	101,117	44,397	(12,997)	(70,667)	(128,340)	(187,311)	(249,661)		
480	88,707	31,713	(25,739)	(83,412)	(141,085)	(201,090)	(263,440)		
490	76,298	19,029	(38,485)	(96,158)	(153,831)	(214,870)	(277,219)		
500	63,738	6,345	(51,231)	(108,904)	(166,577)	(228,649)	(290,998)		

TABLE 3

		Profit 20%							
Balance (RLV - BLV £ per acre (n))		2	15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	250	382,947	342,181	301,414	260,647	219,616	177,451	135,287	
	260	370,949	330,182	289,416	248,649	207,206	165,041	122,877	
	270	358,950	318,184	277,417	236,651	194,796	152,632	110,467	
	280	346,952	306,185	265,419	224,551	182,386	140,222	98,058	
	290	334,954	294,187	253,420	212,141	169,976	127,812	85,648	
	300	322,955	282,189	241,422	199,731	157,567	115,402	73,238	
	310	310,957	270,190	229,424	187,321	145,157	102,993	60,611	
	320	298,958	258,192	217,076	174,912	132,747	90,583	47,927	
	330	286,960	246,193	204,666	162,502	120,337	78,173	35,243	
	340	274,962	234,195	192,256	150,092	107,928	65,655	22,559	
	350	262,963	222,011	179,847	137,682	95,518	52,971	9,875	
	360	250,965	209,601	167,437	125,272	83,108	40,287	(2,809)	
	370	238,966	197,191	155,027	112,863	70,698	27,603	(15,493)	
	380	226,968	184,782	142,617	100,453	58,015	14,919	(28,177)	
	390	214,536	172,372	130,207	88,043	45,331	2,235	(40,861)	
	400	202,126	159,962	117,798	75,633	32,647	(10,449)	(53,545)	
	410	189,672	147,508	105,343	63,014	19,918	(23,178)	(66,275)	
	420	177,202	135,037	92,873	50,268	7,172	(35,924)	(79,020)	
	430	164,732	122,567	80,403	37,522	(5,574)	(48,670)	(91,766)	
	440	152,261	110,097	67,873	24,777	(18,320)	(61,416)	(104,512)	
	450	139,791	97,627	55,127	12,031	(31,065)	(74,162)	(117,258)	
460	127,321	85,157	42,381	(715)	(43,811)	(86,907)	(130,003)		
470	114,851	72,687	29,635	(13,461)	(56,557)	(99,653)	(142,749)		
480	102,381	59,986	16,890	(26,206)	(69,303)	(112,399)	(155,495)		
490	89,911	47,240	4,144	(38,952)	(82,048)	(125,145)	(168,241)		
500	77,440	34,494	(8,602)	(51,698)	(94,794)	(137,890)	(181,877)		

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)						
		140,000	160,000	180,000	200,000	220,000	240,000	260,000
Balance (RLV - BLV £ per acre (n))	2	140,000	160,000	180,000	200,000	220,000	240,000	260,000
	250	207,451	187,451	167,451	147,451	127,451	107,451	87,451
CIL Rate (£)	260	195,041	175,041	155,041	135,041	115,041	95,041	75,041
	270	182,632	162,632	142,632	122,632	102,632	82,632	62,632
	280	170,222	150,222	130,222	110,222	90,222	70,222	50,222
	290	157,812	137,812	117,812	97,812	77,812	57,812	37,812
	300	145,402	125,402	105,402	85,402	65,402	45,402	25,402
	310	132,993	112,993	92,993	72,993	52,993	32,993	12,993
	320	120,583	100,583	80,583	60,583	40,583	20,583	583
	330	108,173	88,173	68,173	48,173	28,173	8,173	(11,827)
	340	95,763	75,763	55,763	35,763	15,763	(4,345)	(24,345)
	350	82,971	62,971	42,971	22,971	2,971	(17,029)	(37,029)
	360	70,287	50,287	30,287	10,287	(9,713)	(29,713)	(49,713)
	370	57,603	37,603	17,603	(2,397)	(22,397)	(42,397)	(62,397)
	380	44,919	24,919	4,919	(15,081)	(35,081)	(55,081)	(75,081)
	390	32,235	12,235	(7,765)	(27,765)	(47,765)	(67,765)	(87,765)
	400	19,551	(449)	(20,449)	(40,449)	(60,449)	(80,449)	(100,449)
	410	6,822	(13,178)	(33,178)	(53,178)	(73,178)	(93,178)	(113,178)
	420	(5,924)	(25,924)	(45,924)	(65,924)	(85,924)	(105,924)	(125,924)
	430	(18,670)	(38,670)	(58,670)	(78,670)	(98,670)	(118,670)	(138,670)
	440	(31,416)	(51,416)	(71,416)	(91,416)	(111,416)	(131,416)	(151,416)
	450	(44,162)	(64,162)	(84,162)	(104,162)	(124,162)	(144,162)	(164,162)
	460	(56,907)	(76,907)	(96,907)	(116,907)	(136,907)	(156,907)	(176,907)
	470	(69,653)	(89,653)	(109,653)	(129,653)	(149,653)	(169,653)	(189,653)
	480	(82,399)	(102,399)	(122,399)	(142,399)	(162,399)	(182,399)	(202,399)
	490	(95,145)	(115,145)	(135,145)	(155,145)	(175,145)	(195,145)	(215,145)
	500	(107,890)	(127,890)	(147,890)	(167,890)	(187,890)	(207,890)	(227,890)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	2	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	250	339,740	286,198	232,656	177,451	122,073	66,608	10,006
CIL Rate (£)	260	327,742	274,200	220,419	165,041	109,664	53,924	(2,678)
	270	315,744	262,202	208,010	152,632	97,254	41,240	(15,369)
	280	303,745	250,203	195,600	140,222	84,844	28,556	(28,115)
	290	291,747	238,205	183,190	127,812	72,434	15,872	(40,861)
	300	279,748	226,158	170,780	115,402	59,790	3,188	(53,607)
	310	267,750	213,748	158,370	102,993	47,106	(9,496)	(66,352)
	320	255,752	201,339	145,961	90,583	34,422	(22,221)	(79,098)
	330	243,753	188,929	133,551	78,173	21,738	(34,967)	(91,844)
	340	231,755	176,519	121,141	65,763	9,054	(47,712)	(104,590)
	350	219,757	164,109	108,731	52,351	(3,630)	(60,458)	(117,335)
	360	207,759	151,699	96,322	40,287	(16,327)	(73,204)	(130,081)
	370	194,761	139,290	83,912	27,603	(29,073)	(85,950)	(142,827)
	380	182,763	126,880	71,502	14,919	(41,818)	(98,696)	(155,573)
	390	169,765	114,470	58,837	2,235	(54,564)	(111,441)	(168,319)
	400	157,767	102,060	46,423	(10,449)	(67,310)	(124,187)	(181,061)
	410	145,769	89,651	33,469	(23,178)	(80,056)	(136,933)	(193,803)
	420	133,771	77,241	20,785	(35,924)	(92,801)	(149,679)	(206,545)
	430	121,773	64,831	8,101	(48,670)	(105,547)	(162,424)	(219,287)
	440	109,775	52,421	(4,583)	(61,416)	(118,293)	(175,170)	(232,029)
	450	97,777	39,333	(17,284)	(74,162)	(131,039)	(187,916)	(244,771)
	460	85,779	26,650	(30,030)	(86,907)	(143,784)	(200,662)	(257,513)
	470	73,781	13,966	(42,776)	(99,653)	(156,530)	(213,408)	(270,255)
	480	61,783	1,282	(55,522)	(112,399)	(169,276)	(226,154)	(283,001)
	490	49,785	(11,402)	(68,267)	(125,145)	(182,022)	(238,900)	(295,747)
	500	37,787	(24,136)	(81,013)	(137,890)	(194,766)	(251,646)	(308,493)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	2	Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	250	(68,100)	14,675	96,668	177,451	257,219	335,325	413,430
	260	(80,846)	1,991	84,258	165,041	245,221	323,326	401,432
CIL Rate (£)	270	(93,592)	(10,693)	71,848	152,632	233,223	311,328	389,433
392	280	(106,338)	(23,386)	59,191	140,222	221,005	299,329	377,435
	290	(119,083)	(36,132)	46,507	127,812	208,595	287,331	365,436
	300	(131,829)	(48,878)	33,823	115,402	196,186	275,333	353,438
	310	(144,575)	(61,623)	21,139	102,993	183,776	263,334	341,440
	320	(157,321)	(74,369)	8,455	90,583	171,366	251,336	329,441
	330	(170,072)	(87,115)	(4,229)	78,173	158,956	239,337	317,443
	340	(183,851)	(99,861)	(16,913)	65,655	146,546	227,330	305,444
	350	(197,630)	(112,607)	(29,655)	52,971	134,137	214,920	293,446
	360	(211,409)	(125,352)	(42,401)	40,287	121,727	202,510	281,447
	370	(225,189)	(138,098)	(55,147)	27,603	109,317	190,100	269,449
	380	(238,968)	(150,844)	(67,893)	14,919	96,907	177,691	257,451
	390	(252,747)	(163,590)	(80,638)	2,235	84,498	165,281	245,452
	400	(266,526)	(176,849)	(93,384)	(10,449)	72,088	152,871	233,454
	410	(280,305)	(190,628)	(106,130)	(23,178)	59,436	140,461	221,244
	420	(294,085)	(204,407)	(118,876)	(35,924)	46,752	128,051	208,835
	430	(307,864)	(218,187)	(131,621)	(48,670)	34,067	115,642	196,425
	440	(321,643)	(231,966)	(144,367)	(61,416)	21,383	103,232	184,015
	450	(335,422)	(245,745)	(157,113)	(74,162)	8,699	90,822	171,605
	460	(349,201)	(259,524)	(169,859)	(86,907)	(3,985)	78,412	159,195
	470	(362,981)	(273,304)	(183,626)	(99,653)	(16,702)	65,900	146,786
	480	(376,760)	(287,083)	(197,406)	(112,399)	(29,447)	53,216	134,376
	490	(390,539)	(300,862)	(211,185)	(125,145)	(42,193)	40,532	121,966
	500	(404,318)	(314,641)	(224,964)	(137,890)	(54,939)	27,848	109,556

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **Q** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area** No Units: **15**
 Notes: Median BCIS; Higher values; No AH Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	15 Units
AH Policy requirement (% Target)	30%
Open Market Sale (OMS) housing	70%
Open Market Sale (OMS) housing	70%
AH tenure split %	67.0%
Affordable Rent:	67.0% Rented
Social Rent:	0.0%
First Homes:	0.0%
Other Intermediate (LCHO/Sub-Market etc.):	33.0%
	100% 100.0%

CIL Rate (£ psm) **261.86 £ psm**

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	1.1	8%	1.1
2 bed House	25.0%	2.6	45.00%	2.0	31%	4.7
3 bed House	55.0%	5.8	25.00%	1.1	46%	6.9
4 bed House	20.0%	2.1	5.00%	0.2	16%	2.3
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	10.5	100.00%	4.5	100%	15.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	80.0	861		80.0	861
3 bed House	110.0	1,184		110.0	1,184
4 bed House	150.0	1,615		150.0	1,615
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	65	702	65	702
2 bed House	210	2,260	150	1,613	360	3,873
3 bed House	635	6,838	105	1,128	740	7,964
4 bed House	315	3,391	23	249	338	3,640
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	1,160	12,489	343	3,691	1,503	16,180

AH % by floor area: **22.81% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	190,000	3,276	304	213,750
2 bed House	280,000	3,500	325	1,302,000
3 bed House	385,000	3,500	325	2,656,500
4 bed House	510,000	3,400	316	1,185,750
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				5,358,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	85,500	45%	0	0%	133,000	70%	133,000	70%
2 bed House	126,000	45%	0	0%	196,000	70%	196,000	70%
3 bed House	173,250	45%	0	0%	250,000	70%	269,500	70%
4 bed House	229,500	45%	0	0%	250,000	70%	357,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: Median BCIS; Higher values; No AH

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	2.6	@	280,000	735,000
3 bed House	5.8	@	385,000	2,223,375
4 bed House	2.1	@	510,000	1,071,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	10.5			4,029,375
Affordable Rent GDV -				
1 bed House	0.8	@	85,500	64,446
2 bed House	1.4	@	126,000	170,951
3 bed House	0.8	@	173,250	130,587
4 bed House	0.2	@	229,500	34,597
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	3.0			400,580
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.4	@	133,000	49,376
2 bed House	0.7	@	196,000	130,977
3 bed House	0.4	@	269,500	100,052
4 bed House	0.1	@	357,000	26,507
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	1.5	4.5		306,912
Sub-total GDV Residential				
			15	4,736,868
AH on-site cost analysis:			13.11% of GDV	£MV (no AH) less £GDV (inc. AH)
			413 £ psm (total GIA sqm)	621,132
				41,409 £ per unit (total units)
Grant				
	5	AH units @	0	per unit
Total GDV				
				4,736,868

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: Median BCIS; Higher values; No AH

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(6,930)
Planning Application Professional Fees, Surveys and reports				(20,000)
CIL (Mkrt only + garages)		1,160 sqm	261.86 £ psm	(303,825)
	CIL analysis:	6.41% % of GDV	20,255 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	15 units @	22,513 per unit	(337,695)
	S106 analysis:	7.13% % of GDV	22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)	15 units @	0 per unit	-
	S106 analysis:	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	7.13% % of GDV	22,513 £ per unit (total units)	
AH Commuted Sum		1,503 sqm (total)	0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance, Demolition & Remediation		0.50 ha @	0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1			-
	Year 2			-
	Year 3			-
	Year 4			-
	Year 5			-
	Years (all)	15 units @	0 per unit	-
	Sub-total			
	Infra. Costs analysis:	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		65 sqm @	1,468 psm	(95,787)
2 bed House		360 sqm @	1,468 psm	(528,260)
3 bed House		740 sqm @	1,468 psm	(1,086,137)
4 bed House		338 sqm @	1,468 psm	(496,441)
5 bed House		- sqm @	1,468 psm	-
1 bed Flat		- sqm @	1,691 psm	-
2 bed Flat		- sqm @	1,691 psm	-
3 bed Flat		- sqm @	1,691 psm	-
Garages for 3B House (Mkrt only)	6	0% units @	18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	2	0% units @	18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @ 600 psm	-
External works		2,206,624 @	10.0%	(220,662)
	Ext. Works analysis:		14,711 £ per unit (total units)	
Policy Costs on design -				
Net Biodiversity costs		15 units @	1,011 £ per unit	(15,165)
Part L/FHS	15 units @		4,847 £ per unit	(72,705)
Additional Low Carbon/Energy Reduction	15 units @		0 £ per unit	-
Water Efficiency	15 units @		0 £ per unit	-
	Sub-total			(87,870)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)	
Contingency (on construction)		2,515,157 @	3.0%	(75,455)

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Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: Median BCIS; Higher values; No AH

Professional Fees	2,515,157 @	7.0%		(176,061)
Disposal Costs -				
OMS Marketing and Promotion	4,029,375 OMS @	3.00%	8,059 £ per unit	(120,881)
Residential Sales Agent Costs	4,029,375 OMS @	1.00%	2,686 £ per unit	(40,294)
Residential Sales Legal Costs	4,029,375 OMS @	0.25%	672 £ per unit	(10,073)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			12,083 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR	0.487% pcm		(43,403)
Developers Profit -				
Profit on OMS	4,029,375	20.00%		(805,875)
Margin on AH	707,493	6.00% on AH values		(42,450)
Profit analysis:	4,736,868	17.91% blended GDV	(848,325)	
	3,659,774	23.18% on costs	(848,325)	
TOTAL COSTS				(4,508,099)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				228,769
SDLT	228,769 @	HMRC formula		(1,575)
Acquisition Agent fees	228,769 @	1.0%		(2,288)
Acquisition Legal fees	228,769 @	0.5%		(1,144)
Interest on Land	228,769 @	6.00%		(13,726)
Residual Land Value				210,036
RLV analysis:	14,002 £ per plot	420,072 £ per ha (net)	170,001 £ per acre (net)	
		336,058 £ per ha (gross)	136,001 £ per acre (gross)	
			4.43% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.50	ha (net)	1.24	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.63	ha (gross)	1.54	acres (gross)
Density analysis:	3,006	sqm/ha (net)	13,096	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)	210,035
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			4.43% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	2 £ per ha (net)	1 £ per acre (net)		1

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Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
 Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%							
		1	10%	15%	20%	25%	30%	35%	40%
Balance (RLV - BLV £ per acre (n))		150	230,613	196,577	162,541	128,504	94,468	60,431	26,395
		160	219,815	186,378	152,942	119,505	86,069	52,632	19,196
CIL Rate (£)		170	209,016	176,180	143,343	110,506	77,670	44,833	11,875
	262	180	198,218	165,981	133,744	101,508	69,271	37,034	4,429
		190	187,419	155,782	124,146	92,509	60,872	29,235	(3,017)
		200	176,621	145,584	114,547	83,510	52,473	21,436	(10,463)
		210	165,822	135,385	104,948	74,511	44,074	13,572	(17,909)
		220	155,023	125,186	95,349	65,512	35,675	5,505	(25,355)
		230	144,225	114,988	85,751	56,514	27,277	(2,561)	(32,800)
		240	133,426	104,789	76,152	47,515	18,878	(10,627)	(40,246)
		250	122,628	94,591	66,553	38,516	10,305	(18,694)	(47,692)
		260	111,829	84,392	56,955	29,517	1,618	(26,760)	(55,138)
		270	101,031	74,193	47,356	20,518	(7,069)	(34,826)	(62,692)
		280	90,232	63,995	37,757	11,381	(15,756)	(42,893)	(70,302)
		290	79,434	53,796	28,158	2,074	(24,443)	(50,959)	(77,913)
		300	68,635	43,597	18,560	(7,233)	(33,129)	(59,055)	(85,523)
		310	57,836	33,399	8,735	(16,541)	(41,816)	(67,299)	(93,134)
		320	47,038	23,200	(1,193)	(25,848)	(50,503)	(75,544)	(100,744)
		330	36,239	12,914	(11,121)	(35,155)	(59,223)	(83,789)	(108,354)
		340	25,441	2,366	(21,048)	(44,463)	(68,102)	(92,033)	(115,965)
		350	14,611	(8,183)	(30,976)	(53,770)	(76,981)	(100,278)	(123,599)
		360	3,442	(18,731)	(40,904)	(63,196)	(85,859)	(108,537)	(131,247)
		370	(7,727)	(29,279)	(50,832)	(72,709)	(94,749)	(116,822)	(138,894)
		380	(18,895)	(39,828)	(60,827)	(82,236)	(103,671)	(125,107)	(146,542)
		390	(30,064)	(50,376)	(70,998)	(91,796)	(112,593)	(133,391)	(154,189)
		400	(41,237)	(61,034)	(81,194)	(101,355)	(121,516)	(141,676)	(161,837)

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Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

		Other CBC/LCC S106 Contributions						22,513	
Balance (RLV - BLV £ per acre (n))		1	5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	150		284,629	230,337	176,046	121,755	67,463	13,090	(43,063)
	160		276,230	221,938	167,647	113,356	59,064	4,403	(51,750)
	170		267,831	213,540	159,248	104,957	50,665	(4,284)	(60,497)
	180	259,432	205,141	150,849	96,558	42,266	(12,970)	(69,376)	(89,376)
	190	251,033	196,742	142,450	88,159	33,868	(21,657)	(78,255)	(97,255)
	200	242,634	188,343	134,052	79,760	25,469	(30,344)	(87,133)	(106,033)
	210	234,235	179,944	125,653	71,361	17,070	(39,031)	(96,030)	(114,930)
	220	225,837	171,545	117,254	62,962	8,435	(47,718)	(104,952)	(123,852)
	230	217,438	163,146	108,855	54,563	(252)	(56,405)	(113,874)	(132,794)
	240	209,039	154,747	100,456	46,165	(8,939)	(65,255)	(122,796)	(141,746)
	250	200,640	146,349	92,057	37,766	(17,626)	(74,134)	(131,718)	(150,662)
	260	192,241	137,950	83,658	29,367	(26,312)	(83,013)	(140,640)	(159,562)
	270	183,842	129,551	75,259	20,968	(34,999)	(91,891)	(149,562)	(168,462)
	280	175,443	121,152	66,860	12,467	(43,686)	(100,811)	(158,464)	(167,364)
	290	167,044	112,753	58,462	3,780	(52,373)	(109,733)	(167,364)	(176,264)
	300	158,646	104,354	50,063	(4,907)	(61,134)	(118,655)	(176,264)	(185,164)
	310	150,247	95,955	41,664	(13,594)	(70,013)	(127,577)	(185,164)	(194,064)
	320	141,848	87,556	33,265	(22,281)	(78,892)	(136,499)	(194,064)	(202,964)
	330	133,449	79,157	24,866	(30,967)	(87,771)	(145,421)	(202,964)	(211,864)
	340	125,050	70,759	16,467	(39,654)	(96,670)	(154,343)	(211,864)	(220,764)
350	116,651	62,360	7,812	(48,341)	(105,592)	(163,265)	(220,764)	(229,664)	
360	108,252	53,961	(875)	(57,028)	(114,514)	(172,187)	(229,664)	(238,564)	
370	99,853	45,562	(9,562)	(65,892)	(123,436)	(181,109)	(229,664)	(247,464)	
380	91,454	37,163	(18,249)	(74,771)	(132,358)	(190,031)	(229,664)	(256,364)	
390	83,056	28,764	(26,936)	(83,650)	(141,280)	(198,953)	(229,664)	(265,264)	
400	74,657	20,365	(35,623)	(92,529)	(150,202)	(207,875)	(229,664)	(274,164)	

		Profit 20%							
Balance (RLV - BLV £ per acre (n))		1	15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	150		237,151	208,614	180,078	151,541	123,004	94,468	65,931
	160		228,752	200,215	171,679	143,142	114,605	86,069	57,532
	170		220,353	191,816	163,280	134,743	106,207	77,670	49,133
	180	211,954	183,418	154,881	126,344	97,808	69,271	40,734	30,735
	190	203,555	175,019	146,482	117,945	89,409	60,872	32,335	22,336
	200	195,156	166,620	138,083	109,547	81,010	52,473	23,937	13,938
	210	186,758	158,221	129,684	101,148	72,611	44,074	15,537	5,539
	220	178,359	149,822	121,285	92,749	64,212	35,675	6,850	(1,549)
	230	169,960	141,423	112,887	84,350	55,813	27,277	(1,837)	(10,448)
	240	161,561	133,024	104,488	75,951	47,414	18,878	(10,523)	(19,429)
	250	153,162	124,625	96,089	67,552	39,015	10,305	(20,424)	(28,410)
	260	144,763	116,227	87,690	59,153	30,617	1,618	(29,405)	(37,391)
	270	136,364	107,828	79,291	50,754	22,218	(7,069)	(38,386)	(46,372)
	280	127,965	99,429	70,892	42,355	13,759	(15,756)	(47,367)	(55,353)
	290	119,567	91,030	62,493	33,957	5,073	(24,443)	(56,348)	(64,334)
	300	111,168	82,631	54,094	25,558	(3,614)	(33,129)	(65,329)	(73,315)
	310	102,769	74,232	45,695	17,159	(12,301)	(42,110)	(74,310)	(82,296)
	320	94,370	65,833	37,297	8,527	(20,988)	(51,091)	(83,291)	(91,277)
	330	85,971	57,434	28,898	(160)	(29,675)	(60,272)	(92,272)	(100,258)
	340	77,572	49,035	20,499	(8,847)	(38,362)	(69,253)	(101,253)	(109,239)
350	69,173	40,637	11,982	(17,533)	(47,049)	(78,234)	(110,234)	(118,220)	
360	60,774	32,238	3,295	(26,220)	(55,735)	(87,215)	(119,215)	(127,201)	
370	52,375	23,839	(5,403)	(34,918)	(64,582)	(96,196)	(128,196)	(136,182)	
380	43,976	15,440	(14,132)	(43,647)	(73,504)	(105,177)	(137,177)	(145,163)	
390	35,577	6,654	(22,861)	(52,376)	(82,426)	(114,158)	(146,158)	(154,144)	
400	27,178	(1,745)	(31,591)	(61,181)	(91,348)	(123,139)	(155,139)	(163,125)	

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Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 4

		BLV (£ per acre)						
		140,000	160,000	180,000	200,000	220,000	240,000	260,000
Balance (RLV - BLV £ per acre (n))	1	140,000	160,000	180,000	200,000	220,000	240,000	260,000
	150	124,468	104,468	84,468	64,468	44,468	24,468	4,468
	160	116,069	96,069	76,069	56,069	36,069	16,069	(3,931)
CIL Rate (£)	170	107,670	87,670	67,670	47,670	27,670	7,670	(12,330)
	180	99,271	79,271	59,271	39,271	19,271	(729)	(20,729)
262	190	90,872	70,872	50,872	30,872	10,872	(9,128)	(29,128)
	200	82,473	62,473	42,473	22,473	2,473	(17,527)	(37,527)
	210	74,074	54,074	34,074	14,074	(5,926)	(25,926)	(45,926)
	220	65,675	45,675	25,675	5,675	(14,325)	(34,325)	(54,325)
	230	57,277	37,277	17,277	(2,723)	(22,723)	(42,723)	(62,723)
	240	48,878	28,878	8,878	(11,122)	(31,122)	(51,122)	(71,122)
	250	40,305	20,305	305	(19,695)	(39,695)	(59,695)	(79,695)
	260	31,618	11,618	(8,382)	(28,382)	(48,382)	(68,382)	(88,382)
	270	22,931	2,931	(17,069)	(37,069)	(57,069)	(77,069)	(97,069)
	280	14,244	(5,756)	(25,756)	(45,756)	(65,756)	(85,756)	(105,756)
	290	5,557	(14,443)	(34,443)	(54,443)	(74,443)	(94,443)	(114,443)
	300	(3,129)	(23,129)	(43,129)	(63,129)	(83,129)	(103,129)	(123,129)
	310	(11,816)	(31,816)	(51,816)	(71,816)	(91,816)	(111,816)	(131,816)
	320	(20,503)	(40,503)	(60,503)	(80,503)	(100,503)	(120,503)	(140,503)
	330	(29,223)	(49,223)	(69,223)	(89,223)	(109,223)	(129,223)	(149,223)
	340	(38,102)	(58,102)	(78,102)	(98,102)	(118,102)	(138,102)	(158,102)
	350	(46,981)	(66,981)	(86,981)	(106,981)	(126,981)	(146,981)	(166,981)
	360	(55,859)	(75,859)	(95,859)	(115,859)	(135,859)	(155,859)	(175,859)
	370	(64,749)	(84,749)	(104,749)	(124,749)	(144,749)	(164,749)	(184,749)
	380	(73,671)	(93,671)	(113,671)	(133,671)	(153,671)	(173,671)	(193,671)
	390	(82,593)	(102,593)	(122,593)	(142,593)	(162,593)	(182,593)	(202,593)
	400	(91,516)	(111,516)	(131,516)	(151,516)	(171,516)	(191,516)	(211,516)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	1	92,535	99,979	151,423	102,867	54,310	5,418	(44,803)
	140	248,535	199,979	151,423	102,867	54,310	5,418	(44,803)
	150	240,136	191,580	143,024	94,468	45,911	(3,269)	(53,490)
CIL Rate (£)	160	231,737	183,181	134,625	86,069	37,513	(11,955)	(62,275)
	170	223,338	174,782	126,226	77,670	29,114	(20,642)	(71,154)
262	180	214,940	166,383	117,827	69,271	20,715	(29,329)	(80,033)
	190	206,541	157,984	109,428	60,872	12,205	(38,016)	(88,912)
	200	198,142	149,586	101,029	52,473	3,518	(46,703)	(97,817)
	210	189,743	141,187	92,631	44,074	(5,169)	(55,390)	(106,739)
	220	181,344	132,788	84,232	35,675	(13,856)	(64,218)	(115,661)
	230	172,945	124,389	75,833	27,277	(22,542)	(73,096)	(124,563)
	240	164,546	115,990	67,434	18,878	(31,229)	(81,975)	(133,505)
	250	156,147	107,591	59,035	10,305	(39,916)	(90,854)	(142,427)
	260	147,748	99,192	50,636	1,618	(48,603)	(99,768)	(151,349)
	270	139,350	90,793	42,237	(7,069)	(57,290)	(108,690)	(160,271)
	280	130,951	82,395	33,838	(15,756)	(66,160)	(117,612)	(169,193)
	290	122,552	73,996	25,439	(24,443)	(75,038)	(126,534)	(178,173)
	300	114,153	65,597	17,041	(33,129)	(83,917)	(135,456)	(188,419)
	310	105,754	57,198	8,405	(41,816)	(92,796)	(144,379)	(198,064)
	320	97,355	48,799	(282)	(50,503)	(101,720)	(153,301)	(207,709)
	330	88,956	40,400	(8,969)	(59,223)	(110,642)	(162,223)	(217,355)
	340	80,557	32,001	(17,656)	(68,102)	(119,564)	(171,237)	(227,000)
	350	72,159	23,602	(26,343)	(76,981)	(128,486)	(180,883)	(236,646)
	360	63,760	15,191	(35,029)	(85,859)	(137,408)	(190,528)	(246,291)
	370	55,361	6,505	(43,716)	(94,749)	(146,330)	(200,174)	(255,937)
	380	46,962	(2,182)	(52,403)	(103,671)	(155,252)	(209,819)	(265,582)
	390	38,563	(10,869)	(61,165)	(112,593)	(164,174)	(219,465)	(275,228)

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Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 6		Market Values 100%							
Balance (RLV - BLV £ per acre (n))		1	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
CIL Rate (£)	150		(72,798)	(15,923)	39,794	94,468	149,141	203,815	258,489
	160		(81,677)	(24,610)	31,395	86,069	140,742	195,416	250,090
	170		(90,556)	(33,297)	22,996	77,670	132,344	187,017	241,691
	180		(99,434)	(41,984)	14,565	69,271	123,945	178,618	233,292
	190		(108,351)	(50,671)	5,878	60,872	115,546	170,220	224,893
	200		(117,273)	(59,394)	(2,809)	52,473	107,147	161,821	216,494
	210		(126,195)	(68,273)	(11,496)	44,074	98,748	153,422	208,095
	220		(135,117)	(77,152)	(20,183)	35,675	90,349	145,023	199,697
	230		(144,039)	(86,031)	(28,870)	27,277	81,950	136,624	191,298
	240		(152,961)	(94,909)	(37,557)	18,878	73,551	128,225	182,899
	250		(161,883)	(103,817)	(46,243)	10,305	65,153	119,826	174,500
	260		(170,807)	(112,739)	(54,930)	1,618	56,754	111,427	166,101
	270		(180,516)	(121,661)	(63,748)	(7,069)	48,355	103,028	157,702
	280		(190,161)	(130,583)	(72,627)	(15,756)	39,956	94,630	149,303
	290		(199,806)	(139,505)	(81,506)	(24,443)	31,557	86,231	140,904
	300		(209,452)	(148,427)	(90,384)	(33,129)	23,158	77,832	132,506
	310		(219,097)	(157,349)	(99,283)	(41,816)	14,732	69,433	124,107
	320		(228,743)	(166,271)	(108,205)	(50,503)	6,045	61,034	115,708
	330		(238,388)	(175,194)	(117,127)	(59,223)	(2,642)	52,635	107,309
	340		(248,034)	(184,116)	(126,049)	(68,102)	(11,329)	44,236	98,910
350		(257,679)	(193,038)	(134,971)	(76,981)	(20,015)	35,837	90,511	
360		(267,325)	(201,960)	(143,893)	(85,859)	(28,702)	27,439	82,112	
370		(276,970)	(210,882)	(152,815)	(94,749)	(37,389)	19,040	73,713	
380		(286,615)	(219,804)	(161,737)	(103,671)	(46,076)	10,472	65,314	
390		(296,261)	(228,726)	(170,713)	(112,593)	(54,763)	1,786	56,916	
400		(305,906)	(237,648)	(180,358)	(121,516)	(63,577)	(6,901)	48,517	

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **R** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area**
 Notes: **Median BCIS; Higher values; No AH**
 No Units: **30**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				30 Units					
AH Policy requirement (% Target)				30%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%					
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				268.10		£ psm			
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		25.00%	2.3	8%	2.3		
2 bed House	25.0%	5.3		45.00%	4.1	31%	9.3		
3 bed House	55.0%	11.6		25.00%	2.3	46%	13.8		
4 bed House	20.0%	4.2		5.00%	0.5	16%	4.7		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	21.0		100.00%	9.0	100%	30.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	110.0	1,184				110.0	1,184		
4 bed House	150.0	1,615				150.0	1,615		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)			
1 bed House	0	0		131	1,405	131 1,405			
2 bed House	420	4,521		300	3,226	720 7,747			
3 bed House	1,271	13,676		209	2,252	1,480 15,928			
4 bed House	630	6,781		46	499	676 7,280			
5 bed House	0	0		0	0	0 0			
1 bed Flat	0	0		0	0	0 0			
2 bed Flat	0	0		0	0	0 0			
3 bed Flat	0	0		0	0	0 0			
	2,321	24,978		686	7,382	3,006 32,360			
AH % by floor area:				22.81% AH % by floor area (difference due to mix)					
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm		£ psf		total MV £ (no AH)			
1 bed House	190,000	3,276		304		427,500			
2 bed House	280,000	3,500		325		2,604,000			
3 bed House	385,000	3,500		325		5,313,000			
4 bed House	510,000	3,400		316		2,371,500			
5 bed House	500,000	3,030		282		0			
1 bed Flat	143,091	3,180		295		0			
2 bed Flat	181,616	2,838		264		0			
3 bed Flat	250,000	3,125		290		0			
						10,716,000			
Affordable Housing values (£) -									
	Aff. Rent £	% of MV		Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	85,500	45%		0	0%	133,000	70%	133,000	70%
2 bed House	126,000	45%		0	0%	196,000	70%	196,000	70%
3 bed House	173,250	45%		0	0%	250,000	70%	269,500	70%
4 bed House	229,500	45%		0	0%	250,000	70%	357,000	70%
5 bed House	225,000	45%		0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%		0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%		0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%		0	0%	175,000	70%	175,000	70%
* capped @£250K									

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	5.3	@	280,000	1,470,000
3 bed House	11.6	@	385,000	4,446,750
4 bed House	4.2	@	510,000	2,142,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	21.0			8,058,750
Affordable Rent GDV -				
1 bed House	1.5	@	85,500	128,891
2 bed House	2.7	@	126,000	341,901
3 bed House	1.5	@	173,250	261,174
4 bed House	0.3	@	229,500	69,194
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	6.0			801,161
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.7	@	133,000	98,753
2 bed House	1.3	@	196,000	261,954
3 bed House	0.7	@	269,500	200,104
4 bed House	0.1	@	357,000	53,015
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	3.0	9.0		613,825
Sub-total GDV Residential				9,473,736
AH on-site cost analysis:		13.11% % of GDV	EMV (no AH) less £GDV (inc. AH)	1,242,264
		413 £ psm (total GIA sqm)	41,409 £ per unit (total units)	
Grant	9	AH units @	0 per unit	-
Total GDV				9,473,736

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area**
 Notes: Median BCIS; Higher values; No AH

No Units: **30**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(13,860)
Planning Application Professional Fees, Surveys and reports					(40,000)
CIL (Mkrt only + garages)		2,321 sqm		268.10 £ psm	(622,128)
	CIL analysis:	6.57% % of GDV		20,738 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	30 units @		22,513 per unit	(675,390)
	S106 analysis:	675,390 £ per ha		22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)	30 units @		0 per unit	-
	S106 analysis:	- £ per ha		0 £ per unit (total units)	
	TOTAL S106 analysis:	675,390 £ per ha		22,513 £ per unit (total units)	
AH Commuted Sum		3,006 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		1.00 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	30 units @		0 per unit	-
	Sub-total				
	Infra. Costs analysis:	- £ per ha		0 £ per unit (total units)	
1 bed House		131 sqm @		1,468 psm	(191,574)
2 bed House		720 sqm @		1,468 psm	(1,056,520)
3 bed House		1,480 sqm @		1,468 psm	(2,172,273)
4 bed House		676 sqm @		1,468 psm	(992,882)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mkrt only)	12	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	4	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		4,413,248 @		10.0%	(441,325)
	Ext. Works analysis:			14,711 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		30 units @		1,011 £ per unit	(30,330)
Part L/FHS	30 units @			4,847 £ per unit	(145,410)
Additional Low Carbon/Energy Reduction	30 units @			0 £ per unit	-
Water Efficiency	30 units @			0 £ per unit	-
	Sub-total				(175,740)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		5,030,313 @		3.0%	(150,909)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **30**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

Professional Fees	5,030,313 @	7.0%		(352,122)
Disposal Costs -				
OMS Marketing and Promotion	8,058,750 OMS @	3.00%	8,059 £ per unit	(241,763)
Residential Sales Agent Costs	8,058,750 OMS @	1.00%	2,686 £ per unit	(80,588)
Residential Sales Legal Costs	8,058,750 OMS @	0.25%	672 £ per unit	(20,147)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			11,750 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR	0.487% pcm		(71,786)
Developers Profit -				
Profit on OMS	8,058,750	20.00%		(1,611,750)
Margin on AH	1,414,986	6.00% on AH values		(84,899)
Profit analysis:	9,473,736	17.91% blended GDV	(1,696,649)	
	7,309,005	23.21% on costs	(1,696,649)	
TOTAL COSTS				(9,005,654)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				468,081
SDLT	468,081 @	HMRC formula		(12,904)
Acquisition Agent fees	468,081 @	1.0%		(4,681)
Acquisition Legal fees	468,081 @	0.5%		(2,340)
Interest on Land	468,081 @	6.00%		(28,085)
Residual Land Value				420,071
RLV analysis:	14,002 £ per plot	420,071 £ per ha (net)	170,000 £ per acre (net)	
		336,057 £ per ha (gross)	136,000 £ per acre (gross)	
			4.43% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	1.00	ha (net)	2.47	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	1.25	ha (gross)	3.09	acres (gross)
Density analysis:	3,006	sqm/ha (net)	13,096	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)	420,070
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			4.43% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	1 £ per ha (net)		£ per acre (net)	1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	268	291,751	254,321	216,842	179,362	141,882	104,403	66,923
	110	280,949	244,072	207,195	170,319	133,442	96,565	59,689
	120	270,097	233,823	197,549	161,276	125,002	88,728	52,454
	130	259,245	223,574	187,903	152,232	116,561	80,891	45,220
	140	248,393	213,325	178,257	143,189	108,121	73,053	37,985
	150	237,542	203,076	168,611	134,146	99,681	65,216	30,751
	160	226,690	192,828	158,965	125,103	91,241	57,378	23,516
	170	215,838	182,579	149,319	116,060	82,800	49,541	16,281
	180	204,986	172,330	139,673	107,017	74,360	41,703	9,047
	190	194,134	162,081	130,027	97,973	65,920	33,866	1,812
	200	183,283	151,832	120,381	88,930	57,479	26,029	(5,422)
	210	172,431	141,583	110,735	79,887	49,039	18,191	(12,657)
	220	161,579	131,334	101,089	70,844	40,599	10,354	(19,891)
	230	150,727	121,085	91,443	61,801	32,159	2,516	(27,126)
	240	139,875	110,836	81,797	52,758	23,718	(5,321)	(34,360)
	250	129,024	100,587	72,151	43,714	15,278	(13,158)	(41,595)
	260	118,172	90,338	62,505	34,671	6,838	(20,996)	(48,829)
	270	107,320	80,089	52,859	25,628	(1,603)	(28,833)	(56,064)
	280	96,468	69,840	43,213	16,585	(10,043)	(36,671)	(63,320)
	290	85,616	59,591	33,567	7,542	(18,483)	(44,508)	(70,589)
300	74,765	49,343	23,920	(1,502)	(26,924)	(52,346)	(77,881)	
310	63,913	39,094	14,274	(10,545)	(35,364)	(60,217)	(85,400)	
320	53,061	28,845	4,628	(19,588)	(43,804)	(68,092)	(92,919)	
330	42,209	18,596	(5,018)	(28,631)	(52,267)	(75,968)	(100,438)	
340	31,357	8,347	(14,664)	(37,674)	(60,748)	(84,070)	(107,957)	
350	20,505	(1,902)	(24,310)	(46,740)	(69,230)	(92,216)	(115,512)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS: Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	100	332,355	278,148	223,853	169,304	114,745	60,186	5,626
	110	323,993	269,748	215,423	160,863	106,304	51,745	(2,814)
	120	315,630	261,349	206,982	152,423	97,864	43,305	(11,254)
	130	307,244	252,950	198,542	143,983	89,424	34,865	(19,694)
	140	298,845	244,550	190,102	135,543	80,983	26,424	(28,135)
	150	290,446	236,151	181,661	127,102	72,543	17,984	(36,575)
	160	282,046	227,751	173,221	118,662	64,103	9,544	(45,015)
	170	273,647	219,340	164,781	110,222	55,663	1,103	(53,484)
	180	265,247	210,900	156,341	101,781	47,222	(7,337)	(61,965)
	190	256,848	202,459	147,900	93,341	38,782	(15,777)	(70,447)
	200	248,449	194,019	139,460	84,901	30,342	(24,217)	(78,987)
	210	240,049	185,579	131,020	76,461	21,901	(32,658)	(87,759)
	220	231,650	177,138	122,579	68,020	13,461	(41,098)	(96,531)
	230	223,250	168,698	114,139	59,580	5,021	(49,548)	(105,303)
	240	214,817	160,258	105,699	51,140	(3,419)	(58,029)	(114,080)
	250	206,377	151,818	97,258	42,699	(11,860)	(66,510)	(123,046)
	260	197,936	143,377	88,818	34,259	(20,300)	(74,992)	(132,012)
	270	189,496	134,937	80,378	25,819	(28,740)	(83,687)	(140,978)
	280	181,056	126,497	71,938	17,378	(37,181)	(92,459)	(149,944)
	290	172,616	118,056	63,497	8,938	(45,621)	(101,232)	(158,910)
300	164,175	109,616	55,057	498	(54,092)	(110,004)	(167,876)	
310	155,735	101,176	46,617	(7,942)	(62,574)	(118,885)	(177,397)	
320	147,295	92,736	38,176	(16,383)	(71,055)	(127,851)	(187,090)	
330	138,854	84,295	29,736	(24,823)	(79,616)	(136,817)	(196,783)	
340	130,414	75,855	21,296	(33,263)	(88,388)	(145,783)	(206,476)	
350	121,974	67,415	12,856	(41,704)	(97,160)	(154,749)	(216,169)	

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	100	284,566	258,029	227,492	198,956	170,419	141,882	113,346
	110	276,125	247,589	219,052	190,515	161,979	133,442	104,905
	120	267,685	239,148	210,612	182,075	153,538	125,002	96,465
	130	259,245	230,708	202,171	173,635	145,098	116,561	88,025
	140	250,804	222,268	193,731	165,194	136,658	108,121	79,585
	150	242,364	213,827	185,291	156,754	128,218	99,681	71,144
	160	233,924	205,387	176,851	148,314	119,777	91,241	62,704
	170	225,484	196,947	168,410	139,874	111,337	82,800	54,264
	180	217,043	188,507	159,970	131,433	102,897	74,360	45,823
	190	208,603	180,066	151,530	122,993	94,456	65,920	37,383
	200	200,163	171,626	143,089	114,553	86,016	57,479	28,943
	210	191,722	163,186	134,649	106,112	77,576	49,039	20,502
	220	183,282	154,745	126,209	97,672	69,135	40,599	12,062
	230	174,842	146,305	117,768	89,232	60,695	32,159	3,622
	240	166,401	137,865	109,328	80,792	52,255	23,718	(4,818)
	250	157,961	129,425	100,888	72,351	43,815	15,278	(13,259)
	260	149,521	120,984	92,448	63,911	35,374	6,838	(21,699)
	270	141,081	112,544	84,007	55,471	26,934	(1,603)	(30,139)
	280	132,640	104,104	75,567	47,030	18,494	(10,043)	(38,580)
	290	124,200	95,663	67,127	38,590	10,053	(18,483)	(47,020)
300	115,760	87,223	58,686	30,150	1,613	(26,924)	(55,460)	
310	107,319	78,783	50,246	21,709	(6,827)	(35,364)	(63,900)	
320	98,879	70,342	41,806	13,269	(15,267)	(43,804)	(72,341)	
330	90,416	61,880	33,343	4,806	(23,730)	(52,267)	(80,926)	
340	81,935	53,398	24,862	(3,675)	(32,212)	(60,748)	(89,698)	
350	73,454	44,917	16,380	(12,156)	(40,693)	(69,230)	(98,471)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS: Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)						
		140,000	160,000	180,000	200,000	220,000	240,000	260,000
Balance (RLV - BLV £ per acre (n))	100	171,882	151,882	131,882	111,882	91,882	71,882	51,882
	110	163,442	143,442	123,442	103,442	83,442	63,442	43,442
CIL Rate (£)	120	155,002	135,002	115,002	95,002	75,002	55,002	35,002
	130	146,561	126,561	106,561	86,561	66,561	46,561	26,561
268	140	138,121	118,121	98,121	78,121	58,121	38,121	18,121
	150	129,681	109,681	89,681	69,681	49,681	29,681	9,681
	160	121,241	101,241	81,241	61,241	41,241	21,241	1,241
	170	112,800	92,800	72,800	52,800	32,800	12,800	(7,200)
	180	104,360	84,360	64,360	44,360	24,360	4,360	(15,640)
	190	95,920	75,920	55,920	35,920	15,920	(4,080)	(24,080)
	200	87,479	67,479	47,479	27,479	7,479	(12,521)	(32,521)
	210	79,039	59,039	39,039	19,039	(961)	(20,961)	(40,961)
	220	70,599	50,599	30,599	10,599	(9,401)	(29,401)	(49,401)
	230	62,159	42,159	22,159	2,159	(17,841)	(37,841)	(57,841)
	240	53,718	33,718	13,718	(6,282)	(26,282)	(46,282)	(66,282)
	250	45,278	25,278	5,278	(14,722)	(34,722)	(54,722)	(74,722)
	260	36,838	16,838	(3,162)	(23,162)	(43,162)	(63,162)	(83,162)
	270	28,397	8,397	(11,603)	(31,603)	(51,603)	(71,603)	(91,603)
	280	19,957	(43)	(20,043)	(40,043)	(60,043)	(80,043)	(100,043)
	290	11,517	(8,483)	(28,483)	(48,483)	(68,483)	(88,483)	(108,483)
	300	3,076	(16,924)	(36,924)	(56,924)	(76,924)	(96,924)	(116,924)
	310	(5,364)	(25,364)	(45,364)	(65,364)	(85,364)	(105,364)	(125,364)
	320	(13,804)	(33,804)	(53,804)	(73,804)	(93,804)	(113,804)	(133,804)
	330	(22,267)	(42,267)	(62,267)	(82,267)	(102,267)	(122,267)	(142,267)
	340	(30,748)	(50,748)	(70,748)	(90,748)	(110,748)	(130,748)	(150,748)
	350	(39,230)	(59,230)	(79,230)	(99,230)	(119,230)	(139,230)	(159,230)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	100	287,950	239,390	190,679	141,882	93,086	44,290	(4,507)
	110	279,550	230,990	182,238	133,442	84,646	35,849	(12,947)
CIL Rate (£)	120	271,151	222,591	173,798	125,002	76,205	27,409	(21,387)
	130	262,751	214,154	165,358	116,561	67,765	18,969	(29,828)
268	140	254,352	205,714	156,918	108,121	59,325	10,528	(38,268)
	150	245,952	197,274	148,477	99,681	50,885	2,088	(46,708)
	160	237,553	188,833	140,037	91,241	42,444	(6,352)	(55,185)
	170	229,154	180,393	131,597	82,800	34,004	(14,792)	(63,666)
	180	220,749	171,953	123,156	74,360	25,564	(23,233)	(72,148)
	190	212,309	163,512	114,716	65,920	17,123	(31,673)	(80,746)
	200	203,868	155,072	106,276	57,479	8,683	(40,113)	(89,518)
	210	195,428	146,632	97,835	49,039	243	(48,558)	(98,290)
	220	186,988	138,192	89,395	40,599	(8,198)	(57,039)	(107,062)
	230	178,548	129,751	80,955	32,159	(16,638)	(65,521)	(115,878)
	240	170,107	121,311	72,515	23,718	(25,078)	(74,002)	(124,845)
	250	161,667	112,871	64,074	15,278	(33,518)	(82,664)	(133,811)
	260	153,227	104,430	55,634	6,838	(41,959)	(91,436)	(142,777)
	270	144,786	95,990	47,194	(1,603)	(50,412)	(100,208)	(151,743)
	280	136,346	87,550	38,753	(10,043)	(58,894)	(108,980)	(160,709)
	290	127,906	79,109	30,313	(18,483)	(67,375)	(117,839)	(169,675)
	300	119,466	70,669	21,873	(26,924)	(75,857)	(126,805)	(179,341)
	310	111,025	62,229	13,433	(35,364)	(84,582)	(135,771)	(189,034)
	320	102,585	53,789	4,992	(43,804)	(93,354)	(144,737)	(198,727)
	330	94,145	45,348	(3,448)	(52,267)	(102,126)	(153,703)	(208,420)
	340	85,704	36,908	(11,888)	(60,748)	(110,898)	(162,669)	(218,113)
	350	77,264	28,468	(20,329)	(69,230)	(119,799)	(171,768)	(227,806)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
100	(23,285)	31,771	86,827	141,882	196,938	251,929	306,758
110	(31,725)	23,331	78,386	133,442	188,498	243,529	298,359
120	(40,165)	14,890	69,946	125,002	180,057	235,113	289,959
130	(48,606)	6,450	61,506	116,561	171,617	226,673	281,560
140	(57,053)	(1,990)	53,065	108,121	163,177	218,233	273,160
150	(65,534)	(10,431)	44,625	99,681	154,737	209,792	264,761
160	(74,016)	(18,871)	36,185	91,241	146,296	201,352	256,362
170	(82,678)	(27,311)	27,745	82,800	137,856	192,912	247,962
180	(91,450)	(35,751)	19,304	74,360	129,416	184,471	239,527
190	(100,222)	(44,192)	10,864	65,920	120,975	176,031	231,087
200	(108,994)	(52,632)	2,424	57,479	112,535	167,591	222,647
210	(117,853)	(61,112)	(6,017)	49,039	104,095	159,151	214,206
220	(126,819)	(69,593)	(14,457)	40,599	95,655	150,710	205,766
230	(135,785)	(78,104)	(22,897)	32,159	87,214	142,270	197,326
240	(144,751)	(86,876)	(31,337)	23,718	78,774	133,830	188,885
250	(153,717)	(95,648)	(39,778)	15,278	70,334	125,389	180,445
260	(162,683)	(104,420)	(48,218)	6,838	61,893	116,949	172,005
270	(171,783)	(113,192)	(56,689)	(1,603)	53,453	108,509	163,564
280	(181,476)	(122,144)	(65,171)	(10,043)	45,013	100,068	155,124
290	(191,169)	(131,110)	(73,652)	(18,483)	36,572	91,628	146,684
300	(200,862)	(140,076)	(82,302)	(26,924)	28,132	83,188	138,244
310	(210,555)	(149,042)	(91,074)	(35,364)	19,692	74,748	129,803
320	(220,248)	(158,008)	(99,846)	(43,804)	11,252	66,307	121,363
330	(229,941)	(166,974)	(108,618)	(52,267)	2,811	57,867	112,923
340	(239,634)	(176,422)	(117,469)	(60,748)	(5,629)	49,427	104,482
350	(249,327)	(186,115)	(126,435)	(69,230)	(14,069)	40,986	96,042

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **S** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area** No Units: **55**
 Notes: **Median BCIS** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	55 Units
AH Policy requirement (% Target)	30%
Open Market Sale (OMS) housing	70%
Open Market Sale (OMS) housing	70%
AH tenure split %	
Affordable Rent:	67.0%
Social Rent:	0.0%
First Homes:	0.0%
Other Intermediate (LCHO/Sub-Market etc.):	33.0%
	100% 100.0%
	67.0% % Rented
	9.9% % of total (>10% First Homes PPG 023)

CIL Rate (£ psm) 301.70 £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	4.1	8%	4.1
2 bed House	30.0%	11.6	45.00%	7.4	35%	19.0
3 bed House	45.0%	17.3	25.00%	4.1	39%	21.5
4 bed House	25.0%	9.6	5.00%	0.8	19%	10.5
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	38.5	100.00%	16.5	100%	55.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	80.0	861		80.0	861
3 bed House	105.0	1,130		105.0	1,130
4 bed House	130.0	1,399		130.0	1,399
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	239	2,575	239	2,575
2 bed House	924	9,946	549	5,914	1,473	15,860
3 bed House	1,819	19,581	384	4,129	2,203	23,710
4 bed House	1,251	13,468	85	915	1,336	14,383
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	3,994	42,995	1,257	13,533	5,252	56,529

AH % by floor area: 23.94% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	190,000	3,276	304	783,750
2 bed House	280,000	3,500	325	5,313,000
3 bed House	360,000	3,429	319	7,722,000
4 bed House	450,000	3,462	322	4,702,500
5 bed House	500,000	3,030	282	0
1 bed Flat	165,000	3,667	341	0
2 bed Flat	200,000	3,125	290	0
3 bed Flat	250,000	3,125	290	0
				18,521,250

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	85,500	45%	0	0%	133,000	70%	133,000	70%
2 bed House	126,000	45%	0	0%	196,000	70%	196,000	70%
3 bed House	162,000	45%	0	0%	250,000	70%	252,000	70%
4 bed House	202,500	45%	0	0%	250,000	70%	315,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	74,250	45%	0	0%	115,500	70%	115,500	70%
2 bed Flat	90,000	45%	0	0%	140,000	70%	140,000	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: Median BCIS

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	11.6	@	280,000	3,234,000
3 bed House	17.3	@	360,000	6,237,000
4 bed House	9.6	@	450,000	4,331,250
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	165,000	-
2 bed Flat	0.0	@	200,000	-
3 bed Flat	0.0	@	250,000	-
	38.5			13,802,250
Affordable Rent GDV -				
1 bed House	2.8	@	85,500	236,301
2 bed House	5.0	@	126,000	626,819
3 bed House	2.8	@	162,000	447,728
4 bed House	0.6	@	202,500	111,932
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	74,250	-
2 bed Flat	0.0	@	90,000	-
3 bed Flat	0.0	@	112,500	-
	11.1			1,422,779
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	1.4	@	133,000	181,046
2 bed House	2.5	@	196,000	480,249
3 bed House	1.4	@	252,000	343,035
4 bed House	0.3	@	315,000	85,759
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	5.4	16.5		1,090,089
Sub-total GDV Residential				
			55	16,315,118
AH on-site cost analysis:			13.52% % of GDV	EMV (no AH) less £GDV (inc. AH)
			420 £ psm (total GIA sqm)	2,206,133
				40,112 £ per unit (total units)
Grant				
	17	AH units @	0	per unit
Total GDV				
				16,315,118

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(23,549)
Planning Application Professional Fees, Surveys and reports				(70,000)
CIL (Mkrt only + garages)		3,994 sqm	301.70 £ psm	(1,205,116)
	CIL analysis:	7.39% % of GDV	21,911 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	55 units @	22,513 per unit	(1,238,215)
	S106 analysis:	7.59% % of GDV	22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)	55 units @	0 per unit	-
	S106 analysis:	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	7.59% % of GDV	22,513 £ per unit (total units)	
AH Commuted Sum		5,252 sqm (total)	0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance, Demolition & Remediation		1.83 ha @	0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0		-
	Year 2	0		-
	Year 3	0		-
	Year 4	0		-
	Year 5	0		-
	Years (all)	55 units @	0 per unit	-
	Sub-total			
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)
1 bed House		239 sqm @	1,293 psm	(309,350)
2 bed House		1,473 sqm @	1,293 psm	(1,905,171)
3 bed House		2,203 sqm @	1,293 psm	(2,848,156)
4 bed House		1,336 sqm @	1,293 psm	(1,727,739)
5 bed House		- sqm @	1,293 psm	-
1 bed Flat		- sqm @	1,691 psm	-
2 bed Flat		- sqm @	1,691 psm	-
3 bed Flat		- sqm @	1,691 psm	-
Garages for 3B House (Mkrt only)	17	0% units @	18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	10	0% units @	18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @ 600 psm	-
External works		6,790,416 @	20.0%	(1,358,083)
	Ext. Works analysis:		24,692 £ per unit (total units)	
Policy Costs on design -				
Net Biodiversity costs		55 units @	1,011 £ per unit	(55,605)
Part L/FHS		55 units @	4,847 £ per unit	(266,585)
Additional Low Carbon/Energy Reduction		55 units @	0 £ per unit	-
Water Efficiency		55 units @	0 £ per unit	-
	Sub-total			(322,190)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)	
Contingency (on construction)		8,470,689 @	3.0%	(254,121)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: Median BCIS

Professional Fees	8,470,689 @	7.0%		(592,948)
Disposal Costs -				
OMS Marketing and Promotion	13,802,250 OMS @	3.00%	7,529 £ per unit	(414,068)
Residential Sales Agent Costs	13,802,250 OMS @	1.00%	2,510 £ per unit	(138,023)
Residential Sales Legal Costs	13,802,250 OMS @	0.25%	627 £ per unit	(34,506)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,847 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(84,515)
Developers Profit -				
Profit on OMS	13,802,250	20.00%		(2,760,450)
Margin on AH	2,512,868	6.00% on AH values		(150,772)
Profit analysis:	16,315,118	17.84% blended GDV	(2,911,222)	
	12,535,748	23.22% on costs	(2,911,222)	
TOTAL COSTS				(15,446,970)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				868,148
SDLT	868,148 @	HMRC formula		(32,907)
Acquisition Agent fees	868,148 @	1.0%		(8,681)
Acquisition Legal fees	868,148 @	0.5%		(4,341)
Interest on Land	868,148 @	6.00%		(52,089)
Residual Land Value				770,129
RLV analysis:	14,002 £ per plot	420,071 £ per ha (net)	170,000 £ per acre (net)	
		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			4.72% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	1.83	ha (net)	4.53	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	2.29	ha (gross)	5.66	acres (gross)
Density analysis:	2,865	sqm/ha (net)	12,478	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)	770,128
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			4.72% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	1 £ per ha (net)		£ per acre (net)	1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
 Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1 Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
CIL Rate (£)	302	220	188,541	157,594	126,608	95,586	64,564	33,469	2,354
		230	178,453	148,067	117,611	87,151	56,683	26,132	(4,435)
		240	168,365	138,512	108,614	78,716	48,781	18,795	(11,234)
		250	158,278	128,952	99,617	70,281	40,880	11,458	(18,034)
		260	148,165	119,392	90,619	61,835	32,978	4,121	(24,834)
		270	138,044	109,833	81,622	53,369	25,077	(3,242)	(31,633)
		280	127,922	100,273	72,625	44,904	17,175	(10,608)	(38,433)
		290	117,800	90,714	63,602	36,438	9,274	(17,974)	(45,249)
		300	107,678	81,154	54,571	27,972	1,351	(25,340)	(52,078)
		310	97,556	71,577	45,541	19,506	(6,582)	(32,707)	(58,907)
		320	87,434	61,982	36,511	11,040	(14,515)	(40,073)	(65,735)
		330	77,294	52,387	27,481	2,544	(22,447)	(47,471)	(72,564)
		340	67,135	42,792	18,450	(5,955)	(30,380)	(54,869)	(79,403)
		350	56,976	33,198	9,404	(14,455)	(38,313)	(62,267)	(86,263)
		360	46,816	23,603	338	(22,954)	(46,279)	(69,664)	(93,123)
		370	36,657	13,997	(8,728)	(31,454)	(54,246)	(77,062)	(99,983)
		380	26,498	4,364	(17,795)	(39,965)	(62,213)	(84,492)	(106,843)
		390	16,323	(5,269)	(26,861)	(48,501)	(70,179)	(91,923)	(113,728)
		400	6,124	(14,902)	(35,927)	(57,037)	(78,147)	(99,355)	(120,663)
		410	(4,076)	(24,534)	(45,032)	(65,573)	(86,150)	(106,786)	(127,793)
	420	(14,275)	(34,167)	(54,137)	(74,109)	(94,154)	(114,236)	(134,922)	
	430	(24,474)	(43,840)	(63,242)	(82,664)	(102,157)	(121,783)	(142,111)	
	440	(34,681)	(53,514)	(72,347)	(91,239)	(110,160)	(129,507)	(149,399)	
	450	(44,924)	(63,188)	(81,465)	(99,814)	(118,191)	(137,231)	(156,686)	
	460	(55,167)	(72,862)	(90,611)	(108,389)	(126,468)	(145,078)	(163,973)	
	470	(65,410)	(82,552)	(99,758)	(116,976)	(134,786)	(152,972)	(171,362)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
220		253,776	199,923	145,921	91,805	37,526	(16,967)	(71,723)
230		245,954	192,093	138,075	83,932	29,624	(24,900)	(79,698)
240		238,132	184,247	130,229	76,060	21,723	(32,833)	(87,701)
250		230,310	176,400	122,382	68,187	13,821	(40,775)	(95,705)
260		222,488	168,554	114,515	60,315	5,917	(48,742)	(103,708)
270		214,665	160,708	106,642	52,418	(2,016)	(56,708)	(111,711)
280		206,843	152,862	98,770	44,516	(9,949)	(64,675)	(119,762)
290		199,021	145,016	90,897	36,615	(17,882)	(72,642)	(128,080)
300		191,188	137,170	83,024	28,713	(25,814)	(80,621)	(136,398)
310		183,342	129,324	75,152	20,812	(33,747)	(88,624)	(144,834)
320		175,496	121,478	67,279	12,910	(41,693)	(96,628)	(153,336)
330		167,649	113,607	59,407	5,002	(49,660)	(104,631)	(161,837)
340		159,803	105,734	51,506	(2,931)	(57,627)	(112,635)	(170,367)
350		151,957	97,862	43,605	(10,863)	(65,594)	(120,721)	(179,558)
360		144,111	89,989	35,703	(18,796)	(73,561)	(129,039)	(188,749)
370		136,265	82,117	27,802	(26,729)	(81,544)	(137,357)	(197,940)
380		128,419	74,244	19,900	(34,662)	(89,547)	(145,814)	(207,131)
390		120,572	66,371	11,999	(42,612)	(97,551)	(154,316)	(216,322)
400		112,699	58,497	4,088	(50,579)	(105,554)	(162,818)	(225,513)
410		104,826	50,595	(3,845)	(58,546)	(113,562)	(171,426)	(234,704)
420		96,954	42,694	(11,778)	(66,513)	(121,680)	(180,618)	(243,896)
430		89,081	34,792	(19,711)	(74,480)	(129,998)	(189,809)	(253,087)
440		81,209	26,891	(27,644)	(82,467)	(138,316)	(199,000)	(262,278)
450		73,336	18,989	(35,577)	(90,470)	(146,795)	(208,191)	(271,469)
460		65,464	11,088	(43,531)	(98,473)	(155,296)	(217,382)	(280,660)
470		57,586	3,173	(51,498)	(106,477)	(163,798)	(226,573)	(289,851)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
220		197,859	171,200	144,541	117,882	91,223	64,564	37,905
230		189,977	163,319	136,660	110,001	83,342	56,683	30,024
240		182,076	155,417	128,758	102,099	75,440	48,781	22,122
250		174,174	147,515	120,857	94,198	67,539	40,880	14,221
260		166,273	139,614	112,955	86,296	59,637	32,978	6,319
270		158,371	131,712	105,053	78,395	51,736	25,077	(1,582)
280		150,470	123,811	97,152	70,493	43,834	17,175	(9,484)
290		142,568	115,909	89,250	62,591	35,933	9,274	(17,385)
300		134,646	107,987	81,328	54,669	28,010	1,351	(25,308)
310		126,713	100,054	73,395	46,736	20,077	(6,582)	(33,241)
320		118,780	92,121	65,462	38,803	12,144	(14,515)	(41,174)
330		110,848	84,189	57,530	30,871	4,212	(22,447)	(49,106)
340		102,915	76,256	49,597	22,938	(3,721)	(30,380)	(57,039)
350		94,982	68,323	41,664	15,005	(11,654)	(38,313)	(64,972)
360		87,016	60,357	33,698	7,039	(19,620)	(46,279)	(72,938)
370		79,049	52,390	25,731	(928)	(27,587)	(54,246)	(80,905)
380		71,082	44,423	17,764	(8,695)	(35,554)	(62,213)	(88,871)
390		63,116	36,457	9,798	(16,661)	(43,520)	(70,179)	(96,838)
400		55,148	28,489	1,830	(24,829)	(51,488)	(78,147)	(104,806)
410		47,145	20,486	(6,173)	(32,832)	(59,491)	(86,150)	(112,809)
420		39,141	12,482	(14,177)	(40,836)	(67,495)	(94,154)	(120,861)
430		31,138	4,479	(22,180)	(48,839)	(75,498)	(102,157)	(129,139)
440		23,135	(3,524)	(30,183)	(56,842)	(83,501)	(110,160)	(137,417)
450		15,104	(11,555)	(38,214)	(64,873)	(91,532)	(118,191)	(145,863)
460		7,062	(19,597)	(46,256)	(72,915)	(99,574)	(126,468)	(154,365)
470		(980)	(27,639)	(54,298)	(80,957)	(107,616)	(134,786)	(162,867)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

TABLE 4

		BLV (£ per acre)						
		140,000	160,000	180,000	200,000	220,000	240,000	260,000
Balance (RLV - BLV £ per acre (n))		94,564	74,564	54,564	34,564	14,564	(5,436)	(25,436)
	220	86,683	66,683	46,683	26,683	6,683	(13,317)	(33,317)
CIL Rate (£)	240	78,781	58,781	38,781	18,781	(1,219)	(21,219)	(41,219)
	250	70,880	50,880	30,880	10,880	(9,120)	(29,120)	(49,120)
302	260	62,978	42,978	22,978	2,978	(17,022)	(37,022)	(57,022)
	270	55,077	35,077	15,077	(4,923)	(24,923)	(44,923)	(64,923)
	280	47,175	27,175	7,175	(12,825)	(32,825)	(52,825)	(72,825)
	290	39,274	19,274	(726)	(20,726)	(40,726)	(60,726)	(80,726)
	300	31,351	11,351	(8,649)	(28,649)	(48,649)	(68,649)	(88,649)
	310	23,418	3,418	(16,582)	(36,582)	(56,582)	(76,582)	(96,582)
	320	15,485	(4,515)	(24,515)	(44,515)	(64,515)	(84,515)	(104,515)
	330	7,553	(12,447)	(32,447)	(52,447)	(72,447)	(92,447)	(112,447)
	340	(80)	(20,380)	(40,380)	(60,380)	(80,380)	(100,380)	(120,380)
	350	(8,313)	(28,313)	(48,313)	(68,313)	(88,313)	(108,313)	(128,313)
	360	(16,279)	(36,279)	(56,279)	(76,279)	(96,279)	(116,279)	(136,279)
	370	(24,246)	(44,246)	(64,246)	(84,246)	(104,246)	(124,246)	(144,246)
	380	(32,213)	(52,213)	(72,213)	(92,213)	(112,213)	(132,213)	(152,213)
	390	(40,179)	(60,179)	(80,179)	(100,179)	(120,179)	(140,179)	(160,179)
	400	(48,147)	(68,147)	(88,147)	(108,147)	(128,147)	(148,147)	(168,147)
	410	(56,150)	(76,150)	(96,150)	(116,150)	(136,150)	(156,150)	(176,150)
	420	(64,154)	(84,154)	(104,154)	(124,154)	(144,154)	(164,154)	(184,154)
	430	(72,157)	(92,157)	(112,157)	(132,157)	(152,157)	(172,157)	(192,157)
	440	(80,160)	(100,160)	(120,160)	(140,160)	(160,160)	(180,160)	(200,160)
	450	(88,191)	(108,191)	(128,191)	(148,191)	(168,191)	(188,191)	(208,191)
	460	(96,468)	(116,468)	(136,468)	(156,468)	(176,468)	(196,468)	(216,468)
	470	(104,786)	(124,786)	(144,786)	(164,786)	(184,786)	(204,786)	(224,786)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))		228,640	184,560	140,349	96,054	51,653	7,109	(37,614)
	180	220,818	176,714	132,503	88,182	43,752	(824)	(45,581)
CIL Rate (£)	200	212,996	168,868	124,657	80,309	35,850	(8,757)	(53,548)
	210	205,174	161,022	116,804	72,436	27,949	(16,690)	(61,515)
302	220	197,352	153,175	108,932	64,564	20,047	(24,623)	(69,482)
	230	189,530	145,329	101,059	56,683	12,146	(32,555)	(77,451)
	240	181,694	137,483	93,187	48,781	4,230	(40,502)	(85,454)
	250	173,848	129,637	85,314	40,880	(3,703)	(48,469)	(93,457)
	260	166,002	121,791	77,441	32,978	(11,636)	(56,436)	(101,461)
	270	158,156	113,937	69,569	25,077	(19,569)	(64,403)	(109,464)
	280	150,310	106,064	61,696	17,175	(27,501)	(72,370)	(117,491)
	290	142,464	98,191	53,810	9,274	(35,434)	(80,351)	(125,744)
	300	134,618	90,319	45,909	1,351	(43,391)	(88,354)	(134,062)
	310	126,772	82,446	38,007	(6,582)	(51,357)	(96,357)	(142,446)
	320	118,925	74,574	30,106	(14,515)	(59,324)	(104,360)	(150,948)
	330	111,069	66,701	22,204	(22,447)	(67,291)	(112,364)	(159,450)
	340	103,196	58,829	14,303	(30,380)	(75,258)	(120,440)	(167,952)
	350	95,324	50,938	6,401	(38,313)	(83,251)	(128,758)	(176,977)
	360	87,451	43,037	(1,528)	(46,279)	(91,254)	(137,076)	(186,168)
	370	79,579	35,135	(9,461)	(54,246)	(99,257)	(145,527)	(195,359)
	380	71,706	27,234	(17,393)	(62,213)	(107,260)	(154,029)	(204,550)
	390	63,834	19,332	(25,326)	(70,179)	(115,277)	(162,530)	(213,741)
	400	55,961	11,431	(33,259)	(78,147)	(123,454)	(171,116)	(222,932)
	410	48,066	3,526	(41,200)	(86,150)	(131,772)	(180,307)	(232,123)
	420	40,165	(4,407)	(49,167)	(94,154)	(140,106)	(189,498)	(241,315)
	430	32,263	(12,339)	(57,134)	(102,157)	(148,607)	(198,689)	(250,506)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

TABLE 6		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))		(90,366)	(38,481)	13,131	64,564	115,840	166,988	218,080
	220	(98,369)	(46,432)	5,230	56,683	107,967	159,142	210,258
	230	(106,373)	(54,399)	(2,699)	48,781	100,095	151,296	202,413
CIL Rate (£)	240	(114,376)	(62,366)	(10,632)	40,880	92,222	143,449	194,567
	250	(122,520)	(70,333)	(18,565)	32,978	84,350	135,603	186,721
	260	(130,838)	(78,300)	(26,498)	25,077	76,477	127,753	178,874
	270	(139,156)	(86,293)	(34,431)	17,175	68,605	119,881	171,028
	280	(147,653)	(94,296)	(42,372)	9,274	60,726	112,008	163,182
	290	(156,154)	(102,300)	(50,339)	1,351	52,825	104,136	155,336
	300	(164,656)	(110,303)	(58,306)	(6,582)	44,923	96,263	147,490
	310	(173,414)	(118,327)	(66,273)	(14,515)	37,022	88,390	139,644
	320	(182,605)	(126,608)	(74,239)	(22,447)	29,120	80,518	131,794
	330	(191,796)	(134,926)	(82,220)	(30,380)	21,219	72,645	123,921
	340	(200,987)	(143,330)	(90,223)	(38,313)	13,317	64,770	116,049
	350	(210,178)	(151,832)	(98,227)	(46,279)	5,402	56,869	108,176
	360	(219,370)	(160,333)	(106,230)	(54,246)	(2,531)	48,967	100,304
	370	(228,561)	(168,835)	(114,238)	(62,213)	(10,464)	41,066	92,431
	380	(237,752)	(177,932)	(122,379)	(70,179)	(18,397)	33,164	84,558
	390	(246,943)	(187,123)	(130,697)	(78,147)	(26,330)	25,263	76,686
	400	(256,134)	(196,314)	(139,015)	(86,150)	(34,263)	17,361	68,813
	410	(265,325)	(205,505)	(147,509)	(94,154)	(42,219)	9,452	60,913
	420	(274,516)	(214,696)	(156,011)	(102,157)	(50,186)	1,519	53,011
	430	(283,707)	(223,887)	(164,512)	(110,160)	(58,152)	(6,414)	45,110
	440	(292,911)	(233,079)	(173,259)	(118,191)	(66,119)	(14,347)	37,208
	450	(302,147)	(242,270)	(182,450)	(126,468)	(74,086)	(22,280)	29,307
	460	(311,383)	(251,461)	(191,641)	(134,786)	(82,077)	(30,212)	21,405
	470							

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **T** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **125**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES							
Total number of units in scheme				125 Units			
AH Policy requirement (% Target)				30%			
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%			
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented	
		Social Rent:		0.0%			
		First Homes:		0.0%			
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)	
				100%		100.0%	
CIL Rate (£ psm)				296.90 £ psm			
Unit mix -		OMS Unit mix%		MV # units		AH mix%	
						AH # units	
						Overall mix%	
						Total # units	
1 bed House		0.0%	0.0	25.00%	9.4	8%	9.4
2 bed House		30.0%	26.3	45.00%	16.9	35%	43.1
3 bed House		45.0%	39.4	25.00%	9.4	39%	48.8
4 bed House		25.0%	21.9	5.00%	1.9	19%	23.8
5 bed House		0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat		0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat		0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat		0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units		100.0%	87.5	100.00%	37.5	100%	125.0
OMS Unit Floor areas -		Net area per unit		Net to Gross %		Gross (GIA) per unit	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		58.0	624			58.0	624
2 bed House		80.0	861			80.0	861
3 bed House		105.0	1,130			105.0	1,130
4 bed House		130.0	1,399			130.0	1,399
5 bed House		165.0	1,776			165.0	1,776
1 bed Flat		45.0	484	85.0%		52.9	570
2 bed Flat		64.0	689	85.0%		75.3	810
3 bed Flat		80.0	861	85.0%		94.1	1,013
AH Unit Floor areas -		Net area per unit		Net to Gross %		Gross (GIA) per unit	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		58.0	624			58.0	624
2 bed House		74.0	797			74.0	797
3 bed House		93.0	1,001			93.0	1,001
4 bed House		103.0	1,109			103.0	1,109
5 bed House		140.0	1,507			140.0	1,507
1 bed Flat		45.0	484	85.0%		52.9	570
2 bed Flat		64.0	689	85.0%		75.3	810
3 bed Flat		80.0	861	85.0%		94.1	1,013
Total Gross Floor areas -		OMS Units GIA		AH units GIA		Total GIA (all units)	
		(sqm)		(sqm)		(sqm)	
						(sqft)	
1 bed House		0	0	544	5,853	544	5,853
2 bed House		2,100	22,604	1,249	13,441	3,349	36,046
3 bed House		4,134	44,502	872	9,385	5,006	53,887
4 bed House		2,844	30,610	193	2,079	3,037	32,689
5 bed House		0	0	0	0	0	0
1 bed Flat		0	0	0	0	0	0
2 bed Flat		0	0	0	0	0	0
3 bed Flat		0	0	0	0	0	0
		9,078	97,716	2,858	30,758	11,936	128,474
AH % by floor area:				23.94% AH % by floor area (difference due to mix)			
Open Market Sales values (£) -		£ OMS (per unit)		£ psm		£ psf	
						total MV £ (no AH)	
1 bed House		190,000	3,276	304		1,781,250	
2 bed House		280,000	3,500	325		12,075,000	
3 bed House		360,000	3,429	319		17,550,000	
4 bed House		450,000	3,462	322		10,687,500	
5 bed House		500,000	3,030	282		0	
1 bed Flat		165,000	3,667	341		0	
2 bed Flat		200,000	3,125	290		0	
3 bed Flat		250,000	3,125	290		0	
						42,093,750	
Affordable Housing values (£) -		Aff. Rent £		% of MV		Social Rent £	
						% of MV	
						First Homes £*	
						% of MV	
						Other Int. £	
						% of MV	
1 bed House		85,500	45%	0	0%	133,000	70%
2 bed House		126,000	45%	0	0%	196,000	70%
3 bed House		162,000	45%	0	0%	250,000	70%
4 bed House		202,500	45%	0	0%	250,000	70%
5 bed House		225,000	45%	0	0%	250,000	70%
1 bed Flat		74,250	45%	0	0%	115,500	70%
2 bed Flat		90,000	45%	0	0%	140,000	70%
3 bed Flat		112,500	45%	0	0%	175,000	70%
* capped @£250K							

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	26.3	@	280,000	7,350,000
3 bed House	39.4	@	360,000	14,175,000
4 bed House	21.9	@	450,000	9,843,750
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	165,000	-
2 bed Flat	0.0	@	200,000	-
3 bed Flat	0.0	@	250,000	-
	87.5			31,368,750
Affordable Rent GDV -				
1 bed House	6.3	@	85,500	537,047
2 bed House	11.3	@	126,000	1,424,588
3 bed House	6.3	@	162,000	1,017,563
4 bed House	1.3	@	202,500	254,391
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	74,250	-
2 bed Flat	0.0	@	90,000	-
3 bed Flat	0.0	@	112,500	-
	25.1			3,233,588
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	3.1	@	133,000	411,469
2 bed House	5.6	@	196,000	1,091,475
3 bed House	3.1	@	252,000	779,625
4 bed House	0.6	@	315,000	194,906
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	12.4	37.5		2,477,475
Sub-total GDV Residential				
	125			37,079,813
	<i>AH on-site cost analysis:</i>			
			13.52% % of GDV	EMV (no AH) less £GDV (inc. AH)
			420 £ psm (total GIA sqm)	40,112 £ per unit (total units)
Grant	38	AH units @	0	per unit
Total GDV				37,079,813

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **125**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(33,209)
Planning Application Professional Fees, Surveys and reports					(100,000)
CIL (Mkrt only + garages)		9,078 sqm		296.90 £ psm	(2,695,312)
	CIL analysis:	7.27% % of GDV		21,562 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	125 units @		22,513 per unit	(2,814,125)
	S106 analysis:	7.59% % of GDV		22,513 £ per unit (total units)	
		787,955 £ per ha			
LCC TSA Contributions	Years (all)	125 units @		0 per unit	-
	S106 analysis:	0.00% % of GDV		0 £ per unit (total units)	
		- £ per ha			
	TOTAL S106 analysis:	7.59% % of GDV		22,513 £ per unit (total units)	
		787,955 £ per ha			
AH Commuted Sum		11,936 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		3.57 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	125 units @		0 per unit	-
	Sub-total				
	Infra. Costs analysis:	0.00% % of GDV		0 £ per unit (total units)	
		- £ per ha			
1 bed House		544 sqm @		1,293 psm	(703,069)
2 bed House		3,349 sqm @		1,293 psm	(4,329,934)
3 bed House		5,006 sqm @		1,293 psm	(6,473,081)
4 bed House		3,037 sqm @		1,293 psm	(3,926,679)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		- sqm @		1,493 psm	-
2 bed Flat		- sqm @		1,493 psm	-
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkrt only)	39	0% units @	11,936	18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	22	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		15,432.763 @		20.0%	(3,086,553)
	Ext. Works analysis:			24,692 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		125 units @		1,011 £ per unit	(126,375)
Part L/FHS		125 units @		4,847 £ per unit	(605,875)
Additional Low Carbon/Energy Reduction		125 units @		0 £ per unit	-
Water Efficiency		125 units @		0 £ per unit	-
	Sub-total				(732,250)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		19,251.566 @		3.0%	(577,547)

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Scheme Typology: **BETA scheme** No Units: **125**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

Professional Fees	19,251,566 @	7.0%		(1,347,610)
Disposal Costs -				
OMS Marketing and Promotion	31,368,750 OMS @	3.00%	7,529 £ per unit	(941,063)
Residential Sales Agent Costs	31,368,750 OMS @	1.00%	2,510 £ per unit	(313,688)
Residential Sales Legal Costs	31,368,750 OMS @	0.25%	627 £ per unit	(78,422)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,745 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(94,000)
Developers Profit -				
Profit on OMS	31,368,750	20.00%		(6,273,750)
Margin on AH	5,711,063	6.00% on AH values		(342,664)
Profit analysis:	37,079,813	17.84% blended GDV	(6,616,414)	
	28,256,540	23.42% on costs	(6,616,414)	
TOTAL COSTS				(34,872,954)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				2,206,858
SDLT	2,206,858 @	HMRC formula		(99,843)
Acquisition Agent fees	2,206,858 @	1.0%		(22,069)
Acquisition Legal fees	2,206,858 @	0.5%		(11,034)
Interest on Land	2,206,858 @	6.00%		(132,411)
Residual Land Value				1,941,501
RLV analysis:	15,532 £ per plot	543,620 £ per ha (net)	220,000 £ per acre (net)	
		434,896 £ per ha (gross)	176,000 £ per acre (gross)	
			5.24% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0	dph (net)		
Site Area (net)	3.57	ha (net)	8.83	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	4.46	ha (gross)	11.03	acres (gross)
Density analysis:	3,342	sqm/ha (net)	14,558	sqft/ac (net)
	28	dph (gross)		
Benchmark Land Value (net)	15,532 £ per plot	543,620 £ per ha (net)	220,000 £ per acre (net)	1,941,500
BLV analysis:		434,896 £ per ha (gross)	176,000 £ per acre (gross)	
			5.24% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 30%						
	10%	15%	20%	25%	30%	35%	40%
150	296,446	255,747	215,022	174,282	133,541	92,774	51,981
160	284,798	244,746	204,653	164,561	124,468	84,336	44,192
170	273,150	233,729	194,284	154,840	115,392	75,898	36,403
180	261,501	222,712	183,915	145,119	106,305	67,459	28,608
190	249,843	211,694	173,546	135,398	97,218	59,021	20,805
200	238,177	200,677	163,177	125,677	88,130	50,583	13,002
210	226,512	189,660	152,808	115,941	79,043	42,144	5,199
220	214,847	178,643	142,439	106,205	69,955	33,701	(2,604)
230	203,182	167,626	132,068	96,468	60,868	25,248	(10,406)
240	191,517	156,609	121,683	86,732	51,781	16,795	(18,209)
250	179,852	145,592	111,297	76,995	42,693	8,342	(26,012)
260	168,187	134,564	100,912	67,259	33,593	(111)	(33,828)
270	156,521	123,530	90,526	57,522	24,490	(8,564)	(41,645)
280	144,850	112,495	80,140	47,786	15,386	(17,017)	(49,463)
290	133,166	101,460	69,755	38,036	6,283	(25,470)	(57,281)
300	121,482	90,426	59,369	28,283	(2,820)	(33,939)	(65,098)
310	109,798	79,391	48,982	18,529	(11,924)	(42,408)	(72,916)
320	98,114	68,356	38,578	8,776	(21,027)	(50,877)	(80,740)
330	86,431	57,321	28,175	(978)	(30,142)	(59,346)	(88,573)
340	74,747	46,273	17,771	(10,731)	(39,262)	(67,815)	(96,407)
350	63,063	35,219	7,367	(20,485)	(48,383)	(76,285)	(104,240)
360	51,367	24,165	(3,037)	(30,253)	(57,503)	(84,766)	(112,074)
370	39,662	13,111	(13,441)	(40,025)	(66,624)	(93,252)	(119,907)
380	27,958	2,057	(23,850)	(49,797)	(75,744)	(101,739)	(127,754)
390	16,254	(8,997)	(34,273)	(59,569)	(84,876)	(110,225)	(135,605)
400	4,550	(20,052)	(44,697)	(69,341)	(94,015)	(118,711)	(143,456)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	150	352,079	289,746	227,373	164,936	102,448	39,882	(22,791)
	160	343,031	280,687	218,313	155,863	93,361	30,779	(31,909)
	170	333,983	271,627	209,254	146,790	84,273	21,676	(41,030)
	180	324,935	262,567	200,181	137,717	75,186	12,572	(50,150)
	190	315,881	253,508	191,108	128,644	66,098	3,469	(59,271)
	200	306,821	244,448	182,035	119,571	57,011	(5,634)	(68,392)
	210	297,761	235,388	172,962	110,487	47,923	(14,738)	(77,512)
	220	288,702	226,328	163,890	101,400	38,832	(23,841)	(86,647)
	230	279,642	217,269	154,817	92,313	29,729	(32,961)	(95,786)
	240	270,582	208,208	145,744	83,225	20,626	(42,082)	(104,925)
	250	261,522	199,135	136,671	74,138	11,523	(51,202)	(114,064)
	260	252,463	190,062	127,598	65,050	2,419	(60,323)	(123,203)
	270	243,403	180,989	118,525	55,963	(6,684)	(69,443)	(132,352)
	280	234,343	171,916	109,439	46,875	(15,787)	(78,564)	(141,511)
	290	225,284	162,843	100,352	37,783	(24,892)	(87,701)	(150,670)
	300	216,224	153,770	91,265	28,679	(34,013)	(96,840)	(159,830)
	310	207,161	144,697	82,177	19,576	(43,133)	(105,979)	(168,989)
	320	198,099	135,625	73,090	10,473	(52,254)	(115,118)	(178,166)
	330	189,016	126,552	64,002	1,370	(61,374)	(124,257)	(187,346)
	340	179,943	117,479	54,915	(7,734)	(70,495)	(133,408)	(196,613)
350	170,870	108,392	45,828	(16,837)	(79,616)	(142,567)	(206,149)	
360	161,797	99,304	36,733	(25,944)	(88,755)	(151,727)	(215,872)	
370	152,724	90,217	27,630	(35,065)	(97,894)	(160,886)	(226,055)	
380	143,651	81,129	18,526	(44,185)	(107,033)	(170,045)	(236,573)	
390	134,578	72,042	9,423	(53,306)	(116,172)	(179,224)	(247,095)	
400	125,505	62,954	320	(62,426)	(125,311)	(188,405)	(257,640)	

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	150	289,052	257,950	226,848	195,746	164,644	133,541	102,439
	160	279,979	248,877	217,775	186,673	155,571	124,468	93,366
	170	270,903	239,801	208,699	177,597	146,495	115,392	84,290
	180	261,816	230,714	199,611	168,509	137,407	106,305	75,203
	190	252,728	221,626	190,524	159,422	128,320	97,218	66,115
	200	243,641	212,539	181,437	150,334	119,232	88,130	57,028
	210	234,554	203,451	172,349	141,247	110,145	79,043	47,941
	220	225,466	194,364	163,262	132,160	101,057	69,955	38,853
	230	216,379	185,277	154,174	123,072	91,970	60,868	29,766
	240	207,291	176,189	145,087	113,985	82,883	51,781	20,678
	250	198,204	167,102	136,000	104,897	73,795	42,693	11,591
	260	189,104	158,002	126,899	95,797	64,695	33,593	2,491
	270	180,001	148,898	117,796	86,694	55,592	24,490	(6,612)
	280	170,897	139,795	108,693	77,591	46,489	15,386	(15,716)
	290	161,794	130,692	99,590	68,487	37,385	6,283	(24,819)
	300	152,691	121,588	90,486	59,384	28,282	(2,820)	(33,922)
	310	143,587	112,485	81,383	50,281	19,179	(11,924)	(43,026)
	320	134,484	103,382	72,280	41,178	10,075	(21,027)	(52,129)
	330	125,369	94,267	63,165	32,063	960	(30,142)	(61,244)
	340	116,249	85,146	54,044	22,942	(8,160)	(39,262)	(70,364)
350	107,128	76,026	44,924	13,822	(17,281)	(48,383)	(79,485)	
360	98,007	66,905	35,803	4,701	(26,401)	(57,503)	(88,606)	
370	88,887	57,785	26,683	(4,420)	(35,522)	(66,624)	(97,726)	
380	79,766	48,664	17,562	(13,540)	(44,642)	(75,744)	(106,847)	
390	70,635	39,533	8,431	(22,671)	(53,773)	(84,876)	(115,978)	
400	61,496	30,394	(708)	(31,810)	(62,913)	(94,015)	(125,117)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 4

Balance (RLV - BLV £ per acre (n))	BLV (£ per acre)						
	140,000	160,000	180,000	200,000	220,000	240,000	260,000
150	213,541	193,541	173,541	153,541	133,541	113,541	93,541
160	204,468	184,468	164,468	144,468	124,468	104,468	84,468
170	195,392	175,392	155,392	135,392	115,392	95,392	75,392
180	186,305	166,305	146,305	126,305	106,305	86,305	66,305
190	177,218	157,218	137,218	117,218	97,218	77,218	57,218
200	168,130	148,130	128,130	108,130	88,130	68,130	48,130
210	159,043	139,043	119,043	99,043	79,043	59,043	39,043
220	149,955	129,955	109,955	89,955	69,955	49,955	29,955
230	140,868	120,868	100,868	80,868	60,868	40,868	20,868
240	131,781	111,781	91,781	71,781	51,781	31,781	11,781
250	122,693	102,693	82,693	62,693	42,693	22,693	2,693
260	113,593	93,593	73,593	53,593	33,593	13,593	(6,407)
270	104,490	84,490	64,490	44,490	24,490	4,490	(15,510)
280	95,386	75,386	55,386	35,386	15,386	(4,614)	(24,614)
290	86,283	66,283	46,283	26,283	6,283	(13,717)	(33,717)
300	77,180	57,180	37,180	17,180	(2,820)	(22,820)	(42,820)
310	68,076	48,076	28,076	8,076	(11,924)	(31,924)	(51,924)
320	58,973	38,973	18,973	(1,027)	(21,027)	(41,027)	(61,027)
330	49,858	29,858	9,858	(10,142)	(30,142)	(50,142)	(70,142)
340	40,738	20,738	738	(19,262)	(39,262)	(59,262)	(79,262)
350	31,617	11,617	(8,383)	(28,383)	(48,383)	(68,383)	(88,383)
360	22,497	2,497	(17,503)	(37,503)	(57,503)	(77,503)	(97,503)
370	13,376	(6,624)	(26,624)	(46,624)	(66,624)	(86,624)	(106,624)
380	4,256	(15,744)	(35,744)	(55,744)	(75,744)	(95,744)	(115,744)
390	(4,876)	(24,876)	(44,876)	(64,876)	(84,876)	(104,876)	(124,876)
400	(14,015)	(34,015)	(54,015)	(74,015)	(94,015)	(114,015)	(134,015)

TABLE 5

Balance (RLV - BLV £ per acre (n))	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
150	286,511	235,558	184,579	133,541	82,438	31,274	(19,972)
160	277,451	226,498	175,506	124,468	73,351	22,171	(29,093)
170	268,391	217,438	166,433	115,392	64,264	13,068	(38,213)
180	259,332	208,378	157,360	106,305	55,176	3,964	(47,334)
190	250,272	199,319	148,287	97,218	46,089	(5,139)	(56,455)
200	241,212	190,252	139,214	88,130	36,985	(14,242)	(65,575)
210	232,153	181,179	130,141	79,043	27,882	(23,362)	(74,696)
220	223,093	172,106	121,069	69,955	18,779	(32,483)	(83,807)
230	214,033	163,033	111,996	60,868	9,675	(41,603)	(92,928)
240	204,973	153,960	102,909	51,781	572	(50,724)	(102,108)
250	195,914	144,887	93,822	42,693	(8,531)	(59,844)	(111,268)
260	186,852	135,814	84,735	33,593	(17,635)	(68,965)	(120,414)
270	177,779	126,742	75,647	24,490	(26,752)	(78,099)	(129,573)
280	168,706	117,669	66,560	15,386	(35,872)	(87,238)	(138,733)
290	159,633	108,596	57,472	6,283	(44,993)	(96,377)	(147,892)
300	150,560	99,514	48,385	(2,820)	(54,114)	(105,517)	(157,051)
310	141,487	90,426	39,297	(11,924)	(63,234)	(114,656)	(166,223)
320	132,415	81,339	30,201	(21,027)	(72,355)	(123,802)	(175,404)
330	123,342	72,251	21,097	(30,142)	(81,487)	(132,961)	(184,584)
340	114,269	63,164	11,994	(39,262)	(90,627)	(142,120)	(193,765)
350	105,196	54,077	2,891	(48,383)	(99,766)	(151,279)	(202,946)
360	96,118	44,989	(6,212)	(57,503)	(108,905)	(160,439)	(212,127)
370	87,031	35,902	(15,316)	(66,624)	(118,044)	(169,611)	(221,308)
380	77,943	26,808	(24,419)	(75,744)	(127,189)	(178,792)	(230,489)
390	68,856	17,705	(33,532)	(84,876)	(136,349)	(187,972)	(239,670)
400	59,768	8,602	(42,652)	(94,015)	(145,508)	(197,260)	(248,851)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
150	(44,705)	14,801	74,206	133,541	192,810	252,023	311,209
160	(53,826)	5,698	65,119	124,468	183,737	242,963	302,150
170	(62,946)	(3,405)	56,032	115,392	174,664	233,904	293,090
180	(72,067)	(12,509)	46,944	106,305	165,591	224,844	284,030
190	(81,199)	(21,612)	37,852	97,218	156,518	215,784	274,970
200	(90,338)	(30,730)	28,749	88,130	147,445	206,713	265,911
210	(99,477)	(39,851)	19,645	79,043	138,372	197,641	256,851
220	(108,616)	(48,971)	10,542	69,955	129,299	188,568	247,791
230	(117,755)	(58,092)	1,439	60,868	120,226	179,495	238,731
240	(126,905)	(67,212)	(7,664)	51,781	111,141	170,422	229,672
250	(136,064)	(76,333)	(16,768)	42,693	102,054	161,349	220,612
260	(145,223)	(85,471)	(25,876)	33,593	92,967	152,276	211,544
270	(154,383)	(94,610)	(34,996)	24,490	83,879	143,203	202,471
280	(163,544)	(103,749)	(44,117)	15,386	74,792	134,130	193,399
290	(172,724)	(112,888)	(53,237)	6,283	65,704	125,057	184,326
300	(181,905)	(122,027)	(62,358)	(2,820)	56,617	115,978	175,253
310	(191,085)	(131,182)	(71,478)	(11,924)	47,529	106,890	166,180
320	(200,484)	(140,341)	(80,604)	(21,027)	38,437	97,803	157,107
330	(210,129)	(149,500)	(89,743)	(30,142)	29,334	88,716	148,034
340	(219,859)	(158,660)	(98,882)	(39,262)	20,231	79,628	138,961
350	(230,365)	(167,825)	(108,021)	(48,383)	11,127	70,541	129,888
360	(240,903)	(177,005)	(117,160)	(57,503)	2,024	61,453	120,814
370	(251,448)	(186,186)	(126,300)	(66,624)	(7,079)	52,366	111,727
380	(261,994)	(195,412)	(135,459)	(75,744)	(16,183)	43,278	102,639
390	(272,557)	(204,929)	(144,618)	(84,876)	(25,287)	34,178	93,552
400	(283,132)	(214,658)	(153,777)	(94,015)	(34,408)	25,075	84,465

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **U** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **230**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				220 Units					
AH Policy requirement (% Target)				30%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%					
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				303.74 £ psm					
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		25.00%	16.5	8%	16.5		
2 bed House	30.0%	46.2		45.00%	29.7	35%	75.9		
3 bed House	45.0%	69.3		25.00%	16.5	39%	85.8		
4 bed House	25.0%	38.5		5.00%	3.3	19%	41.8		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	154.0		100.00%	66.0	100%	220.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	105.0	1,130				105.0	1,130		
4 bed House	130.0	1,399				130.0	1,399		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	0	0		957	10,301	957	10,301		
2 bed House	3,696	39,783		2,198	23,657	5,894	63,440		
3 bed House	7,277	78,324		1,535	16,517	8,811	94,841		
4 bed House	5,005	53,873		340	3,659	5,345	57,532		
5 bed House	0	0		0	0	0	0		
1 bed Flat	0	0		0	0	0	0		
2 bed Flat	0	0		0	0	0	0		
3 bed Flat	0	0		0	0	0	0		
	15,978	171,980		5,029	54,134	21,007	226,114		
AH % by floor area:		23.94% AH % by floor area (difference due to mix)							
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm	£ psf			total MV (£ no AH)			
1 bed House	190,000	3,276	304			3,135,000			
2 bed House	280,000	3,500	325			21,252,000			
3 bed House	360,000	3,429	319			30,888,000			
4 bed House	450,000	3,462	322			18,810,000			
5 bed House	500,000	3,030	282			0			
1 bed Flat	165,000	3,667	341			0			
2 bed Flat	200,000	3,125	290			0			
3 bed Flat	250,000	3,125	290			0			
						74,085,000			
Affordable Housing values (£) -									
	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV	
1 bed House	85,500	45%	0	0%	133,000	70%	133,000	70%	
2 bed House	126,000	45%	0	0%	196,000	70%	196,000	70%	
3 bed House	162,000	45%	0	0%	250,000	70%	252,000	70%	
4 bed House	202,500	45%	0	0%	250,000	70%	315,000	70%	
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%	
1 bed Flat	74,250	45%	0	0%	115,500	70%	115,500	70%	
2 bed Flat	90,000	45%	0	0%	140,000	70%	140,000	70%	
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%	
* capped @£250K									

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **230**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	46.2	@	280,000	12,936,000
3 bed House	69.3	@	360,000	24,948,000
4 bed House	38.5	@	450,000	17,325,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	165,000	-
2 bed Flat	0.0	@	200,000	-
3 bed Flat	0.0	@	250,000	-
	154.0			55,209,000
Affordable Rent GDV -				
1 bed House	11.1	@	85,500	945,203
2 bed House	19.9	@	126,000	2,507,274
3 bed House	11.1	@	162,000	1,790,910
4 bed House	2.2	@	202,500	447,728
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	74,250	-
2 bed Flat	0.0	@	90,000	-
3 bed Flat	0.0	@	112,500	-
	44.2			5,691,114
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	5.4	@	133,000	724,185
2 bed House	9.8	@	196,000	1,920,996
3 bed House	5.4	@	252,000	1,372,140
4 bed House	1.1	@	315,000	343,035
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	21.8	66.0		4,360,356
Sub-total GDV Residential				
	220			65,260,470
	AH on-site cost analysis:			
		13.52% % of GDV	EMV (no AH) less £GDV (inc. AH)	8,824,530
		420 £ psm (total GIA sqm)	40,112 £ per unit (total units)	
Grant				
	66	AH units @	0 per unit	-
Total GDV				
				65,260,470

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **230**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(46,319)
Planning Application Professional Fees, Surveys and reports					(140,000)
CIL (Mkrt only + garages)		15,978 sqm	303.74 £ psm		(4,852,930)
	CIL analysis:	7.44% % of GDV	22,059 £ per unit (total units)		
Other CBC/LCC S106 Contributions	Years (all)	220 units @	22,513 per unit		(4,952,860)
	S106 analysis:	787,955 £ per ha	7.59% % of GDV	22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)	220 units @	0 per unit		-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	787,955 £ per ha	7.59% % of GDV	22,513 £ per unit (total units)	
AH Commuted Sum		21,007 sqm (total)	0 £ psm		-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		6.29 ha @	0 £ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	220 units @	0 per unit		-
	Sub-total				
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		957 sqm @	1,293 psm		(1,237,401)
2 bed House		5,894 sqm @	1,293 psm		(7,620,683)
3 bed House		8,811 sqm @	1,293 psm		(11,392,623)
4 bed House		5,345 sqm @	1,293 psm		(6,910,956)
5 bed House		- sqm @	1,293 psm		-
1 bed Flat		- sqm @	1,493 psm		-
2 bed Flat		- sqm @	1,493 psm		-
3 bed Flat		- sqm @	1,493 psm		-
Garages for 3B House (Mkrt only)	69	0% units @	18 sqm @	600 psm	-
Garages for 4B House (Mkrt only)	39	0% units @	18 sqm @	600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @	600 psm	-
External works		27,161,663 @	20.0%	24,692 £ per unit (total units)	(5,432,333)
	Ext. Works analysis:				
Policy Costs on design -					
Net Biodiversity costs		220 units @	1,011 £ per unit		(222,420)
Part L/FHS	220 units @		4,847 £ per unit		(1,066,340)
Additional Low Carbon/Energy Reduction	220 units @		0 £ per unit		-
Water Efficiency	220 units @		0 £ per unit		-
	Sub-total				(1,288,760)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)		
Contingency (on construction)		33,882,756 @	3.0%		(1,016,483)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **230**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

Professional Fees	33,882,756 @	7.0%		(2,371,793)
Disposal Costs -				
OMS Marketing and Promotion	55,209,000 OMS @	3.00%	7,529 £ per unit	(1,656,270)
Residential Sales Agent Costs	55,209,000 OMS @	1.00%	2,510 £ per unit	(552,090)
Residential Sales Legal Costs	55,209,000 OMS @	0.25%	627 £ per unit	(138,023)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,711 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(102,869)
Developers Profit -				
Profit on OMS	55,209,000	20.00%		(11,041,800)
Margin on AH	10,051,470	6.00% on AH values		(603,088)
Profit analysis:	65,260,470	17.84% blended GDV	(11,644,888)	
	49,722,392	23.42% on costs	(11,644,888)	
TOTAL COSTS				(61,367,280)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				3,893,190
SDLT	3,893,190 @	HMRC formula		(184,159)
Acquisition Agent fees	3,893,190 @	1.0%		(38,932)
Acquisition Legal fees	3,893,190 @	0.5%		(19,466)
Interest on Land	3,893,190 @	6.00%		(233,591)
Residual Land Value				3,417,041
RLV analysis:	15,532 £ per plot	543,620 £ per ha (net)	220,000 £ per acre (net)	
		434,896 £ per ha (gross)	176,000 £ per acre (gross)	
			5.24% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0	dph (net)		
Site Area (net)	6.29	ha (net)	15.53	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	7.86	ha (gross)	19.42	acres (gross)
Density analysis:	3,342	sqm/ha (net)	14,558	sqft/ac (net)
	28	dph (gross)		
Benchmark Land Value (net)	15,532 £ per plot	543,620 £ per ha (net)	220,000 £ per acre (net)	3,417,040
BLV analysis:		434,896 £ per ha (gross)	176,000 £ per acre (gross)	
			5.24% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **230**
Greenfield/Brownfield: **Greenfield**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	304	302,208	261,472	220,716	179,955	139,194	98,412	57,619
	160	290,591	250,496	210,381	170,266	130,151	90,007	49,861
	170	278,975	239,515	200,046	160,577	121,102	81,602	42,102
	180	267,358	228,535	189,711	150,888	112,050	73,197	34,337
	190	255,731	217,554	179,376	141,199	102,999	64,792	26,570
	200	244,104	206,573	169,041	131,507	93,947	56,387	18,804
	210	232,477	195,592	158,706	121,809	84,895	47,982	11,037
	220	220,850	184,611	148,371	112,111	75,844	39,571	3,271
	230	209,223	173,630	138,033	102,413	66,792	31,158	(4,496)
	240	197,597	162,649	127,688	92,714	57,740	22,744	(12,262)
	250	185,970	151,668	117,344	83,016	48,689	14,330	(20,029)
	260	174,343	140,680	106,999	73,318	39,628	5,916	(27,804)
	270	162,716	129,689	96,654	63,620	30,567	(2,497)	(35,579)
	280	151,085	118,697	86,309	53,922	21,506	(10,911)	(43,354)
	290	139,447	107,706	75,965	44,216	12,446	(19,325)	(51,130)
	300	127,809	96,715	65,620	34,508	3,385	(27,748)	(58,905)
	310	116,172	85,723	55,275	24,800	(5,676)	(36,171)	(66,680)
	320	104,534	74,732	44,920	15,091	(14,737)	(44,594)	(74,458)
	330	92,896	63,741	34,565	5,383	(23,804)	(53,017)	(82,242)
	340	81,258	52,744	24,209	(4,325)	(32,875)	(61,440)	(90,027)
350	69,620	41,741	13,854	(14,033)	(41,946)	(69,863)	(97,811)	
360	57,978	30,738	3,499	(23,747)	(51,017)	(78,291)	(105,596)	
370	46,328	19,736	(6,857)	(33,466)	(60,088)	(86,724)	(113,380)	
380	34,679	8,733	(17,212)	(43,185)	(69,159)	(95,157)	(121,169)	
390	23,029	(2,269)	(27,578)	(52,904)	(78,232)	(103,591)	(128,964)	
400	11,379	(13,272)	(37,945)	(62,623)	(87,314)	(112,024)	(136,758)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **230**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	150	357,132	294,941	232,735	170,485	108,208	45,888	(16,493)
	160	348,104	285,906	223,700	161,442	99,157	36,827	(25,562)
	170	339,076	276,870	214,658	152,399	90,105	27,767	(34,633)
	180	330,041	267,835	205,615	143,356	81,053	18,706	(43,704)
	190	321,005	258,800	196,572	134,313	72,002	9,645	(52,775)
	200	311,970	249,764	187,529	125,268	62,950	584	(61,846)
	210	302,935	240,729	178,486	116,216	53,898	(8,477)	(70,917)
	220	293,899	231,693	169,442	107,164	44,844	(17,538)	(79,992)
	230	284,864	222,658	160,399	98,113	35,783	(26,608)	(89,074)
	240	275,828	213,615	151,356	89,061	26,722	(35,679)	(98,156)
	250	266,793	204,572	142,313	80,010	17,661	(44,750)	(107,238)
	260	257,758	195,529	133,270	70,958	8,600	(53,821)	(116,320)
	270	248,722	186,486	124,224	61,906	(461)	(62,892)	(125,402)
	280	239,687	177,443	115,172	52,855	(9,522)	(71,963)	(134,494)
	290	230,651	168,400	106,121	43,799	(18,583)	(81,039)	(143,588)
	300	221,616	159,356	97,069	34,738	(27,654)	(90,121)	(152,682)
	310	212,572	150,313	88,017	25,677	(36,725)	(99,203)	(161,775)
	320	203,529	141,270	78,966	16,616	(45,796)	(108,285)	(170,870)
	330	194,486	132,227	69,914	7,555	(54,867)	(117,367)	(179,976)
	340	185,443	123,180	60,862	(1,506)	(63,938)	(126,449)	(189,083)
	350	176,400	114,129	51,811	(10,567)	(73,009)	(135,543)	(198,189)
360	167,357	105,077	42,754	(19,629)	(82,087)	(144,637)	(207,366)	
370	158,314	96,025	33,693	(28,700)	(91,169)	(153,730)	(216,922)	
380	149,270	86,974	24,632	(37,771)	(100,251)	(162,824)	(227,095)	
390	140,227	77,922	15,571	(46,842)	(109,333)	(171,920)	(237,517)	
400	131,184	68,870	6,510	(55,913)	(118,415)	(181,026)	(247,940)	

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	150	294,705	263,602	232,500	201,398	170,296	139,194	108,092
	160	285,662	254,559	223,457	192,355	161,253	130,151	99,049
	170	276,613	245,510	214,408	183,306	152,204	121,102	90,000
	180	267,561	236,459	205,357	174,255	143,152	112,050	80,948
	190	258,509	227,407	196,305	165,203	134,101	102,999	71,896
	200	249,458	218,356	187,253	156,151	125,049	93,947	62,845
	210	240,406	209,304	178,202	147,100	115,997	84,895	53,793
	220	231,354	200,252	169,150	138,048	106,946	75,844	44,741
	230	222,303	191,201	160,098	128,996	97,894	66,792	35,690
	240	213,251	182,149	151,047	119,945	88,842	57,740	26,638
	250	204,199	173,097	141,995	110,893	79,791	48,689	17,587
	260	195,149	164,037	132,935	101,833	70,731	39,628	8,526
	270	186,078	154,976	123,874	92,772	61,670	30,567	(535)
	280	177,017	145,915	114,813	83,711	52,609	21,506	(9,596)
	290	167,956	136,854	105,752	74,650	43,548	12,446	(18,657)
	300	158,895	127,793	96,691	65,589	34,487	3,385	(27,718)
	310	149,834	118,732	87,630	56,528	25,426	(5,676)	(36,779)
	320	140,773	109,671	78,569	47,467	16,365	(14,737)	(45,840)
	330	131,707	100,605	69,503	38,401	7,299	(23,804)	(54,906)
	340	122,636	91,534	60,432	29,330	(1,773)	(32,875)	(63,977)
	350	113,565	82,463	51,361	20,259	(10,844)	(41,946)	(73,048)
360	104,494	73,392	42,290	11,187	(19,915)	(51,017)	(82,119)	
370	95,423	64,321	33,219	2,116	(28,986)	(60,088)	(91,190)	
380	86,352	55,250	24,148	(6,955)	(38,057)	(69,159)	(100,261)	
390	77,279	46,177	15,074	(16,028)	(47,130)	(78,232)	(109,334)	
400	68,197	37,095	5,992	(25,110)	(56,212)	(87,314)	(118,416)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **230**
Greenfield/Brownfield: **Greenfield**

TABLE 4

Balance (RLV - BLV £ per acre (n))		BLV (£ per acre)						
		140,000	160,000	180,000	200,000	220,000	240,000	260,000
CIL Rate (£)	150	219,194	199,194	179,194	159,194	139,194	119,194	99,194
	160	210,151	190,151	170,151	150,151	130,151	110,151	90,151
	170	201,102	181,102	161,102	141,102	121,102	101,102	81,102
	180	192,050	172,050	152,050	132,050	112,050	92,050	72,050
	190	182,999	162,999	142,999	122,999	102,999	82,999	62,999
	200	173,947	153,947	133,947	113,947	93,947	73,947	53,947
	210	164,895	144,895	124,895	104,895	84,895	64,895	44,895
	220	155,844	135,844	115,844	95,844	75,844	55,844	35,844
	230	146,792	126,792	106,792	86,792	66,792	46,792	26,792
	240	137,740	117,740	97,740	77,740	57,740	37,740	17,740
	250	128,688	108,688	88,688	68,688	48,688	28,688	8,688
	260	119,628	99,628	79,628	59,628	39,628	19,628	(372)
	270	110,567	90,567	70,567	50,567	30,567	10,567	(9,433)
	280	101,506	81,506	61,506	41,506	21,506	1,506	(18,494)
	290	92,446	72,446	52,446	32,446	12,446	(7,554)	(27,554)
	300	83,385	63,385	43,385	23,385	3,385	(16,615)	(36,615)
	310	74,324	54,324	34,324	14,324	(5,676)	(25,676)	(45,676)
	320	65,263	45,263	25,263	5,263	(14,737)	(34,737)	(54,737)
	330	56,196	36,196	16,196	(3,804)	(23,804)	(43,804)	(63,804)
	340	47,125	27,125	7,125	(12,875)	(32,875)	(52,875)	(72,875)
	350	38,054	18,054	(1,946)	(21,946)	(41,946)	(61,946)	(81,946)
360	28,983	8,983	(11,017)	(31,017)	(51,017)	(71,017)	(91,017)	
370	19,912	(88)	(20,088)	(40,088)	(60,088)	(80,088)	(100,088)	
380	10,841	(9,159)	(29,159)	(49,159)	(69,159)	(89,159)	(109,159)	
390	1,768	(18,232)	(38,232)	(58,232)	(78,232)	(98,232)	(118,232)	
400	(7,314)	(27,314)	(47,314)	(67,314)	(87,314)	(107,314)	(127,314)	

TABLE 5

Balance (RLV - BLV £ per acre (n))		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
CIL Rate (£)	150	291,575	240,805	190,014	139,194	88,330	37,430	(13,519)
	160	282,540	231,769	180,971	130,151	79,278	28,369	(22,590)
	170	273,504	222,734	171,928	121,102	70,226	19,308	(31,661)
	180	264,469	213,699	162,885	112,050	61,175	10,247	(40,732)
	190	255,433	204,663	153,842	102,999	52,120	1,186	(49,803)
	200	246,398	195,619	144,799	93,947	43,060	(7,876)	(58,874)
	210	237,362	186,576	135,756	84,895	33,999	(16,947)	(67,955)
	220	228,327	177,533	126,713	75,844	24,938	(26,018)	(77,037)
	230	219,292	168,490	117,667	66,792	15,877	(35,089)	(86,119)
	240	210,256	159,447	108,616	57,740	6,816	(44,160)	(95,201)
	250	201,221	150,404	99,564	48,689	(2,245)	(53,231)	(104,283)
	260	192,181	141,361	90,512	39,628	(11,306)	(62,303)	(113,367)
	270	183,138	132,317	81,461	30,567	(20,375)	(71,381)	(122,461)
	280	174,095	123,274	72,409	21,506	(29,446)	(80,463)	(131,555)
	290	165,052	114,231	63,358	12,446	(38,518)	(89,545)	(140,648)
	300	156,009	105,181	54,306	3,385	(47,589)	(98,627)	(149,742)
	310	146,966	96,130	45,254	(5,676)	(56,660)	(107,709)	(158,839)
	320	137,922	87,078	36,197	(14,737)	(65,731)	(116,791)	(167,945)
	330	128,879	78,026	27,136	(23,804)	(74,806)	(125,885)	(177,052)
	340	119,836	68,975	18,075	(32,875)	(83,888)	(134,978)	(186,158)
	350	110,793	59,923	9,014	(41,946)	(92,970)	(144,072)	(195,264)
360	101,747	50,871	(47)	(51,017)	(102,052)	(153,166)	(204,383)	
370	92,695	41,820	(9,108)	(60,088)	(111,134)	(162,261)	(213,486)	
380	83,644	32,766	(18,168)	(69,159)	(120,216)	(171,367)	(223,769)	
390	74,592	23,705	(27,232)	(78,232)	(129,308)	(180,474)	(234,192)	
400	65,540	14,644	(36,303)	(87,314)	(138,402)	(189,580)	(244,630)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **230**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
150	(38,444)	20,822	80,029	139,194	198,315	257,408	316,479
160	(47,515)	11,761	70,977	130,151	189,272	248,372	307,444
170	(56,586)	2,700	61,925	121,102	180,228	239,337	298,408
180	(65,657)	(6,361)	52,874	112,050	171,185	230,301	289,373
190	(74,736)	(15,422)	43,817	102,999	162,142	221,263	280,338
200	(83,818)	(24,493)	34,756	93,947	153,099	212,220	271,302
210	(92,900)	(33,564)	25,695	84,895	144,056	203,177	262,267
220	(101,982)	(42,635)	16,634	75,844	135,013	194,134	253,231
230	(111,064)	(51,706)	7,573	66,792	125,968	185,090	244,196
240	(120,151)	(60,777)	(1,488)	57,740	116,917	176,047	235,161
250	(129,244)	(69,848)	(10,549)	48,689	107,865	167,004	226,125
260	(138,338)	(78,929)	(19,613)	39,628	98,813	157,961	217,082
270	(147,432)	(88,011)	(28,684)	30,567	89,762	148,918	208,039
280	(156,526)	(97,093)	(37,755)	21,506	80,710	139,875	198,996
290	(165,629)	(106,175)	(46,826)	12,446	71,659	130,832	189,953
300	(174,736)	(115,257)	(55,897)	3,385	62,607	121,783	180,909
310	(183,842)	(124,344)	(64,968)	(5,676)	53,555	112,732	171,866
320	(192,948)	(133,438)	(74,039)	(14,737)	44,501	103,680	162,823
330	(202,064)	(142,532)	(83,121)	(23,804)	35,440	94,628	153,780
340	(211,394)	(151,626)	(92,203)	(32,875)	26,379	85,577	144,737
350	(221,119)	(160,719)	(101,285)	(41,946)	17,318	76,525	135,694
360	(231,543)	(169,823)	(110,367)	(51,017)	8,257	67,473	126,650
370	(241,982)	(178,930)	(119,449)	(60,088)	(804)	58,422	117,598
380	(252,421)	(188,036)	(128,538)	(69,159)	(9,865)	49,370	108,547
390	(262,859)	(197,142)	(137,632)	(78,232)	(18,926)	40,313	99,495
400	(273,313)	(206,293)	(146,726)	(87,314)	(27,995)	31,252	90,443

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1 - Summary Table

Appraisal Ref:	P	Q	R	S	T	U
No Units:	7	15	30	55	125	230
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:	Median BCIS; Higher values; No AH	Median BCIS; Higher values; No AH	Median BCIS; Higher values; No AH	Median BCIS	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH
Total GDV (£)	2,686,250	4,736,868	9,473,736	16,315,118	37,079,813	65,260,470
Policy Assumptions						
AH Target % (& mix):	0%	30%	30%	30%	30%	30%
Affordable Rent:	67%	67%	67%	67%	67%	67%
Social Rent:	0%	0%	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	33%	33%	33%	33%	33%	33%
Max CIL Rate (£ psm)	£392	£262	£268	£302	£297	£304
Max CIL Rate (£ per unit)	£43,290	£20,255	£20,738	£21,911	£21,562	£22,059
Total S106 (£ per unit)	£22,513	£22,513	£22,513	£22,513	£22,513	£22,513
Sub-total CIL+S106 (£ per unit)	£65,803	£42,768	£43,251	£44,424	£44,075	£44,572
Profit KPI's						
Developers Profit (% on costs)	26.30%	23.18%	23.21%	23.22%	23.42%	23.42%
Developers Profit (% on OMS)	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Developers Profit (% on AH)	6.00%	6.00%	6.00%	6.00%	6.00%	6.0%
Developers Profit (% blended)	20.00%	17.91%	17.91%	17.84%	17.84%	17.84%
Land Value KPI's						
RLV (£/acre (net))	170,002	170,001	170,000	170,000	220,000	220,000
RLV (£/ha (net))	420,074	420,072	420,071	420,071	543,620	543,620
RLV (% of GDV)	3.65%	4.43%	4.43%	4.72%	5.24%	5.24%
BLV (£/acre (net))	170,000	170,000	170,000	170,000	220,000	220,000
BLV (£/ha (net))	420,070	420,070	420,070	420,070	543,620	543,620
BLV (% of GDV)	3.65%	4.43%	4.43%	4.72%	5.24%	5.24%
Surplus/Deficit (£/acre) [RLV-BLV]	2	1	0.40	0.22	0.11	0.06
Surplus/Deficit (£/ha)	4	2	1.00	0.55	0.28	0.16
Surplus/Deficit Total (£)	1	1	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable
Maximum CIL result (£ psm)	£392	£262	£268	£302	£297	£304
Recommended CIL (£ psm)	£274	£183	£188	£211	£208	£213
Buffer (% from Max)	30%	30%	30%	30%	30%	30%

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1 - Version Notes

Date	Version	Comments	AS
241218	v1	For Issue	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **H** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed Greenfield/Brownfield: Greenfield**
 Notes: **Median BCIS: Higher values; No AH**

No Units: **7**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	7 Units	
AH Policy requirement (% Target)	0%	
Open Market Sale (OMS) housing	Open Market Sale (OMS)	100%
AH tenure split %	Affordable Rent:	67.0%
	Social Rent:	0.0%
	First Homes:	0.0%
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%
		67.0% % Rented
		0.0% % of total (>10% First Homes PPG 023)
		100% 100.0%

CIL Rate (£ psm) **296.56** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	0.0	0%	0.0
2 bed House	25.0%	1.8	45.00%	0.0	25%	1.8
3 bed House	55.0%	3.9	25.00%	0.0	55%	3.9
4 bed House	20.0%	1.4	5.00%	0.0	20%	1.4
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	7.0	100.00%	0.0	100%	7.0

OMS Unit Floor areas -	Net area per unit (sqm)	MV (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	MV (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	0	0	0	0
2 bed House	130	1,394	0	0	130	1,394
3 bed House	358	3,854	0	0	358	3,854
4 bed House	161	1,733	0	0	161	1,733
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	649	6,981	0	0	649	6,981

AH % by floor area: **0.00% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV (£ (no AH))
1 bed House	180,000	3,103	288	0
2 bed House	255,000	3,446	320	446,250
3 bed House	320,000	3,441	320	1,232,000
4 bed House	380,000	3,304	307	532,000
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				2,210,250

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	114,750	45%	0	0%	178,500	70%	178,500	70%
3 bed House	144,000	45%	0	0%	224,000	70%	224,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	1.8	@	255,000	446,250
3 bed House	3.9	@	320,000	1,232,000
4 bed House	1.4	@	380,000	532,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	7.0			2,210,250
Affordable Rent GDV -				
1 bed House	0.0	@	81,000	-
2 bed House	0.0	@	114,750	-
3 bed House	0.0	@	144,000	-
4 bed House	0.0	@	171,000	-
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	178,500	-
3 bed House	0.0	@	224,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	178,500	-
3 bed House	0.0	@	224,000	-
4 bed House	0.0	@	266,000	-
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0	0.0		-
Sub-total GDV Residential				2,210,250
AH on-site cost analysis:		7	0.00% % of GDV	EMV (no AH) less EGDV (inc. AH)
			0 £ psm (total GIA sqm)	0
				0 £ per unit (total units)
Grant	0	AH units @	0	per unit
Total GDV				2,210,250

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(3,234)
Planning Application Professional Fees, Surveys and reports					(10,000)
CIL (Mkrt only + garages)		649 sqm		296.56 £ psm	(192,333)
	CIL analysis:	8.70% % of GDV		27,476 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	7 units @		20,805 per unit	(145,635)
	S106 analysis:	6.59% % of GDV		20,805 £ per unit (total units)	
	624,150 £ per ha				
LCC TSA Contributions	Years (all)	7 units @		0 per unit	-
	S106 analysis:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
	TOTAL S106 analysis:	6.59% % of GDV		20,805 £ per unit (total units)	
	624,150 £ per ha				
AH Commuted Sum		649 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		0.23 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	7 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
1 bed House		- sqm @		1,468 psm	-
2 bed House		130 sqm @		1,468 psm	(190,106)
3 bed House		358 sqm @		1,468 psm	(525,617)
4 bed House		161 sqm @		1,468 psm	(236,348)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mkrt only)	4	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	1	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
	649				
External works		952,071 @		10.0%	(95,207)
	Ext. Works analysis:			13,601 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		7 units @		1,011 £ per unit	(7,077)
Part L/FHS	7 units @			4,847 £ per unit	(33,929)
Additional Low Carbon/Energy Reduction	7 units @			0 £ per unit	-
Water Efficiency	7 units @			0 £ per unit	-
	Sub-total				(41,006)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		1,088,285 @		3.0%	(32,649)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
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Professional Fees	1,088,285 @	7.0%		(76,180)
Disposal Costs -				
OMS Marketing and Promotion	2,210,250 OMS @	3.00%	9,473 £ per unit	(66,308)
Residential Sales Agent Costs	2,210,250 OMS @	1.00%	3,158 £ per unit	(22,103)
Residential Sales Legal Costs	2,210,250 OMS @	0.25%	789 £ per unit	(5,526)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			14,848 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(22,451)
Developers Profit -				
Profit on OMS	2,210,250	20.00%		(442,050)
Margin on AH	0	6.00%	on AH values	-
Profit analysis:	2,210,250		20.00% blended GDV	(442,050)
	1,674,702		26.40% on costs	(442,050)
TOTAL COSTS				(2,116,752)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				93,498
SDLT	93,498 @	HMRC formula		-
Acquisition Agent fees	93,498 @	1.0%		(935)
Acquisition Legal fees	93,498 @	0.5%		(467)
Interest on Land	93,498 @	6.00%		(5,610)
Residual Land Value				86,486
RLV analysis:	12,355 £ per plot	370,654 £ per ha (net)	150,002 £ per acre (net)	
		296,523 £ per ha (gross)	120,001 £ per acre (gross)	
			3.91% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.23	ha (net)	0.58	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.29	ha (gross)	0.72	acres (gross)
Density analysis:	2,780	sqm/ha (net)	12,108	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	86,485
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			3.91% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		4 £ per ha (net)	2 £ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 0%						
		2	0%	5%	10%	15%	20%	25%
CIL Rate (£)	150.00	154,552	118,482	82,230	45,354	8,390	(28,573)	(65,537)
	160.00	144,172	108,621	72,681	36,292	(138)	(36,569)	(73,000)
	170.00	133,793	98,760	63,128	27,231	(8,667)	(44,565)	(80,462)
	180.00	123,413	88,861	53,534	18,169	(17,196)	(52,560)	(87,925)
	190.00	113,033	78,771	43,939	9,107	(25,724)	(60,556)	(95,387)
	200.00	102,653	68,643	34,344	46	(34,253)	(68,551)	(102,850)
	210.00	92,245	58,515	24,750	(9,016)	(42,781)	(76,547)	(110,313)
	220.00	81,620	48,387	15,155	(18,078)	(51,310)	(84,543)	(117,775)
	230.00	70,959	38,260	5,560	(27,139)	(59,839)	(92,538)	(125,238)
	240.00	60,298	28,132	(4,035)	(36,201)	(68,367)	(100,534)	(132,700)
	250.00	49,637	18,004	(13,629)	(45,263)	(76,896)	(108,529)	(140,163)
	260.00	38,977	7,876	(23,224)	(54,324)	(85,425)	(116,525)	(147,625)
	270.00	28,316	(2,251)	(32,819)	(63,386)	(93,953)	(124,521)	(155,500)
	280.00	17,655	(12,379)	(42,413)	(72,448)	(102,482)	(132,516)	(163,568)
	290.00	6,994	(22,507)	(52,008)	(81,509)	(111,011)	(140,512)	(171,636)
	300.00	(3,667)	(32,635)	(61,603)	(90,571)	(119,539)	(148,507)	(179,703)
	310.00	(14,327)	(42,763)	(71,198)	(99,633)	(128,068)	(157,030)	(187,771)
	320.00	(24,988)	(52,890)	(80,792)	(108,694)	(136,597)	(165,674)	(195,839)
	330.00	(35,649)	(63,018)	(90,387)	(117,756)	(145,125)	(174,318)	(203,906)
	340.00	(46,310)	(73,146)	(99,982)	(126,818)	(153,950)	(182,962)	(211,974)
350.00	(56,971)	(83,274)	(109,577)	(135,880)	(163,170)	(191,606)	(220,042)	
360.00	(67,631)	(93,401)	(119,171)	(144,941)	(172,390)	(200,250)	(228,109)	
370.00	(78,292)	(103,529)	(128,766)	(154,327)	(181,611)	(208,894)	(236,177)	
380.00	(88,953)	(113,657)	(138,361)	(164,124)	(190,831)	(217,538)	(244,244)	
390.00	(99,614)	(123,785)	(147,955)	(173,920)	(200,051)	(226,182)	(252,312)	
400.00	(110,275)	(133,912)	(158,162)	(183,717)	(209,271)	(234,825)	(260,380)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

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 Notes: **Median BCIS; Higher values; No AH**

		Other CBC/LCC S106 Contributions						20,805	
Balance (RLV - BLV £ per acre (n))		2	5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	150.00		328,834	274,675	219,587	163,571	107,555	50,443	(7,090)
	160.00		318,799	264,639	209,207	153,191	97,171	39,782	(17,751)
	170.00		308,763	254,604	198,827	142,811	86,654	29,121	(28,411)
	180.00		298,727	244,464	188,447	132,431	75,993	18,460	(39,072)
	190.00		288,691	234,084	178,068	122,052	65,332	7,800	(49,733)
	200.00		278,656	223,704	167,688	111,672	54,672	(2,861)	(60,394)
	210.00		268,620	213,324	157,308	101,292	44,011	(13,522)	(71,055)
	220.00		258,584	202,944	146,928	90,878	33,350	(24,183)	(81,715)
	230.00		248,549	192,565	136,549	80,222	22,689	(34,844)	(92,376)
	240.00		238,201	182,185	126,169	69,561	12,028	(45,504)	(103,037)
	250.00		227,821	171,805	115,789	58,900	1,368	(56,165)	(113,698)
	260.00		217,441	161,425	105,409	48,239	(9,293)	(66,826)	(124,359)
	270.00		207,062	151,046	95,015	37,579	(19,954)	(77,487)	(135,019)
	280.00		196,682	140,666	84,450	26,918	(30,615)	(88,148)	(145,680)
	290.00		186,302	130,286	73,790	16,257	(41,276)	(98,808)	(156,355)
	300.00		175,922	119,906	63,129	5,596	(51,937)	(109,469)	(168,380)
	310.00		165,543	109,526	52,468	(5,065)	(62,597)	(120,130)	(179,906)
	320.00		155,163	99,147	41,807	(15,725)	(73,258)	(130,791)	(191,431)
	330.00		144,783	88,679	31,146	(26,386)	(83,919)	(141,452)	(202,956)
	340.00		134,403	78,018	20,486	(37,047)	(94,580)	(152,284)	(214,481)
350.00		124,023	67,357	9,825	(47,708)	(105,241)	(163,099)	(226,006)	
360.00		113,644	56,697	(836)	(58,369)	(115,901)	(175,334)	(237,532)	
370.00		103,264	46,036	(11,497)	(69,029)	(126,562)	(186,859)	(249,057)	
380.00		92,885	35,375	(22,158)	(79,690)	(137,223)	(198,384)	(260,582)	
390.00		82,247	24,714	(32,818)	(90,351)	(147,884)	(209,910)	(272,107)	
400.00		71,586	14,053	(43,479)	(101,012)	(159,237)	(221,435)	(283,632)	

		Profit 20%							
Balance (RLV - BLV £ per acre (n))		2	15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	150.00		325,351	291,808	258,266	223,938	189,245	154,552	119,859
	160.00		315,316	281,773	248,230	213,558	178,865	144,172	109,479
	170.00		305,280	271,737	237,871	203,178	168,485	133,793	99,100
	180.00		295,244	261,701	227,491	192,799	158,106	123,413	88,677
	190.00		285,208	251,666	217,112	182,419	147,726	113,033	78,068
	200.00		275,173	241,425	206,732	172,039	137,346	102,653	67,459
	210.00		265,110	231,017	196,324	161,631	126,938	92,245	56,821
	220.00		255,025	220,587	185,894	151,201	116,508	81,620	46,160
	230.00		244,849	210,156	175,463	140,771	106,078	70,959	35,499
	240.00		234,419	199,726	165,033	130,340	95,647	60,298	24,839
	250.00		223,989	189,296	154,603	119,910	85,097	49,637	14,178
	260.00		213,558	178,865	144,173	109,480	74,436	38,977	3,517
	270.00		203,128	168,435	133,742	99,049	63,775	28,316	(7,144)
	280.00		192,698	158,005	123,312	88,574	53,115	17,655	(17,805)
	290.00		182,267	147,574	112,882	77,913	42,454	6,994	(28,465)
	300.00		171,837	137,144	102,451	67,253	31,793	(3,667)	(39,126)
	310.00		161,407	126,714	92,021	56,592	21,132	(14,327)	(49,787)
	320.00		150,976	116,284	81,391	45,931	10,471	(24,988)	(60,448)
	330.00		140,546	105,853	70,730	35,270	(189)	(35,649)	(71,109)
	340.00		130,116	95,423	60,069	24,609	(10,850)	(46,310)	(81,769)
350.00		119,686	84,868	49,408	13,949	(21,511)	(56,971)	(92,430)	
360.00		109,255	74,207	38,747	3,288	(32,172)	(67,631)	(103,091)	
370.00		98,825	63,546	28,087	(7,373)	(42,833)	(78,292)	(113,752)	
380.00		88,345	52,885	17,426	(18,034)	(53,493)	(88,953)	(124,413)	
390.00		77,684	42,224	6,765	(28,695)	(64,154)	(99,614)	(135,073)	
400.00		67,023	31,564	(3,896)	(39,355)	(74,815)	(110,275)	(145,734)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
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 Notes: **Median BCIS; Higher values; No AH**

TABLE 5

Balance (RLV - BLV £ per acre (n))	2	BLV (£ per acre)					
		100,000	120,000	140,000	160,000	180,000	200,000
150.00	204,552	184,552	164,552	144,552	124,552	104,552	84,552
160.00	194,172	174,172	154,172	134,172	114,172	94,172	74,172
CIL Rate (£)	170.00	183,793	163,793	143,793	123,793	103,793	83,793
297	180.00	173,413	153,413	133,413	113,413	93,413	73,413
	190.00	163,033	143,033	123,033	103,033	83,033	63,033
	200.00	152,653	132,653	112,653	92,653	72,653	52,653
	210.00	142,273	122,273	102,273	82,273	62,273	42,273
	220.00	131,893	111,893	91,893	71,893	51,893	31,893
	230.00	121,513	101,513	81,513	61,513	41,513	21,513
	240.00	111,133	91,133	71,133	51,133	31,133	11,133
	250.00	100,753	80,753	60,753	40,753	20,753	1,753
	260.00	90,373	70,373	50,373	30,373	10,373	(9,702)
	270.00	79,993	59,993	39,993	19,993	(1,023)	(20,363)
	280.00	69,613	49,613	29,613	9,613	(11,023)	(31,023)
	290.00	59,233	39,233	19,233	(1,684)	(21,684)	(41,684)
	300.00	48,853	28,853	8,853	(12,345)	(32,345)	(52,345)
	310.00	38,473	18,473	(7,655)	(23,006)	(43,006)	(63,006)
	320.00	28,093	8,093	(18,316)	(33,667)	(53,667)	(73,667)
	330.00	17,713	(2,316)	(28,327)	(44,327)	(64,327)	(84,327)
	340.00	7,333	(13,316)	(54,988)	(74,988)	(94,988)	(114,988)
	350.00	(3,053)	(24,316)	(85,649)	(115,649)	(135,649)	(155,649)
	360.00	(13,673)	(35,316)	(146,310)	(186,310)	(206,310)	(226,310)
	370.00	(24,293)	(46,316)	(207,006)	(247,006)	(267,006)	(287,006)
	380.00	(34,913)	(57,316)	(267,711)	(307,711)	(327,711)	(347,711)
	390.00	(45,533)	(68,316)	(328,422)	(368,422)	(388,422)	(408,422)
	400.00	(56,153)	(79,316)	(389,144)	(429,144)	(449,144)	(469,144)

TABLE 6

Balance (RLV - BLV £ per acre (n))	2	Build Cost 100%					
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%
150.00	291,988	247,190	200,871	154,552	108,233	61,099	13,526
160.00	281,952	236,810	190,491	144,172	97,852	50,439	2,866
CIL Rate (£)	170.00	271,916	226,430	180,112	133,793	87,351	(7,795)
297	180.00	261,880	216,051	169,732	123,413	76,690	(18,456)
	190.00	251,845	205,671	159,352	113,033	66,029	(29,117)
	200.00	241,810	195,291	148,972	102,653	55,368	(39,778)
	210.00	231,775	184,911	138,592	92,273	44,708	(50,438)
	220.00	221,740	174,532	128,213	81,893	34,047	(61,099)
	230.00	211,705	164,152	117,833	70,959	23,386	(71,760)
	240.00	201,670	153,772	107,453	60,298	12,725	(82,421)
	250.00	191,635	143,392	97,073	49,637	2,064	(93,082)
	260.00	181,600	133,012	86,693	38,977	(8,596)	(103,742)
	270.00	171,565	122,633	75,889	28,316	(19,257)	(114,403)
	280.00	161,530	112,253	65,228	17,655	(29,918)	(125,064)
	290.00	151,495	101,873	54,567	6,994	(40,579)	(135,725)
	300.00	141,460	91,493	43,906	(3,667)	(51,240)	(146,386)
	310.00	131,425	81,113	33,246	(14,327)	(61,900)	(157,047)
	320.00	121,390	70,733	22,585	(24,988)	(72,561)	(167,708)
	330.00	111,355	60,353	11,924	(35,649)	(83,222)	(178,369)
	340.00	101,320	49,973	1,263	(46,310)	(93,883)	(189,030)
	350.00	91,285	39,593	(9,398)	(56,971)	(104,544)	(199,691)
	360.00	81,250	29,213	(20,058)	(67,631)	(115,204)	(210,352)
	370.00	71,215	18,833	(30,719)	(78,292)	(125,865)	(221,013)
	380.00	61,180	8,453	(41,380)	(88,953)	(136,526)	(231,674)
	390.00	51,145	(1,927)	(52,041)	(99,614)	(147,187)	(242,335)
	400.00	41,110	(12,547)	(62,702)	(110,275)	(158,484)	(252,996)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 7		Market Values 100%						
Balance (RLV - BLV £ per acre (n))	2	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
CIL Rate (£) 297	150.00	(47,904)	20,146	88,196	154,552	220,837	285,813	349,901
	160.00	(58,564)	9,485	77,535	144,172	210,458	275,777	339,865
	170.00	(69,225)	(1,176)	66,874	133,793	200,078	265,742	329,830
	180.00	(79,886)	(11,836)	56,213	123,413	189,698	255,706	319,794
	190.00	(90,547)	(22,497)	45,553	113,033	179,318	245,604	309,758
	200.00	(101,208)	(33,158)	34,892	102,653	168,939	235,224	299,722
	210.00	(111,868)	(43,819)	24,231	92,273	158,559	224,844	289,687
	220.00	(122,529)	(54,480)	13,570	81,893	148,179	214,464	279,651
	230.00	(133,190)	(65,140)	2,909	70,959	137,799	204,084	269,615
	240.00	(143,851)	(75,801)	(7,751)	60,298	127,419	193,705	259,580
	250.00	(154,512)	(86,462)	(18,412)	49,637	117,040	183,325	249,544
	260.00	(166,403)	(97,123)	(29,073)	38,977	106,660	172,945	239,508
	270.00	(177,928)	(107,784)	(39,734)	28,316	96,280	162,565	229,472
	280.00	(189,453)	(118,444)	(50,395)	17,655	85,900	152,186	219,436
	290.00	(200,978)	(129,105)	(61,055)	6,994	75,044	141,806	209,400
	300.00	(212,503)	(139,766)	(71,716)	(3,667)	64,383	131,426	199,364
	310.00	(224,028)	(150,427)	(82,377)	(14,327)	53,722	121,046	189,328
	320.00	(235,553)	(161,088)	(93,038)	(24,988)	43,061	110,666	179,292
	330.00	(247,078)	(171,749)	(103,699)	(35,649)	32,400	100,286	169,256
	340.00	(258,603)	(182,410)	(114,360)	(46,310)	21,740	89,906	159,220
350.00	(270,128)	(193,071)	(125,021)	(56,971)	11,079	79,526	149,184	
360.00	(281,653)	(203,732)	(135,682)	(67,632)	418	69,146	139,148	
370.00	(293,178)	(214,393)	(146,343)	(78,293)	(10,243)	58,766	129,112	
380.00	(304,703)	(225,054)	(157,004)	(88,954)	(20,903)	48,386	119,076	
390.00	(316,228)	(235,715)	(167,665)	(99,615)	(31,564)	38,006	109,040	
400.00	(327,753)	(246,376)	(178,326)	(110,276)	(42,225)	27,626	99,004	

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **I** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed** No Units: **15**
Notes: **Median BCIS; Higher values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES							
Total number of units in scheme		15 Units					
AH Policy requirement (% Target)		30%					
Open Market Sale (OMS) housing		70%					
AH tenure split %		Open Market Sale (OMS)		Affordable Rent:		67.0%	
		Social Rent:		First Homes:		0.0%	
		Other Intermediate (LCHO/Sub-Market etc.):				9.9% % of total (>10% First Homes PPG 023)	
				100%		100.0%	
CIL Rate (£ psm)		75.51 £ psm					
Unit mix -		OMS Unit mix%		MV # units		AH mix%	
						AH # units	
						Overall mix%	
						Total # units	
1 bed House		0.0%		0.0		25.00%	
2 bed House		25.0%		2.6		45.00%	
3 bed House		55.0%		5.8		25.00%	
4 bed House		20.0%		2.1		5.00%	
5 bed House		0.0%		0.0		0.00%	
1 bed Flat		0.0%		0.0		0.00%	
2 bed Flat		0.0%		0.0		0.00%	
3 bed Flat		0.0%		0.0		0.00%	
Total number of units		100.0%		10.5		100.00%	
						4.5	
						100%	
						15.0	
OMS Unit Floor areas -		Net area per unit		Net to Gross %		Gross (GIA) per unit	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		58.0		624		58.0	
2 bed House		74.0		797		74.0	
3 bed House		93.0		1,001		93.0	
4 bed House		115.0		1,238		115.0	
5 bed House		165.0		1,776		165.0	
1 bed Flat		45.0		484		85.0%	
2 bed Flat		64.0		689		85.0%	
3 bed Flat		80.0		861		85.0%	
AH Unit Floor areas -		Net area per unit		Net to Gross %		Gross (GIA) per unit	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		58.0		624		58.0	
2 bed House		74.0		797		74.0	
3 bed House		93.0		1,001		93.0	
4 bed House		103.0		1,109		103.0	
5 bed House		140.0		1,507		140.0	
1 bed Flat		45.0		484		85.0%	
2 bed Flat		64.0		689		85.0%	
3 bed Flat		80.0		861		85.0%	
Total Gross Floor areas -		OMS Units GIA		AH units GIA		Total GIA (all units)	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		0		0		65	
2 bed House		194		2,091		150	
3 bed House		537		5,781		105	
4 bed House		242		2,599		23	
5 bed House		0		0		0	
1 bed Flat		0		0		0	
2 bed Flat		0		0		0	
3 bed Flat		0		0		0	
		973		10,471		343	
						3,691	
						1,316	
						14,162	
AH % by floor area:		26.06% AH % by floor area (difference due to mix)					
Open Market Sales values (£) -		£ OMS (per unit)		£ psm		£ psf	
						total MV £ (no AH)	
1 bed House		180,000		3,103		288	
2 bed House		255,000		3,446		320	
3 bed House		320,000		3,441		320	
4 bed House		380,000		3,304		307	
5 bed House		500,000		3,030		282	
1 bed Flat		143,091		3,180		295	
2 bed Flat		181,616		2,838		264	
3 bed Flat		250,000		3,125		290	
						4,479,750	
Affordable Housing values (£) -		Aff. Rent £		% of MV		Social Rent £	
						% of MV	
						First Homes £*	
						% of MV	
						Other Int. £	
						% of MV	
1 bed House		81,000		45%		0	
2 bed House		114,750		45%		0	
3 bed House		144,000		45%		0	
4 bed House		171,000		45%		0	
5 bed House		225,000		45%		0	
1 bed Flat		64,391		45%		0	
2 bed Flat		81,727		45%		0	
3 bed Flat		112,500		45%		0	
						126,000	
						178,500	
						224,000	
						250,000	
						250,000	
						100,164	
						127,131	
						175,000	
						126,000	
						178,500	
						224,000	
						266,000	
						350,000	
						100,164	
						127,131	
						175,000	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	
						70%	

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	2.6	@	255,000	669,375
3 bed House	5.8	@	320,000	1,848,000
4 bed House	2.1	@	380,000	798,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	10.5			3,315,375
Affordable Rent GDV -				
1 bed House	0.8	@	81,000	61,054
2 bed House	1.4	@	114,750	155,687
3 bed House	0.8	@	144,000	108,540
4 bed House	0.2	@	171,000	25,778
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	3.0			351,059
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	178,500	-
3 bed House	0.0	@	224,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.4	@	126,000	46,778
2 bed House	0.7	@	178,500	119,283
3 bed House	0.4	@	224,000	83,160
4 bed House	0.1	@	266,000	19,751
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	1.5	4.5		268,971
Sub-total GDV Residential				
	15			3,935,405
AH on-site cost analysis:			13.83% % of GDV	EMV (no AH) less EGDV (inc. AH)
			414 £ psm (total GIA sqm)	544,345
				36,290 £ per unit (total units)
Grant				
	5	AH units @	0 per unit	-
Total GDV				
				3,935,405

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(6,930)
Planning Application Professional Fees, Surveys and reports					(20,000)
CIL (Mrkt only + garages)		973 sqm		75.51 £ psm	(73,460)
	CIL analysis:	1.87% % of GDV		4,897 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	15 units @		20,805 per unit	(312,075)
	S106 analysis:	7.93% % of GDV		20,805 £ per unit (total units)	
	624,150 £ per ha				
LCC TSA Contributions	Years (all)	15 units @		0 per unit	-
	S106 analysis:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
	TOTAL S106 analysis:	7.93% % of GDV		20,805 £ per unit (total units)	
	624,150 £ per ha				
AH Commuted Sum		1,316 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		0.50 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	15 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
1 bed House		65 sqm @		1,468 psm	(95,787)
2 bed House		344 sqm @		1,468 psm	(505,139)
3 bed House		642 sqm @		1,468 psm	(942,016)
4 bed House		265 sqm @		1,468 psm	(388,543)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mrkt only)	6	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	2	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @ 600 psm	-
	1,316				
External works		1,931,484 @		10.0%	(193,148)
	Ext. Works analysis:			12,877 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		15 units @		1,011 £ per unit	(15,165)
Part L/FHS	15 units @			4,847 £ per unit	(72,705)
Additional Low Carbon/Energy Reduction	15 units @			0 £ per unit	-
Water Efficiency	15 units @			0 £ per unit	-
	Sub-total				(87,870)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		2,212,503 @		3.0%	(66,375)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

Professional Fees	2,212,503 @	7.0%		(154,875)
Disposal Costs -				
OMS Marketing and Promotion	3,315,375 OMS @	3.00%	6,631 £ per unit	(99,461)
Residential Sales Agent Costs	3,315,375 OMS @	1.00%	2,210 £ per unit	(33,154)
Residential Sales Legal Costs	3,315,375 OMS @	0.25%	553 £ per unit	(8,288)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,060 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(36,541)
Developers Profit -				
Profit on OMS	3,315,375	20.00%		(663,075)
Margin on AH	620,030	6.00% on AH values		(37,202)
Profit analysis:	3,935,405	17.79% blended GDV	(700,277)	
	3,033,663	23.08% on costs	(700,277)	
TOTAL COSTS				(3,733,939)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				201,465
SDLT	201,465 @	HMRC formula		(1,029)
Acquisition Agent fees	201,465 @	1.0%		(2,015)
Acquisition Legal fees	201,465 @	0.5%		(1,007)
Interest on Land	201,465 @	6.00%		(12,088)
Residual Land Value				185,326
RLV analysis:	12,355 £ per plot	370,652 £ per ha (net)	150,001 £ per acre (net)	
		296,522 £ per ha (gross)	120,001 £ per acre (gross)	
			4.71% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0 dph (net)			
Site Area (net)	0.50 ha (net)		1.24 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	0.63 ha (gross)		1.54 acres (gross)	
Density analysis:	2,631 sqm/ha (net)	11,463 sqft/ac (net)		
	24 dph (gross)			
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	185,325
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.71% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		2 £ per ha (net)	1 £ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%						
		0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre (n))	1							
	-	309,567	267,032	224,496	181,961	139,426	96,891	54,356
CIL Rate (£)	10	299,506	257,474	215,442	173,410	131,378	89,346	47,314
	20	289,446	247,917	206,388	164,859	123,330	81,801	40,272
76	30	279,386	238,360	197,334	156,308	115,282	74,256	33,150
	40	269,326	228,803	188,280	147,757	107,233	66,710	25,866
	50	259,266	219,246	179,225	139,205	99,185	59,165	18,583
	60	249,205	209,688	170,171	130,654	91,137	51,620	11,299
	70	239,145	200,131	161,117	122,103	83,089	44,075	4,015
	80	229,085	190,574	152,063	113,552	75,041	36,530	(3,268)
	90	219,025	181,017	143,009	105,001	66,993	28,759	(10,552)
	100	208,965	171,460	133,955	96,450	58,945	20,956	(17,835)
	110	198,904	161,902	124,900	87,898	50,896	13,152	(25,119)
	120	188,844	152,345	115,846	79,347	42,848	5,348	(32,402)
	130	178,784	142,788	106,792	70,796	34,774	(2,456)	(39,730)
	140	168,724	133,231	97,738	62,245	26,450	(10,260)	(47,175)
	150	158,664	123,674	88,684	53,694	18,126	(18,064)	(54,619)
	160	148,603	114,116	79,629	45,143	9,802	(25,867)	(62,064)
	170	138,543	104,559	70,575	36,591	1,478	(33,671)	(69,508)
	180	128,483	95,002	61,521	27,783	(6,846)	(41,559)	(76,953)
	190	118,423	85,445	52,467	18,938	(15,170)	(49,535)	(84,397)
	200	108,363	75,888	43,413	10,094	(23,494)	(57,511)	(91,861)
	210	98,302	66,331	34,318	1,250	(31,819)	(65,488)	(99,342)
	220	88,242	56,773	24,953	(7,595)	(40,197)	(73,464)	(106,823)
	230	78,182	47,216	15,588	(16,439)	(48,705)	(81,463)	(114,304)
	240	68,122	37,659	6,224	(25,283)	(57,213)	(89,478)	(121,784)
	250	58,062	27,846	(3,141)	(34,128)	(65,721)	(97,493)	(129,265)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		225,971	171,680	117,388	63,097	7,888	(48,498)	(105,980)
10		218,929	164,637	110,346	56,055	605	(55,943)	(113,460)
20		211,887	157,595	103,304	49,012	(6,679)	(63,387)	(120,941)
30		204,845	150,553	96,262	41,970	(13,962)	(70,832)	(128,422)
40		197,802	143,511	89,220	34,907	(21,246)	(78,276)	(135,903)
50		190,760	136,469	82,177	27,823	(28,530)	(85,721)	(143,383)
60		183,718	129,427	75,135	20,340	(35,813)	(93,191)	(150,934)
70		176,676	122,385	68,093	13,056	(43,216)	(100,672)	(159,022)
80		169,634	115,342	61,051	5,772	(50,661)	(108,153)	(167,109)
90		162,592	108,300	54,009	(1,511)	(58,105)	(115,633)	(175,196)
100		155,550	101,258	46,967	(8,795)	(65,550)	(123,114)	(183,284)
110		148,507	94,216	39,925	(16,078)	(72,994)	(130,595)	(191,371)
120		141,465	87,174	32,791	(23,362)	(80,439)	(138,076)	(199,458)
130		134,423	80,132	25,507	(30,645)	(87,883)	(145,557)	(207,546)
140		127,381	73,090	18,224	(37,934)	(95,364)	(153,284)	(215,633)
150		120,339	66,048	10,940	(45,379)	(102,845)	(161,371)	(223,720)
160		113,297	59,005	3,657	(52,823)	(110,326)	(169,458)	(231,808)
170		106,255	51,963	(3,627)	(60,268)	(117,807)	(177,546)	(239,895)
180		99,213	44,921	(10,911)	(67,712)	(125,287)	(185,633)	(247,982)
190		92,170	37,879	(18,194)	(75,157)	(132,768)	(193,720)	(256,070)
200		85,128	30,837	(25,478)	(82,601)	(140,249)	(201,808)	(264,157)
210		78,086	23,795	(32,761)	(90,057)	(147,730)	(209,895)	(272,244)
220		71,044	16,753	(40,097)	(97,537)	(155,633)	(217,982)	(280,332)
230		64,002	8,824	(47,541)	(105,018)	(163,720)	(226,070)	(288,419)
240		56,960	1,541	(54,986)	(112,499)	(171,808)	(234,157)	(296,506)
250		49,918	(5,743)	(62,430)	(119,980)	(179,895)	(242,244)	(304,594)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		171,756	148,276	124,796	101,316	77,836	54,356	30,716
10		164,714	141,234	117,754	94,274	70,794	47,314	23,432
20		157,672	134,192	110,712	87,232	63,752	40,272	16,148
30		150,629	127,149	103,669	80,189	56,709	33,150	8,865
40		143,587	120,107	96,627	73,147	49,667	25,866	1,581
50		136,545	113,065	89,585	66,105	42,625	18,583	(5,702)
60		129,503	106,023	82,543	59,063	35,583	11,299	(12,986)
70		122,461	98,981	75,501	52,021	28,500	4,015	(20,270)
80		115,419	91,939	68,459	44,979	21,017	(3,268)	(27,553)
90		108,377	84,897	61,417	37,937	13,733	(10,552)	(34,837)
100		101,334	77,854	54,374	30,735	6,450	(17,835)	(42,218)
110		94,292	70,812	47,332	23,451	(834)	(25,119)	(49,663)
120		87,250	63,770	40,290	16,168	(8,117)	(32,402)	(57,107)
130		80,208	56,728	33,169	8,884	(15,401)	(39,730)	(64,552)
140		73,166	49,686	25,885	1,600	(22,685)	(47,175)	(71,996)
150		66,124	42,644	18,602	(5,683)	(29,968)	(54,619)	(79,441)
160		59,082	35,602	11,318	(12,967)	(37,252)	(62,064)	(86,885)
170		52,039	28,560	4,035	(20,250)	(44,686)	(69,508)	(94,330)
180		44,997	21,518	(3,249)	(27,534)	(52,131)	(76,953)	(101,774)
190		37,955	13,753	(10,533)	(34,818)	(59,576)	(84,397)	(109,219)
200		30,735	6,450	(17,835)	(42,218)	(67,039)	(91,861)	(116,683)
210		23,416	(869)	(25,154)	(49,699)	(74,520)	(99,342)	(124,164)
220		16,097	(8,188)	(32,473)	(57,179)	(82,001)	(106,823)	(131,644)
230		8,778	(15,507)	(39,838)	(64,660)	(89,482)	(114,304)	(139,125)
240		1,459	(22,826)	(47,319)	(72,141)	(96,963)	(121,784)	(146,606)
250		(5,860)	(30,145)	(54,800)	(79,622)	(104,443)	(129,265)	(154,418)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

TABLE 4

		BLV (£ per acre)					
		100,000	120,000	140,000	160,000	180,000	200,000
Balance (RLV - BLV £ per acre (n))	-	104,356	84,356	64,356	44,356	24,356	4,356
	10	97,314	77,314	57,314	37,314	17,314	(2,686)
CIL Rate (£)	20	90,272	70,272	50,272	30,272	10,272	(9,728)
	30	83,150	63,150	43,150	23,150	3,150	(16,850)
	40	75,866	55,866	35,866	15,866	(4,134)	(24,134)
	50	68,583	48,583	28,583	8,583	(11,417)	(31,417)
	60	61,299	41,299	21,299	1,299	(18,701)	(38,701)
	70	54,015	34,015	14,015	(5,985)	(25,985)	(45,985)
	80	46,732	26,732	6,732	(13,268)	(33,268)	(53,268)
	90	39,448	19,448	(552)	(20,552)	(40,552)	(60,552)
	100	32,165	12,165	(7,835)	(27,835)	(47,835)	(67,835)
	110	24,881	4,881	(15,119)	(35,119)	(55,119)	(75,119)
	120	17,598	(2,402)	(22,402)	(42,402)	(62,402)	(82,402)
	130	10,270	(9,730)	(29,730)	(49,730)	(69,730)	(89,730)
	140	2,825	(17,175)	(37,175)	(57,175)	(77,175)	(97,175)
	150	(4,619)	(24,619)	(44,619)	(64,619)	(84,619)	(104,619)
	160	(12,064)	(32,064)	(52,064)	(72,064)	(92,064)	(112,064)
	170	(19,508)	(39,508)	(59,508)	(79,508)	(99,508)	(119,508)
	180	(26,953)	(46,953)	(66,953)	(86,953)	(106,953)	(126,953)
	190	(34,397)	(54,397)	(74,397)	(94,397)	(114,397)	(134,397)
	200	(41,861)	(61,861)	(81,861)	(101,861)	(121,861)	(141,861)
	210	(49,342)	(69,342)	(89,342)	(109,342)	(129,342)	(149,342)
	220	(56,823)	(76,823)	(96,823)	(116,823)	(136,823)	(156,823)
	230	(64,304)	(84,304)	(104,304)	(124,304)	(144,304)	(164,304)
	240	(71,784)	(91,784)	(111,784)	(131,784)	(151,784)	(171,784)
	250	(79,265)	(99,265)	(119,265)	(139,265)	(159,265)	(179,265)

TABLE 5

		Build Cost 100%					
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%
Balance (RLV - BLV £ per acre (n))	-	181,861	139,359	96,858	54,356	11,042	(32,917)
	10	174,819	132,317	89,816	47,314	3,758	(40,256)
CIL Rate (£)	20	167,777	125,275	82,773	40,272	(3,526)	(47,701)
	30	160,735	118,233	75,731	33,150	(10,809)	(55,145)
	40	153,693	111,191	68,689	25,866	(18,093)	(62,590)
	50	146,651	104,149	61,647	18,583	(25,376)	(70,035)
	60	139,608	97,107	54,605	11,299	(32,660)	(77,479)
	70	132,566	90,064	47,563	4,015	(39,993)	(84,924)
	80	125,524	83,022	40,521	(3,268)	(47,438)	(92,390)
	90	118,482	75,980	33,407	(10,552)	(54,882)	(99,871)
	100	111,440	68,938	26,124	(17,835)	(62,327)	(107,352)
	110	104,398	61,896	18,840	(25,119)	(69,771)	(114,832)
	120	97,356	54,854	11,557	(32,402)	(77,216)	(122,313)
	130	90,313	47,812	4,273	(39,730)	(84,660)	(129,794)
	140	83,271	40,769	(3,011)	(47,175)	(92,126)	(137,275)
	150	76,229	33,665	(10,294)	(54,619)	(99,606)	(144,756)
	160	69,187	26,381	(17,578)	(62,064)	(107,087)	(152,418)
	170	62,145	19,098	(24,861)	(69,508)	(114,568)	(160,505)
	180	55,103	11,814	(32,145)	(76,953)	(122,049)	(168,592)
	190	48,061	4,530	(39,467)	(84,397)	(129,530)	(176,680)
	200	41,018	(2,753)	(46,911)	(91,861)	(137,010)	(184,767)
	210	33,922	(10,037)	(54,356)	(99,342)	(144,491)	(192,854)
	220	26,639	(17,320)	(61,800)	(106,823)	(152,132)	(200,942)
	230	19,355	(24,604)	(69,245)	(114,304)	(160,219)	(209,029)
	240	12,072	(31,887)	(76,690)	(121,784)	(168,306)	(217,116)
	250	4,788	(39,204)	(84,134)	(129,265)	(176,394)	(225,204)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

TABLE 6		Market Values 100%						
Balance (RLV - BLV £ per acre (n))	1	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		(85,619)	(38,063)	8,473	54,356	99,341	144,327	189,313
10		(93,064)	(45,508)	1,189	47,314	92,299	137,285	182,271
CIL Rate (£)	20	(100,537)	(52,952)	(6,095)	40,272	85,257	130,243	175,228
76	30	(108,018)	(60,397)	(13,378)	33,150	78,215	123,201	168,186
	40	(115,499)	(67,841)	(20,662)	25,866	71,173	116,158	161,144
	50	(122,980)	(75,286)	(27,945)	18,583	64,131	109,116	154,102
	60	(130,460)	(82,731)	(35,229)	11,299	57,089	102,074	147,060
	70	(137,941)	(90,175)	(42,619)	4,015	50,046	95,032	140,018
	80	(145,422)	(97,645)	(50,063)	(3,268)	43,004	87,990	132,976
	90	(153,138)	(105,126)	(57,508)	(10,552)	35,962	80,948	125,933
	100	(161,225)	(112,607)	(64,953)	(17,835)	28,693	73,906	118,891
	110	(169,313)	(120,088)	(72,397)	(25,119)	21,409	66,864	111,849
	120	(177,400)	(127,568)	(79,842)	(32,402)	14,125	59,821	104,807
	130	(185,487)	(135,049)	(87,286)	(39,730)	6,842	52,779	97,765
	140	(193,575)	(142,530)	(94,753)	(47,175)	(442)	45,737	90,723
	150	(201,662)	(150,012)	(102,234)	(54,619)	(7,725)	38,695	83,681
	160	(209,749)	(158,099)	(109,715)	(62,064)	(15,009)	31,519	76,638
	170	(217,837)	(166,186)	(117,196)	(69,508)	(22,292)	24,236	69,596
	180	(225,924)	(174,274)	(124,676)	(76,953)	(29,576)	16,952	62,554
	190	(234,011)	(182,361)	(132,157)	(84,397)	(36,860)	9,668	55,512
	200	(242,099)	(190,448)	(139,638)	(91,861)	(44,286)	2,385	48,470
	210	(250,186)	(198,536)	(147,119)	(99,342)	(51,730)	(4,899)	41,428
	220	(258,273)	(206,623)	(154,972)	(106,823)	(59,175)	(12,182)	34,346
	230	(266,361)	(214,710)	(163,060)	(114,304)	(66,619)	(19,466)	27,062
	240	(274,448)	(222,798)	(171,147)	(121,784)	(74,064)	(26,750)	19,778
	250	(282,535)	(230,885)	(179,234)	(129,265)	(81,508)	(34,033)	12,495

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **J** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 No Units: **35**
 Notes: **Median BCIS; Higher values; 30% AH**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	35 Units		
AH Policy requirement (% Target)	30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%	
AH tenure split %	Affordable Rent:	67.0%	
	Social Rent:	0.0%	67.0% % Rented
	First Homes:	0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%	9.9% % of total (>10% First Homes PPG 023)
		100%	100.0%

CIL Rate (£ psm) **80.89** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	2.6	8%	2.6
2 bed House	25.0%	6.1	45.00%	4.7	31%	10.9
3 bed House	55.0%	13.5	25.00%	2.6	46%	16.1
4 bed House	20.0%	4.9	5.00%	0.5	16%	5.4
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	24.5	100.00%	10.5	100%	35.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	152	1,639	152	1,639
2 bed House	453	4,879	350	3,764	803	8,642
3 bed House	1,253	13,489	244	2,628	1,497	16,117
4 bed House	564	6,065	54	582	618	6,648
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	2,270	24,433	800	8,612	3,070	33,045

AH % by floor area: **26.06% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	472,500
2 bed House	255,000	3,446	320	2,766,750
3 bed House	320,000	3,441	320	5,152,000
4 bed House	380,000	3,304	307	2,061,500
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				10,452,750

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	114,750	45%	0	0%	178,500	70%	178,500	70%
3 bed House	144,000	45%	0	0%	224,000	70%	224,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

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Scheme Typology: **BETA scheme** No Units: **35**
Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
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GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	6.1	@	255,000	1,561,875
3 bed House	13.5	@	320,000	4,312,000
4 bed House	4.9	@	380,000	1,862,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	24.5			7,735,875
Affordable Rent GDV -				
1 bed House	1.8	@	81,000	142,459
2 bed House	3.2	@	114,750	363,270
3 bed House	1.8	@	144,000	253,260
4 bed House	0.4	@	171,000	60,149
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	7.0			819,138
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	178,500	-
3 bed House	0.0	@	224,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.9	@	126,000	109,148
2 bed House	1.6	@	178,500	278,326
3 bed House	0.9	@	224,000	194,040
4 bed House	0.2	@	266,000	46,085
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	3.5	10.5		627,598
Sub-total GDV Residential				
	35			9,182,611
	AH on-site cost analysis:		13.83% % of GDV	EMV (no AH) less EGDV (inc. AH)
			414 £ psm (total GIA sqm)	36,290 £ per unit (total units)
Grant	11	AH units @	0 per unit	-
Total GDV				9,182,611

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DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(16,170)
Planning Application Professional Fees, Surveys and reports					(50,000)
CIL (Mkrt only + garages)		2,270 sqm		80.89 £ psm	(183,614)
	CIL analysis:	2.00% % of GDV		5,246 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	35 units @		20,805 per unit	(728,175)
	S106 analysis:	624,150 £ per ha	7.93% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	35 units @		0 per unit	-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	624,150 £ per ha	7.93% % of GDV	20,805 £ per unit (total units)	
AH Commuted Sum		3,070 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		1.17 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1				-
	Year 2				-
	Year 3				-
	Year 4				-
	Year 5				-
	Years (all)	35 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		152 sqm @		1,468 psm	(223,503)
2 bed House		803 sqm @		1,468 psm	(1,178,657)
3 bed House		1,497 sqm @		1,468 psm	(2,198,036)
4 bed House		618 sqm @		1,468 psm	(906,600)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mkrt only)	13	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	5	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		4,506,797 @		10.0%	(450,680)
	Ext. Works analysis:			12,877 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		35 units @		1,011 £ per unit	(35,385)
Part L/FHS	35 units @			4,847 £ per unit	(169,645)
Additional Low Carbon/Energy Reduction	35 units @			0 £ per unit	-
Water Efficiency	35 units @			0 £ per unit	-
	Sub-total				(205,030)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		5,162,506 @		3.0%	(154,875)

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Professional Fees	5,162,506 @	7.0%		(361,375)
Disposal Costs -				
OMS Marketing and Promotion	7,735,875 OMS @	3.00%	6,631 £ per unit	(232,076)
Residential Sales Agent Costs	7,735,875 OMS @	1.00%	2,210 £ per unit	(77,359)
Residential Sales Legal Costs	7,735,875 OMS @	0.25%	553 £ per unit	(19,340)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,679 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(70,940)
Developers Profit -				
Profit on OMS	7,735,875	20.00%		(1,547,175)
Margin on AH	1,446,736	6.00% on AH values		(86,804)
Profit analysis:	9,182,611	17.79% blended GDV	(1,633,979)	
	7,066,431	23.12% on costs	(1,633,979)	
TOTAL COSTS				(8,700,410)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				482,201
SDLT	482,201 @	HMRC formula		(13,610)
Acquisition Agent fees	482,201 @	1.0%		(4,822)
Acquisition Legal fees	482,201 @	0.5%		(2,411)
Interest on Land	482,201 @	6.00%		(28,932)
Residual Land Value				432,426
RLV analysis:	12,355 £ per plot	370,651 £ per ha (net)	150,000 £ per acre (net)	
		296,521 £ per ha (gross)	120,000 £ per acre (gross)	
			4.71% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0 dph (net)			
Site Area (net)	1.17 ha (net)		2.88 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	1.46 ha (gross)		3.60 acres (gross)	
Density analysis:	2,631 sqm/ha (net)	11,463 sqft/ac (net)		
	24 dph (gross)			
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	432,425
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.71% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		1 £ per ha (net)	£ per acre (net)	1

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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	-	229,040	186,114	143,158	100,201	57,245	14,288	(28,668)
	10	219,972	177,521	135,070	92,619	50,168	7,717	(34,734)
	20	210,873	168,928	126,982	85,037	43,091	1,146	(40,800)
	30	201,775	160,334	118,894	77,454	36,014	(5,426)	(46,866)
	40	192,676	151,741	110,807	69,872	28,937	(11,997)	(52,932)
	50	183,577	143,148	102,719	62,290	21,861	(18,568)	(59,004)
	60	174,478	134,554	94,631	54,707	14,784	(25,140)	(65,100)
	70	165,379	125,961	86,543	47,125	7,707	(31,711)	(71,220)
	80	156,280	117,368	78,455	39,543	630	(38,283)	(77,524)
	90	147,182	108,774	70,367	31,960	(6,447)	(44,854)	(83,828)
	100	138,083	100,181	62,280	24,378	(13,524)	(51,425)	(90,133)
	110	128,984	91,588	54,192	16,796	(20,601)	(58,021)	(96,437)
	120	119,885	82,994	46,104	9,213	(27,677)	(64,624)	(102,761)
	130	110,786	74,401	38,016	1,631	(34,754)	(71,253)	(109,204)
	140	101,687	65,808	29,928	(5,951)	(41,831)	(78,083)	(115,648)
	150	92,589	57,214	21,840	(13,534)	(48,910)	(84,912)	(122,092)
	160	83,490	48,621	13,752	(21,116)	(56,021)	(91,742)	(128,536)
	170	74,391	40,028	5,665	(28,699)	(63,132)	(98,572)	(134,979)
	180	65,292	31,434	(2,423)	(36,281)	(70,244)	(105,480)	(141,423)
	190	56,193	22,841	(10,511)	(43,863)	(77,591)	(112,460)	(147,867)
200	47,095	14,248	(18,599)	(51,482)	(84,946)	(119,441)	(154,660)	
210	37,996	5,654	(26,687)	(59,101)	(92,301)	(126,422)	(161,626)	
220	28,897	(2,939)	(34,775)	(66,720)	(99,656)	(133,403)	(168,592)	
230	19,798	(11,532)	(42,879)	(74,472)	(107,125)	(140,383)	(175,559)	
240	10,699	(20,126)	(51,006)	(82,353)	(114,643)	(147,364)	(182,525)	
250	1,600	(28,719)	(59,133)	(90,233)	(122,160)	(154,697)	(189,491)	

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TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		229,443	175,147	120,588	66,029	11,470	(43,089)	(98,827)
10		222,401	168,070	113,511	58,952	4,393	(50,174)	(106,278)
20		215,358	160,993	106,434	51,875	(2,684)	(57,285)	(113,795)
30		208,315	153,917	99,357	44,798	(9,761)	(64,397)	(121,313)
40		201,273	146,840	92,281	37,721	(16,838)	(71,543)	(128,831)
50		194,230	139,763	85,204	30,645	(23,914)	(78,898)	(136,348)
60		187,188	132,686	78,127	23,568	(30,991)	(86,254)	(143,866)
70		180,145	125,609	71,050	16,491	(38,068)	(93,609)	(151,496)
80		173,091	118,532	63,973	9,414	(45,145)	(100,964)	(159,623)
90		166,015	111,455	56,896	2,337	(52,240)	(108,461)	(167,750)
100		158,938	104,379	49,819	(4,740)	(59,351)	(115,979)	(175,877)
110		151,861	97,302	42,743	(11,817)	(66,462)	(123,497)	(184,005)
120		144,784	90,225	35,666	(18,893)	(73,680)	(131,014)	(192,132)
130		137,707	83,148	28,589	(25,970)	(81,035)	(138,532)	(200,259)
140		130,630	76,071	21,512	(33,047)	(88,390)	(146,050)	(208,386)
150		123,553	68,994	14,435	(40,124)	(95,745)	(153,857)	(216,513)
160		116,476	61,917	7,358	(47,201)	(103,128)	(161,984)	(224,641)
170		109,400	54,841	281	(54,306)	(110,645)	(170,111)	(232,768)
180		102,323	47,764	(6,795)	(61,417)	(118,163)	(178,238)	(240,895)
190		95,246	40,687	(13,872)	(68,528)	(125,681)	(186,366)	(249,022)
200		88,169	33,610	(20,949)	(75,617)	(133,198)	(194,493)	(257,150)
210		81,092	26,533	(28,026)	(83,172)	(140,716)	(202,620)	(265,277)
220		74,015	19,456	(35,103)	(90,527)	(148,234)	(210,747)	(273,404)
230		66,938	12,379	(42,180)	(97,882)	(155,751)	(218,874)	(281,531)
240		59,862	5,302	(49,260)	(105,311)	(163,269)	(227,002)	(289,658)
250		52,785	(1,774)	(56,371)	(112,829)	(170,787)	(235,129)	(297,785)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		174,645	151,165	127,685	104,205	80,725	57,245	33,765
10		167,568	144,088	120,608	97,128	73,648	50,168	26,688
20		160,491	137,011	113,531	90,051	66,571	43,091	19,611
30		153,414	129,934	106,454	82,974	59,494	36,014	12,534
40		146,337	122,857	99,377	75,897	52,417	28,937	5,457
50		139,261	115,781	92,301	68,821	45,341	21,861	(1,619)
60		132,184	108,704	85,224	61,744	38,264	14,784	(8,696)
70		125,107	101,627	78,147	54,667	31,187	7,707	(15,773)
80		118,030	94,550	71,070	47,590	24,110	630	(22,850)
90		110,953	87,473	63,993	40,513	17,033	(6,447)	(29,927)
100		103,876	80,396	56,916	33,436	9,956	(13,524)	(37,004)
110		96,799	73,319	49,839	26,359	2,879	(20,601)	(44,081)
120		89,723	66,243	42,763	19,283	(4,197)	(27,677)	(51,157)
130		82,646	59,166	35,686	12,206	(11,274)	(34,754)	(58,234)
140		75,569	52,089	28,609	5,129	(18,351)	(41,831)	(65,311)
150		68,490	45,010	21,530	(1,950)	(25,430)	(48,910)	(72,455)
160		61,379	37,899	14,419	(9,061)	(32,541)	(56,021)	(79,810)
170		54,268	30,788	7,308	(16,172)	(39,652)	(63,132)	(87,166)
180		47,156	23,676	196	(23,284)	(46,764)	(70,244)	(94,521)
190		40,045	16,565	(6,915)	(30,395)	(53,875)	(77,591)	(101,876)
200		32,934	9,454	(14,026)	(37,506)	(60,986)	(84,946)	(109,394)
210		25,822	2,342	(21,138)	(44,618)	(68,098)	(92,301)	(116,911)
220		18,711	(4,769)	(28,249)	(51,729)	(75,371)	(99,656)	(124,429)
230		11,600	(11,880)	(35,360)	(58,840)	(82,726)	(107,125)	(131,947)
240		4,488	(18,992)	(42,472)	(65,952)	(90,081)	(114,643)	(139,464)
250		(2,623)	(26,103)	(49,583)	(73,152)	(97,437)	(122,160)	(146,982)

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TABLE 4

		BLV (£ per acre)							
		100,000	120,000	140,000	160,000	180,000	200,000	220,000	
	Balance (RLV - BLV £ per acre (n))	-	107,245	87,245	67,245	47,245	27,245	7,245	(12,755)
	10	100,168	80,168	60,168	40,168	20,168	168	(19,832)	(19,832)
	20	93,091	73,091	53,091	33,091	13,091	(6,909)	(26,909)	(26,909)
	30	86,014	66,014	46,014	26,014	6,014	(13,986)	(33,986)	(33,986)
	40	78,937	58,937	38,937	18,937	(1,063)	(21,063)	(41,063)	(41,063)
	50	71,861	51,861	31,861	11,861	(8,139)	(28,139)	(48,139)	(48,139)
	60	64,784	44,784	24,784	4,784	(15,216)	(35,216)	(55,216)	(55,216)
	70	57,707	37,707	17,707	(2,293)	(22,293)	(42,293)	(62,293)	(62,293)
	80	50,630	30,630	10,630	(9,370)	(29,370)	(49,370)	(69,370)	(69,370)
	90	43,553	23,553	3,553	(16,447)	(36,447)	(56,447)	(76,447)	(76,447)
	100	36,476	16,476	(3,524)	(23,524)	(43,524)	(63,524)	(83,524)	(83,524)
	110	29,399	9,399	(10,601)	(30,601)	(50,601)	(70,601)	(90,601)	(90,601)
	120	22,322	2,322	(17,677)	(37,677)	(57,677)	(77,677)	(97,677)	(97,677)
	130	15,245	(4,754)	(24,754)	(44,754)	(64,754)	(84,754)	(104,754)	(104,754)
	140	8,169	(11,831)	(31,831)	(51,831)	(71,831)	(91,831)	(111,831)	(111,831)
	150	1,090	(18,910)	(38,910)	(58,910)	(78,910)	(98,910)	(118,910)	(118,910)
	160	(6,021)	(26,021)	(46,021)	(66,021)	(86,021)	(106,021)	(126,021)	(126,021)
	170	(13,132)	(33,132)	(53,132)	(73,132)	(93,132)	(113,132)	(133,132)	(133,132)
	180	(20,244)	(40,244)	(60,244)	(80,244)	(100,244)	(120,244)	(140,244)	(140,244)
	190	(27,591)	(47,591)	(67,591)	(87,591)	(107,591)	(127,591)	(147,591)	(147,591)
	200	(34,946)	(54,946)	(74,946)	(94,946)	(114,946)	(134,946)	(154,946)	(154,946)
	210	(42,301)	(62,301)	(82,301)	(102,301)	(122,301)	(142,301)	(162,301)	(162,301)
	220	(49,656)	(69,656)	(89,656)	(109,656)	(129,656)	(149,656)	(169,656)	(169,656)
	230	(57,125)	(77,125)	(97,125)	(117,125)	(137,125)	(157,125)	(177,125)	(177,125)
	240	(64,643)	(84,643)	(104,643)	(124,643)	(144,643)	(164,643)	(184,643)	(184,643)
	250	(72,160)	(92,160)	(112,160)	(132,160)	(152,160)	(172,160)	(192,160)	(192,160)

TABLE 5

		Build Cost 100%							
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
	Balance (RLV - BLV £ per acre (n))	-	185,333	142,669	99,957	57,245	14,533	(28,179)	(71,018)
	10	178,290	135,592	92,880	50,168	7,456	(35,256)	(78,373)	(78,373)
	20	171,227	128,515	85,803	43,091	379	(42,333)	(85,728)	(85,728)
	30	164,150	121,438	78,726	36,014	(6,698)	(49,414)	(93,083)	(93,083)
	40	157,074	114,362	71,650	28,937	(13,775)	(56,525)	(100,438)	(100,438)
	50	149,997	107,285	64,573	21,861	(20,851)	(63,637)	(107,924)	(107,924)
	60	142,920	100,208	57,496	14,784	(27,928)	(70,757)	(115,442)	(115,442)
	70	135,843	93,131	50,419	7,707	(35,005)	(78,112)	(122,960)	(122,960)
	80	128,766	86,054	43,342	630	(42,082)	(85,467)	(130,477)	(130,477)
	90	121,689	78,977	36,265	(6,447)	(49,162)	(92,822)	(137,995)	(137,995)
	100	114,612	71,900	29,188	(13,524)	(56,273)	(100,178)	(145,513)	(145,513)
	110	107,536	64,824	22,111	(20,601)	(63,384)	(107,658)	(153,276)	(153,276)
	120	100,459	57,747	15,035	(27,677)	(70,496)	(115,176)	(161,403)	(161,403)
	130	93,382	50,670	7,958	(34,754)	(77,852)	(122,693)	(169,530)	(169,530)
	140	86,305	43,593	881	(41,831)	(85,207)	(130,211)	(177,658)	(177,658)
	150	79,228	36,516	(6,196)	(48,910)	(92,562)	(137,729)	(185,785)	(185,785)
	160	72,151	29,439	(13,273)	(56,021)	(99,917)	(145,246)	(193,912)	(193,912)
	170	65,074	22,362	(20,350)	(63,132)	(107,391)	(152,988)	(202,039)	(202,039)
	180	57,997	15,285	(27,427)	(70,244)	(114,909)	(161,115)	(210,167)	(210,167)
	190	50,921	8,209	(34,503)	(77,591)	(122,427)	(169,242)	(218,294)	(218,294)
	200	43,844	1,132	(41,580)	(84,946)	(129,944)	(177,370)	(226,421)	(226,421)
	210	36,767	(5,945)	(48,658)	(92,301)	(137,462)	(185,497)	(234,548)	(234,548)
	220	29,690	(13,022)	(55,769)	(99,656)	(144,980)	(193,624)	(242,675)	(242,675)
	230	22,613	(20,099)	(62,880)	(107,125)	(152,700)	(201,751)	(250,803)	(250,803)
	240	15,536	(27,176)	(69,992)	(114,643)	(160,827)	(209,878)	(258,930)	(258,930)
	250	8,459	(34,253)	(77,330)	(122,160)	(168,954)	(218,006)	(267,057)	(267,057)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; 30% AH**

		Market Values 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	-	(79,054)	(33,355)	11,945	57,245	102,545	147,845	193,145
	10	(86,409)	(40,432)	4,868	50,168	95,468	140,768	186,068
	20	(93,764)	(47,509)	(2,209)	43,091	88,391	133,691	178,991
	30	(101,119)	(54,594)	(9,286)	36,014	81,314	126,614	171,914
	40	(108,620)	(61,705)	(16,362)	28,937	74,237	119,537	164,837
	50	(116,138)	(68,816)	(23,439)	21,861	67,161	112,460	157,760
	60	(123,655)	(76,114)	(30,516)	14,784	60,084	105,384	150,683
	70	(131,173)	(83,469)	(37,593)	7,707	53,007	98,307	143,607
	80	(138,691)	(90,825)	(44,670)	630	45,930	91,230	136,530
	90	(146,208)	(98,180)	(51,752)	(6,447)	38,853	84,153	129,453
	100	(154,028)	(105,616)	(58,863)	(13,524)	31,776	77,076	122,376
	110	(162,155)	(113,133)	(65,974)	(20,601)	24,699	69,999	115,299
	120	(170,283)	(120,651)	(73,175)	(27,677)	17,622	62,922	108,222
	130	(178,410)	(128,169)	(80,530)	(34,754)	10,546	55,846	101,145
	140	(186,537)	(135,686)	(87,885)	(41,831)	3,469	48,769	94,069
	150	(194,664)	(143,204)	(95,240)	(48,910)	(3,608)	41,692	86,992
	160	(202,792)	(150,780)	(102,612)	(56,021)	(10,685)	34,615	79,915
	170	(210,919)	(158,908)	(110,129)	(63,132)	(17,762)	27,538	72,838
	180	(219,046)	(167,035)	(117,647)	(70,244)	(24,839)	20,461	65,761
	190	(227,173)	(175,162)	(125,165)	(77,591)	(31,916)	13,384	58,684
	200	(235,300)	(183,289)	(132,682)	(84,946)	(38,992)	6,307	51,607
	210	(243,428)	(191,416)	(140,200)	(92,301)	(46,069)	(769)	44,531
	220	(251,555)	(199,544)	(147,718)	(99,656)	(53,179)	(7,846)	37,454
	230	(259,682)	(207,671)	(155,660)	(107,125)	(60,290)	(14,923)	30,377
	240	(267,809)	(215,798)	(163,787)	(114,643)	(67,402)	(22,000)	23,300
	250	(275,936)	(223,925)	(171,914)	(122,160)	(74,651)	(29,077)	16,223

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **K** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** No Units: **60**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES																	
Total number of units in scheme				60 Units													
AH Policy requirement (% Target)				30%													
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%													
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented											
		Social Rent:		0.0%													
		First Homes:		0.0%													
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)											
				100%		100.0%											
CIL Rate (£ psm)				135.99		£ psm											
Unit mix -		OMS Unit mix%		MV # units		AH mix%		AH # units		Overall mix%		Total # units					
1 bed House		0.0%		0.0		25.00%		4.5		8%		4.5					
2 bed House		30.0%		12.6		45.00%		8.1		35%		20.7					
3 bed House		45.0%		18.9		25.00%		4.5		39%		23.4					
4 bed House		25.0%		10.5		5.00%		0.9		19%		11.4					
5 bed House		0.0%		0.0		0.00%		0.0		0%		0.0					
1 bed Flat		0.0%		0.0		0.00%		0.0		0%		0.0					
2 bed Flat		0.0%		0.0		0.00%		0.0		0%		0.0					
3 bed Flat		0.0%		0.0		0.00%		0.0		0%		0.0					
Total number of units		100.0%		42.0		100.0%		18.0		100%		60.0					
OMS Unit Floor areas -		Net area per unit (sqm)		(sqft)		Net to Gross %				Gross (GIA) per unit (sqm)		(sqft)					
1 bed House		58.0		624						58.0		624					
2 bed House		74.0		797						74.0		797					
3 bed House		87.0		936						87.0		936					
4 bed House		115.0		1,238						115.0		1,238					
5 bed House		165.0		1,776						165.0		1,776					
1 bed Flat		45.0		484		85.0%				52.9		570					
2 bed Flat		64.0		689		85.0%				75.3		810					
3 bed Flat		80.0		861		85.0%				94.1		1,013					
AH Unit Floor areas -		Net area per unit (sqm)		(sqft)		Net to Gross %				Gross (GIA) per unit (sqm)		(sqft)					
1 bed House		58.0		624						58.0		624					
2 bed House		74.0		797						74.0		797					
3 bed House		93.0		1,001						93.0		1,001					
4 bed House		103.0		1,109						103.0		1,109					
5 bed House		140.0		1,507						140.0		1,507					
1 bed Flat		45.0		484		85.0%				52.9		570					
2 bed Flat		64.0		689		85.0%				75.3		810					
3 bed Flat		80.0		861		85.0%				94.1		1,013					
Total Gross Floor areas -		OMS Units GIA (sqm)		(sqft)		AH units GIA (sqm)		(sqft)		Total GIA (all units) (sqm)		(sqft)					
1 bed House		0		0		261		2,809		261		2,809					
2 bed House		932		10,036		599		6,452		1,532		16,488					
3 bed House		1,644		17,699		419		4,505		2,063		22,204					
4 bed House		1,208		12,997		93		998		1,300		13,995					
5 bed House		0		0		0		0		0		0					
1 bed Flat		0		0		0		0		0		0					
2 bed Flat		0		0		0		0		0		0					
3 bed Flat		0		0		0		0		0		0					
		3,784		40,733		1,372		14,764		5,156		55,497					
AH % by floor area:												26.60% AH % by floor area (difference due to mix)					
Open Market Sales values (£) -		£ OMS (per unit)		£ psm		£ psf				total MV £ (no AH)							
1 bed House		180,000		3,103		288				810,000							
2 bed House		250,000		3,378		314				5,175,000							
3 bed House		300,000		3,448		320				7,020,000							
4 bed House		380,000		3,304		307				4,332,000							
5 bed House		500,000		3,030		282				0							
1 bed Flat		143,091		3,180		295				0							
2 bed Flat		181,616		2,838		264				0							
3 bed Flat		250,000		3,125		290				0							
										17,337,000							
Affordable Housing values (£) -		Aff. Rent £		% of MV		Social Rent £		% of MV		First Homes £*		% of MV		Other Int. £		% of MV	
1 bed House		81,000		45%		0		0%		126,000		70%		126,000		70%	
2 bed House		112,500		45%		0		0%		175,000		70%		175,000		70%	
3 bed House		135,000		45%		0		0%		210,000		70%		210,000		70%	
4 bed House		171,000		45%		0		0%		250,000		70%		266,000		70%	
5 bed House		225,000		45%		0		0%		250,000		70%		350,000		70%	
1 bed Flat		64,391		45%		0		0%		100,164		70%		100,164		70%	
2 bed Flat		81,727		45%		0		0%		127,131		70%		127,131		70%	
3 bed Flat		112,500		45%		0		0%		175,000		70%		175,000		70%	

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	12.6	@	250,000	3,150,000
3 bed House	18.9	@	300,000	5,670,000
4 bed House	10.5	@	380,000	3,990,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	42.0			12,810,000
Affordable Rent GDV -				
1 bed House	3.0	@	81,000	244,215
2 bed House	5.4	@	112,500	610,538
3 bed House	3.0	@	135,000	407,025
4 bed House	0.6	@	171,000	103,113
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	12.1			1,364,891
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	1.5	@	126,000	187,110
2 bed House	2.7	@	175,000	467,775
3 bed House	1.5	@	210,000	311,850
4 bed House	0.3	@	266,000	79,002
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	5.9	18.0		1,045,737
Sub-total GDV Residential			60	15,220,628
AH on-site cost analysis:		13.90% % of GDV	EMV (no AH) less £GDV (inc. AH)	2,116,373
		410 £ psm (total GIA sqm)	35,273 £ per unit (total units)	
Grant				
	18	AH units @	0	per unit
Total GDV				15,220,628

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Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(24,239)
Planning Application Professional Fees, Surveys and reports					(70,000)
CIL (Mkrt only + garages)		3,784 sqm	135.99 £ psm		(514,609)
	CIL analysis:	3.38% % of GDV	8,577 £ per unit (total units)		
Other CBC/LCC S106 Contributions	Years (all)	60 units @	20,805 per unit		(1,248,300)
	S106 analysis:	624,150 £ per ha	8.20% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	60 units @	0 per unit		-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	624,150 £ per ha	8.20% % of GDV	20,805 £ per unit (total units)	
AH Commuted Sum		5,156 sqm (total)	0 £ psm		-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		2.00 ha @	0 £ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	60 units @	0 per unit		-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		261 sqm @	1,293 psm		(337,473)
2 bed House		1,532 sqm @	1,293 psm		(1,980,617)
3 bed House		2,063 sqm @	1,293 psm		(2,667,200)
4 bed House		1,300 sqm @	1,293 psm		(1,681,159)
5 bed House		- sqm @	1,293 psm		-
1 bed Flat		- sqm @	1,691 psm		-
2 bed Flat		- sqm @	1,691 psm		-
3 bed Flat		- sqm @	1,691 psm		-
Garages for 3B House (Mkrt only)	19	0% units @	18 sqm @	600 psm	-
Garages for 4B House (Mkrt only)	11	0% units @	18 sqm @	600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @	600 psm	-
External works		6,666,449 @	20.0%		(1,333,290)
	Ext. Works analysis:		22,221 £ per unit (total units)		
Policy Costs on design -					
Net Biodiversity costs		60 units @	1,011 £ per unit		(60,660)
Part L/FHS	60 units @		4,847 £ per unit		(290,820)
Additional Low Carbon/Energy Reduction	60 units @		0 £ per unit		-
Water Efficiency	60 units @		0 £ per unit		-
	Sub-total				(351,480)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)		
Contingency (on construction)		8,351,219 @	3.0%		(250,537)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

Professional Fees	8,351,219 @	7.0%		(584,585)
Disposal Costs -				
OMS Marketing and Promotion	12,810,000 OMS @	3.00%	6,405 £ per unit	(384,300)
Residential Sales Agent Costs	12,810,000 OMS @	1.00%	2,135 £ per unit	(128,100)
Residential Sales Legal Costs	12,810,000 OMS @	0.25%	534 £ per unit	(32,025)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,240 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(80,875)
Developers Profit -				
Profit on OMS	12,810,000	20.00%		(2,562,000)
Margin on AH	2,410,628	6.00% on AH values		(144,638)
Profit analysis:	15,220,628	17.78% blended GDV	(2,706,638)	
	11,678,789	23.18% on costs	(2,706,638)	
TOTAL COSTS				(14,385,426)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				835,201
SDLT	835,201 @	HMRC formula		(31,260)
Acquisition Agent fees	835,201 @	1.0%		(8,352)
Acquisition Legal fees	835,201 @	0.5%		(4,176)
Interest on Land	835,201 @	6.00%		(50,112)
Residual Land Value				741,301
RLV analysis:	12,355 £ per plot	370,651 £ per ha (net)	150,000 £ per acre (net)	
		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.87% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0 dph (net)			
Site Area (net)	2.00 ha (net)		4.94 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	2.50 ha (gross)		6.18 acres (gross)	
Density analysis:	2,578 sqm/ha (net)		11,230 sqft/ac (net)	
	24 dph (gross)			
Benchmark Land Value (net)	12,355 £ per plot	370,650 £ per ha (net)	150,000 £ per acre (net)	741,300
BLV analysis:		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.87% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		1 £ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	266,789	223,452	180,091	136,649	93,172	49,606	5,913
	10	258,056	215,203	172,304	129,349	86,335	43,250	31
	20	249,322	206,955	164,516	122,048	79,498	36,878	(5,869)
	30	240,588	198,706	156,729	114,748	72,661	30,506	(11,774)
	40	231,854	190,437	148,942	107,436	65,824	24,135	(17,679)
	50	223,120	182,163	141,155	100,111	58,987	17,763	(23,584)
	60	214,386	173,889	133,368	92,786	52,151	11,391	(29,489)
	70	205,649	165,615	125,580	85,461	45,297	5,019	(35,394)
	80	196,889	157,341	117,793	78,135	38,435	(1,363)	(41,316)
	90	188,128	149,067	109,980	70,810	31,573	(7,761)	(47,246)
	100	179,367	140,793	102,167	63,485	24,711	(14,158)	(53,176)
	110	170,607	132,519	94,353	56,160	17,849	(20,555)	(59,107)
	120	161,846	124,245	86,540	48,814	10,987	(26,952)	(65,037)
	130	153,086	115,943	78,726	41,462	4,125	(33,349)	(70,976)
	140	144,325	107,641	70,913	34,110	(2,763)	(39,760)	(76,934)
	150	135,564	99,339	63,099	26,758	(9,652)	(46,185)	(82,891)
	160	126,789	91,037	55,272	19,406	(16,542)	(52,609)	(88,849)
	170	117,999	82,736	47,430	12,054	(23,431)	(59,034)	(94,806)
	180	109,209	74,434	39,588	4,695	(30,320)	(65,458)	(100,783)
	190	100,419	66,132	31,746	(2,687)	(37,216)	(71,894)	(106,878)
	200	91,628	57,810	23,904	(10,068)	(44,135)	(78,348)	(113,070)
	210	82,838	49,477	16,061	(17,449)	(51,054)	(84,801)	(119,261)
	220	74,048	41,145	8,216	(24,831)	(57,972)	(91,255)	(125,531)
	230	65,248	32,813	342	(32,212)	(64,891)	(97,709)	(131,860)
	240	56,426	24,480	(7,531)	(39,614)	(71,818)	(104,211)	(138,188)
	250	47,603	16,148	(15,405)	(47,027)	(78,768)	(110,918)	(144,517)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **60**
Greenfield/Brownfield:

Greenfield

TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		263,623	209,815	155,923	101,898	47,689	(6,752)	(61,478)
10		256,849	203,022	149,109	95,061	40,827	(13,642)	(68,397)
20		250,075	196,229	142,295	88,224	33,966	(20,531)	(75,340)
30		243,289	189,436	135,481	81,387	27,104	(27,420)	(82,290)
40		236,496	182,643	128,668	74,551	20,242	(34,309)	(89,241)
50		229,703	175,850	121,854	67,714	13,380	(41,223)	(96,191)
60		222,910	169,057	115,040	60,877	6,518	(48,141)	(103,155)
70		216,117	162,244	108,226	54,040	(361)	(55,060)	(110,363)
80		209,324	155,430	101,403	47,193	(7,250)	(61,979)	(117,587)
90		202,531	148,616	94,567	40,331	(14,140)	(68,897)	(124,874)
100		195,738	141,803	87,730	33,469	(21,029)	(75,843)	(132,258)
110		188,945	134,989	80,893	26,608	(27,918)	(82,793)	(139,641)
120		182,152	128,175	74,056	19,746	(34,807)	(89,743)	(147,024)
130		175,359	121,361	67,219	12,884	(41,723)	(96,694)	(154,765)
140		168,565	114,547	60,383	6,022	(48,641)	(103,662)	(162,747)
150		161,751	107,733	53,546	(859)	(55,560)	(110,886)	(170,728)
160		154,938	100,909	46,697	(7,749)	(62,479)	(118,109)	(178,710)
170		148,124	94,072	39,835	(14,638)	(69,397)	(125,408)	(186,692)
180		141,310	87,236	32,973	(21,527)	(76,345)	(132,791)	(194,674)
190		134,496	80,399	26,111	(28,416)	(83,295)	(140,175)	(202,656)
200		127,682	73,562	19,249	(35,305)	(90,246)	(147,558)	(210,638)
210		120,868	66,725	12,388	(42,223)	(97,196)	(155,342)	(218,620)
220		114,055	59,888	5,526	(49,142)	(104,184)	(163,324)	(226,602)
230		107,241	53,051	(1,357)	(56,060)	(111,408)	(171,306)	(234,584)
240		100,415	46,201	(8,247)	(62,979)	(118,632)	(179,287)	(242,565)
250		93,578	39,339	(15,136)	(69,898)	(125,942)	(187,269)	(250,547)

TABLE 4

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		206,574	183,894	161,213	138,533	115,852	93,172	70,491
10		199,738	177,057	154,376	131,696	109,015	86,335	63,654
20		192,901	170,220	147,540	124,859	102,178	79,498	56,817
30		186,064	163,383	140,703	118,022	95,342	72,661	49,980
40		179,227	156,547	133,866	111,185	88,505	65,824	43,144
50		172,390	149,710	127,029	104,349	81,668	58,987	36,307
60		165,554	142,873	120,192	97,512	74,831	52,151	29,470
70		158,700	136,019	113,339	90,658	67,978	45,297	22,616
80		151,838	129,157	106,477	83,796	61,116	38,435	15,754
90		144,976	122,295	99,615	76,934	54,254	31,573	8,892
100		138,114	115,434	92,753	70,072	47,392	24,711	2,031
110		131,252	108,572	85,891	63,210	40,530	17,849	(4,831)
120		124,390	101,710	79,029	56,348	33,668	10,987	(11,693)
130		117,528	94,848	72,167	49,487	26,806	4,125	(18,555)
140		110,640	87,959	65,279	42,598	19,917	(2,763)	(25,444)
150		103,751	81,070	58,389	35,709	13,028	(9,652)	(32,333)
160		96,861	74,181	51,500	28,820	6,139	(16,542)	(39,222)
170		89,972	67,291	44,611	21,930	(750)	(23,431)	(46,111)
180		83,083	60,402	37,722	15,041	(7,640)	(30,320)	(53,001)
190		76,187	53,506	30,825	8,145	(14,536)	(37,216)	(59,897)
200		69,268	46,587	23,907	1,226	(21,454)	(44,135)	(66,816)
210		62,349	39,669	16,988	(5,692)	(28,373)	(51,054)	(73,734)
220		55,431	32,750	10,069	(12,611)	(35,292)	(57,972)	(80,653)
230		48,512	25,831	3,151	(19,530)	(42,210)	(64,891)	(87,572)
240		41,585	18,904	(3,776)	(26,457)	(49,137)	(71,818)	(94,499)
250		34,635	11,954	(10,727)	(33,407)	(56,088)	(78,768)	(101,449)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **60**
Greenfield/Brownfield: **Greenfield**

TABLE 5

		BLV (£ per acre)						
		100,000	120,000	140,000	160,000	180,000	200,000	220,000
Balance (RLV - BLV £ per acre (n))	-	143,172	123,172	103,172	83,172	63,172	43,172	23,172
	10	136,335	116,335	96,335	76,335	56,335	36,335	16,335
	20	129,498	109,498	89,498	69,498	49,498	29,498	9,498
CIL Rate (£)	136	122,661	102,661	82,661	62,661	42,661	22,661	2,661
	40	115,824	95,824	75,824	55,824	35,824	15,824	(4,176)
	50	108,987	88,987	68,987	48,987	28,987	8,987	(11,013)
	60	102,151	82,151	62,151	42,151	22,151	2,151	(17,849)
	70	95,297	75,297	55,297	35,297	15,297	(4,703)	(24,703)
	80	88,435	68,435	48,435	28,435	8,435	(11,565)	(31,565)
	90	81,573	61,573	41,573	21,573	1,573	(18,427)	(38,427)
	100	74,711	54,711	34,711	14,711	(5,289)	(25,289)	(45,289)
	110	67,849	47,849	27,849	7,849	(12,151)	(32,151)	(52,151)
	120	60,987	40,987	20,987	987	(19,013)	(39,013)	(59,013)
	130	54,125	34,125	14,125	(5,875)	(25,875)	(45,875)	(65,875)
	140	47,237	27,237	7,237	(12,763)	(32,763)	(52,763)	(72,763)
	150	40,348	20,348	348	(19,652)	(39,652)	(59,652)	(79,652)
	160	33,458	13,458	(6,542)	(26,542)	(46,542)	(66,542)	(86,542)
	170	26,569	6,569	(13,431)	(33,431)	(53,431)	(73,431)	(93,431)
	180	19,680	(320)	(20,320)	(40,320)	(60,320)	(80,320)	(100,320)
	190	12,784	(7,216)	(27,216)	(47,216)	(67,216)	(87,216)	(107,216)
	200	5,865	(14,135)	(34,135)	(54,135)	(74,135)	(94,135)	(114,135)
	210	(1,054)	(21,054)	(41,054)	(61,054)	(81,054)	(101,054)	(121,054)
	220	(7,972)	(27,972)	(47,972)	(67,972)	(87,972)	(107,972)	(127,972)
	230	(14,891)	(34,891)	(54,891)	(74,891)	(94,891)	(114,891)	(134,891)
	240	(21,818)	(41,818)	(61,818)	(81,818)	(101,818)	(121,818)	(141,818)
	250	(28,768)	(48,768)	(68,768)	(88,768)	(108,768)	(128,768)	(148,768)

TABLE 6

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	212,410	172,753	132,995	93,172	53,244	13,170	(27,045)
	10	205,617	165,960	126,181	86,335	46,388	6,308	(33,936)
	20	198,824	159,154	119,367	79,498	39,526	(580)	(40,854)
CIL Rate (£)	136	192,031	152,340	112,553	72,661	32,664	(7,469)	(47,773)
	40	185,238	145,527	105,740	65,824	25,803	(14,358)	(54,692)
	50	178,445	138,713	98,915	58,987	18,941	(21,248)	(61,610)
	60	171,652	131,899	92,079	52,151	12,079	(28,137)	(68,529)
	70	164,859	125,085	85,242	45,297	5,217	(35,029)	(75,477)
	80	158,058	118,271	78,405	38,435	(1,672)	(41,948)	(82,427)
	90	151,244	111,457	71,568	31,573	(8,561)	(48,867)	(89,378)
	100	144,431	104,644	64,731	24,711	(15,450)	(55,785)	(96,328)
	110	137,617	97,823	57,895	17,849	(22,339)	(62,704)	(103,293)
	120	130,803	90,986	51,058	10,987	(29,229)	(69,624)	(110,506)
	130	123,989	84,149	44,206	4,125	(36,123)	(76,574)	(117,729)
	140	117,175	77,312	37,344	(2,763)	(43,041)	(83,524)	(125,020)
	150	110,361	70,475	30,482	(9,652)	(49,960)	(90,475)	(132,403)
	160	103,548	63,639	23,620	(16,542)	(56,879)	(97,425)	(139,786)
	170	96,730	56,802	16,758	(23,431)	(63,798)	(104,422)	(147,170)
	180	89,893	49,965	9,896	(30,320)	(70,721)	(111,646)	(154,922)
	190	83,056	43,114	3,034	(37,216)	(77,671)	(118,870)	(162,904)
	200	76,219	36,252	(3,855)	(44,135)	(84,622)	(126,185)	(170,886)
	210	69,383	29,390	(10,744)	(51,054)	(91,572)	(133,569)	(178,868)
	220	62,546	22,528	(17,633)	(57,972)	(98,522)	(140,952)	(186,849)
	230	55,709	15,666	(24,522)	(64,891)	(105,563)	(148,335)	(194,831)
	240	48,872	8,805	(31,412)	(71,818)	(112,786)	(156,182)	(202,813)
	250	42,023	1,943	(38,310)	(78,768)	(120,010)	(164,164)	(210,795)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 7		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	(38,135)	5,781	49,547	93,172	136,697	180,177	223,546
	30	(58,883)	(14,863)	28,970	72,661	116,255	159,744	203,167
	40	(65,801)	(21,752)	22,108	65,824	109,442	152,930	196,374
CIL Rate (£)	50	(72,720)	(28,641)	15,246	58,987	102,611	146,117	189,581
	60	(79,668)	(35,530)	8,384	52,151	95,775	139,303	182,788
	70	(86,619)	(42,436)	1,521	45,297	88,938	132,489	175,978
	80	(93,569)	(49,354)	(5,368)	38,435	82,101	125,675	169,164
	90	(100,519)	(56,273)	(12,258)	31,573	75,264	118,861	162,350
	100	(107,629)	(63,192)	(19,147)	24,711	68,427	112,047	155,536
	110	(114,852)	(70,110)	(26,036)	17,849	61,591	105,215	148,722
	120	(122,079)	(77,052)	(32,925)	10,987	54,754	98,378	141,909
	130	(129,463)	(84,002)	(39,826)	4,125	47,900	91,541	135,095
	140	(136,846)	(90,952)	(46,745)	(2,763)	41,038	84,704	128,281
	150	(144,229)	(97,903)	(53,663)	(9,652)	34,176	77,867	121,467
	160	(151,743)	(104,912)	(60,582)	(16,542)	27,314	71,031	114,653
	170	(159,725)	(112,136)	(67,501)	(23,431)	20,452	64,194	107,818
	180	(167,707)	(119,359)	(74,435)	(30,320)	13,590	57,357	100,981
	190	(175,689)	(126,686)	(81,385)	(37,216)	6,728	50,503	94,144
	200	(183,670)	(134,069)	(88,336)	(44,135)	(158)	43,641	87,307
	210	(191,652)	(141,452)	(95,286)	(51,054)	(7,047)	36,779	80,471
	220	(199,634)	(148,836)	(102,243)	(57,972)	(13,937)	29,917	73,634
	230	(207,616)	(156,723)	(109,419)	(64,891)	(20,826)	23,055	66,797
	240	(215,598)	(164,705)	(116,643)	(71,818)	(27,715)	16,193	59,960
	250	(223,580)	(172,687)	(123,910)	(78,768)	(34,607)	9,331	53,106
	260	(231,562)	(180,669)	(131,293)	(85,719)	(41,525)	2,447	46,244
	270	(239,544)	(188,651)	(138,676)	(92,669)	(48,444)	(4,442)	39,382

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **L** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Loughborough / Shepshed** No Units: **135**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	135 Units		
AH Policy requirement (% Target)	30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%	
AH tenure split %	Affordable Rent:	67.0%	67.0% % Rented
	Social Rent:	0.0%	
	First Homes:	0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%	9.9% % of total (>10% First Homes PPG 023)
		100%	100.0%

CIL Rate (£ psm) **134.81** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	10.1	8%	10.1
2 bed House	30.0%	28.4	45.00%	18.2	35%	46.6
3 bed House	45.0%	42.5	25.00%	10.1	39%	52.7
4 bed House	25.0%	23.6	5.00%	2.0	19%	25.7
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	94.5	100.0%	40.5	100%	135.0

OMS Unit Floor areas -	Net area per unit (sqm)	MV (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	MV (sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	87.0	936		87.0	936
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	MV (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	MV (sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	MV (sqft)	AH units GIA (sqm)	MV (sqft)	Total GIA (all units) (sqm)	MV (sqft)
1 bed House	0	0	587	6,321	587	6,321
2 bed House	2,098	22,582	1,349	14,517	3,447	37,098
3 bed House	3,700	39,823	942	10,136	4,641	49,959
4 bed House	2,717	29,244	209	2,245	2,925	31,489
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
Total	8,514	91,649	3,086	33,219	11,601	124,867

AH % by floor area: **26.60% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV (£ no AH)
1 bed House	180,000	3,103	288	1,822,500
2 bed House	250,000	3,378	314	11,643,750
3 bed House	300,000	3,448	320	15,795,000
4 bed House	380,000	3,304	307	9,747,000
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
Total				39,008,250

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%	0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%	0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **135**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	28.4	@	250,000	7,087,500
3 bed House	42.5	@	300,000	12,757,500
4 bed House	23.6	@	380,000	8,977,500
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	94.5			28,822,500
Affordable Rent GDV -				
1 bed House	6.8	@	81,000	549,484
2 bed House	12.2	@	112,500	1,373,709
3 bed House	6.8	@	135,000	915,806
4 bed House	1.4	@	171,000	232,004
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	27.1			3,071,004
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	3.3	@	126,000	420,998
2 bed House	6.0	@	175,000	1,052,494
3 bed House	3.3	@	210,000	701,663
4 bed House	0.7	@	266,000	177,755
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	13.4	40.5		2,352,908
Sub-total GDV Residential				
			135	34,246,412
AH on-site cost analysis:			13.90% % of GDV	EMV (no AH) less £GDV (inc. AH)
			410 £ psm (total GIA sqm)	35,273 £ per unit (total units)
Grant		41	AH units @ 0 per unit	-
Total GDV				34,246,412

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Scheme Typology: **BETA scheme** No Units: **135**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(34,589)
Planning Application Professional Fees, Surveys and reports					(100,000)
CIL (Mkrt only + garages)		8,514 sqm		134.81 £ psm	(1,147,834)
	CIL analysis:	3.35% % of GDV		8,502 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	135 units @		20,805 per unit	(2,808,675)
	S106 analysis:	728,175 £ per ha		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	135 units @		0 per unit	-
	S106 analysis:	- £ per ha		0 £ per unit (total units)	
	TOTAL S106 analysis:	728,175 £ per ha		20,805 £ per unit (total units)	
AH Commuted Sum		11,601 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		3.86 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1				-
	Year 2				-
	Year 3				-
	Year 4				-
	Year 5				-
	Years (all)	135 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha		0 £ per unit (total units)	
1 bed House		587 sqm @		1,293 psm	(759,314)
2 bed House		3,447 sqm @		1,293 psm	(4,456,389)
3 bed House		4,641 sqm @		1,293 psm	(6,001,201)
4 bed House		2,925 sqm @		1,293 psm	(3,782,607)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		- sqm @		1,493 psm	-
2 bed Flat		- sqm @		1,493 psm	-
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkrt only)	43	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	24	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		14,999,511 @		20.0% 22,221 £ per unit (total units)	(2,999,902)
	Ext. Works analysis:				
Policy Costs on design -					
Net Biodiversity costs		135 units @		1,011 £ per unit	(136,485)
Part L/FHS		135 units @		4,847 £ per unit	(654,345)
Additional Low Carbon/Energy Reduction		135 units @		0 £ per unit	-
Water Efficiency		135 units @		0 £ per unit	-
	Sub-total				(790,830)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		18,790,243 @		3.0%	(563,707)

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Scheme Typology: **BETA scheme** No Units: **135**
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Professional Fees	18,790,243 @	7.0%		(1,315,317)
Disposal Costs -				
OMS Marketing and Promotion	28,822,500 OMS @	3.00%	6,405 £ per unit	(864,675)
Residential Sales Agent Costs	28,822,500 OMS @	1.00%	2,135 £ per unit	(288,225)
Residential Sales Legal Costs	28,822,500 OMS @	0.25%	534 £ per unit	(72,056)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,148 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(103,565)
Developers Profit -				
Profit on OMS	28,822,500	20.00%		(5,764,500)
Margin on AH	5,423,912	6.00% on AH values		(325,435)
Profit analysis:	34,246,412	17.78% blended GDV	(6,089,935)	
	26,098,887	23.33% on costs	(6,089,935)	
TOTAL COSTS				(32,188,822)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				2,057,590
SDLT	2,057,590 @	HMRC formula		(92,379)
Acquisition Agent fees	2,057,590 @	1.0%		(20,576)
Acquisition Legal fees	2,057,590 @	0.5%		(10,288)
Interest on Land	2,057,590 @	6.00%		(123,455)
Residual Land Value				1,810,891
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.29% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0 dph (net)			
Site Area (net)	3.86 ha (net)		9.53 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	4.82 ha (gross)		11.91 acres (gross)	
Density analysis:	3,008 sqm/ha (net)	13,101 sqft/ac (net)		
	28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	1,810,890
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.29% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **135**
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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	-	309,435	258,811	208,131	157,429	106,641	55,783	4,821
	10	299,317	249,255	199,124	148,971	98,747	48,440	(1,971)
	20	289,200	239,691	190,117	140,513	90,853	41,096	(8,770)
	30	279,082	230,121	181,110	132,055	82,946	33,747	(15,576)
	40	268,964	220,551	172,103	123,597	75,038	26,389	(22,382)
	50	258,847	210,981	163,096	115,139	67,129	19,032	(29,188)
	60	248,729	201,411	154,086	106,681	59,221	11,674	(35,994)
	70	238,601	191,841	145,064	98,223	51,313	4,316	(42,800)
	80	228,468	182,271	136,042	89,765	43,404	(3,042)	(49,610)
	90	218,335	172,701	127,020	81,300	35,496	(10,399)	(56,432)
	100	208,202	163,132	117,999	72,827	27,583	(17,766)	(63,253)
	110	198,069	153,562	108,977	64,353	19,659	(25,139)	(70,075)
	120	187,936	143,976	99,955	55,880	11,735	(32,512)	(76,896)
	130	177,804	134,391	90,933	47,407	3,812	(39,886)	(83,717)
	140	167,671	124,805	81,911	38,934	(4,112)	(47,259)	(90,553)
	150	157,538	115,219	72,875	30,461	(12,036)	(54,632)	(97,391)
	160	147,400	105,634	63,837	21,984	(19,960)	(62,017)	(104,229)
	170	137,250	96,048	54,799	13,495	(27,897)	(69,407)	(111,066)
	180	127,101	86,462	45,761	5,005	(35,837)	(76,796)	(117,906)
	190	116,951	76,877	36,723	(3,485)	(43,778)	(84,186)	(124,761)
200	106,801	67,275	27,685	(11,975)	(51,718)	(91,576)	(131,616)	
210	96,652	57,672	18,647	(20,464)	(59,658)	(98,975)	(138,472)	
220	86,502	48,069	9,594	(28,954)	(67,602)	(106,383)	(145,327)	
230	76,353	38,466	538	(37,460)	(75,560)	(113,791)	(152,198)	
240	66,194	28,863	(8,517)	(45,968)	(83,518)	(121,198)	(159,071)	
250	56,026	19,260	(17,573)	(54,476)	(91,477)	(128,606)	(165,945)	

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Scheme Typology: **BETA scheme** No Units: **135**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		304,140	241,748	179,269	116,717	54,070	(8,700)	(71,635)
10		296,270	233,867	171,388	108,823	46,162	(16,624)	(79,593)
20		288,401	225,986	163,507	100,929	38,253	(24,554)	(87,551)
30		280,532	218,104	155,617	93,035	30,345	(32,495)	(95,509)
40		272,662	210,223	147,722	85,131	22,422	(40,435)	(103,468)
50		264,793	202,342	139,828	77,223	14,498	(48,375)	(111,440)
60		256,924	194,461	131,934	69,315	6,574	(56,316)	(119,417)
70		249,055	186,580	124,040	61,406	(1,349)	(64,256)	(127,395)
80		241,178	178,699	116,146	53,498	(9,273)	(72,210)	(135,372)
90		233,297	170,818	108,252	45,590	(17,197)	(80,168)	(143,357)
100		225,416	162,937	100,358	37,682	(25,128)	(88,126)	(151,355)
110		217,535	155,046	92,464	29,773	(33,069)	(96,085)	(159,353)
120		209,654	147,152	84,560	21,849	(41,009)	(104,043)	(167,399)
130		201,772	139,258	76,651	13,925	(48,950)	(112,017)	(175,887)
140		193,891	131,364	68,743	6,001	(56,890)	(119,994)	(184,165)
150		186,010	123,469	60,835	(1,922)	(64,830)	(127,972)	(192,857)
160		178,129	115,575	52,926	(9,846)	(72,785)	(135,949)	(202,023)
170		170,248	107,681	45,018	(17,770)	(80,744)	(143,936)	(211,214)
180		162,367	99,787	37,110	(25,702)	(88,702)	(151,933)	(220,406)
190		154,475	91,893	29,200	(33,643)	(96,660)	(159,931)	(229,597)
200		146,581	83,988	21,276	(41,583)	(104,618)	(167,997)	(238,814)
210		138,687	76,079	13,352	(49,524)	(112,594)	(176,300)	(248,032)
220		130,793	68,171	5,428	(57,464)	(120,571)	(184,778)	(257,254)
230		122,899	60,263	(2,495)	(65,404)	(128,548)	(193,520)	(266,502)
240		115,005	52,355	(10,419)	(73,361)	(136,526)	(202,688)	(275,750)
250		107,110	44,446	(18,343)	(81,319)	(144,514)	(211,879)	(285,014)

TABLE 4

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		238,945	212,484	186,023	159,562	133,102	106,641	80,180
10		231,050	204,590	178,129	151,668	125,208	98,747	72,286
20		223,156	196,696	170,235	143,774	117,314	90,853	64,392
30		215,249	188,789	162,328	135,867	109,407	82,946	56,485
40		207,341	180,880	154,420	127,959	101,498	75,038	48,577
50		199,433	172,972	146,511	120,051	93,590	67,129	40,669
60		191,524	165,064	138,603	112,142	85,682	59,221	32,760
70		183,616	157,155	130,695	104,234	77,773	51,313	24,852
80		175,708	149,247	122,786	96,326	69,865	43,404	16,944
90		167,799	141,339	114,878	88,417	61,957	35,496	9,035
100		159,886	133,426	106,965	80,504	54,043	27,583	1,122
110		151,963	125,502	99,041	72,580	46,120	19,659	(6,802)
120		144,039	117,578	91,117	64,657	38,196	11,735	(14,725)
130		136,115	109,654	83,194	56,733	30,272	3,812	(22,649)
140		128,191	101,731	75,270	48,809	22,349	(4,112)	(30,573)
150		120,268	93,807	67,346	40,885	14,425	(12,036)	(38,497)
160		112,344	85,883	59,422	32,962	6,501	(19,960)	(46,420)
170		104,407	77,946	51,485	25,025	(1,436)	(27,897)	(54,358)
180		96,466	70,006	43,545	17,084	(9,377)	(35,837)	(62,298)
190		88,526	62,065	35,604	9,144	(17,317)	(43,778)	(70,238)
200		80,585	54,125	27,664	1,203	(25,257)	(51,718)	(78,179)
210		72,645	46,184	19,724	(6,737)	(33,198)	(59,658)	(86,119)
220		64,702	38,241	11,780	(14,680)	(41,141)	(67,602)	(94,062)
230		56,743	30,283	3,822	(22,639)	(49,099)	(75,560)	(102,021)
240		48,785	22,324	(4,136)	(30,597)	(57,058)	(83,518)	(109,979)
250		40,827	14,366	(12,095)	(38,555)	(65,016)	(91,477)	(117,937)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **135**
Greenfield/Brownfield: **Greenfield**

TABLE 5

		BLV (£ per acre)							
		100,000	120,000	140,000	160,000	180,000	200,000	220,000	
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	-	196,641	176,641	156,641	136,641	116,641	96,641	76,641
	10	188,747	168,747	148,747	128,747	108,747	88,747	68,747	48,747
	20	180,853	160,853	140,853	120,853	100,853	80,853	60,853	40,853
	30	172,946	152,946	132,946	112,946	92,946	72,946	52,946	32,946
	40	165,038	145,038	125,038	105,038	85,038	65,038	45,038	25,038
	50	157,129	137,129	117,129	97,129	77,129	57,129	37,129	17,129
	60	149,221	129,221	109,221	89,221	69,221	49,221	29,221	9,221
	70	141,313	121,313	101,313	81,313	61,313	41,313	21,313	-9,313
	80	133,404	113,404	93,404	73,404	53,404	33,404	13,404	-7,404
	90	125,496	105,496	85,496	65,496	45,496	25,496	5,496	-17,496
	100	117,588	97,588	77,588	57,588	37,588	17,588	-2,417	-24,177
	110	109,659	89,659	69,659	49,659	29,659	9,659	-10,341	-34,121
	120	101,735	81,735	61,735	41,735	21,735	1,735	-18,265	-44,105
	130	93,812	73,812	53,812	33,812	13,812	(6,188)	-26,188	-54,089
	140	85,888	65,888	45,888	25,888	5,888	(14,112)	-34,112	-64,073
	150	77,964	57,964	37,964	17,964	(2,036)	(22,036)	-42,036	-74,057
	160	70,040	50,040	30,040	10,040	(9,960)	(29,960)	-54,960	-86,041
	170	62,103	42,103	22,103	2,103	(17,897)	(37,897)	-66,897	-98,025
	180	54,163	34,163	14,163	(5,837)	(25,837)	(45,837)	-78,837	-110,009
	190	46,222	26,222	6,222	(13,778)	(33,778)	(53,778)	-90,778	-122,000
	200	38,282	18,282	(1,718)	(21,718)	(41,718)	(61,718)	-102,718	-134,000
	210	30,342	10,342	(9,658)	(29,658)	(49,658)	(69,658)	-114,658	-146,000
	220	22,398	2,398	(17,602)	(37,602)	(57,602)	(77,602)	-126,602	-158,000
	230	14,440	(5,560)	(25,560)	(45,560)	(65,560)	(85,560)	-138,560	-170,000
	240	6,482	(13,518)	(33,518)	(53,518)	(73,518)	(93,518)	-150,518	-182,000
	250	(1,477)	(21,477)	(41,477)	(61,477)	(81,477)	(101,477)	-162,477	-194,000

TABLE 6

		Build Cost 100%							
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
CIL Rate (£)	Balance (RLV - BLV £ per acre (n))	-	244,538	198,619	152,670	106,641	60,551	14,384	(31,879)
	10	236,669	190,738	144,776	98,747	52,642	6,460	(39,820)	(85,779)
	20	228,799	182,857	136,882	90,853	44,734	(1,464)	(47,760)	(93,719)
	30	220,920	174,976	128,988	82,946	36,826	(9,387)	(55,700)	(101,659)
	40	213,039	167,095	121,094	75,038	28,907	(17,318)	(63,657)	(109,609)
	50	205,158	159,214	113,199	67,129	20,983	(25,258)	(71,615)	(117,567)
	60	197,277	151,332	105,305	59,221	13,060	(33,199)	(79,573)	(125,525)
	70	189,396	143,440	97,411	51,313	5,136	(41,139)	(87,532)	(133,484)
	80	181,514	135,546	89,517	43,404	(2,788)	(49,079)	(95,490)	(141,443)
	90	173,633	127,652	81,616	35,496	(10,712)	(57,020)	(103,464)	(149,402)
	100	165,752	119,758	73,708	27,583	(18,637)	(64,972)	(111,441)	(157,361)
	110	157,871	111,864	65,799	19,659	(26,578)	(72,930)	(119,419)	(165,320)
	120	149,990	103,970	57,891	11,735	(34,518)	(80,888)	(127,396)	(173,279)
	130	142,104	96,075	49,983	3,812	(42,458)	(88,847)	(135,380)	(181,238)
	140	134,210	88,181	42,075	(4,112)	(50,399)	(96,805)	(143,378)	(189,197)
	150	126,316	80,286	34,166	(12,036)	(58,339)	(104,775)	(151,376)	(197,156)
	160	118,422	72,378	26,258	(19,960)	(66,287)	(112,753)	(159,374)	(205,115)
	170	110,528	64,470	18,335	(27,897)	(74,245)	(120,730)	(167,372)	(213,074)
	180	102,634	56,561	10,411	(35,837)	(82,203)	(128,707)	(175,372)	(221,033)
	190	94,740	48,653	2,487	(43,778)	(90,162)	(136,688)	(183,371)	(229,032)
	200	86,846	40,745	(5,436)	(51,718)	(98,120)	(144,666)	(191,370)	(237,031)
	210	78,951	32,837	(13,360)	(59,658)	(106,086)	(152,684)	(200,000)	(245,030)
	220	71,048	24,928	(21,284)	(67,602)	(114,064)	(160,682)	(208,000)	(253,029)
	230	63,140	17,011	(29,216)	(75,560)	(122,041)	(168,779)	(216,000)	(261,028)
	240	55,232	9,087	(37,157)	(83,518)	(130,019)	(177,109)	(224,000)	(269,027)
	250	47,323	1,163	(45,097)	(91,477)	(137,997)	(185,587)	(232,000)	(277,026)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **135**
Greenfield/Brownfield: **Greenfield**

TABLE 7

Balance (RLV - BLV £ per acre (n))		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		(45,346)	5,414	56,067	106,641	157,155	207,596	258,021
30		(69,185)	(18,358)	32,342	82,946	133,472	183,952	234,385
	CIL Rate (£)	(77,143)	(26,296)	24,422	75,038	125,578	176,071	226,504
	135	(85,102)	(34,236)	16,498	67,129	117,684	168,190	218,623
	60	(93,060)	(42,177)	8,574	59,221	109,790	160,304	210,741
	70	(101,022)	(50,117)	651	51,313	101,896	152,409	202,860
	80	(109,000)	(58,058)	(7,273)	43,404	94,002	144,515	194,979
	90	(116,977)	(66,004)	(15,197)	35,496	86,100	136,621	187,098
	100	(124,955)	(73,963)	(23,126)	27,583	78,191	128,727	179,217
	110	(132,933)	(81,921)	(31,067)	19,659	70,283	120,833	171,336
	120	(140,931)	(89,879)	(39,007)	11,735	62,375	112,939	163,453
	130	(148,928)	(97,838)	(46,947)	3,812	54,467	105,045	155,558
	140	(156,926)	(105,807)	(54,888)	(4,112)	46,558	97,151	147,664
	150	(164,931)	(113,784)	(62,828)	(12,036)	38,650	89,254	139,770
	160	(173,190)	(121,761)	(70,782)	(19,960)	30,742	81,345	131,876
	170	(181,618)	(129,739)	(78,741)	(27,897)	22,820	73,437	123,982
	180	(190,103)	(137,723)	(86,699)	(35,837)	14,896	65,529	116,088
	190	(199,294)	(145,720)	(94,657)	(43,778)	6,972	57,621	108,194
	200	(208,485)	(153,718)	(102,615)	(51,718)	(951)	49,712	100,300
	210	(217,676)	(161,716)	(110,591)	(59,658)	(8,875)	41,804	92,406
	220	(226,894)	(169,855)	(118,568)	(67,602)	(16,799)	33,896	84,499
	230	(236,113)	(178,209)	(126,546)	(75,560)	(24,727)	25,981	76,591
	240	(245,340)	(186,687)	(134,523)	(83,518)	(32,667)	18,057	68,683
	250	(254,588)	(195,587)	(142,512)	(91,477)	(40,608)	10,133	60,774
	260	(263,835)	(204,779)	(150,510)	(99,435)	(48,548)	2,210	52,866
	270	(273,108)	(213,970)	(158,508)	(107,398)	(56,489)	(5,714)	44,958

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **M** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed Greenfield/Brownfield: Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

No Units: **200**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	200 Units
AH Policy requirement (% Target)	30%
Open Market Sale (OMS) housing	70%
AH tenure split %	
Open Market Sale (OMS)	
Affordable Rent:	67.0%
Social Rent:	0.0%
First Homes:	0.0%
Other Intermediate (LCHO/Sub-Market etc.):	33.0%
	67.0% % Rented
	9.9% % of total (>10% First Homes PPG 023)
	100% 100.0%

CIL Rate (£ psm) **141.06** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	15.0	8%	15.0
2 bed House	30.0%	42.0	45.00%	27.0	35%	69.0
3 bed House	45.0%	63.0	25.00%	15.0	39%	78.0
4 bed House	25.0%	35.0	5.00%	3.0	19%	38.0
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	140.0	100.00%	60.0	100%	200.0

OMS Unit Floor areas -	Net area per unit (sqm)	MV # units (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	87.0	936		87.0	936
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	MV # units (sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	MV # units (sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	870	9,365	870	9,365
2 bed House	3,108	33,454	1,998	21,506	5,106	54,961
3 bed House	5,481	58,997	1,395	15,016	6,876	74,013
4 bed House	4,025	43,325	309	3,326	4,334	46,651
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	12,614	135,776	4,572	49,213	17,186	184,989

AH % by floor area: **26.60% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	2,700,000
2 bed House	250,000	3,378	314	17,250,000
3 bed House	300,000	3,448	320	23,400,000
4 bed House	380,000	3,304	307	14,440,000
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				57,790,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%	0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%	0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

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Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	42.0	@	250,000	10,500,000
3 bed House	63.0	@	300,000	18,900,000
4 bed House	35.0	@	380,000	13,300,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	140.0			42,700,000
Affordable Rent GDV -				
1 bed House	10.1	@	81,000	814,050
2 bed House	18.1	@	112,500	2,035,125
3 bed House	10.1	@	135,000	1,356,750
4 bed House	2.0	@	171,000	343,710
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	40.2			4,549,635
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	5.0	@	126,000	623,700
2 bed House	8.9	@	175,000	1,559,250
3 bed House	5.0	@	210,000	1,039,500
4 bed House	1.0	@	266,000	263,340
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	19.8	60.0		3,485,790
Sub-total GDV Residential				
			200	50,735,425
AH on-site cost analysis:			13.90% % of GDV	EMV (no AH) less EGDV (inc. AH)
			410 £ psm (total GIA sqm)	7,054,575
				35,273 £ per unit (total units)
Grant				
	60	AH units @	0	per unit
Total GDV				
				50,735,425

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(43,559)
Planning Application Professional Fees, Surveys and reports					(130,000)
CIL (Mkt only + garages)		12,614 sqm		141.06 £ psm	(1,779,337)
	CIL analysis:	3.51% of GDV		8,897 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	200 units @		20,805 per unit	(4,161,000)
	S106 analysis:	8.20% of GDV		20,805 £ per unit (total units)	
	728,175 £ per ha				
LCC TSA Contributions	Years (all)	200 units @		0 per unit	-
	S106 analysis:	0.00% of GDV		0 £ per unit (total units)	
	- £ per ha				
	TOTAL S106 analysis:	8.20% of GDV		20,805 £ per unit (total units)	
	728,175 £ per ha				
AH Commuted Sum		17,186 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		5.71 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	200 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	0.00% of GDV		0 £ per unit (total units)	
	- £ per ha				
1 bed House		870 sqm @		1,293 psm	(1,124,910)
2 bed House		5,106 sqm @		1,293 psm	(6,602,058)
3 bed House		6,876 sqm @		1,293 psm	(8,890,668)
4 bed House		4,334 sqm @		1,293 psm	(5,603,862)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		- sqm @		1,493 psm	-
2 bed Flat		- sqm @		1,493 psm	-
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkt only)	63	0% units @	17,186	18 sqm @ 600 psm	-
Garages for 4B House (Mkt only)	35	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkt only)	-	0% units @		18 sqm @ 600 psm	-
External works		22,221,498 @		20.0%	(4,444,300)
	Ext. Works analysis:			22,221 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		200 units @		1,011 £ per unit	(202,200)
Part L/FHS		200 units @		4,847 £ per unit	(969,400)
Additional Low Carbon/Energy Reduction		200 units @		0 £ per unit	-
Water Efficiency		200 units @		0 £ per unit	-
	Sub-total				(1,171,600)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		27,837,398 @		3.0%	(835,122)

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Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

Professional Fees	27,837,398 @		7.0%		(1,948,618)
Disposal Costs -					
OMS Marketing and Promotion	42,700,000 OMS @		3.00%	6,405 £ per unit	(1,281,000)
Residential Sales Agent Costs	42,700,000 OMS @		1.00%	2,135 £ per unit	(427,000)
Residential Sales Legal Costs	42,700,000 OMS @		0.25%	534 £ per unit	(106,750)
Affordable Sale Legal Costs				lump sum	(10,000)
Empty Property Costs					-
Disposal Cost analysis:				9,124 £ per unit (exc. EPC)	
Interest (on Development Costs) -		6.00% APR		0.487% pcm	(99,458)
Developers Profit -					
Profit on OMS	42,700,000		20.00%		(8,540,000)
Margin on AH	8,035,425		6.00% on AH values		(482,126)
Profit analysis:	50,735,425		17.78% blended GDV	(9,022,126)	
	38,659,241		23.34% on costs	(9,022,126)	
TOTAL COSTS					(47,681,367)

RESIDUAL LAND VALUE (RLV)					
Residual Land Value (gross)					3,054,058
SDLT	3,054,058 @		HMRC formula		(142,203)
Acquisition Agent fees	3,054,058 @		1.0%		(30,541)
Acquisition Legal fees	3,054,058 @		0.5%		(15,270)
Interest on Land	3,054,058 @		6.00%		(183,243)
Residual Land Value					2,682,801
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)		
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	5.29% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)					
Residential Density		35.0 dph (net)			
Site Area (net)		5.71 ha (net)		14.12 acres (net)	
Net to Gross ratio		80%			
Site Area (gross)		7.14 ha (gross)		17.65 acres (gross)	
Density analysis:		3,008 sqm/ha (net)		13,101 sqft/ac (net)	
		28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)		190,000 £ per acre (net)	2,682,800
BLV analysis:		375,592 £ per ha (gross)		152,000 £ per acre (gross)	5.29% % BLV / GDV

BALANCE					
Surplus/(Deficit)		£ per ha (net)		£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1 Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
CIL Rate (£)	141	-	313,164	262,669	212,166	161,628	111,078	60,488	9,850
		10	303,068	253,133	203,183	153,205	103,208	53,180	3,096
		20	292,971	243,598	194,199	144,783	95,338	45,867	(3,658)
		30	282,874	234,062	185,215	136,360	87,468	38,550	(10,419)
		40	272,778	224,523	176,231	127,938	79,598	31,233	(17,182)
		50	262,681	214,978	167,247	119,508	71,729	23,916	(23,946)
		60	252,585	205,432	158,263	111,076	63,859	16,599	(30,709)
		70	242,488	195,887	149,279	102,644	55,989	9,282	(37,472)
		80	232,388	186,341	140,295	94,212	48,114	1,966	(44,235)
		90	222,281	176,796	131,311	85,780	40,234	(5,351)	(50,998)
		100	212,174	167,250	122,317	77,348	32,354	(12,677)	(57,771)
		110	202,067	157,705	113,323	68,916	24,475	(20,004)	(64,544)
		120	191,960	148,159	104,329	60,484	16,595	(27,331)	(71,317)
		130	181,853	138,614	95,335	52,049	8,715	(34,658)	(78,090)
		140	171,746	129,061	86,341	43,607	836	(41,984)	(84,863)
		150	161,639	119,505	77,346	35,164	(7,045)	(49,311)	(91,637)
		160	151,532	109,949	68,352	26,722	(14,936)	(56,642)	(98,420)
		170	141,425	100,392	59,358	18,279	(22,826)	(63,980)	(105,204)
		180	131,308	90,836	50,357	9,837	(30,716)	(71,317)	(111,987)
		190	121,190	81,280	41,351	1,394	(38,607)	(78,654)	(118,771)
	200	111,071	71,723	32,346	(7,049)	(46,497)	(85,992)	(125,554)	
	210	100,953	62,167	23,341	(15,503)	(54,387)	(93,329)	(132,348)	
	220	90,834	52,604	14,335	(23,957)	(62,287)	(100,675)	(139,143)	
	230	80,716	43,036	5,330	(32,411)	(70,188)	(108,024)	(145,938)	
	240	70,597	33,467	(3,676)	(40,865)	(78,090)	(115,373)	(152,733)	
	250	60,479	23,899	(12,689)	(49,319)	(85,992)	(122,721)	(159,533)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		307,969	245,718	183,442	121,123	58,733	(3,727)	(66,291)
10		300,120	237,865	175,581	113,253	50,861	(11,614)	(74,192)
20		292,267	230,012	167,720	105,383	42,991	(19,504)	(82,094)
30		284,414	222,159	159,859	97,513	35,102	(27,395)	(89,996)
40		276,561	214,306	151,998	89,643	27,222	(35,285)	(97,898)
50		268,708	206,453	144,137	81,773	19,342	(43,175)	(105,810)
60		260,856	198,596	136,276	73,903	11,463	(51,066)	(113,724)
70		253,003	190,735	128,415	66,034	3,583	(58,960)	(121,638)
80		245,150	182,874	120,554	58,164	(4,297)	(66,862)	(129,552)
90		237,297	175,013	112,684	50,291	(12,185)	(74,764)	(137,466)
100		229,444	167,152	104,814	42,412	(20,075)	(82,666)	(145,394)
110		221,591	159,291	96,944	34,532	(27,965)	(90,567)	(153,321)
120		213,738	151,430	89,074	26,652	(35,856)	(98,469)	(161,248)
130		205,885	143,569	81,204	18,773	(43,746)	(106,382)	(169,175)
140		198,027	135,708	73,334	10,893	(51,636)	(114,296)	(177,228)
150		190,166	127,847	65,465	3,013	(59,532)	(122,210)	(185,558)
160		182,305	119,985	57,595	(4,866)	(67,433)	(130,124)	(194,274)
170		174,444	112,115	49,722	(12,755)	(75,335)	(138,039)	(203,350)
180		166,583	104,245	41,842	(20,645)	(83,237)	(145,967)	(212,443)
190		158,722	96,375	33,962	(28,536)	(91,139)	(153,894)	(221,536)
200		150,861	88,505	26,083	(36,426)	(99,040)	(161,821)	(230,628)
210		143,000	80,635	18,203	(44,316)	(106,954)	(169,748)	(239,733)
220		135,139	72,765	10,323	(52,207)	(114,868)	(177,822)	(248,844)
230		127,278	64,896	2,444	(60,103)	(122,782)	(186,165)	(257,954)
240		119,416	57,026	(5,436)	(68,005)	(130,696)	(194,930)	(267,077)
250		111,546	49,152	(13,326)	(75,906)	(138,613)	(204,008)	(276,207)

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		243,382	216,921	190,460	164,000	137,539	111,078	84,617
10		235,512	209,051	182,590	156,130	129,669	103,208	76,748
20		227,642	201,181	174,720	148,260	121,799	95,338	68,878
30		219,772	193,311	166,850	140,390	113,929	87,468	61,008
40		211,902	185,441	158,981	132,520	106,059	79,598	53,138
50		204,032	177,571	151,111	124,650	98,189	71,729	45,268
60		196,162	169,701	143,241	116,780	90,319	63,859	37,398
70		188,292	161,831	135,371	108,910	82,449	55,989	29,528
80		180,417	153,957	127,496	101,035	74,575	48,114	21,653
90		172,538	146,077	119,616	93,156	66,695	40,234	13,773
100		164,658	138,197	111,737	85,276	58,815	32,354	5,894
110		156,778	130,318	103,857	77,396	50,935	24,475	(1,986)
120		148,899	122,438	95,977	69,516	43,056	16,595	(9,866)
130		141,019	114,558	88,097	61,637	35,176	8,715	(17,745)
140		133,139	106,678	80,218	53,757	27,296	836	(25,625)
150		125,258	98,797	72,337	45,876	19,415	(7,045)	(33,506)
160		117,368	90,907	64,446	37,986	11,525	(14,936)	(41,396)
170		109,478	83,017	56,556	30,095	3,635	(22,826)	(49,287)
180		101,587	75,127	48,666	22,205	(4,256)	(30,716)	(57,177)
190		93,697	67,236	40,776	14,315	(12,146)	(38,607)	(65,067)
200		85,807	59,346	32,885	6,425	(20,036)	(46,497)	(72,958)
210		77,916	51,456	24,995	(1,466)	(27,926)	(54,387)	(80,848)
220		70,017	43,556	17,095	(9,365)	(35,826)	(62,287)	(88,747)
230		62,115	35,654	9,194	(17,267)	(43,728)	(70,188)	(96,649)
240		54,213	27,753	1,292	(25,169)	(51,629)	(78,090)	(104,551)
250		46,312	19,851	(6,610)	(33,071)	(59,531)	(85,992)	(112,453)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 4

		BLV (£ per acre)						
		100,000	120,000	140,000	160,000	180,000	200,000	220,000
Balance (RLV - BLV £ per acre (n))	-	201,078	181,078	161,078	141,078	121,078	101,078	81,078
	10	193,208	173,208	153,208	133,208	113,208	93,208	73,208
CIL Rate (£)	20	185,338	165,338	145,338	125,338	105,338	85,338	65,338
141	30	177,468	157,468	137,468	117,468	97,468	77,468	57,468
	40	169,598	149,598	129,598	109,598	89,598	69,598	49,598
	50	161,729	141,729	121,729	101,729	81,729	61,729	41,729
	60	153,859	133,859	113,859	93,859	73,859	53,859	33,859
	70	145,989	125,989	105,989	85,989	65,989	45,989	25,989
	80	138,114	118,114	98,114	78,114	58,114	38,114	18,114
	90	130,234	110,234	90,234	70,234	50,234	30,234	10,234
	100	122,354	102,354	82,354	62,354	42,354	22,354	2,354
	110	114,475	94,475	74,475	54,475	34,475	14,475	(5,525)
	120	106,595	86,595	66,595	46,595	26,595	6,595	(13,405)
	130	98,715	78,715	58,715	38,715	18,715	(1,285)	(21,285)
	140	90,836	70,836	50,836	30,836	10,836	(9,164)	(29,164)
	150	82,955	62,955	42,955	22,955	2,955	(17,045)	(37,045)
	160	75,064	55,064	35,064	15,064	(4,936)	(24,936)	(44,936)
	170	67,174	47,174	27,174	7,174	(12,826)	(32,826)	(52,826)
	180	59,284	39,284	19,284	(7,716)	(20,716)	(40,716)	(60,716)
	190	51,393	31,393	11,393	(8,607)	(28,607)	(48,607)	(68,607)
	200	43,503	23,503	3,503	(16,497)	(36,497)	(56,497)	(76,497)
	210	35,613	15,613	(4,387)	(24,387)	(44,387)	(64,387)	(84,387)
	220	27,713	7,713	(12,287)	(32,287)	(52,287)	(72,287)	(92,287)
	230	19,812	(188)	(20,188)	(40,188)	(60,188)	(80,188)	(100,188)
	240	11,910	(8,090)	(28,090)	(48,090)	(68,090)	(88,090)	(108,090)
	250	4,008	(15,992)	(35,992)	(55,992)	(75,992)	(95,992)	(115,992)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	248,401	202,662	156,883	111,078	65,225	19,318	(26,647)
	10	240,548	194,809	149,022	103,208	57,355	11,438	(34,537)
CIL Rate (£)	20	232,695	186,954	141,161	95,338	49,475	3,558	(42,428)
141	30	224,842	179,093	133,300	87,468	41,596	(4,333)	(50,330)
	40	216,990	171,232	125,439	79,598	33,716	(12,223)	(58,232)
	50	209,137	163,371	117,578	71,729	25,836	(20,113)	(66,133)
	60	201,284	155,510	109,711	63,859	17,956	(28,003)	(74,035)
	70	193,431	147,649	101,842	55,989	10,077	(35,894)	(81,937)
	80	185,578	139,788	93,972	48,114	2,197	(43,784)	(89,843)
	90	177,721	131,927	86,102	40,234	(5,689)	(51,681)	(97,757)
	100	169,860	124,066	78,232	32,354	(13,579)	(59,583)	(105,671)
	110	161,999	116,205	70,362	24,475	(21,470)	(67,485)	(113,586)
	120	154,138	108,344	62,492	16,595	(29,360)	(75,387)	(121,500)
	130	146,277	100,475	54,622	8,715	(37,250)	(83,289)	(129,420)
	140	138,416	92,605	46,752	836	(45,140)	(91,191)	(137,347)
	150	130,555	84,735	38,873	(7,045)	(53,033)	(99,105)	(145,274)
	160	122,694	76,865	30,993	(14,936)	(60,935)	(107,019)	(153,201)
	170	114,833	68,995	23,113	(22,826)	(68,837)	(114,933)	(161,130)
	180	106,972	61,125	15,234	(30,716)	(76,738)	(122,847)	(169,071)
	190	99,108	53,255	7,354	(38,607)	(84,640)	(130,763)	(177,124)
	200	91,238	45,385	(5,26)	(46,497)	(92,542)	(138,690)	(185,451)
	210	83,368	37,511	(8,405)	(54,387)	(100,452)	(146,617)	(194,162)
	220	75,498	29,632	(16,292)	(62,287)	(108,366)	(154,544)	(203,255)
	230	67,628	21,752	(24,182)	(70,188)	(116,280)	(162,472)	(212,347)
	240	59,759	13,872	(32,073)	(78,090)	(124,194)	(170,410)	(221,440)
	250	51,889	5,993	(39,963)	(85,992)	(132,108)	(178,509)	(230,546)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 6		Market Values 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	-	(40,267)	10,240	60,686	111,078	161,425	211,755	262,040
	30	(63,958)	(13,412)	37,057	87,468	137,842	188,178	238,481
	40	(71,859)	(21,303)	29,177	79,598	129,981	180,317	230,628
	50	(79,761)	(29,193)	21,297	71,729	122,120	172,456	222,775
	60	(87,663)	(37,083)	13,418	63,859	114,251	164,595	214,923
	70	(95,571)	(44,974)	5,538	55,989	106,381	156,734	207,069
	80	(103,485)	(52,865)	(2,342)	48,114	98,511	148,873	199,208
	90	(111,399)	(60,767)	(10,229)	40,234	90,641	141,012	191,347
	100	(119,313)	(68,668)	(18,119)	32,354	82,771	133,151	183,486
	110	(127,227)	(76,570)	(26,009)	24,475	74,901	125,290	175,625
	120	(135,153)	(84,472)	(33,900)	16,595	67,032	117,424	167,764
	130	(143,080)	(92,374)	(41,790)	8,715	59,162	109,554	159,903
	140	(151,007)	(100,285)	(49,680)	836	51,291	101,684	152,042
	150	(158,934)	(108,199)	(57,576)	(7,045)	43,412	93,814	144,181
	160	(166,873)	(116,113)	(65,478)	(14,936)	35,532	85,944	136,320
	170	(174,850)	(124,027)	(73,379)	(22,826)	27,652	78,074	128,459
	180	(183,127)	(131,942)	(81,281)	(30,716)	19,773	70,204	120,597
	190	(191,649)	(139,870)	(89,183)	(38,607)	11,893	62,334	112,727
	200	(200,742)	(147,797)	(97,085)	(46,497)	4,013	54,465	104,857
	210	(209,835)	(155,724)	(104,999)	(54,387)	(3,867)	46,589	96,987
	220	(218,928)	(163,651)	(112,913)	(62,287)	(11,752)	38,709	89,117
	230	(228,038)	(171,592)	(120,827)	(70,188)	(19,642)	30,830	81,247
	240	(237,148)	(179,731)	(128,741)	(78,090)	(27,533)	22,950	73,377
	250	(246,260)	(188,116)	(136,659)	(85,992)	(35,423)	15,070	65,507
	260	(255,390)	(197,045)	(144,587)	(93,894)	(43,313)	7,191	57,637
	270	(264,520)	(206,137)	(152,514)	(101,799)	(51,204)	(689)	49,767

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **N** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed** No Units: **350**
Notes: **Lower-Quartile BCIS; Lower values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	350 Units		
AH Policy requirement (% Target)	30%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	70%	
AH tenure split %	Affordable Rent:	67.0%	
	Social Rent:	0.0%	67.0% % Rented
	First Homes:	0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):	33.0%	9.9% % of total (>10% First Homes PPG 023)
		100%	100.0%

CIL Rate (£ psm) **128.12** £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	20.00%	21.0	6%	21.0
2 bed House	30.0%	73.5	40.00%	42.0	33%	115.5
3 bed House	45.0%	110.3	25.00%	26.3	39%	136.5
4 bed House	25.0%	61.3	5.00%	5.3	19%	66.5
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	5.00%	5.3	2%	5.3
2 bed Flat	0.0%	0.0	5.00%	5.3	2%	5.3
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	245.0	100.00%	105.0	100%	350.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	87.0	936		87.0	936
4 bed House	115.0	1,238		115.0	1,238
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	1,218	13,110	1,218	13,110
2 bed House	5,439	58,545	3,108	33,454	8,547	91,999
3 bed House	9,592	103,245	2,441	26,277	12,033	129,522
4 bed House	7,044	75,818	541	5,821	7,585	81,639
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	278	2,992	278	2,992
2 bed Flat	0	0	395	4,255	395	4,255
3 bed Flat	0	0	0	0	0	0
Total	22,075	237,608	7,981	85,909	30,056	323,517

AH % by floor area: **26.55% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	180,000	3,103	288	3,780,000
2 bed House	250,000	3,378	314	28,875,000
3 bed House	300,000	3,448	320	40,950,000
4 bed House	380,000	3,304	307	25,270,000
5 bed House	500,000	3,030	282	0
1 bed Flat	150,000	3,333	310	787,500
2 bed Flat	180,000	2,813	261	945,000
3 bed Flat	250,000	3,125	290	0
Total				100,607,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%	0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%	0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%	0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%	0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	67,500	45%	0	0%	105,000	70%	105,000	70%
2 bed Flat	81,000	45%	0	0%	126,000	70%	126,000	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **350**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	73.5	@	250,000	18,375,000
3 bed House	110.3	@	300,000	33,075,000
4 bed House	61.3	@	380,000	23,275,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	150,000	-
2 bed Flat	0.0	@	180,000	-
3 bed Flat	0.0	@	250,000	-
	245.0			74,725,000
Affordable Rent GDV -				
1 bed House	14.1	@	81,000	1,139,670
2 bed House	28.1	@	112,500	3,165,750
3 bed House	17.6	@	135,000	2,374,313
4 bed House	3.5	@	171,000	601,493
5 bed House	0.0	@	225,000	-
1 bed Flat	3.5	@	67,500	237,431
2 bed Flat	3.5	@	81,000	284,918
3 bed Flat	0.0	@	112,500	-
	70.4			7,803,574
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	6.9	@	126,000	873,180
2 bed House	13.9	@	175,000	2,425,500
3 bed House	8.7	@	210,000	1,819,125
4 bed House	1.7	@	266,000	460,845
5 bed House	0.0	@	350,000	-
1 bed Flat	1.7	@	105,000	181,913
2 bed Flat	1.7	@	126,000	218,295
3 bed Flat	0.0	@	175,000	-
	34.7	105.0		5,978,858
Sub-total GDV Residential				
			350	88,507,431
AH on-site cost analysis:			13.67% % of GDV	EMV (no AH) less EGDV (inc. AH)
			403 £ psm (total GIA sqm)	12,100,069
				34,572 £ per unit (total units)
Grant				
	105	AH units @	0 per unit	-
Total GDV				
				88,507,431

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Scheme Typology: **BETA scheme** No Units: **350**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS						
Initial Payments -						
Statutory Planning Fees (Residential)						(64,259)
Planning Application Professional Fees, Surveys and reports						(190,000)
CIL (Mkrt only + garages)		22,075 sqm		128.12 £ psm		(2,828,075)
	CIL analysis:			8,080 £ per unit (total units)		
Other CBC/LCC S106 Contributions	Years (all)	350 units @		20,805 per unit		(7,281,750)
	S106 analysis:			20,805 £ per unit (total units)		
		728,175 £ per ha				
LCC TSA Contributions	Years (all)	350 units @		0 per unit		-
	S106 analysis:			0 £ per unit (total units)		
		- £ per ha				
	TOTAL S106 analysis:			20,805 £ per unit (total units)		
		728,175 £ per ha				
AH Commuted Sum		30,056 sqm (total)		0 £ psm		-
	Comm. Sum analysis:			0.00% of GDV		
Construction Costs -						
Site Clearance, Demolition & Remediation		10.00 ha @		0 £ per ha (if brownfield)		-
Site Infrastructure costs -						
	Year 1			0		-
	Year 2			0		-
	Year 3			0		-
	Year 4			0		-
	Year 5			0		-
	Years (all)		350 units @	0 per unit		-
	Sub-total					-
	Infra. Costs analysis:			0.00% of GDV		0 £ per unit (total units)
		- £ per ha				
1 bed House			1,218 sqm @	1,293 psm		(1,574,874)
2 bed House			8,547 sqm @	1,293 psm		(11,051,271)
3 bed House			12,033 sqm @	1,293 psm		(15,558,669)
4 bed House			7,585 sqm @	1,293 psm		(9,806,759)
5 bed House			- sqm @	1,293 psm		-
1 bed Flat			278 sqm @	1,493 psm		(414,966)
2 bed Flat			395 sqm @	1,493 psm		(590,174)
3 bed Flat		30,056	- sqm @	1,493 psm		-
Garages for 3B House (Mkrt only)				18 sqm @	600 psm	-
Garages for 4B House (Mkrt only)	110	0% units @		18 sqm @	600 psm	-
Garages for 5B House (Mkrt only)	61	0% units @		18 sqm @	600 psm	-
						-
External works			38,996,713 @	20.0%		(7,799,343)
	Ext. Works analysis:			22,284 £ per unit (total units)		
Policy Costs on design -						
Net Biodiversity costs			350 units @	1,011 £ per unit		(353,850)
Part L/FHS		350 units @		4,847 £ per unit		(1,696,450)
Additional Low Carbon/Energy Reduction		350 units @		0 £ per unit		-
Water Efficiency		350 units @		0 £ per unit		-
	Sub-total					(2,050,300)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)		
Contingency (on construction)			48,846,355 @	3.0%		(1,465,391)

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Scheme Typology: **BETA scheme** No Units: **350**
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Professional Fees	48,846,355 @	7.0%		(3,419,245)
Disposal Costs -				
OMS Marketing and Promotion	74,725,000 OMS @	3.00%	6,405 £ per unit	(2,241,750)
Residential Sales Agent Costs	74,725,000 OMS @	1.00%	2,135 £ per unit	(747,250)
Residential Sales Legal Costs	74,725,000 OMS @	0.25%	534 £ per unit	(186,813)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,102 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(100,997)
Developers Profit -				
Profit on OMS	74,725,000	20.00%		(14,945,000)
Margin on AH	13,782,431	6.00%	on AH values	(826,946)
Profit analysis:	88,507,431	17.82% blended GDV	(15,771,946)	
	67,381,884	23.41% on costs	(15,771,946)	
TOTAL COSTS				(83,153,830)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				5,353,601
SDLT	5,353,601 @	HMRC formula		(257,180)
Acquisition Agent fees	5,353,601 @	1.0%		(53,536)
Acquisition Legal fees	5,353,601 @	0.5%		(26,768)
Interest on Land	5,353,601 @	6.00%		(321,216)
Residual Land Value				4,694,901
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.30% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0 dph (net)			
Site Area (net)	10.00 ha (net)		24.71 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	12.50 ha (gross)		30.89 acres (gross)	
Density analysis:	3,006 sqm/ha (net)		13,093 sqft/ac (net)	
	28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	4,694,900
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.30% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

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Scheme Typology: **BETA scheme** No Units: **350**
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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1 Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£) 128	-	312,203	259,317	206,408	153,497	100,559	47,601	(5,389)
	10	302,129	249,798	197,448	145,093	92,715	40,313	(12,121)
	20	292,055	240,278	188,489	136,688	84,871	33,024	(18,854)
	30	281,981	230,759	179,529	128,284	77,025	25,735	(25,587)
	40	271,907	221,239	170,570	119,879	69,176	18,446	(32,323)
	50	261,830	211,720	161,610	111,475	61,327	11,153	(39,060)
	60	251,750	202,200	152,647	103,070	53,477	3,859	(45,798)
	70	241,671	192,681	143,682	94,666	45,628	(3,435)	(52,536)
	80	231,591	183,162	134,718	86,261	37,779	(10,728)	(59,273)
	90	221,512	173,642	125,753	77,856	29,930	(18,022)	(66,011)
	100	211,432	164,123	116,788	69,446	22,081	(25,316)	(72,751)
	110	201,353	154,598	107,823	61,036	14,229	(32,610)	(79,494)
	120	191,273	145,073	98,858	52,626	6,374	(39,910)	(86,237)
	130	181,194	135,548	89,894	44,216	(1,481)	(47,209)	(92,981)
	140	171,115	126,023	80,929	35,806	(9,335)	(54,508)	(99,724)
	150	161,032	116,498	71,958	27,396	(17,190)	(61,807)	(106,467)
	160	150,946	106,973	62,988	18,986	(25,045)	(69,106)	(113,216)
	170	140,861	97,448	54,017	10,573	(32,899)	(76,406)	(119,965)
	180	130,776	87,923	45,047	2,157	(40,759)	(83,711)	(126,714)
	190	120,690	78,395	36,076	(6,259)	(48,619)	(91,016)	(133,463)
200	110,605	68,864	27,105	(14,675)	(56,480)	(98,322)	(140,213)	
210	100,519	59,333	18,135	(23,091)	(64,340)	(105,627)	(146,968)	
220	90,434	49,802	9,160	(31,506)	(72,201)	(112,932)	(153,723)	
230	80,347	40,270	184	(39,923)	(80,062)	(120,243)	(160,478)	
240	70,255	30,739	(8,793)	(48,345)	(87,929)	(127,554)	(167,233)	
250	60,163	21,208	(17,770)	(56,767)	(95,795)	(134,865)	(173,995)	

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Scheme Typology: **BETA scheme** No Units: **350**
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 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 2

		Other CBC/LCC S106 Contributions						20,805
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		297,013	234,895	172,745	110,571	48,365	(13,883)	(76,184)
10		289,178	227,055	164,905	102,727	40,516	(21,738)	(84,048)
	CIL Rate (£)							
	128	20	281,342	219,215	157,066	94,883	32,666	(29,593)
		30	273,507	211,376	149,225	87,038	24,817	(37,450)
		40	265,671	203,536	141,381	79,194	16,968	(45,310)
		50	257,836	195,697	133,536	71,345	9,113	(53,171)
		60	250,001	187,857	125,692	63,496	1,258	(61,031)
		70	242,165	180,018	117,848	55,647	(6,597)	(68,892)
		80	234,328	172,178	110,004	47,797	(14,451)	(76,753)
		90	226,488	164,338	102,160	39,948	(22,306)	(84,617)
		100	218,649	156,499	94,315	32,099	(30,161)	(92,484)
		110	210,809	148,658	86,471	24,250	(38,018)	(100,351)
		120	202,969	140,814	78,627	16,400	(45,879)	(108,218)
		130	195,130	132,969	70,778	8,545	(53,739)	(116,085)
		140	187,290	125,125	62,928	690	(61,600)	(123,955)
		150	179,451	117,281	55,079	(7,165)	(69,460)	(131,829)
		160	171,611	109,437	47,230	(15,019)	(77,321)	(139,702)
		170	163,772	101,593	39,381	(22,874)	(85,186)	(147,576)
		180	155,932	93,748	31,531	(30,729)	(93,053)	(155,450)
		190	148,091	85,904	23,682	(38,586)	(100,920)	(163,331)
		200	140,246	78,059	15,832	(46,447)	(108,787)	(171,212)
		210	132,402	70,210	7,977	(54,308)	(116,654)	(179,093)
		220	124,558	62,361	122	(62,168)	(124,524)	(187,251)
		230	116,714	54,512	(7,732)	(70,029)	(132,398)	(196,043)
		240	108,870	46,662	(15,587)	(77,889)	(140,272)	(205,059)
		250	101,025	38,813	(23,442)	(85,754)	(148,146)	(214,075)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		232,862	206,402	179,941	153,480	127,020	100,559	74,098
10		225,018	198,558	172,097	145,636	119,175	92,715	66,254
	CIL Rate (£)							
	128	20	217,174	190,713	164,253	137,792	111,331	84,871
		30	209,329	182,868	156,407	129,947	103,486	77,025
		40	201,479	175,019	148,558	122,097	95,637	69,176
		50	193,630	167,170	140,709	114,248	87,787	61,327
		60	185,781	159,320	132,860	106,399	79,938	53,477
		70	177,932	151,471	125,010	98,550	72,089	45,628
		80	170,082	143,622	117,161	90,700	64,240	37,779
		90	162,233	135,773	109,312	82,851	56,390	29,930
		100	154,384	127,923	101,463	75,002	48,541	22,081
		110	146,532	120,072	93,611	67,150	40,690	14,229
		120	138,678	112,217	85,756	59,296	32,835	6,374
		130	130,823	104,362	77,902	51,441	24,980	(1,481)
		140	122,968	96,508	70,047	43,586	17,125	(9,335)
		150	115,113	88,653	62,192	35,731	9,271	(17,190)
		160	107,259	80,798	54,337	27,877	1,416	(25,045)
		170	99,404	72,943	46,483	20,022	(6,439)	(32,899)
		180	91,545	65,084	38,623	12,163	(14,298)	(40,759)
		190	83,684	57,224	30,763	4,302	(22,159)	(48,619)
		200	75,824	49,363	22,902	(3,558)	(30,019)	(56,480)
		210	67,963	41,502	15,042	(11,419)	(37,880)	(64,340)
		220	60,102	33,642	7,181	(19,280)	(45,740)	(72,201)
		230	52,242	25,781	(80)	(27,140)	(53,601)	(80,062)
		240	44,375	17,914	(8,546)	(35,007)	(61,468)	(87,929)
		250	36,508	10,047	(16,413)	(42,874)	(69,335)	(95,795)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **350**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 4

Balance (RLV - BLV £ per acre (n))	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	190,559	170,559	150,559	130,559	110,559	90,559	70,559
10	182,715	162,715	142,715	122,715	102,715	82,715	62,715
20	174,871	154,871	134,871	114,871	94,871	74,871	54,871
30	167,025	147,025	127,025	107,025	87,025	67,025	47,025
40	159,176	139,176	119,176	99,176	79,176	59,176	39,176
50	151,327	131,327	111,327	91,327	71,327	51,327	31,327
60	143,477	123,477	103,477	83,477	63,477	43,477	23,477
70	135,628	115,628	95,628	75,628	55,628	35,628	15,628
80	127,779	107,779	87,779	67,779	47,779	27,779	7,779
90	119,930	99,930	79,930	59,930	39,930	19,930	(70)
100	112,081	92,081	72,081	52,081	32,081	12,081	(7,919)
110	104,229	84,229	64,229	44,229	24,229	4,229	(15,771)
120	96,374	76,374	56,374	36,374	16,374	(3,626)	(23,626)
130	88,519	68,519	48,519	28,519	8,519	(11,481)	(31,481)
140	80,665	60,665	40,665	20,665	665	(19,335)	(39,335)
150	72,810	52,810	32,810	12,810	(7,190)	(27,190)	(47,190)
160	64,955	44,955	24,955	4,955	(15,045)	(35,045)	(55,045)
170	57,101	37,101	17,101	(2,899)	(22,899)	(42,899)	(62,899)
180	49,241	29,241	9,241	(10,759)	(30,759)	(50,759)	(70,759)
190	41,381	21,381	1,381	(18,619)	(38,619)	(58,619)	(78,619)
200	33,520	13,520	(6,480)	(26,480)	(46,480)	(66,480)	(86,480)
210	25,660	5,660	(14,340)	(34,340)	(54,340)	(74,340)	(94,340)
220	17,799	(2,201)	(22,201)	(42,201)	(62,201)	(82,201)	(102,201)
230	9,938	(10,062)	(30,062)	(50,062)	(70,062)	(90,062)	(110,062)
240	2,071	(17,929)	(37,929)	(57,929)	(77,929)	(97,929)	(117,929)
250	(5,795)	(25,795)	(45,795)	(65,795)	(85,795)	(105,795)	(125,795)

TABLE 5

Balance (RLV - BLV £ per acre (n))	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	237,841	192,099	146,344	100,559	54,753	8,918	(36,953)
10	230,006	184,260	138,501	92,715	46,903	1,063	(44,814)
20	222,171	176,420	130,657	84,871	39,054	(6,792)	(52,674)
30	214,335	168,580	122,813	77,025	31,205	(14,646)	(60,535)
40	206,496	160,741	114,969	69,176	23,355	(22,501)	(68,398)
50	198,657	152,901	107,125	61,327	15,501	(30,361)	(76,265)
60	190,817	145,062	99,280	53,477	7,646	(38,222)	(84,132)
70	182,977	137,222	91,436	45,628	(209)	(46,082)	(91,999)
80	175,138	129,378	83,592	37,779	(8,063)	(53,943)	(99,866)
90	167,298	121,534	75,748	29,930	(15,918)	(61,803)	(107,735)
100	159,459	113,690	67,901	22,081	(23,773)	(69,664)	(115,609)
110	151,619	105,846	60,052	14,229	(31,629)	(77,531)	(123,483)
120	143,779	98,002	52,202	6,374	(39,490)	(85,398)	(131,356)
130	135,940	90,157	44,353	(1,481)	(47,351)	(93,265)	(139,230)
140	128,100	82,313	36,504	(9,335)	(55,211)	(101,132)	(147,109)
150	120,256	74,469	28,655	(17,190)	(63,072)	(108,999)	(154,990)
160	112,411	66,625	20,805	(25,045)	(70,933)	(116,871)	(162,871)
170	104,567	58,778	12,956	(32,899)	(78,796)	(124,745)	(170,752)
180	96,723	50,927	5,102	(40,759)	(86,663)	(132,619)	(178,637)
190	88,879	43,078	(2,752)	(48,619)	(94,530)	(140,492)	(186,522)
200	81,035	35,229	(10,607)	(56,480)	(102,397)	(148,368)	(194,407)
210	73,190	27,379	(18,462)	(64,340)	(110,264)	(156,249)	(202,292)
220	65,346	19,530	(26,317)	(72,201)	(118,133)	(164,130)	(210,177)
230	57,501	11,681	(34,171)	(80,062)	(126,007)	(172,011)	(218,062)
240	49,652	3,831	(42,027)	(87,929)	(133,881)	(179,893)	(225,947)
250	41,803	(4,024)	(49,888)	(95,795)	(141,755)	(187,768)	(233,832)

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Scheme Typology: **BETA scheme** No Units: **350**
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TABLE 6		Market Values 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	-	(50,373)	(26)	50,281	100,559	150,818	201,046	251,269
	30	(73,959)	(23,591)	26,733	77,025	127,285	177,528	227,756
	40	(91,826)	(31,447)	18,883	69,176	119,441	169,688	219,917
	50	(89,692)	(39,308)	11,029	61,327	111,597	161,848	212,077
	60	(97,559)	(47,168)	3,174	53,477	103,752	154,009	204,238
	70	(105,426)	(55,029)	(4,681)	45,628	95,908	146,167	196,398
	80	(113,298)	(62,890)	(12,536)	37,779	88,064	138,323	188,558
	90	(121,172)	(70,750)	(20,390)	29,930	80,220	130,479	180,719
	100	(129,045)	(78,615)	(28,245)	22,081	72,372	122,634	172,879
	110	(136,919)	(86,482)	(36,103)	14,229	64,523	114,790	165,040
	120	(144,796)	(94,349)	(43,964)	6,374	56,674	106,946	157,200
	130	(152,677)	(102,216)	(51,824)	(1,481)	48,825	99,102	149,360
	140	(160,558)	(110,083)	(59,685)	(9,335)	40,975	91,258	141,516
	150	(168,439)	(117,955)	(67,545)	(17,190)	33,126	83,413	133,672
	160	(176,324)	(125,829)	(75,406)	(25,045)	25,277	75,569	125,828
	170	(184,332)	(133,703)	(83,272)	(32,899)	17,428	67,720	117,984
	180	(192,887)	(141,576)	(91,139)	(40,759)	9,574	59,870	110,139
	190	(201,904)	(149,453)	(99,006)	(48,619)	1,720	52,021	102,295
	200	(210,928)	(157,334)	(106,873)	(56,480)	(6,135)	44,172	94,451
	210	(219,953)	(165,215)	(114,740)	(64,340)	(13,990)	36,323	86,607
	220	(228,979)	(173,096)	(122,612)	(72,201)	(21,844)	28,473	78,763
	230	(238,013)	(180,990)	(130,486)	(80,062)	(29,699)	20,624	70,916
	240	(247,048)	(189,254)	(138,360)	(87,929)	(37,554)	12,775	63,067
	250	(256,085)	(198,209)	(146,234)	(95,795)	(45,414)	4,920	55,218
	260	(265,130)	(207,225)	(154,110)	(103,662)	(53,275)	(2,935)	47,368
	270	(274,176)	(216,250)	(161,991)	(111,529)	(61,136)	(10,789)	39,519

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Appraisal Ref: **O** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Loughborough / Shepshed** No Units: **700**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				700 Units					
AH Policy requirement (% Target)				30%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%					
AH tenure split %		Affordable Rent:		67.0%					
		Social Rent:		0.0%		67.0% % Rented			
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				130.85		£ psm			
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		20.00%	42.0	6%	42.0		
2 bed House	30.0%	147.0		40.00%	84.0	33%	231.0		
3 bed House	45.0%	220.5		25.00%	52.5	39%	273.0		
4 bed House	25.0%	122.5		5.00%	10.5	19%	133.0		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		5.00%	10.5	2%	10.5		
2 bed Flat	0.0%	0.0		5.00%	10.5	2%	10.5		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	490.0		100.00%	210.0	100%	700.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	87.0	936				87.0	936		
4 bed House	115.0	1,238				115.0	1,238		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	0	0		2,436	26,221	2,436	26,221		
2 bed House	10,878	117,090		6,216	66,908	17,094	183,998		
3 bed House	19,184	206,489		4,883	52,555	24,066	259,044		
4 bed House	14,088	151,637		1,082	11,641	15,169	163,278		
5 bed House	0	0		0	0	0	0		
1 bed Flat	0	0		556	5,983	556	5,983		
2 bed Flat	0	0		791	8,510	791	8,510		
3 bed Flat	0	0		0	0	0	0		
	44,149	475,216		15,962	171,819	60,111	647,034		
AH % by floor area:				26.55% AH % by floor area (difference due to mix)					
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm		£ psf		total MV £ (no AH)			
1 bed House	180,000	3,103		288		7,560,000			
2 bed House	250,000	3,378		314		57,750,000			
3 bed House	300,000	3,448		320		81,900,000			
4 bed House	380,000	3,304		307		50,540,000			
5 bed House	500,000	3,030		282		0			
1 bed Flat	150,000	3,333		310		1,575,000			
2 bed Flat	180,000	2,813		261		1,890,000			
3 bed Flat	250,000	3,125		290		0			
						201,215,000			
Affordable Housing values (£) -									
	Aff. Rent £	% of MV		Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	81,000	45%		0	0%	126,000	70%	126,000	70%
2 bed House	112,500	45%		0	0%	175,000	70%	175,000	70%
3 bed House	135,000	45%		0	0%	210,000	70%	210,000	70%
4 bed House	171,000	45%		0	0%	250,000	70%	266,000	70%
5 bed House	225,000	45%		0	0%	250,000	70%	350,000	70%
1 bed Flat	67,500	45%		0	0%	105,000	70%	105,000	70%
2 bed Flat	81,000	45%		0	0%	126,000	70%	126,000	70%
3 bed Flat	112,500	45%		0	0%	175,000	70%	175,000	70%
* capped @£250K									

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	147.0	@	250,000	36,750,000
3 bed House	220.5	@	300,000	66,150,000
4 bed House	122.5	@	380,000	46,550,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	150,000	-
2 bed Flat	0.0	@	180,000	-
3 bed Flat	0.0	@	250,000	-
	490.0			149,450,000
Affordable Rent GDV -				
1 bed House	28.1	@	81,000	2,279,340
2 bed House	56.3	@	112,500	6,331,500
3 bed House	35.2	@	135,000	4,748,625
4 bed House	7.0	@	171,000	1,202,985
5 bed House	0.0	@	225,000	-
1 bed Flat	7.0	@	67,500	474,863
2 bed Flat	7.0	@	81,000	569,835
3 bed Flat	0.0	@	112,500	-
	140.7			15,607,148
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	126,000	-
2 bed House	0.0	@	175,000	-
3 bed House	0.0	@	210,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	105,000	-
2 bed Flat	0.0	@	126,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	13.9	@	126,000	1,746,360
2 bed House	27.7	@	175,000	4,851,000
3 bed House	17.3	@	210,000	3,638,250
4 bed House	3.5	@	266,000	921,690
5 bed House	0.0	@	350,000	-
1 bed Flat	3.5	@	105,000	363,825
2 bed Flat	3.5	@	126,000	436,590
3 bed Flat	0.0	@	175,000	-
	69.3	210.0		11,957,715
Sub-total GDV Residential			700	177,014,863
AH on-site cost analysis:		13.67% % of GDV	EMV (no AH) less £GDV (inc. AH)	24,200,138
		403 £ psm (total GIA sqm)	34,572 £ per unit (total units)	
Grant				
	210	AH units @	0	per unit
Total GDV				177,014,863

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
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 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(112,559)
Planning Application Professional Fees, Surveys and reports					(340,000)
CIL (Mkrt only + garages)		44,149 sqm		130.85 £ psm	(5,777,006)
	CIL analysis:	3.26% % of GDV		8,253 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	700 units @		20,805 per unit	(14,563,500)
	S106 analysis:	728,175 £ per ha		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	700 units @		0 per unit	-
	S106 analysis:	- £ per ha		0 £ per unit (total units)	
	TOTAL S106 analysis:	728,175 £ per ha		20,805 £ per unit (total units)	
AH Commuted Sum		60,111 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		20.00 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	700 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha		0 £ per unit (total units)	
1 bed House		2,436 sqm @		1,293 psm	(3,149,748)
2 bed House		17,094 sqm @		1,293 psm	(22,102,542)
3 bed House		24,066 sqm @		1,293 psm	(31,117,338)
4 bed House		15,169 sqm @		1,293 psm	(19,613,517)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		556 sqm @		1,493 psm	(829,932)
2 bed Flat		791 sqm @		1,493 psm	(1,180,348)
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkrt only)	221	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	123	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		77,993,426 @		20.0% 22,284 £ per unit (total units)	(15,598,685)
	Ext. Works analysis:				
Policy Costs on design -					
Net Biodiversity costs		700 units @		1,011 £ per unit	(707,700)
Part L/FHS	700 units @			4,847 £ per unit	(3,392,900)
Additional Low Carbon/Energy Reduction	700 units @			0 £ per unit	-
Water Efficiency	700 units @			0 £ per unit	-
	Sub-total				(4,100,600)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		97,692,711 @		3.0%	(2,930,781)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

Professional Fees	97,692,711 @	7.0%		(6,838,490)
Disposal Costs -				
OMS Marketing and Promotion	149,450,000 OMS @	3.00%	6,405 £ per unit	(4,483,500)
Residential Sales Agent Costs	149,450,000 OMS @	1.00%	2,135 £ per unit	(1,494,500)
Residential Sales Legal Costs	149,450,000 OMS @	0.25%	534 £ per unit	(373,625)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,088 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(135,098)
Developers Profit -				
Profit on OMS	149,450,000	20.00%		(29,890,000)
Margin on AH	27,564,863	6.00% on AH values		(1,653,892)
Profit analysis:	177,014,863	17.82% blended GDV	(31,543,892)	
	134,751,770	23.41% on costs	(31,543,892)	
TOTAL COSTS				(166,295,661)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				10,719,201
SDLT	10,719,201 @	HMRC formula		(525,460)
Acquisition Agent fees	10,719,201 @	1.0%		(107,192)
Acquisition Legal fees	10,719,201 @	0.5%		(53,596)
Interest on Land	10,719,201 @	6.00%		(643,152)
Residual Land Value				9,389,801
RLV analysis:	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	
		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.30% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0 dph (net)			
Site Area (net)	20.00 ha (net)		49.42 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	25.00 ha (gross)		61.78 acres (gross)	
Density analysis:	3,006 sqm/ha (net)	13,093 sqft/ac (net)		
	28 dph (gross)			
Benchmark Land Value (net)	13,414 £ per plot	469,490 £ per ha (net)	190,000 £ per acre (net)	9,389,800
BLV analysis:		375,592 £ per ha (gross)	152,000 £ per acre (gross)	
			5.30% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
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 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	-	314,146	261,258	208,369	155,466	102,555	49,628	(3,324)
	10	304,080	251,750	199,420	147,074	94,719	42,349	(10,046)
	20	294,012	242,242	190,469	138,682	86,884	35,070	(16,768)
	30	283,945	232,734	181,517	130,289	79,048	27,790	(23,490)
	40	273,878	223,226	172,565	121,897	71,212	20,511	(30,213)
	50	263,810	213,718	163,613	113,503	63,376	13,232	(36,935)
	60	253,743	204,210	154,661	105,108	55,540	5,953	(43,658)
	70	243,676	194,699	145,709	96,712	47,703	(1,327)	(50,384)
	80	233,608	185,188	136,757	88,317	39,864	(8,609)	(57,109)
	90	223,541	175,676	127,806	79,921	32,025	(15,891)	(63,835)
	100	213,473	166,165	118,854	71,526	24,186	(23,174)	(70,560)
	110	203,405	156,654	109,899	63,130	16,346	(30,456)	(77,286)
	120	193,334	147,142	100,944	54,734	8,507	(37,739)	(84,013)
	130	183,264	137,631	91,989	46,338	668	(45,021)	(90,742)
	140	173,193	128,119	83,033	37,939	(7,172)	(52,306)	(97,471)
	150	163,122	118,608	74,078	29,540	(15,015)	(59,592)	(104,200)
	160	153,051	109,094	65,123	21,141	(22,857)	(66,878)	(110,929)
	170	142,980	99,579	56,168	12,742	(30,700)	(74,164)	(117,660)
	180	132,909	90,064	47,212	4,343	(38,542)	(81,450)	(124,392)
	190	122,838	80,549	38,253	(4,057)	(46,385)	(88,737)	(131,125)
	200	112,766	71,034	29,294	(12,457)	(54,229)	(96,026)	(137,857)
210	102,691	61,519	20,335	(20,860)	(62,075)	(103,316)	(144,590)	
220	92,616	52,004	11,376	(29,263)	(69,921)	(110,605)	(151,326)	
230	82,541	42,487	2,417	(37,666)	(77,768)	(117,895)	(158,063)	
240	72,467	32,969	(6,542)	(46,069)	(85,614)	(125,186)	(164,799)	
250	62,392	23,450	(15,502)	(54,471)	(93,460)	(132,480)	(171,536)	

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
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 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 2

		Other CBC/LCC S106 Contributions						
		20,805						
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
-		298,806	236,736	174,655	112,557	50,436	(11,713)	(73,897)
10		290,979	228,906	166,822	104,721	42,597	(19,556)	(81,744)
20		283,151	221,076	158,989	96,885	34,758	(27,398)	(89,590)
30		275,321	213,245	151,156	89,049	26,919	(35,241)	(97,438)
40		267,491	205,415	143,323	81,213	19,080	(43,084)	(105,288)
50		259,660	197,585	135,490	73,377	11,241	(50,926)	(113,139)
60		251,830	189,754	127,657	65,541	3,401	(58,772)	(120,989)
70		244,000	181,921	119,824	57,706	(4,438)	(66,618)	(128,839)
80		236,170	174,088	111,990	49,869	(12,280)	(74,465)	(136,693)
90		228,340	166,256	104,154	42,030	(20,123)	(82,311)	(144,547)
100		220,509	158,423	96,318	34,191	(27,965)	(90,157)	(152,402)
110		212,679	150,590	88,483	26,352	(35,808)	(98,006)	(160,256)
120		204,849	142,757	80,647	18,513	(43,651)	(105,856)	(168,113)
130		197,019	134,924	72,811	10,674	(51,493)	(113,706)	(175,972)
140		189,188	127,091	64,975	2,835	(59,339)	(121,557)	(183,832)
150		181,355	119,258	57,139	(5,005)	(67,186)	(129,407)	(191,715)
160		173,522	111,424	49,302	(12,847)	(75,032)	(137,261)	(201,161)
170		165,689	103,588	41,463	(20,690)	(82,878)	(145,115)	(210,148)
180		157,856	95,752	33,624	(28,533)	(90,725)	(152,970)	(219,136)
190		150,023	87,916	25,785	(36,375)	(98,573)	(160,824)	(228,125)
200		142,190	80,080	17,946	(44,218)	(106,423)	(168,682)	(237,118)
210		134,358	72,244	10,107	(52,060)	(114,274)	(176,541)	(246,111)
220		126,525	64,408	2,268	(59,907)	(122,124)	(184,400)	(255,107)
230		118,692	56,573	(5,572)	(67,753)	(129,974)	(192,264)	(264,106)
240		110,857	48,736	(13,414)	(75,599)	(137,828)	(201,811)	(273,105)
250		103,021	40,897	(21,257)	(83,445)	(145,683)	(210,798)	(282,108)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
-		234,859	208,398	181,937	155,477	129,016	102,555	76,095
10		227,023	200,562	174,102	147,641	121,180	94,719	68,259
20		219,187	192,726	166,266	139,805	113,344	86,884	60,423
30		211,351	184,890	158,430	131,969	105,508	79,048	52,587
40		203,515	177,055	150,594	124,133	97,673	71,212	44,751
50		195,679	169,219	142,758	116,297	89,837	63,376	36,915
60		187,844	161,383	134,922	108,461	82,001	55,540	29,079
70		180,006	153,546	127,085	100,624	74,164	47,703	21,242
80		172,167	145,707	119,246	92,785	66,324	39,864	13,403
90		164,328	137,867	111,407	84,946	58,485	32,025	5,564
100		156,489	130,028	103,568	77,107	50,646	24,186	(2,275)
110		148,650	122,189	95,729	69,268	42,807	16,346	(10,114)
120		140,811	114,350	87,889	61,429	34,968	8,507	(17,953)
130		132,972	106,511	80,050	53,590	27,129	668	(25,792)
140		125,131	98,671	72,210	45,749	19,289	(7,172)	(33,633)
150		117,289	90,828	64,367	37,907	11,446	(15,015)	(41,475)
160		109,446	82,985	56,525	30,064	3,603	(22,857)	(49,318)
170		101,604	75,143	48,682	22,222	(4,239)	(30,700)	(57,161)
180		93,761	67,300	40,840	14,379	(12,082)	(38,542)	(65,003)
190		85,918	59,458	32,997	6,536	(19,924)	(46,385)	(72,846)
200		78,075	51,614	25,153	(1,307)	(27,768)	(54,229)	(80,689)
210		70,229	43,768	17,307	(9,154)	(35,614)	(62,075)	(88,536)
220		62,382	35,922	9,461	(17,000)	(43,461)	(69,921)	(96,382)
230		54,536	28,075	1,615	(24,846)	(51,307)	(77,768)	(104,228)
240		46,690	20,229	(6,232)	(32,693)	(59,153)	(85,614)	(112,075)
250		38,843	12,383	(14,078)	(40,539)	(67,000)	(93,460)	(119,921)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Loughborough / Shepshed**
Lower-Quartile BCIS; Lower values; 30% AH

No Units: **700**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)						
		100,000	120,000	140,000	160,000	180,000	200,000	220,000
Balance (RLV - BLV £ per acre (n))	-	192,555	172,555	152,555	132,555	112,555	92,555	72,555
	10	184,719	164,719	144,719	124,719	104,719	84,719	64,719
	20	176,884	156,884	136,884	116,884	96,884	76,884	56,884
CIL Rate (£)	-	169,048	149,048	129,048	109,048	89,048	69,048	49,048
	40	161,212	141,212	121,212	101,212	81,212	61,212	41,212
	50	153,376	133,376	113,376	93,376	73,376	53,376	33,376
	60	145,540	125,540	105,540	85,540	65,540	45,540	25,540
	70	137,703	117,703	97,703	77,703	57,703	37,703	17,703
	80	129,864	109,864	89,864	69,864	49,864	29,864	9,864
	90	122,025	102,025	82,025	62,025	42,025	22,025	2,025
	100	114,186	94,186	74,186	54,186	34,186	14,186	(5,814)
	110	106,346	86,346	66,346	46,346	26,346	6,346	(13,654)
	120	98,507	78,507	58,507	38,507	18,507	(1,493)	(21,493)
	130	90,668	70,668	50,668	30,668	10,668	(9,332)	(29,332)
	140	82,828	62,828	42,828	22,828	2,828	(17,172)	(37,172)
	150	74,985	54,985	34,985	14,985	(5,015)	(25,015)	(45,015)
	160	67,143	47,143	27,143	7,143	(12,857)	(32,857)	(52,857)
	170	59,300	39,300	19,300	(700)	(20,700)	(40,700)	(60,700)
	180	51,458	31,458	11,458	(8,542)	(28,542)	(48,542)	(68,542)
	190	43,615	23,615	3,615	(16,385)	(36,385)	(56,385)	(76,385)
	200	35,771	15,771	(4,229)	(24,229)	(44,229)	(64,229)	(84,229)
	210	27,925	7,925	(12,075)	(32,075)	(52,075)	(72,075)	(92,075)
	220	20,079	79	(19,921)	(39,921)	(59,921)	(79,921)	(99,921)
	230	12,232	(7,768)	(27,768)	(47,768)	(67,768)	(87,768)	(107,768)
	240	4,386	(15,614)	(35,614)	(55,614)	(75,614)	(95,614)	(115,614)
	250	(3,460)	(23,460)	(43,460)	(63,460)	(83,460)	(103,460)	(123,460)

TABLE 6

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	239,631	193,951	148,269	102,555	56,837	11,097	(34,665)
	10	231,801	186,121	140,426	94,719	48,997	3,255	(42,511)
	20	223,970	178,290	132,593	86,884	41,158	(4,587)	(50,358)
CIL Rate (£)	131	216,140	170,458	124,760	79,048	33,319	(12,430)	(58,204)
	40	208,310	162,626	116,927	71,212	25,480	(20,272)	(66,050)
	50	200,480	154,793	109,094	63,376	17,641	(28,115)	(73,897)
	60	192,650	146,960	101,259	55,540	9,802	(35,958)	(81,745)
	70	184,819	139,127	93,423	47,703	1,963	(43,802)	(89,595)
	80	176,989	131,294	85,587	39,864	(5,880)	(51,648)	(97,445)
	90	169,159	123,461	77,751	32,025	(13,722)	(59,494)	(105,296)
	100	161,327	115,628	69,915	24,186	(21,565)	(67,341)	(113,146)
	110	153,494	107,795	62,079	16,346	(29,407)	(75,187)	(120,999)
	120	145,661	99,962	54,243	8,507	(37,250)	(83,033)	(128,853)
	130	137,828	92,126	46,407	668	(45,093)	(90,883)	(136,708)
	140	129,995	84,290	38,569	(7,172)	(52,938)	(98,734)	(144,563)
	150	122,162	76,454	30,730	(15,015)	(60,785)	(106,584)	(152,419)
	160	114,329	68,618	22,891	(22,857)	(68,631)	(114,434)	(160,278)
	170	106,496	60,783	15,052	(30,700)	(76,477)	(122,285)	(168,137)
	180	98,663	52,947	7,213	(38,542)	(84,324)	(130,140)	(175,996)
	190	90,829	45,111	(626)	(46,385)	(92,172)	(137,994)	(183,857)
	200	82,993	37,275	(8,465)	(54,229)	(100,022)	(145,849)	(192,210)
	210	75,158	29,436	(16,307)	(62,075)	(107,872)	(153,703)	(201,197)
	220	67,322	21,596	(24,150)	(69,921)	(115,723)	(161,562)	(210,184)
	230	59,486	13,757	(31,992)	(77,768)	(123,573)	(169,421)	(219,177)
	240	51,650	5,918	(39,835)	(85,614)	(131,426)	(177,280)	(228,170)
	250	43,814	(1,921)	(47,677)	(93,460)	(139,281)	(185,140)	(237,163)

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower-Quartile BCIS; Lower values; 30% AH**

TABLE 7		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	-	(48,171)	2,097	52,337	102,555	152,758	202,952	253,133
	30	(71,710)	(21,431)	28,819	79,048	129,260	179,458	229,642
	40	(79,556)	(29,273)	20,980	71,212	121,427	171,625	221,812
CIL Rate (£)	50	(87,406)	(37,116)	13,141	63,376	113,594	163,792	213,982
	60	(95,256)	(44,959)	5,302	55,540	105,758	155,959	206,151
	70	(103,106)	(52,805)	(2,538)	47,703	97,922	148,126	198,321
	80	(110,957)	(60,652)	(10,380)	39,864	90,086	140,293	190,491
	90	(118,808)	(68,498)	(18,223)	32,025	82,250	132,461	182,659
	100	(126,663)	(76,344)	(26,065)	24,186	74,415	124,628	174,826
	110	(134,517)	(84,191)	(33,908)	16,346	66,579	116,795	166,993
	120	(142,372)	(92,041)	(41,751)	8,507	58,743	108,961	159,160
	130	(150,228)	(99,891)	(49,594)	668	50,907	101,125	151,327
	140	(158,087)	(107,741)	(57,440)	(7,172)	43,069	93,289	143,494
	150	(165,946)	(115,591)	(65,286)	(15,015)	35,230	85,453	135,661
	160	(173,805)	(123,443)	(73,133)	(22,857)	27,391	77,617	127,828
	170	(181,668)	(131,298)	(80,979)	(30,700)	19,552	69,781	119,996
	180	(189,729)	(139,152)	(88,825)	(38,542)	11,713	61,946	112,163
	190	(198,695)	(147,007)	(96,675)	(46,385)	3,873	54,110	104,328
	200	(207,685)	(154,862)	(104,526)	(54,229)	(3,966)	46,274	96,492
	210	(216,678)	(162,721)	(112,376)	(62,075)	(11,807)	38,435	88,656
	220	(225,671)	(170,580)	(120,226)	(69,921)	(19,649)	30,596	80,820
	230	(234,667)	(178,440)	(128,078)	(77,768)	(27,492)	22,757	72,984
	240	(243,666)	(186,334)	(135,932)	(85,614)	(35,334)	14,918	65,148
	250	(252,665)	(194,230)	(143,787)	(93,460)	(43,177)	7,079	57,312
	260	(261,669)	(202,179)	(151,641)	(101,310)	(51,020)	(760)	49,477
	270	(270,675)	(210,129)	(159,497)	(109,161)	(58,863)	(8,600)	41,640

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

241218 CBC_CIL Appraisals_Loughborough Shepshed_H_O_v1 - Summary Table

Appraisal Ref:	H	I	J	K	L	M	N	O
No Units:	7	15	35	60	135	200	350	700
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:	Median BCIS; Higher values; No AH	Median BCIS; Higher values; 30% AH	Median BCIS; Higher values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH	Lower-Quartile BCIS; Lower values; 30% AH
Total GDV (£)	2,210,250	3,935,405	9,182,611	15,220,628	34,246,412	50,735,425	88,507,431	177,014,863
Policy Assumptions								
AH Target % (& mix):	0%	30%	30%	30%	30%	30%	30%	30%
Affordable Rent:	67%	67%	67%	67%	67%	67%	67%	67%
Social Rent:	0%	0%	0%	0%	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%	0%	0%	0%	0%
Max CIL Rate (£ psm)	£297	£76	£81	£136	£135	£141	£128	£131
Max CIL Rate (£ per unit)	£27,476	£4,897	£5,246	£8,577	£8,502	£8,897	£8,080	£8,253
Total S106 (£ per unit)	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805	£20,805
Sub-total CIL+S106 (£ per unit)	£48,281	£25,702	£26,051	£29,382	£29,307	£29,702	£28,885	£29,058
Profit KPI's								
Developers Profit (% on costs)	26.40%	23.08%	23.12%	23.18%	23.33%	23.34%	23.41%	23.41%
Developers Profit (% on OMS)	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Developers Profit (% on AH)	6.00%	6.00%	6.00%	6.00%	6.00%	6.0%	6.00%	6.00%
Developers Profit (% blended)	20.00%	17.79%	17.79%	17.78%	17.78%	17.78%	17.82%	17.82%
Land Value KPI's								
RLV (£/acre (net))	150.002	150.001	150.000	150.000	190.000	190.000	190.000	190.000
RLV (£/ha (net))	370,654	370,652	370,651	370,651	469,490	469,490	469,490	469,490
RLV (% of GDV)	3.91%	4.71%	4.71%	4.87%	5.29%	5.29%	5.30%	5.30%
BLV (£/acre (net))	150.000	150.000	150.000	150.000	190.000	190.000	190.000	190.000
BLV (£/ha (net))	370,650	370,650	370,650	370,650	469,490	469,490	469,490	469,490
BLV (% of GDV)	3.91%	4.71%	4.71%	4.87%	5.29%	5.29%	5.30%	5.30%
Surplus/Deficit (£/acre) [RLV-BLV]	2	1	0.35	0.20	0.10	0.07	0.04	0.02
Surplus/Deficit (£/ha)	4	2	0.86	0.50	0.26	0.17	0.10	0.05
Surplus/Deficit Total (£)	1	1	1	1	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable	Viable	Viable
Maximum CIL result (£ psm)	£297	£76	£81	£136	£135	£141	£128	£131
Recommended CIL (£ psm)	£208	£53	£57	£95	£94	£99	£90	£92
Buffer (% from Max)	30%	30%	30%	30%	30%	30%	30%	30%

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1 - Version Notes

Date	Version	Comments	AS
241218	v1	For issue	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **P** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area** No Units: **7**
 Notes: **Median BCIS; Higher values; No AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				7 Units					
AH Policy requirement (% Target)				0%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		100%					
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		0.0% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				391.76		£ psm			
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		25.00%	0.0	0%	0.0		
2 bed House	25.0%	1.8		45.00%	0.0	25%	1.8		
3 bed House	55.0%	3.9		25.00%	0.0	55%	3.9		
4 bed House	20.0%	1.4		5.00%	0.0	20%	1.4		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	7.0		100.00%	0.0	100%	7.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	110.0	1,184				110.0	1,184		
4 bed House	150.0	1,615				150.0	1,615		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	0	0		0	0	0	0		
2 bed House	140	1,507		0	0	140	1,507		
3 bed House	424	4,559		0	0	424	4,559		
4 bed House	210	2,260		0	0	210	2,260		
5 bed House	0	0		0	0	0	0		
1 bed Flat	0	0		0	0	0	0		
2 bed Flat	0	0		0	0	0	0		
3 bed Flat	0	0		0	0	0	0		
	774	8,326		0	0	774	8,326		
AH % by floor area:		0.00% AH % by floor area (difference due to mix)							
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)					
1 bed House	190,000	3,276	304	0					
2 bed House	280,000	3,500	325	490,000					
3 bed House	385,000	3,500	325	1,482,250					
4 bed House	510,000	3,400	316	714,000					
5 bed House	500,000	3,030	282	0					
1 bed Flat	143,091	3,180	295	0					
2 bed Flat	181,616	2,838	264	0					
3 bed Flat	250,000	3,125	290	0					
				2,686,250					
Affordable Housing values (£) -									
	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV	
1 bed House	85,500	45%	0	0%	133,000	70%	133,000	70%	
2 bed House	126,000	45%	0	0%	196,000	70%	196,000	70%	
3 bed House	173,250	45%	0	0%	250,000	70%	269,500	70%	
4 bed House	229,500	45%	0	0%	250,000	70%	357,000	70%	
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%	
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%	
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%	
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%	
* capped @£250K									

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	1.8	@	280,000	490,000
3 bed House	3.9	@	385,000	1,482,250
4 bed House	1.4	@	510,000	714,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	7.0			2,686,250
Affordable Rent GDV -				
1 bed House	0.0	@	85,500	-
2 bed House	0.0	@	126,000	-
3 bed House	0.0	@	173,250	-
4 bed House	0.0	@	229,500	-
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	0.0			-
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	269,500	-
4 bed House	0.0	@	357,000	-
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0	0.0		-
Sub-total GDV Residential	7			2,686,250
AH on-site cost analysis:	0.00% % of GDV		EMV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	0	AH units @	0 per unit	-
Total GDV				2,686,250

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area**
 Notes: Median BCIS; Higher values; No AH

No Units: **7**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(3,234)
Planning Application Professional Fees, Surveys and reports					(10,000)
CIL (Mkrt only + garages)		774 sqm		391.76 £ psm	(303,027)
	CIL analysis:	11.28% % of GDV		43,290 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	7 units @		22,513 per unit	(157,591)
	S106 analysis:	675,390 £ per ha		5.87% % of GDV	22,513 £ per unit (total units)
LCC TSA Contributions	Years (all)	7 units @		0 per unit	-
	S106 analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
	TOTAL S106 analysis:	675,390 £ per ha		5.87% % of GDV	22,513 £ per unit (total units)
AH Commuted Sum		774 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		0.23 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	7 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
1 bed House		- sqm @		1,468 psm	-
2 bed House		140 sqm @		1,468 psm	(205,520)
3 bed House		424 sqm @		1,468 psm	(621,698)
4 bed House		210 sqm @		1,468 psm	(308,280)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mkrt only)	4	0% units @	18 sqm @	600 psm	-
Garages for 4B House (Mkrt only)	1	0% units @	18 sqm @	600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @	600 psm	-
External works		1,135,498 @		10.0%	(113,550)
	Ext. Works analysis:			16,221 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		7 units @		1,011 £ per unit	(7,077)
Part L/FHS		7 units @		4,847 £ per unit	(33,929)
Additional Low Carbon/Energy Reduction		7 units @		0 £ per unit	-
Water Efficiency		7 units @		0 £ per unit	-
	Sub-total				(41,006)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		1,290,054 @		3.0%	(38,702)

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Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

Professional Fees	1,290,054 @	7.0%		(90,304)
Disposal Costs -				
OMS Marketing and Promotion	2,686,250 OMS @	3.00%	11,513 £ per unit	(80,588)
Residential Sales Agent Costs	2,686,250 OMS @	1.00%	3,838 £ per unit	(26,863)
Residential Sales Legal Costs	2,686,250 OMS @	0.25%	959 £ per unit	(6,716)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			17,738 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR	0.487% pcm		(25,959)
Developers Profit -				
Profit on OMS	2,686,250	20.00%		(537,250)
Margin on AH	0	6.00% on AH values		-
Profit analysis:	2,686,250	20.00% blended GDV	(537,250)	
	2,043,035	26.30% on costs	(537,250)	
TOTAL COSTS				(2,580,285)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				105,965
SDLT	105,965 @	HMRC formula		-
Acquisition Agent fees	105,965 @	1.0%		(1,060)
Acquisition Legal fees	105,965 @	0.5%		(530)
Interest on Land	105,965 @	6.00%		(6,358)
Residual Land Value				98,017
RLV analysis:	14,002 £ per plot	420,074 £ per ha (net)	170,002 £ per acre (net)	
		336,059 £ per ha (gross)	136,001 £ per acre (gross)	
			3.65% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.23	ha (net)	0.58	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.29	ha (gross)	0.72	acres (gross)
Density analysis:	3,315	sqm/ha (net)	14,440	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)	98,016
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			3.65% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	4 £ per ha (net)	2 £ per acre (net)		1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **7**
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SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site							
	0%	10%	15%	20%	25%	30%	35%	40%
250	119,454	90,456	61,254	31,615	1,975	(27,664)	(57,303)	
260	108,285	79,907	51,107	22,102	(6,904)	(35,909)	(64,914)	
270	97,117	69,331	40,960	12,589	(15,782)	(44,153)	(72,524)	
280	85,948	58,549	30,812	3,076	(24,661)	(52,398)	(80,135)	
290	74,779	47,768	20,665	(6,437)	(33,540)	(60,643)	(87,745)	
300	63,455	36,986	10,518	(15,950)	(42,419)	(68,887)	(95,356)	
310	52,039	26,205	371	(25,463)	(51,298)	(77,132)	(102,966)	
320	40,623	15,423	(9,777)	(34,976)	(60,176)	(85,376)	(110,576)	
330	29,208	4,642	(19,924)	(44,490)	(69,055)	(93,621)	(118,187)	
340	17,792	(6,139)	(30,071)	(54,003)	(77,934)	(101,866)	(125,832)	
350	6,377	(16,921)	(40,218)	(63,516)	(86,813)	(110,133)	(133,480)	
360	(5,039)	(27,702)	(50,365)	(73,029)	(95,708)	(118,417)	(141,127)	
370	(16,455)	(38,484)	(60,513)	(82,557)	(104,630)	(126,702)	(148,774)	
380	(27,870)	(49,265)	(70,682)	(92,117)	(113,552)	(134,987)	(156,422)	
390	(39,286)	(60,080)	(80,878)	(101,676)	(122,474)	(143,272)	(164,069)	
400	(50,754)	(70,914)	(91,075)	(111,235)	(131,396)	(151,556)	(171,856)	
410	(62,225)	(81,748)	(101,271)	(120,795)	(140,318)	(159,841)	(180,124)	
420	(73,696)	(92,582)	(111,468)	(130,354)	(149,240)	(168,126)	(188,391)	
430	(85,167)	(103,416)	(121,665)	(139,913)	(158,162)	(176,930)	(196,659)	
440	(96,638)	(114,250)	(131,861)	(149,473)	(167,084)	(185,887)	(204,926)	
450	(108,110)	(125,084)	(142,058)	(159,032)	(176,493)	(194,843)	(213,194)	
460	(119,581)	(135,918)	(152,254)	(168,591)	(186,138)	(203,800)	(221,461)	
470	(131,052)	(146,752)	(162,451)	(178,811)	(195,784)	(212,756)	(229,729)	
480	(142,523)	(157,585)	(172,862)	(189,146)	(205,429)	(221,713)	(237,996)	
490	(153,994)	(168,419)	(183,886)	(199,480)	(215,075)	(230,669)	(246,264)	
500	(165,466)	(180,004)	(194,909)	(209,815)	(224,720)	(239,626)	(254,531)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513	
Balance (RLV - BLV £ per acre (n))		2	5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	250	369,275	314,984	260,692	205,674	149,521	93,368	36,476	
	260	357,277	302,985	248,694	193,264	137,111	80,958	23,792	
	270	345,278	290,987	236,696	180,854	124,701	68,502	11,108	
	280	333,280	278,989	224,597	168,444	112,291	55,818	(1,576)	
	290	321,282	266,990	212,187	156,035	99,882	43,134	(14,262)	
	300	309,283	254,992	199,778	143,625	87,472	30,450	(27,008)	
	310	297,285	242,993	187,368	131,215	75,062	17,766	(39,754)	
	320	285,286	230,995	174,958	118,805	62,476	5,082	(52,499)	
	330	273,288	218,701	162,548	106,395	49,792	(7,602)	(65,245)	
	340	261,290	206,291	150,139	93,986	37,108	(20,318)	(77,991)	
	350	249,291	193,882	137,729	81,576	24,424	(33,064)	(90,737)	
	360	237,293	181,472	125,319	69,133	11,740	(45,809)	(103,483)	
	370	225,215	169,062	112,909	56,449	(944)	(58,555)	(116,228)	
	380	212,805	156,652	100,499	43,765	(13,628)	(71,301)	(128,974)	
	390	200,395	144,242	88,090	31,081	(26,374)	(84,047)	(141,720)	
	400	187,986	131,833	75,680	18,397	(39,119)	(96,792)	(154,466)	
	410	175,576	119,423	63,107	5,713	(51,865)	(109,538)	(167,211)	
	420	163,166	107,013	50,423	(6,971)	(64,611)	(122,284)	(180,764)	
	430	150,756	94,603	37,739	(19,683)	(77,357)	(135,030)	(194,544)	
	440	138,346	82,194	25,055	(32,429)	(90,102)	(147,776)	(208,323)	
	450	125,937	69,785	12,371	(45,175)	(102,848)	(160,521)	(222,102)	
460	113,527	57,081	(313)	(57,921)	(115,594)	(173,532)	(235,881)		
470	101,117	44,397	(12,997)	(70,667)	(128,340)	(187,311)	(249,661)		
480	88,707	31,713	(25,739)	(83,412)	(141,085)	(201,090)	(263,440)		
490	76,298	19,029	(38,485)	(96,158)	(153,831)	(214,870)	(277,219)		
500	63,738	6,345	(51,231)	(108,904)	(166,577)	(228,649)	(290,998)		

TABLE 3

		Profit 20%							
Balance (RLV - BLV £ per acre (n))		2	15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	250	382,947	342,181	301,414	260,647	219,616	177,451	135,287	
	260	370,949	330,182	289,416	248,649	207,206	165,041	122,877	
	270	358,950	318,184	277,417	236,651	194,796	152,632	110,467	
	280	346,952	306,185	265,419	224,551	182,386	140,222	98,058	
	290	334,954	294,187	253,420	212,141	169,976	127,812	85,648	
	300	322,955	282,189	241,422	199,731	157,567	115,402	73,238	
	310	310,957	270,190	229,424	187,321	145,157	102,993	60,611	
	320	298,958	258,192	217,076	174,912	132,747	90,583	47,927	
	330	286,960	246,193	204,666	162,502	120,337	78,173	35,243	
	340	274,962	234,195	192,256	150,092	107,928	65,655	22,559	
	350	262,963	222,011	179,847	137,682	95,518	52,971	9,875	
	360	250,965	209,601	167,437	125,272	83,108	40,287	(2,809)	
	370	238,966	197,191	155,027	112,863	70,698	27,603	(15,493)	
	380	226,968	184,782	142,617	100,453	58,015	14,919	(28,177)	
	390	214,536	172,372	130,207	88,043	45,331	2,235	(40,861)	
	400	202,126	159,962	117,798	75,633	32,647	(10,449)	(53,545)	
	410	189,672	147,508	105,343	63,014	19,918	(23,178)	(66,275)	
	420	177,202	135,037	92,873	50,268	7,172	(35,924)	(79,020)	
	430	164,732	122,567	80,403	37,522	(5,574)	(48,670)	(91,766)	
	440	152,261	110,097	67,873	24,777	(18,320)	(61,416)	(104,512)	
	450	139,791	97,627	55,127	12,031	(31,065)	(74,162)	(117,258)	
460	127,321	85,157	42,381	(715)	(43,811)	(86,907)	(130,003)		
470	114,851	72,687	29,635	(13,461)	(56,557)	(99,653)	(142,749)		
480	102,381	59,986	16,890	(26,206)	(69,303)	(112,399)	(155,495)		
490	89,911	47,240	4,144	(38,952)	(82,048)	(125,145)	(168,241)		
500	77,440	34,494	(8,602)	(51,698)	(94,794)	(137,890)	(181,877)		

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)						
		170,000	200,000	220,000	240,000	260,000	280,000	300,000
Balance (RLV - BLV £ per acre (n))	2	140,000	160,000	180,000	200,000	220,000	240,000	260,000
	250	207,451	187,451	167,451	147,451	127,451	107,451	87,451
	260	195,041	175,041	155,041	135,041	115,041	95,041	75,041
CIL Rate (£)	270	182,632	162,632	142,632	122,632	102,632	82,632	62,632
	280	170,222	150,222	130,222	110,222	90,222	70,222	50,222
	290	157,812	137,812	117,812	97,812	77,812	57,812	37,812
	300	145,402	125,402	105,402	85,402	65,402	45,402	25,402
	310	132,993	112,993	92,993	72,993	52,993	32,993	12,993
	320	120,583	100,583	80,583	60,583	40,583	20,583	583
	330	108,173	88,173	68,173	48,173	28,173	8,173	(11,827)
	340	95,763	75,763	55,763	35,763	15,763	(4,345)	(24,345)
	350	82,971	62,971	42,971	22,971	2,971	(17,029)	(37,029)
	360	70,287	50,287	30,287	10,287	(9,713)	(29,713)	(49,713)
	370	57,603	37,603	17,603	(2,397)	(22,397)	(42,397)	(62,397)
	380	44,919	24,919	4,919	(15,081)	(35,081)	(55,081)	(75,081)
	390	32,235	12,235	(7,765)	(27,765)	(47,765)	(67,765)	(87,765)
	400	19,551	(449)	(20,449)	(40,449)	(60,449)	(80,449)	(100,449)
	410	6,822	(13,178)	(33,178)	(53,178)	(73,178)	(93,178)	(113,178)
	420	(5,924)	(25,924)	(45,924)	(65,924)	(85,924)	(105,924)	(125,924)
	430	(18,670)	(38,670)	(58,670)	(78,670)	(98,670)	(118,670)	(138,670)
	440	(31,416)	(51,416)	(71,416)	(91,416)	(111,416)	(131,416)	(151,416)
	450	(44,162)	(64,162)	(84,162)	(104,162)	(124,162)	(144,162)	(164,162)
	460	(56,907)	(76,907)	(96,907)	(116,907)	(136,907)	(156,907)	(176,907)
	470	(69,653)	(89,653)	(109,653)	(129,653)	(149,653)	(169,653)	(189,653)
	480	(82,399)	(102,399)	(122,399)	(142,399)	(162,399)	(182,399)	(202,399)
	490	(95,145)	(115,145)	(135,145)	(155,145)	(175,145)	(195,145)	(215,145)
	500	(107,890)	(127,890)	(147,890)	(167,890)	(187,890)	(207,890)	(227,890)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	2	339,740	286,198	232,656	177,451	122,073	66,608	10,006
	260	327,742	274,200	220,419	165,041	109,664	53,924	(2,678)
CIL Rate (£)	270	315,744	262,202	208,010	152,632	97,254	41,240	(15,369)
	280	303,745	250,203	195,600	140,222	84,844	28,556	(28,115)
	290	291,747	238,205	183,190	127,812	72,434	15,872	(40,861)
	300	279,748	226,158	170,780	115,402	59,790	3,188	(53,607)
	310	267,750	213,748	158,370	102,993	47,106	(9,496)	(66,352)
	320	255,752	201,339	145,961	90,583	34,422	(22,221)	(79,098)
	330	243,753	188,929	133,551	78,173	21,738	(34,967)	(91,844)
	340	231,755	176,519	121,141	65,763	9,054	(47,712)	(104,590)
	350	219,757	164,109	108,731	52,971	(3,630)	(60,458)	(117,335)
	360	207,759	151,699	96,322	40,287	(16,327)	(73,204)	(130,081)
	370	194,761	139,290	83,912	27,603	(29,073)	(85,950)	(142,827)
	380	182,763	126,880	71,502	14,919	(41,818)	(98,696)	(155,573)
	390	169,765	114,470	58,837	2,235	(54,564)	(111,441)	(168,319)
	400	157,767	102,060	46,453	(10,449)	(67,310)	(124,187)	(181,061)
	410	145,769	89,651	33,469	(23,178)	(80,056)	(136,933)	(193,807)
	420	133,771	77,241	20,785	(35,924)	(92,801)	(149,679)	(206,553)
	430	121,773	64,702	8,101	(48,670)	(105,547)	(162,424)	(219,300)
	440	109,775	52,018	(4,583)	(61,416)	(118,293)	(175,170)	(232,046)
	450	97,777	39,334	(17,284)	(74,162)	(131,039)	(187,916)	(244,792)
	460	85,779	26,650	(30,030)	(86,907)	(143,784)	(200,662)	(257,538)
	470	73,781	13,966	(42,776)	(99,653)	(156,530)	(213,408)	(270,284)
	480	61,783	1,282	(55,522)	(112,399)	(169,276)	(226,154)	(283,030)
	490	49,785	(11,402)	(68,267)	(125,145)	(182,022)	(238,900)	(295,776)
	500	37,787	(24,136)	(81,013)	(137,890)	(194,766)	(251,646)	(308,522)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS: Higher values; No AH

No Units: **7**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	2	Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	250	(68,100)	14,675	96,668	177,451	257,219	335,325	413,430
	260	(80,846)	1,991	84,258	165,041	245,221	323,326	401,432
CIL Rate (£)	270	(93,592)	(10,693)	71,848	152,632	233,223	311,328	389,433
392	280	(106,338)	(23,386)	59,191	140,222	221,005	299,329	377,435
	290	(119,083)	(36,132)	46,507	127,812	208,595	287,331	365,436
	300	(131,829)	(48,878)	33,823	115,402	196,186	275,333	353,438
	310	(144,575)	(61,623)	21,139	102,993	183,776	263,334	341,440
	320	(157,321)	(74,369)	8,455	90,583	171,366	251,336	329,441
	330	(170,072)	(87,115)	(4,229)	78,173	158,956	239,337	317,443
	340	(183,851)	(99,861)	(16,913)	65,655	146,546	227,330	305,444
	350	(197,630)	(112,607)	(29,655)	52,971	134,137	214,920	293,446
	360	(211,409)	(125,352)	(42,401)	40,287	121,727	202,510	281,447
	370	(225,189)	(138,098)	(55,147)	27,603	109,317	190,100	269,449
	380	(238,968)	(150,844)	(67,893)	14,919	96,907	177,691	257,451
	390	(252,747)	(163,590)	(80,638)	2,235	84,498	165,281	245,452
	400	(266,526)	(176,849)	(93,384)	(10,449)	72,088	152,871	233,454
	410	(280,305)	(190,628)	(106,130)	(23,178)	59,436	140,461	221,244
	420	(294,085)	(204,407)	(118,876)	(35,924)	46,752	128,051	208,835
	430	(307,864)	(218,187)	(131,621)	(48,670)	34,067	115,642	196,425
	440	(321,643)	(231,966)	(144,367)	(61,416)	21,383	103,232	184,015
	450	(335,422)	(245,745)	(157,113)	(74,162)	8,699	90,822	171,605
	460	(349,201)	(259,524)	(169,859)	(86,907)	(3,985)	78,412	159,195
	470	(362,981)	(273,304)	(183,626)	(99,653)	(16,702)	65,900	146,786
	480	(376,760)	(287,083)	(197,406)	(112,399)	(29,447)	53,216	134,376
	490	(390,539)	(300,862)	(211,185)	(125,145)	(42,193)	40,532	121,966
	500	(404,318)	(314,641)	(224,964)	(137,890)	(54,939)	27,848	109,556

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **Q** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area** No Units: **15**
 Notes: Median BCIS; Higher values; No AH Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	15 Units
AH Policy requirement (% Target)	30%
Open Market Sale (OMS) housing	70%
Open Market Sale (OMS) housing	70%
AH tenure split %	67.0%
Affordable Rent:	67.0% Rented
Social Rent:	0.0%
First Homes:	0.0%
Other Intermediate (LCHO/Sub-Market etc.):	33.0%
	100% 100.0%

CIL Rate (£ psm) **261.86 £ psm**

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	1.1	8%	1.1
2 bed House	25.0%	2.6	45.00%	2.0	31%	4.7
3 bed House	55.0%	5.8	25.00%	1.1	46%	6.9
4 bed House	20.0%	2.1	5.00%	0.2	16%	2.3
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	10.5	100.00%	4.5	100%	15.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	80.0	861		80.0	861
3 bed House	110.0	1,184		110.0	1,184
4 bed House	150.0	1,615		150.0	1,615
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	65	702	65	702
2 bed House	210	2,260	150	1,613	360	3,873
3 bed House	635	6,838	105	1,128	740	7,964
4 bed House	315	3,391	23	249	338	3,640
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	1,160	12,489	343	3,691	1,503	16,180

AH % by floor area: **22.81% AH % by floor area (difference due to mix)**

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	190,000	3,276	304	213,750
2 bed House	280,000	3,500	325	1,302,000
3 bed House	385,000	3,500	325	2,656,500
4 bed House	510,000	3,400	316	1,185,750
5 bed House	500,000	3,030	282	0
1 bed Flat	143,091	3,180	295	0
2 bed Flat	181,616	2,838	264	0
3 bed Flat	250,000	3,125	290	0
				5,358,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	85,500	45%	0	0%	133,000	70%	133,000	70%
2 bed House	126,000	45%	0	0%	196,000	70%	196,000	70%
3 bed House	173,250	45%	0	0%	250,000	70%	269,500	70%
4 bed House	229,500	45%	0	0%	250,000	70%	357,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: Median BCIS; Higher values; No AH

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	2.6	@	280,000	735,000
3 bed House	5.8	@	385,000	2,223,375
4 bed House	2.1	@	510,000	1,071,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	10.5			4,029,375
Affordable Rent GDV -				
1 bed House	0.8	@	85,500	64,446
2 bed House	1.4	@	126,000	170,951
3 bed House	0.8	@	173,250	130,587
4 bed House	0.2	@	229,500	34,597
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	3.0			400,580
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.4	@	133,000	49,376
2 bed House	0.7	@	196,000	130,977
3 bed House	0.4	@	269,500	100,052
4 bed House	0.1	@	357,000	26,507
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	1.5	4.5		306,912
Sub-total GDV Residential				
			15	4,736,868
AH on-site cost analysis:			13.11% of GDV	£MV (no AH) less £GDV (inc. AH)
			413 £ psm (total GIA sqm)	621,132
				41,409 £ per unit (total units)
Grant				
	5	AH units @	0	per unit
Total GDV				
				4,736,868

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: Median BCIS; Higher values; No AH

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(6,930)
Planning Application Professional Fees, Surveys and reports				(20,000)
CIL (Mkrt only + garages)		1,160 sqm	261.86 £ psm	(303,825)
	CIL analysis:	6.41% % of GDV	20,255 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	15 units @	22,513 per unit	(337,695)
	S106 analysis:	7.13% % of GDV	22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)	15 units @	0 per unit	-
	S106 analysis:	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	7.13% % of GDV	22,513 £ per unit (total units)	
AH Commuted Sum		1,503 sqm (total)	0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		
Construction Costs -				
Site Clearance, Demolition & Remediation		0.50 ha @	0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1			-
	Year 2			-
	Year 3			-
	Year 4			-
	Year 5			-
	Years (all)	15 units @	0 per unit	-
	Sub-total			
	Infra. Costs analysis:	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		65 sqm @	1,468 psm	(95,787)
2 bed House		360 sqm @	1,468 psm	(528,260)
3 bed House		740 sqm @	1,468 psm	(1,086,137)
4 bed House		338 sqm @	1,468 psm	(496,441)
5 bed House		- sqm @	1,468 psm	-
1 bed Flat		- sqm @	1,691 psm	-
2 bed Flat		- sqm @	1,691 psm	-
3 bed Flat		- sqm @	1,691 psm	-
Garages for 3B House (Mkrt only)	6	0% units @	18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	2	0% units @	18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @ 600 psm	-
External works		2,206,624 @	10.0%	(220,662)
	Ext. Works analysis:		14,711 £ per unit (total units)	
Policy Costs on design -				
Net Biodiversity costs		15 units @	1,011 £ per unit	(15,165)
Part L/FHS	15 units @		4,847 £ per unit	(72,705)
Additional Low Carbon/Energy Reduction	15 units @		0 £ per unit	-
Water Efficiency	15 units @		0 £ per unit	-
	Sub-total			(87,870)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)	
Contingency (on construction)		2,515,157 @	3.0%	(75,455)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

Professional Fees	2,515,157 @	7.0%		(176,061)
Disposal Costs -				
OMS Marketing and Promotion	4,029,375 OMS @	3.00%	8,059 £ per unit	(120,881)
Residential Sales Agent Costs	4,029,375 OMS @	1.00%	2,686 £ per unit	(40,294)
Residential Sales Legal Costs	4,029,375 OMS @	0.25%	672 £ per unit	(10,073)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			12,083 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(43,403)
Developers Profit -				
Profit on OMS	4,029,375	20.00%		(805,875)
Margin on AH	707,493	6.00% on AH values		(42,450)
Profit analysis:	4,736,868	17.91% blended GDV	(848,325)	
	3,659,774	23.18% on costs	(848,325)	
TOTAL COSTS				(4,508,099)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				228,769
SDLT	228,769 @	HMRC formula		(1,575)
Acquisition Agent fees	228,769 @	1.0%		(2,288)
Acquisition Legal fees	228,769 @	0.5%		(1,144)
Interest on Land	228,769 @	6.00%		(13,726)
Residual Land Value				210,036
RLV analysis:	14,002 £ per plot	420,072 £ per ha (net)	170,001 £ per acre (net)	
		336,058 £ per ha (gross)	136,001 £ per acre (gross)	
			4.43% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	0.50	ha (net)	1.24	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	0.63	ha (gross)	1.54	acres (gross)
Density analysis:	3,006	sqm/ha (net)	13,096	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)	210,035
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			4.43% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	2 £ per ha (net)	1 £ per acre (net)		1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
 Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1		Affordable Housing - % on site 30%							
		1	10%	15%	20%	25%	30%	35%	40%
Balance (RLV - BLV £ per acre (n))		150	230,613	196,577	162,541	128,504	94,468	60,431	26,395
		160	219,815	186,378	152,942	119,505	86,069	52,632	19,196
CIL Rate (£)		170	209,016	176,180	143,343	110,506	77,670	44,833	11,875
	262	180	198,218	165,981	133,744	101,508	69,271	37,034	4,429
		190	187,419	155,782	124,146	92,509	60,872	29,235	(3,017)
		200	176,621	145,584	114,547	83,510	52,473	21,436	(10,463)
		210	165,822	135,385	104,948	74,511	44,074	13,572	(17,909)
		220	155,023	125,186	95,349	65,512	35,675	5,505	(25,355)
		230	144,225	114,988	85,751	56,514	27,277	(2,561)	(32,800)
		240	133,426	104,789	76,152	47,515	18,878	(10,627)	(40,246)
		250	122,628	94,591	66,553	38,516	10,305	(18,694)	(47,692)
		260	111,829	84,392	56,955	29,517	1,618	(26,760)	(55,138)
		270	101,031	74,193	47,356	20,518	(7,069)	(34,826)	(62,692)
		280	90,232	63,995	37,757	11,381	(15,756)	(42,893)	(70,302)
		290	79,434	53,796	28,158	2,074	(24,443)	(50,959)	(77,913)
		300	68,635	43,597	18,560	(7,233)	(33,129)	(59,055)	(85,523)
		310	57,836	33,399	8,735	(16,541)	(41,816)	(67,299)	(93,134)
		320	47,038	23,200	(1,193)	(25,848)	(50,503)	(75,544)	(100,744)
		330	36,239	12,914	(11,121)	(35,155)	(59,223)	(83,789)	(108,354)
		340	25,441	2,366	(21,048)	(44,463)	(68,102)	(92,033)	(115,965)
		350	14,611	(8,183)	(30,976)	(53,770)	(76,981)	(100,278)	(123,599)
		360	3,442	(18,731)	(40,904)	(63,196)	(85,859)	(108,537)	(131,247)
		370	(7,727)	(29,279)	(50,832)	(72,709)	(94,749)	(116,822)	(138,894)
		380	(18,895)	(39,828)	(60,827)	(82,236)	(103,671)	(125,107)	(146,542)
		390	(30,064)	(50,376)	(70,998)	(91,796)	(112,593)	(133,391)	(154,189)
		400	(41,237)	(61,034)	(81,194)	(101,355)	(121,516)	(141,676)	(161,837)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513	
Balance (RLV - BLV £ per acre (n))		1	5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	150		284,629	230,337	176,046	121,755	67,463	13,090	(43,063)
	160		276,230	221,938	167,647	113,356	59,064	4,403	(51,750)
	170		267,831	213,540	159,248	104,957	50,665	(4,284)	(60,497)
	180	262	259,432	205,141	150,849	96,558	42,266	(12,970)	(69,376)
	190		251,033	196,742	142,450	88,159	33,868	(21,657)	(78,255)
	200		242,634	188,343	134,052	79,760	25,469	(30,344)	(87,133)
	210		234,235	179,944	125,653	71,361	17,070	(39,031)	(96,030)
	220		225,837	171,545	117,254	62,962	8,435	(47,718)	(104,952)
	230		217,438	163,146	108,855	54,563	(252)	(56,405)	(113,874)
	240		209,039	154,747	100,456	46,165	(8,939)	(65,255)	(122,796)
	250		200,640	146,349	92,057	37,766	(17,626)	(74,134)	(131,718)
	260		192,241	137,950	83,658	29,367	(26,312)	(83,013)	(140,640)
	270		183,842	129,551	75,259	20,968	(34,999)	(91,891)	(149,562)
	280		175,443	121,152	66,860	12,467	(43,686)	(100,811)	(158,484)
	290		167,044	112,753	58,462	3,780	(52,373)	(109,733)	(167,406)
	300		158,646	104,354	50,063	(4,907)	(61,134)	(118,655)	(176,841)
	310		150,247	95,955	41,664	(13,594)	(70,013)	(127,577)	(186,487)
	320		141,848	87,556	33,265	(22,281)	(78,892)	(136,499)	(196,132)
	330		133,449	79,157	24,866	(30,967)	(87,771)	(145,421)	(205,778)
	340		125,050	70,759	16,467	(39,654)	(96,670)	(154,343)	(215,423)
350		116,651	62,360	7,812	(48,341)	(105,592)	(163,265)	(225,068)	
360		108,252	53,961	(875)	(57,028)	(114,514)	(172,364)	(234,714)	
370		99,853	45,562	(9,562)	(65,892)	(123,436)	(182,010)	(244,359)	
380		91,454	37,163	(18,249)	(74,771)	(132,358)	(191,655)	(254,005)	
390		83,056	28,764	(26,936)	(83,650)	(141,280)	(201,301)	(263,650)	
400		74,657	20,365	(35,623)	(92,529)	(150,202)	(210,946)	(273,296)	

TABLE 3

		Profit 20%							
Balance (RLV - BLV £ per acre (n))		1	15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	150		237,151	208,614	180,078	151,541	123,004	94,468	65,931
	160		228,752	200,215	171,679	143,142	114,605	86,069	57,532
	170		220,353	191,816	163,280	134,743	106,207	77,670	49,133
	180	262	211,954	183,418	154,881	126,344	97,808	69,271	40,734
	190		203,555	175,019	146,482	117,945	89,409	60,872	32,335
	200		195,156	166,620	138,083	109,547	81,010	52,473	23,937
	210		186,758	158,221	129,684	101,148	72,611	44,074	15,537
	220		178,359	149,822	121,285	92,749	64,212	35,675	6,850
	230		169,960	141,423	112,887	84,350	55,813	27,277	(1,837)
	240		161,561	133,024	104,488	75,951	47,414	18,878	(10,523)
	250		153,162	124,625	96,089	67,552	39,015	10,305	(19,210)
	260		144,763	116,227	87,690	59,153	30,617	1,618	(27,897)
	270		136,364	107,828	79,291	50,754	22,218	(7,069)	(36,584)
	280		127,965	99,429	70,892	42,355	13,759	(15,756)	(45,271)
	290		119,567	91,030	62,493	33,957	5,073	(24,443)	(53,958)
	300		111,168	82,631	54,094	25,558	(3,614)	(33,129)	(62,754)
	310		102,769	74,232	45,695	17,159	(12,301)	(41,816)	(71,633)
	320		94,370	65,833	37,297	8,527	(20,988)	(50,503)	(80,511)
	330		85,971	57,434	28,898	(160)	(29,675)	(59,223)	(89,390)
	340		77,572	49,035	20,499	(8,847)	(38,362)	(68,102)	(98,269)
350		69,173	40,637	11,982	(17,533)	(47,049)	(76,981)	(107,148)	
360		60,774	32,238	3,295	(26,220)	(55,735)	(85,859)	(116,027)	
370		52,375	23,839	(5,403)	(34,918)	(64,582)	(94,749)	(124,917)	
380		43,976	15,440	(14,132)	(43,647)	(73,504)	(103,671)	(133,839)	
390		35,577	6,654	(22,861)	(52,376)	(82,426)	(112,593)	(142,761)	
400		27,178	(1,745)	(31,591)	(61,181)	(91,348)	(121,516)	(151,683)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 4

		BLV (£ per acre)						
		140,000	160,000	180,000	200,000	220,000	240,000	260,000
Balance (RLV - BLV £ per acre (n))	1	140,000	160,000	180,000	200,000	220,000	240,000	260,000
	150	124,468	104,468	84,468	64,468	44,468	24,468	4,468
CIL Rate (£)	160	116,069	96,069	76,069	56,069	36,069	16,069	(3,931)
	170	107,670	87,670	67,670	47,670	27,670	7,670	(12,330)
262	180	99,271	79,271	59,271	39,271	19,271	(729)	(20,729)
	190	90,872	70,872	50,872	30,872	10,872	(9,128)	(29,128)
	200	82,473	62,473	42,473	22,473	2,473	(17,527)	(37,527)
	210	74,074	54,074	34,074	14,074	(5,926)	(25,926)	(45,926)
	220	65,675	45,675	25,675	5,675	(14,325)	(34,325)	(54,325)
	230	57,277	37,277	17,277	(2,723)	(22,723)	(42,723)	(62,723)
	240	48,878	28,878	8,878	(11,122)	(31,122)	(51,122)	(71,122)
	250	40,305	20,305	305	(19,695)	(39,695)	(59,695)	(79,695)
	260	31,618	11,618	(8,382)	(28,382)	(48,382)	(68,382)	(88,382)
	270	22,931	2,931	(17,069)	(37,069)	(57,069)	(77,069)	(97,069)
	280	14,244	(5,756)	(25,756)	(45,756)	(65,756)	(85,756)	(105,756)
	290	5,557	(14,443)	(34,443)	(54,443)	(74,443)	(94,443)	(114,443)
	300	(3,129)	(23,129)	(43,129)	(63,129)	(83,129)	(103,129)	(123,129)
	310	(11,816)	(31,816)	(51,816)	(71,816)	(91,816)	(111,816)	(131,816)
	320	(20,503)	(40,503)	(60,503)	(80,503)	(100,503)	(120,503)	(140,503)
	330	(29,223)	(49,223)	(69,223)	(89,223)	(109,223)	(129,223)	(149,223)
	340	(38,102)	(58,102)	(78,102)	(98,102)	(118,102)	(138,102)	(158,102)
	350	(46,981)	(66,981)	(86,981)	(106,981)	(126,981)	(146,981)	(166,981)
	360	(55,859)	(75,859)	(95,859)	(115,859)	(135,859)	(155,859)	(175,859)
	370	(64,749)	(84,749)	(104,749)	(124,749)	(144,749)	(164,749)	(184,749)
	380	(73,671)	(93,671)	(113,671)	(133,671)	(153,671)	(173,671)	(193,671)
	390	(82,593)	(102,593)	(122,593)	(142,593)	(162,593)	(182,593)	(202,593)
	400	(91,516)	(111,516)	(131,516)	(151,516)	(171,516)	(191,516)	(211,516)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	1	92,535	99,979	151,423	102,867	54,310	5,418	(44,803)
	140	248,535	199,979	151,423	102,867	54,310	5,418	(44,803)
CIL Rate (£)	150	240,136	191,580	143,024	94,468	45,911	(3,269)	(53,490)
	160	231,737	183,181	134,625	86,069	37,513	(11,955)	(62,275)
262	170	223,338	174,782	126,226	77,670	29,114	(20,642)	(71,154)
	180	214,940	166,383	117,827	69,271	20,715	(29,329)	(80,033)
	190	206,541	157,984	109,428	60,872	12,205	(38,016)	(88,912)
	200	198,142	149,586	101,029	52,473	3,518	(46,703)	(97,817)
	210	189,743	141,187	92,631	44,074	(5,169)	(55,390)	(106,739)
	220	181,344	132,788	84,232	35,675	(13,856)	(64,218)	(115,661)
	230	172,945	124,389	75,833	27,277	(22,542)	(73,096)	(124,563)
	240	164,546	115,990	67,434	18,878	(31,229)	(81,975)	(133,505)
	250	156,147	107,591	59,035	10,305	(39,916)	(90,854)	(142,427)
	260	147,748	99,192	50,636	1,618	(48,603)	(99,768)	(151,349)
	270	139,350	90,793	42,237	(7,069)	(57,290)	(108,690)	(160,271)
	280	130,951	82,395	33,838	(15,756)	(66,160)	(117,612)	(169,193)
	290	122,552	73,996	25,439	(24,443)	(75,038)	(126,534)	(178,173)
	300	114,153	65,597	17,041	(33,129)	(83,917)	(135,456)	(187,119)
	310	105,754	57,198	8,405	(41,816)	(92,796)	(144,379)	(196,064)
	320	97,355	48,799	(282)	(50,503)	(101,720)	(153,301)	(205,009)
	330	88,956	40,400	(8,969)	(59,223)	(110,642)	(162,223)	(213,955)
	340	80,557	32,001	(17,656)	(68,102)	(119,564)	(171,137)	(222,900)
	350	72,159	23,602	(26,343)	(76,981)	(128,486)	(180,083)	(231,846)
	360	63,760	15,191	(35,029)	(85,859)	(137,408)	(189,028)	(240,791)
	370	55,361	6,505	(43,716)	(94,749)	(146,330)	(197,973)	(249,737)
	380	46,962	(2,182)	(52,403)	(103,671)	(155,252)	(206,919)	(258,682)
	390	38,563	(10,869)	(61,165)	(112,593)	(164,174)	(215,865)	(267,628)

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Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

TABLE 6		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	1							
	150	(72,798)	(15,923)	39,794	94,468	149,141	203,815	258,489
	160	(81,677)	(24,610)	31,395	86,069	140,742	195,416	250,090
CIL Rate (£)	170	(90,556)	(33,297)	22,996	77,670	132,344	187,017	241,691
	180	(99,434)	(41,984)	14,565	69,271	123,945	178,618	233,292
262	190	(108,351)	(50,671)	5,878	60,872	115,546	170,220	224,893
	200	(117,273)	(59,394)	(2,809)	52,473	107,147	161,821	216,494
	210	(126,195)	(68,273)	(11,496)	44,074	98,748	153,422	208,095
	220	(135,117)	(77,152)	(20,183)	35,675	90,349	145,023	199,697
	230	(144,039)	(86,031)	(28,870)	27,277	81,950	136,624	191,298
	240	(152,961)	(94,909)	(37,557)	18,878	73,551	128,225	182,899
	250	(161,883)	(103,817)	(46,243)	10,305	65,153	119,826	174,500
	260	(170,807)	(112,739)	(54,930)	1,618	56,754	111,427	166,101
	270	(180,516)	(121,661)	(63,748)	(7,069)	48,355	103,028	157,702
	280	(190,161)	(130,583)	(72,627)	(15,756)	39,956	94,630	149,303
	290	(199,806)	(139,505)	(81,506)	(24,443)	31,557	86,231	140,904
	300	(209,452)	(148,427)	(90,384)	(33,129)	23,158	77,832	132,506
	310	(219,097)	(157,349)	(99,283)	(41,816)	14,732	69,433	124,107
	320	(228,743)	(166,271)	(108,205)	(50,503)	6,045	61,034	115,708
	330	(238,388)	(175,194)	(117,127)	(59,223)	(2,642)	52,635	107,309
	340	(248,034)	(184,116)	(126,049)	(68,102)	(11,329)	44,236	98,910
	350	(257,679)	(193,038)	(134,971)	(76,981)	(20,015)	35,837	90,511
	360	(267,325)	(201,960)	(143,893)	(85,859)	(28,702)	27,439	82,112
	370	(276,970)	(210,882)	(152,815)	(94,749)	(37,389)	19,040	73,713
	380	(286,615)	(219,804)	(161,737)	(103,671)	(46,076)	10,472	65,314
	390	(296,261)	(228,726)	(170,713)	(112,593)	(54,763)	1,786	56,916
	400	(305,906)	(237,648)	(180,358)	(121,516)	(63,577)	(6,901)	48,517

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **R** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area** No Units: **30**
 Notes: **Median BCIS; Higher values; No AH** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				30 Units					
AH Policy requirement (% Target)				30%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%					
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				268.10		£ psm			
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		25.00%	2.3	8%	2.3		
2 bed House	25.0%	5.3		45.00%	4.1	31%	9.3		
3 bed House	55.0%	11.6		25.00%	2.3	46%	13.8		
4 bed House	20.0%	4.2		5.00%	0.5	16%	4.7		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	21.0		100.00%	9.0	100%	30.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	110.0	1,184				110.0	1,184		
4 bed House	150.0	1,615				150.0	1,615		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm) (sqft)			
1 bed House	0	0		131	1,405	131	1,405		
2 bed House	420	4,521		300	3,226	720	7,747		
3 bed House	1,271	13,676		209	2,252	1,480	15,928		
4 bed House	630	6,781		46	499	676	7,280		
5 bed House	0	0		0	0	0	0		
1 bed Flat	0	0		0	0	0	0		
2 bed Flat	0	0		0	0	0	0		
3 bed Flat	0	0		0	0	0	0		
	2,321	24,978		686	7,382	3,006	32,360		
AH % by floor area:				22.81% AH % by floor area (difference due to mix)					
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm		£ psf	total MV £ (no AH)				
1 bed House	190,000	3,276		304	427,500				
2 bed House	280,000	3,500		325	2,604,000				
3 bed House	385,000	3,500		325	5,313,000				
4 bed House	510,000	3,400		316	2,371,500				
5 bed House	500,000	3,030		282	0				
1 bed Flat	143,091	3,180		295	0				
2 bed Flat	181,616	2,838		264	0				
3 bed Flat	250,000	3,125		290	0				
					10,716,000				
Affordable Housing values (£) -									
	Aff. Rent £	% of MV		Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	85,500	45%		0	0%	133,000	70%	133,000	70%
2 bed House	126,000	45%		0	0%	196,000	70%	196,000	70%
3 bed House	173,250	45%		0	0%	250,000	70%	269,500	70%
4 bed House	229,500	45%		0	0%	250,000	70%	357,000	70%
5 bed House	225,000	45%		0	0%	250,000	70%	350,000	70%
1 bed Flat	64,391	45%		0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%		0	0%	127,131	70%	127,131	70%
3 bed Flat	112,500	45%		0	0%	175,000	70%	175,000	70%
* capped @£250K									

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	5.3	@	280,000	1,470,000
3 bed House	11.6	@	385,000	4,446,750
4 bed House	4.2	@	510,000	2,142,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
3 bed Flat	0.0	@	250,000	-
	21.0			8,058,750
Affordable Rent GDV -				
1 bed House	1.5	@	85,500	128,891
2 bed House	2.7	@	126,000	341,901
3 bed House	1.5	@	173,250	261,174
4 bed House	0.3	@	229,500	69,194
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	64,391	-
2 bed Flat	0.0	@	81,727	-
3 bed Flat	0.0	@	112,500	-
	6.0			801,161
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	0.7	@	133,000	98,753
2 bed House	1.3	@	196,000	261,954
3 bed House	0.7	@	269,500	200,104
4 bed House	0.1	@	357,000	53,015
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
3 bed Flat	0.0	@	175,000	-
	3.0	9.0		613,825
Sub-total GDV Residential				
	30			9,473,736
	<i>AH on-site cost analysis:</i>		13.11% % of GDV	EMV (no AH) less £GDV (inc. AH)
			413 £ psm (total GIA sqm)	41,409 £ per unit (total units)
Grant	9	AH units @	0	per unit
Total GDV				9,473,736

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area**
 Notes: Median BCIS; Higher values; No AH

No Units: **30**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(13,860)
Planning Application Professional Fees, Surveys and reports					(40,000)
CIL (Mkrt only + garages)		2,321 sqm		268.10 £ psm	(622,128)
	CIL analysis:	6.57% % of GDV		20,738 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	30 units @		22,513 per unit	(675,390)
	S106 analysis:	675,390 £ per ha	7.13% % of GDV	22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)	30 units @		0 per unit	-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	675,390 £ per ha	7.13% % of GDV	22,513 £ per unit (total units)	
AH Commuted Sum		3,006 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		1.00 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	30 units @		0 per unit	-
	Sub-total				-
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		131 sqm @		1,468 psm	(191,574)
2 bed House		720 sqm @		1,468 psm	(1,056,520)
3 bed House		1,480 sqm @		1,468 psm	(2,172,273)
4 bed House		676 sqm @		1,468 psm	(992,882)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat		- sqm @		1,691 psm	-
Garages for 3B House (Mkrt only)	12	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	4	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		4,413,248 @		10.0%	(441,325)
	Ext. Works analysis:			14,711 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		30 units @		1,011 £ per unit	(30,330)
Part L/FHS	30 units @			4,847 £ per unit	(145,410)
Additional Low Carbon/Energy Reduction	30 units @			0 £ per unit	-
Water Efficiency	30 units @			0 £ per unit	-
	Sub-total				(175,740)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		5,030,313 @		3.0%	(150,909)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **30**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS; Higher values; No AH**

Professional Fees	5,030,313 @	7.0%		(352,122)
Disposal Costs -				
OMS Marketing and Promotion	8,058,750 OMS @	3.00%	8,059 £ per unit	(241,763)
Residential Sales Agent Costs	8,058,750 OMS @	1.00%	2,686 £ per unit	(80,588)
Residential Sales Legal Costs	8,058,750 OMS @	0.25%	672 £ per unit	(20,147)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			11,750 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR	0.487% pcm		(71,786)
Developers Profit -				
Profit on OMS	8,058,750	20.00%		(1,611,750)
Margin on AH	1,414,986	6.00% on AH values		(84,899)
Profit analysis:	9,473,736	17.91% blended GDV	(1,696,649)	
	7,309,005	23.21% on costs	(1,696,649)	
TOTAL COSTS				(9,005,654)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				468,081
SDLT	468,081 @	HMRC formula		(12,904)
Acquisition Agent fees	468,081 @	1.0%		(4,681)
Acquisition Legal fees	468,081 @	0.5%		(2,340)
Interest on Land	468,081 @	6.00%		(28,085)
Residual Land Value				420,071
RLV analysis:	14,002 £ per plot	420,071 £ per ha (net)	170,000 £ per acre (net)	
		336,057 £ per ha (gross)	136,000 £ per acre (gross)	
			4.43% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	1.00	ha (net)	2.47	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	1.25	ha (gross)	3.09	acres (gross)
Density analysis:	3,006	sqm/ha (net)	13,096	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)	420,070
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			4.43% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	1 £ per ha (net)		£ per acre (net)	1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	268	291,751	254,321	216,842	179,362	141,882	104,403	66,923
	110	280,949	244,072	207,195	170,319	133,442	96,565	59,689
	120	270,097	233,823	197,549	161,276	125,002	88,728	52,454
	130	259,245	223,574	187,903	152,232	116,561	80,891	45,220
	140	248,393	213,325	178,257	143,189	108,121	73,053	37,985
	150	237,542	203,076	168,611	134,146	99,681	65,216	30,751
	160	226,690	192,828	158,965	125,103	91,241	57,378	23,516
	170	215,838	182,579	149,319	116,060	82,800	49,541	16,281
	180	204,986	172,330	139,673	107,017	74,360	41,703	9,047
	190	194,134	162,081	130,027	97,973	65,920	33,866	1,812
	200	183,283	151,832	120,381	88,930	57,479	26,029	(5,422)
	210	172,431	141,583	110,735	79,887	49,039	18,191	(12,657)
	220	161,579	131,334	101,089	70,844	40,599	10,354	(19,891)
	230	150,727	121,085	91,443	61,801	32,159	2,516	(27,126)
	240	139,875	110,836	81,797	52,758	23,718	(5,321)	(34,360)
	250	129,024	100,587	72,151	43,714	15,278	(13,158)	(41,595)
	260	118,172	90,338	62,505	34,671	6,838	(20,996)	(48,829)
	270	107,320	80,089	52,859	25,628	(1,603)	(28,833)	(56,064)
	280	96,468	69,840	43,213	16,585	(10,043)	(36,671)	(63,320)
	290	85,616	59,591	33,567	7,542	(18,483)	(44,508)	(70,589)
300	74,765	49,343	23,920	(1,502)	(26,924)	(52,346)	(77,881)	
310	63,913	39,094	14,274	(10,545)	(35,364)	(60,217)	(85,400)	
320	53,061	28,845	4,628	(19,588)	(43,804)	(68,092)	(92,919)	
330	42,209	18,596	(5,018)	(28,631)	(52,267)	(75,968)	(100,438)	
340	31,357	8,347	(14,664)	(37,674)	(60,748)	(84,070)	(107,957)	
350	20,505	(1,902)	(24,310)	(46,740)	(69,230)	(92,216)	(115,512)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS: Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	100	332,355	278,148	223,853	169,304	114,745	60,186	5,626
	110	323,993	269,748	215,423	160,863	106,304	51,745	(2,814)
	120	315,630	261,349	206,982	152,423	97,864	43,305	(11,254)
	130	307,244	252,950	198,542	143,983	89,424	34,865	(19,694)
	140	298,845	244,550	190,102	135,543	80,983	26,424	(28,135)
	150	290,446	236,151	181,661	127,102	72,543	17,984	(36,575)
	160	282,046	227,751	173,221	118,662	64,103	9,544	(45,015)
	170	273,647	219,340	164,781	110,222	55,663	1,103	(53,484)
	180	265,247	210,900	156,341	101,781	47,222	(7,337)	(61,965)
	190	256,848	202,459	147,900	93,341	38,782	(15,777)	(70,447)
	200	248,449	194,019	139,460	84,901	30,342	(24,217)	(78,987)
	210	240,049	185,579	131,020	76,461	21,901	(32,658)	(87,759)
	220	231,650	177,138	122,579	68,020	13,461	(41,098)	(96,531)
	230	223,250	168,698	114,139	59,580	5,021	(49,548)	(105,303)
	240	214,817	160,258	105,699	51,140	(3,419)	(58,029)	(114,080)
	250	206,377	151,818	97,258	42,699	(11,860)	(66,510)	(123,046)
	260	197,936	143,377	88,818	34,259	(20,300)	(74,992)	(132,012)
	270	189,496	134,937	80,378	25,819	(28,740)	(83,687)	(140,978)
	280	181,056	126,497	71,938	17,378	(37,181)	(92,459)	(149,944)
	290	172,616	118,056	63,497	8,938	(45,621)	(101,232)	(158,910)
300	164,175	109,616	55,057	498	(54,092)	(110,004)	(167,876)	
310	155,735	101,176	46,617	(7,942)	(62,574)	(118,885)	(177,397)	
320	147,295	92,736	38,176	(16,383)	(71,055)	(127,851)	(187,090)	
330	138,854	84,295	29,736	(24,823)	(79,616)	(136,817)	(196,783)	
340	130,414	75,855	21,296	(33,263)	(88,388)	(145,783)	(206,476)	
350	121,974	67,415	12,856	(41,704)	(97,160)	(154,749)	(216,169)	

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	100	284,566	258,029	227,492	198,956	170,419	141,882	113,346
	110	276,125	247,589	219,052	190,515	161,979	133,442	104,905
	120	267,685	239,148	210,612	182,075	153,538	125,002	96,465
	130	259,245	230,708	202,171	173,635	145,098	116,561	88,025
	140	250,804	222,268	193,731	165,194	136,658	108,121	79,585
	150	242,364	213,827	185,291	156,754	128,218	99,681	71,144
	160	233,924	205,387	176,851	148,314	119,777	91,241	62,704
	170	225,484	196,947	168,410	139,874	111,337	82,800	54,264
	180	217,043	188,507	159,970	131,433	102,897	74,360	45,823
	190	208,603	180,066	151,530	122,993	94,456	65,920	37,383
	200	200,163	171,626	143,089	114,553	86,016	57,479	28,943
	210	191,722	163,186	134,649	106,112	77,576	49,039	20,502
	220	183,282	154,745	126,209	97,672	69,135	40,599	12,062
	230	174,842	146,305	117,768	89,232	60,695	32,159	3,622
	240	166,401	137,865	109,328	80,792	52,255	23,718	(4,818)
	250	157,961	129,425	100,888	72,351	43,815	15,278	(13,259)
	260	149,521	120,984	92,448	63,911	35,374	6,838	(21,699)
	270	141,081	112,544	84,007	55,471	26,934	(1,603)	(30,139)
	280	132,640	104,104	75,567	47,030	18,494	(10,043)	(38,580)
	290	124,200	95,663	67,127	38,590	10,053	(18,483)	(47,020)
300	115,760	87,223	58,686	30,150	1,613	(26,924)	(55,460)	
310	107,319	78,783	50,246	21,709	(6,827)	(35,364)	(63,900)	
320	98,879	70,342	41,806	13,269	(15,267)	(43,804)	(72,341)	
330	90,416	61,880	33,343	4,806	(23,730)	(52,267)	(80,926)	
340	81,935	53,398	24,862	(3,675)	(32,212)	(60,748)	(89,698)	
350	73,454	44,917	16,380	(12,156)	(40,693)	(69,230)	(98,471)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS: Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

TABLE 4

		BLV (£ per acre)						
		140,000	160,000	180,000	200,000	220,000	240,000	260,000
Balance (RLV - BLV £ per acre (n))	100	171,882	151,882	131,882	111,882	91,882	71,882	51,882
	110	163,442	143,442	123,442	103,442	83,442	63,442	43,442
CIL Rate (£)	120	155,002	135,002	115,002	95,002	75,002	55,002	35,002
	130	146,561	126,561	106,561	86,561	66,561	46,561	26,561
268	140	138,121	118,121	98,121	78,121	58,121	38,121	18,121
	150	129,681	109,681	89,681	69,681	49,681	29,681	9,681
	160	121,241	101,241	81,241	61,241	41,241	21,241	1,241
	170	112,800	92,800	72,800	52,800	32,800	12,800	(7,200)
	180	104,360	84,360	64,360	44,360	24,360	4,360	(15,640)
	190	95,920	75,920	55,920	35,920	15,920	(4,080)	(24,080)
	200	87,479	67,479	47,479	27,479	7,479	(12,521)	(32,521)
	210	79,039	59,039	39,039	19,039	(961)	(20,961)	(40,961)
	220	70,599	50,599	30,599	10,599	(9,401)	(29,401)	(49,401)
	230	62,159	42,159	22,159	2,159	(17,841)	(37,841)	(57,841)
	240	53,718	33,718	13,718	(6,282)	(26,282)	(46,282)	(66,282)
	250	45,278	25,278	5,278	(14,722)	(34,722)	(54,722)	(74,722)
	260	36,838	16,838	(3,162)	(23,162)	(43,162)	(63,162)	(83,162)
	270	28,397	8,397	(11,603)	(31,603)	(51,603)	(71,603)	(91,603)
	280	19,957	(43)	(20,043)	(40,043)	(60,043)	(80,043)	(100,043)
	290	11,517	(8,483)	(28,483)	(48,483)	(68,483)	(88,483)	(108,483)
	300	3,076	(16,924)	(36,924)	(56,924)	(76,924)	(96,924)	(116,924)
	310	(5,364)	(25,364)	(45,364)	(65,364)	(85,364)	(105,364)	(125,364)
	320	(13,804)	(33,804)	(53,804)	(73,804)	(93,804)	(113,804)	(133,804)
	330	(22,267)	(42,267)	(62,267)	(82,267)	(102,267)	(122,267)	(142,267)
	340	(30,748)	(50,748)	(70,748)	(90,748)	(110,748)	(130,748)	(150,748)
	350	(39,230)	(59,230)	(79,230)	(99,230)	(119,230)	(139,230)	(159,230)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))	100	287,950	239,390	190,679	141,882	93,086	44,290	(4,507)
	110	279,550	230,990	182,238	133,442	84,646	35,849	(12,947)
CIL Rate (£)	120	271,151	222,591	173,798	125,002	76,205	27,409	(21,387)
	130	262,751	214,154	165,358	116,561	67,765	18,969	(29,828)
268	140	254,352	205,714	156,918	108,121	59,325	10,528	(38,268)
	150	245,952	197,274	148,477	99,681	50,885	2,088	(46,708)
	160	237,553	188,833	140,037	91,241	42,444	(6,352)	(55,185)
	170	229,154	180,393	131,597	82,800	34,004	(14,792)	(63,666)
	180	220,749	171,953	123,156	74,360	25,564	(23,233)	(72,148)
	190	212,309	163,512	114,716	65,920	17,123	(31,673)	(80,746)
	200	203,868	155,072	106,276	57,479	8,683	(40,113)	(89,518)
	210	195,428	146,632	97,835	49,039	243	(48,558)	(98,290)
	220	186,988	138,192	89,395	40,599	(8,198)	(57,039)	(107,062)
	230	178,548	129,751	80,955	32,159	(16,638)	(65,521)	(115,878)
	240	170,107	121,311	72,515	23,718	(25,078)	(74,002)	(124,845)
	250	161,667	112,871	64,074	15,278	(33,518)	(82,664)	(133,811)
	260	153,227	104,430	55,634	6,838	(41,959)	(91,436)	(142,777)
	270	144,786	95,990	47,194	(1,603)	(50,412)	(100,208)	(151,743)
	280	136,346	87,550	38,753	(10,043)	(58,894)	(108,980)	(160,709)
	290	127,906	79,109	30,313	(18,483)	(67,375)	(117,839)	(169,675)
	300	119,466	70,669	21,873	(26,924)	(75,857)	(126,805)	(179,341)
	310	111,025	62,229	13,433	(35,364)	(84,582)	(135,771)	(189,034)
	320	102,585	53,789	4,992	(43,804)	(93,354)	(144,737)	(198,727)
	330	94,145	45,348	(3,448)	(52,267)	(102,126)	(153,703)	(208,420)
	340	85,704	36,908	(11,888)	(60,748)	(110,898)	(162,669)	(218,113)
	350	77,264	28,468	(20,329)	(69,230)	(119,799)	(171,768)	(227,806)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS; Higher values; No AH

No Units: **30**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
100	(23,285)	31,771	86,827	141,882	196,938	251,929	306,758
110	(31,725)	23,331	78,386	133,442	188,498	243,529	298,359
120	(40,165)	14,890	69,946	125,002	180,057	235,113	289,959
130	(48,606)	6,450	61,506	116,561	171,617	226,673	281,560
140	(57,053)	(1,990)	53,065	108,121	163,177	218,233	273,160
150	(65,534)	(10,431)	44,625	99,681	154,737	209,792	264,761
160	(74,016)	(18,871)	36,185	91,241	146,296	201,352	256,362
170	(82,678)	(27,311)	27,745	82,800	137,856	192,912	247,962
180	(91,450)	(35,751)	19,304	74,360	129,416	184,471	239,527
190	(100,222)	(44,192)	10,864	65,920	120,975	176,031	231,087
200	(108,994)	(52,632)	2,424	57,479	112,535	167,591	222,647
210	(117,853)	(61,112)	(6,017)	49,039	104,095	159,151	214,206
220	(126,819)	(69,593)	(14,457)	40,599	95,655	150,710	205,766
230	(135,785)	(78,104)	(22,897)	32,159	87,214	142,270	197,326
240	(144,751)	(86,876)	(31,337)	23,718	78,774	133,830	188,885
250	(153,717)	(95,648)	(39,778)	15,278	70,334	125,389	180,445
260	(162,683)	(104,420)	(48,218)	6,838	61,893	116,949	172,005
270	(171,783)	(113,192)	(56,689)	(1,603)	53,453	108,509	163,564
280	(181,476)	(122,144)	(65,171)	(10,043)	45,013	100,068	155,124
290	(191,169)	(131,110)	(73,652)	(18,483)	36,572	91,628	146,684
300	(200,862)	(140,076)	(82,302)	(26,924)	28,132	83,188	138,244
310	(210,555)	(149,042)	(91,074)	(35,364)	19,692	74,748	129,803
320	(220,248)	(158,008)	(99,846)	(43,804)	11,252	66,307	121,363
330	(229,941)	(166,974)	(108,618)	(52,267)	2,811	57,867	112,923
340	(239,634)	(176,422)	(117,469)	(60,748)	(5,629)	49,427	104,482
350	(249,327)	(186,115)	(126,435)	(69,230)	(14,069)	40,986	96,042

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **S** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area** No Units: **55**
 Notes: **Median BCIS** Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	55 Units
AH Policy requirement (% Target)	30%
Open Market Sale (OMS) housing	70%
Open Market Sale (OMS) housing	70%
AH tenure split %	
Affordable Rent:	67.0%
Social Rent:	0.0%
First Homes:	0.0%
Other Intermediate (LCHO/Sub-Market etc.):	33.0%
	100% 100.0%
	67.0% % Rented
	9.9% % of total (>10% First Homes PPG 023)

CIL Rate (£ psm) 301.70 £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	0.0%	0.0	25.00%	4.1	8%	4.1
2 bed House	30.0%	11.6	45.00%	7.4	35%	19.0
3 bed House	45.0%	17.3	25.00%	4.1	39%	21.5
4 bed House	25.0%	9.6	5.00%	0.8	19%	10.5
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units	100.0%	38.5	100.00%	16.5	100%	55.0

OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	80.0	861		80.0	861
3 bed House	105.0	1,130		105.0	1,130
4 bed House	130.0	1,399		130.0	1,399
5 bed House	165.0	1,776		165.0	1,776
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)
1 bed House	58.0	624		58.0	624
2 bed House	74.0	797		74.0	797
3 bed House	93.0	1,001		93.0	1,001
4 bed House	103.0	1,109		103.0	1,109
5 bed House	140.0	1,507		140.0	1,507
1 bed Flat	45.0	484	85.0%	52.9	570
2 bed Flat	64.0	689	85.0%	75.3	810
3 bed Flat	80.0	861	85.0%	94.1	1,013

Total Gross Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
1 bed House	0	0	239	2,575	239	2,575
2 bed House	924	9,946	549	5,914	1,473	15,860
3 bed House	1,819	19,581	384	4,129	2,203	23,710
4 bed House	1,251	13,468	85	915	1,336	14,383
5 bed House	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	3,994	42,995	1,257	13,533	5,252	56,529

AH % by floor area: 23.94% AH % by floor area (difference due to mix)

Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf	total MV £ (no AH)
1 bed House	190,000	3,276	304	783,750
2 bed House	280,000	3,500	325	5,313,000
3 bed House	360,000	3,429	319	7,722,000
4 bed House	450,000	3,462	322	4,702,500
5 bed House	500,000	3,030	282	0
1 bed Flat	165,000	3,667	341	0
2 bed Flat	200,000	3,125	290	0
3 bed Flat	250,000	3,125	290	0
				18,521,250

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	85,500	45%	0	0%	133,000	70%	133,000	70%
2 bed House	126,000	45%	0	0%	196,000	70%	196,000	70%
3 bed House	162,000	45%	0	0%	250,000	70%	252,000	70%
4 bed House	202,500	45%	0	0%	250,000	70%	315,000	70%
5 bed House	225,000	45%	0	0%	250,000	70%	350,000	70%
1 bed Flat	74,250	45%	0	0%	115,500	70%	115,500	70%
2 bed Flat	90,000	45%	0	0%	140,000	70%	140,000	70%
3 bed Flat	112,500	45%	0	0%	175,000	70%	175,000	70%

* capped @£250K

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	11.6	@	280,000	3,234,000
3 bed House	17.3	@	360,000	6,237,000
4 bed House	9.6	@	450,000	4,331,250
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	165,000	-
2 bed Flat	0.0	@	200,000	-
3 bed Flat	0.0	@	250,000	-
	38.5			13,802,250
Affordable Rent GDV -				
1 bed House	2.8	@	85,500	236,301
2 bed House	5.0	@	126,000	626,819
3 bed House	2.8	@	162,000	447,728
4 bed House	0.6	@	202,500	111,932
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	74,250	-
2 bed Flat	0.0	@	90,000	-
3 bed Flat	0.0	@	112,500	-
	11.1			1,422,779
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	1.4	@	133,000	181,046
2 bed House	2.5	@	196,000	480,249
3 bed House	1.4	@	252,000	343,035
4 bed House	0.3	@	315,000	85,759
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	5.4	16.5		1,090,089
Sub-total GDV Residential				
	55			16,315,118
AH on-site cost analysis:				
	13.52%		EMV (no AH) less £GDV (inc. AH)	2,206,133
	420 £ psm (total GIA sqm)		40,112 £ per unit (total units)	
Grant				
	17	AH units @	0	per unit
Total GDV				
				16,315,118

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(23,549)
Planning Application Professional Fees, Surveys and reports					(70,000)
CIL (Mkrt only + garages)			3,994 sqm	301.70 £ psm	(1,205,116)
	CIL analysis:		7.39% % of GDV	21,911 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)		55 units @	22,513 per unit	(1,238,215)
	S106 analysis:	675,390 £ per ha	7.59% % of GDV	22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)		55 units @	0 per unit	-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	675,390 £ per ha	7.59% % of GDV	22,513 £ per unit (total units)	
AH Commuted Sum			5,252 sqm (total)	0 £ psm	-
	Comm. Sum analysis:		0.00% % of GDV		
Construction Costs -					
Site Clearance, Demolition & Remediation			1.83 ha @	0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1		0		-
	Year 2		0		-
	Year 3		0		-
	Year 4		0		-
	Year 5		0		-
	Years (all)		55 units @	0 per unit	-
	Sub-total				
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House			239 sqm @	1,293 psm	(309,350)
2 bed House			1,473 sqm @	1,293 psm	(1,905,171)
3 bed House			2,203 sqm @	1,293 psm	(2,848,156)
4 bed House			1,336 sqm @	1,293 psm	(1,727,739)
5 bed House			- sqm @	1,293 psm	-
1 bed Flat			- sqm @	1,691 psm	-
2 bed Flat			- sqm @	1,691 psm	-
3 bed Flat			- sqm @	1,691 psm	-
Garages for 3B House (Mkrt only)	17	5,252	0% units @	18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	10		0% units @	18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-		0% units @	18 sqm @ 600 psm	-
External works			6,790,416 @	20.0%	(1,358,083)
	Ext. Works analysis:			24,692 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs			55 units @	1,011 £ per unit	(55,605)
Part L/FHS			55 units @	4,847 £ per unit	(266,585)
Additional Low Carbon/Energy Reduction			55 units @	0 £ per unit	-
Water Efficiency			55 units @	0 £ per unit	-
	Sub-total				(322,190)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)			8,470,689 @	3.0%	(254,121)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: Median BCIS

Professional Fees	8,470,689 @	7.0%		(592,948)
Disposal Costs -				
OMS Marketing and Promotion	13,802,250 OMS @	3.00%	7,529 £ per unit	(414,068)
Residential Sales Agent Costs	13,802,250 OMS @	1.00%	2,510 £ per unit	(138,023)
Residential Sales Legal Costs	13,802,250 OMS @	0.25%	627 £ per unit	(34,506)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,847 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(84,515)
Developers Profit -				
Profit on OMS	13,802,250	20.00%		(2,760,450)
Margin on AH	2,512,868	6.00% on AH values		(150,772)
Profit analysis:	16,315,118	17.84% blended GDV	(2,911,222)	
	12,535,748	23.22% on costs	(2,911,222)	
TOTAL COSTS				(15,446,970)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				868,148
SDLT	868,148 @	HMRC formula		(32,907)
Acquisition Agent fees	868,148 @	1.0%		(8,681)
Acquisition Legal fees	868,148 @	0.5%		(4,341)
Interest on Land	868,148 @	6.00%		(52,089)
Residual Land Value				770,129
RLV analysis:	14,002 £ per plot	420,071 £ per ha (net)	170,000 £ per acre (net)	
		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			4.72% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	30.0	dph (net)		
Site Area (net)	1.83	ha (net)	4.53	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	2.29	ha (gross)	5.66	acres (gross)
Density analysis:	2,865	sqm/ha (net)	12,478	sqft/ac (net)
	24	dph (gross)		
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)	770,128
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)	
			4.72% % BLV / GDV	

BALANCE				
Surplus/(Deficit)	1 £ per ha (net)		£ per acre (net)	1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
 Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1 Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
CIL Rate (£)	302	220	188,541	157,594	126,608	95,586	64,564	33,469	2,354
		230	178,453	148,067	117,611	87,151	56,683	26,132	(4,435)
		240	168,365	138,512	108,614	78,716	48,781	18,795	(11,234)
		250	158,278	128,952	99,617	70,281	40,880	11,458	(18,034)
		260	148,165	119,392	90,619	61,835	32,978	4,121	(24,834)
		270	138,044	109,833	81,622	53,369	25,077	(3,242)	(31,633)
		280	127,922	100,273	72,625	44,904	17,175	(10,608)	(38,433)
		290	117,800	90,714	63,602	36,438	9,274	(17,974)	(45,249)
		300	107,678	81,154	54,571	27,972	1,351	(25,340)	(52,078)
		310	97,556	71,577	45,541	19,506	(6,582)	(32,707)	(58,907)
		320	87,434	61,982	36,511	11,040	(14,515)	(40,073)	(65,735)
		330	77,294	52,387	27,481	2,544	(22,447)	(47,471)	(72,564)
		340	67,135	42,792	18,450	(5,955)	(30,380)	(54,869)	(79,403)
		350	56,976	33,198	9,404	(14,455)	(38,313)	(62,267)	(86,263)
		360	46,816	23,603	338	(22,954)	(46,279)	(69,664)	(93,123)
		370	36,657	13,997	(8,728)	(31,454)	(54,246)	(77,062)	(99,983)
		380	26,498	4,364	(17,795)	(39,965)	(62,213)	(84,492)	(106,843)
		390	16,323	(5,269)	(26,861)	(48,501)	(70,179)	(91,923)	(113,728)
		400	6,124	(14,902)	(35,927)	(57,037)	(78,147)	(99,355)	(120,663)
		410	(4,076)	(24,534)	(45,032)	(65,573)	(86,150)	(106,786)	(127,793)
	420	(14,275)	(34,167)	(54,137)	(74,109)	(94,154)	(114,236)	(134,922)	
	430	(24,474)	(43,840)	(63,242)	(82,664)	(102,157)	(121,783)	(142,111)	
	440	(34,681)	(53,514)	(72,347)	(91,239)	(110,160)	(129,507)	(149,399)	
	450	(44,924)	(63,188)	(81,465)	(99,814)	(118,191)	(137,231)	(156,686)	
	460	(55,167)	(72,862)	(90,611)	(108,389)	(126,468)	(145,078)	(163,973)	
	470	(65,410)	(82,552)	(99,758)	(116,976)	(134,786)	(152,972)	(171,362)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
220		253,776	199,923	145,921	91,805	37,526	(16,967)	(71,723)
230		245,954	192,093	138,075	83,932	29,624	(24,900)	(79,698)
240		238,132	184,247	130,229	76,060	21,723	(32,833)	(87,701)
250		230,310	176,400	122,382	68,187	13,821	(40,775)	(95,705)
260		222,488	168,554	114,515	60,315	5,917	(48,742)	(103,708)
270		214,665	160,708	106,642	52,418	(2,016)	(56,708)	(111,711)
280		206,843	152,862	98,770	44,516	(9,949)	(64,675)	(119,762)
290		199,021	145,016	90,897	36,615	(17,882)	(72,642)	(128,080)
300		191,188	137,170	83,024	28,713	(25,814)	(80,621)	(136,398)
310		183,342	129,324	75,152	20,812	(33,747)	(88,624)	(144,834)
320		175,496	121,478	67,279	12,910	(41,693)	(96,628)	(153,336)
330		167,649	113,607	59,407	5,002	(49,660)	(104,631)	(161,837)
340		159,803	105,734	51,506	(2,931)	(57,627)	(112,635)	(170,367)
350		151,957	97,862	43,605	(10,863)	(65,594)	(120,721)	(179,558)
360		144,111	89,989	35,703	(18,796)	(73,561)	(129,039)	(188,749)
370		136,265	82,117	27,802	(26,729)	(81,544)	(137,357)	(197,940)
380		128,419	74,244	19,900	(34,662)	(89,547)	(145,814)	(207,131)
390		120,573	66,371	11,999	(42,612)	(97,551)	(154,316)	(216,322)
400		112,699	58,497	4,088	(50,579)	(105,554)	(162,818)	(225,513)
410		104,826	50,595	(3,845)	(58,546)	(113,562)	(171,426)	(234,704)
420		96,954	42,694	(11,778)	(66,513)	(121,880)	(180,618)	(243,896)
430		89,081	34,792	(19,711)	(74,480)	(129,998)	(189,809)	(253,087)
440		81,209	26,891	(27,644)	(82,467)	(138,316)	(199,000)	(262,278)
450		73,336	18,989	(35,577)	(90,470)	(146,795)	(208,191)	(271,469)
460		65,464	11,088	(43,531)	(98,473)	(155,296)	(217,382)	(280,660)
470		57,586	3,173	(51,498)	(106,477)	(163,798)	(226,573)	(289,851)

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
220		197,859	171,200	144,541	117,882	91,223	64,564	37,905
230		189,977	163,319	136,660	110,001	83,342	56,683	30,024
240		182,076	155,417	128,758	102,099	75,440	48,781	22,122
250		174,174	147,515	120,857	94,198	67,539	40,880	14,221
260		166,273	139,614	112,955	86,296	59,637	32,978	6,319
270		158,371	131,712	105,053	78,395	51,736	25,077	(1,582)
280		150,470	123,811	97,152	70,493	43,834	17,175	(9,484)
290		142,568	115,909	89,250	62,591	35,933	9,274	(17,385)
300		134,646	107,987	81,328	54,669	28,010	1,351	(25,308)
310		126,713	100,054	73,395	46,736	20,077	(6,582)	(33,241)
320		118,780	92,121	65,462	38,803	12,144	(14,515)	(41,174)
330		110,848	84,189	57,530	30,871	4,212	(22,447)	(49,106)
340		102,915	76,256	49,597	22,938	(3,721)	(30,380)	(57,039)
350		94,982	68,323	41,664	15,005	(11,654)	(38,313)	(64,972)
360		87,016	60,357	33,698	7,039	(19,620)	(46,279)	(72,938)
370		79,049	52,390	25,731	(928)	(27,587)	(54,246)	(80,905)
380		71,082	44,423	17,764	(8,895)	(35,554)	(62,213)	(88,871)
390		63,116	36,457	9,798	(16,861)	(43,520)	(70,179)	(96,838)
400		55,148	28,489	1,830	(24,829)	(51,488)	(78,147)	(104,806)
410		47,145	20,486	(6,173)	(32,832)	(59,491)	(86,150)	(112,809)
420		39,141	12,482	(14,177)	(40,836)	(67,495)	(94,154)	(120,861)
430		31,138	4,479	(22,180)	(48,839)	(75,498)	(102,157)	(129,139)
440		23,135	(3,524)	(30,183)	(56,842)	(83,501)	(110,160)	(137,417)
450		15,104	(11,555)	(38,214)	(64,873)	(91,532)	(118,191)	(145,863)
460		7,062	(19,597)	(46,256)	(72,915)	(99,574)	(126,468)	(154,365)
470		(980)	(27,639)	(54,298)	(80,957)	(107,616)	(134,786)	(162,867)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

TABLE 4

		BLV (£ per acre)						
		140,000	160,000	180,000	200,000	220,000	240,000	260,000
Balance (RLV - BLV £ per acre (n))		94,564	74,564	54,564	34,564	14,564	(5,436)	(25,436)
	220	86,683	66,683	46,683	26,683	6,683	(13,317)	(33,317)
CIL Rate (£)	240	78,781	58,781	38,781	18,781	(1,219)	(21,219)	(41,219)
	250	70,880	50,880	30,880	10,880	(9,120)	(29,120)	(49,120)
302	260	62,978	42,978	22,978	2,978	(17,022)	(37,022)	(57,022)
	270	55,077	35,077	15,077	(4,923)	(24,923)	(44,923)	(64,923)
	280	47,175	27,175	7,175	(12,825)	(32,825)	(52,825)	(72,825)
	290	39,274	19,274	(726)	(20,726)	(40,726)	(60,726)	(80,726)
	300	31,351	11,351	(8,649)	(28,649)	(48,649)	(68,649)	(88,649)
	310	23,418	3,418	(16,582)	(36,582)	(56,582)	(76,582)	(96,582)
	320	15,485	(4,515)	(24,515)	(44,515)	(64,515)	(84,515)	(104,515)
	330	7,553	(12,447)	(32,447)	(52,447)	(72,447)	(92,447)	(112,447)
	340	(80)	(20,380)	(40,380)	(60,380)	(80,380)	(100,380)	(120,380)
	350	(8,313)	(28,313)	(48,313)	(68,313)	(88,313)	(108,313)	(128,313)
	360	(16,279)	(36,279)	(56,279)	(76,279)	(96,279)	(116,279)	(136,279)
	370	(24,246)	(44,246)	(64,246)	(84,246)	(104,246)	(124,246)	(144,246)
	380	(32,213)	(52,213)	(72,213)	(92,213)	(112,213)	(132,213)	(152,213)
	390	(40,179)	(60,179)	(80,179)	(100,179)	(120,179)	(140,179)	(160,179)
	400	(48,147)	(68,147)	(88,147)	(108,147)	(128,147)	(148,147)	(168,147)
	410	(56,150)	(76,150)	(96,150)	(116,150)	(136,150)	(156,150)	(176,150)
	420	(64,154)	(84,154)	(104,154)	(124,154)	(144,154)	(164,154)	(184,154)
	430	(72,157)	(92,157)	(112,157)	(132,157)	(152,157)	(172,157)	(192,157)
	440	(80,160)	(100,160)	(120,160)	(140,160)	(160,160)	(180,160)	(200,160)
	450	(88,191)	(108,191)	(128,191)	(148,191)	(168,191)	(188,191)	(208,191)
	460	(96,468)	(116,468)	(136,468)	(156,468)	(176,468)	(196,468)	(216,468)
	470	(104,786)	(124,786)	(144,786)	(164,786)	(184,786)	(204,786)	(224,786)

TABLE 5

		Build Cost 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))		228,640	184,560	140,349	96,054	51,653	7,109	(37,614)
	180	220,818	176,714	132,503	88,182	43,752	(824)	(45,581)
CIL Rate (£)	200	212,996	168,868	124,657	80,309	35,850	(8,757)	(53,548)
	210	205,174	161,022	116,804	72,436	27,949	(16,690)	(61,515)
302	220	197,352	153,175	108,932	64,564	20,047	(24,623)	(69,482)
	230	189,530	145,329	101,059	56,683	12,146	(32,555)	(77,451)
	240	181,694	137,483	93,187	48,781	4,230	(40,502)	(85,454)
	250	173,848	129,637	85,314	40,880	(3,703)	(48,469)	(93,457)
	260	166,002	121,791	77,441	32,978	(11,636)	(56,436)	(101,461)
	270	158,156	113,937	69,569	25,077	(19,569)	(64,403)	(109,464)
	280	150,310	106,064	61,696	17,175	(27,501)	(72,370)	(117,491)
	290	142,464	98,191	53,810	9,274	(35,434)	(80,351)	(125,744)
	300	134,618	90,319	45,909	1,351	(43,391)	(88,354)	(134,062)
	310	126,772	82,446	38,007	(6,582)	(51,357)	(96,357)	(142,446)
	320	118,925	74,574	30,106	(14,515)	(59,324)	(104,360)	(150,948)
	330	111,069	66,701	22,204	(22,447)	(67,291)	(112,364)	(159,450)
	340	103,196	58,829	14,303	(30,380)	(75,258)	(120,440)	(167,952)
	350	95,324	50,938	6,401	(38,313)	(83,251)	(128,758)	(176,977)
	360	87,451	43,037	(1,528)	(46,279)	(91,254)	(137,076)	(186,168)
	370	79,579	35,135	(9,461)	(54,246)	(99,257)	(145,527)	(195,359)
	380	71,706	27,234	(17,393)	(62,213)	(107,260)	(154,029)	(204,550)
	390	63,834	19,332	(25,326)	(70,179)	(115,277)	(162,530)	(213,741)
	400	55,961	11,431	(33,259)	(78,147)	(123,454)	(171,116)	(222,932)
	410	48,066	3,526	(41,200)	(86,150)	(131,772)	(180,307)	(232,123)
	420	40,165	(4,407)	(49,167)	(94,154)	(140,106)	(189,498)	(241,315)
	430	32,263	(12,339)	(57,134)	(102,157)	(148,607)	(198,689)	(250,506)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **55**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Median BCIS**

TABLE 6		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
Balance (RLV - BLV £ per acre (n))								
	220	(90,366)	(38,481)	13,131	64,564	115,840	166,988	218,080
	230	(98,369)	(46,432)	5,230	56,683	107,967	159,142	210,258
CIL Rate (£)	240	(106,373)	(54,399)	(2,699)	48,781	100,095	151,296	202,413
302	250	(114,376)	(62,366)	(10,632)	40,880	92,222	143,449	194,567
	260	(122,520)	(70,333)	(18,565)	32,978	84,350	135,603	186,721
	270	(130,838)	(78,300)	(26,498)	25,077	76,477	127,753	178,874
	280	(139,156)	(86,293)	(34,431)	17,175	68,605	119,881	171,028
	290	(147,653)	(94,296)	(42,372)	9,274	60,726	112,008	163,182
	300	(156,154)	(102,300)	(50,339)	1,351	52,825	104,136	155,336
	310	(164,656)	(110,303)	(58,306)	(6,582)	44,923	96,263	147,490
	320	(173,414)	(118,327)	(66,273)	(14,515)	37,022	88,390	139,644
	330	(182,605)	(126,608)	(74,239)	(22,447)	29,120	80,518	131,794
	340	(191,796)	(134,926)	(82,220)	(30,380)	21,219	72,645	123,921
	350	(200,987)	(143,330)	(90,223)	(38,313)	13,317	64,770	116,049
	360	(210,178)	(151,832)	(98,227)	(46,279)	5,402	56,869	108,176
	370	(219,370)	(160,333)	(106,230)	(54,246)	(2,531)	48,967	100,304
	380	(228,561)	(168,835)	(114,238)	(62,213)	(10,464)	41,066	92,431
	390	(237,752)	(177,932)	(122,379)	(70,179)	(18,397)	33,164	84,558
	400	(246,943)	(187,123)	(130,697)	(78,147)	(26,330)	25,263	76,686
	410	(256,134)	(196,314)	(139,015)	(86,150)	(34,263)	17,361	68,813
	420	(265,325)	(205,505)	(147,509)	(94,154)	(42,219)	9,452	60,913
	430	(274,516)	(214,696)	(156,011)	(102,157)	(50,186)	1,519	53,011
	440	(283,707)	(223,887)	(164,512)	(110,160)	(58,152)	(6,414)	45,110
	450	(292,911)	(233,079)	(173,259)	(118,191)	(66,119)	(14,347)	37,208
	460	(302,147)	(242,270)	(182,450)	(126,468)	(74,086)	(22,280)	29,307
	470	(311,383)	(251,461)	(191,641)	(134,786)	(82,077)	(30,212)	21,405

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **T** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **125**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES							
Total number of units in scheme				125 Units			
AH Policy requirement (% Target)				30%			
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%			
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented	
		Social Rent:		0.0%			
		First Homes:		0.0%			
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)	
				100%		100.0%	
CIL Rate (£ psm)				296.90 £ psm			
Unit mix -		OMS Unit mix%		MV # units		AH mix%	
						AH # units	
						Overall mix%	
						Total # units	
1 bed House		0.0%	0.0	25.00%	9.4	8%	9.4
2 bed House		30.0%	26.3	45.00%	16.9	35%	43.1
3 bed House		45.0%	39.4	25.00%	9.4	39%	48.8
4 bed House		25.0%	21.9	5.00%	1.9	19%	23.8
5 bed House		0.0%	0.0	0.00%	0.0	0%	0.0
1 bed Flat		0.0%	0.0	0.00%	0.0	0%	0.0
2 bed Flat		0.0%	0.0	0.00%	0.0	0%	0.0
3 bed Flat		0.0%	0.0	0.00%	0.0	0%	0.0
Total number of units		100.0%	87.5	100.00%	37.5	100%	125.0
OMS Unit Floor areas -		Net area per unit		Net to Gross %		Gross (GIA) per unit	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		58.0	624			58.0	624
2 bed House		80.0	861			80.0	861
3 bed House		105.0	1,130			105.0	1,130
4 bed House		130.0	1,399			130.0	1,399
5 bed House		165.0	1,776			165.0	1,776
1 bed Flat		45.0	484	85.0%		52.9	570
2 bed Flat		64.0	689	85.0%		75.3	810
3 bed Flat		80.0	861	85.0%		94.1	1,013
AH Unit Floor areas -		Net area per unit		Net to Gross %		Gross (GIA) per unit	
		(sqm)		(sqft)		(sqm)	
						(sqft)	
1 bed House		58.0	624			58.0	624
2 bed House		74.0	797			74.0	797
3 bed House		93.0	1,001			93.0	1,001
4 bed House		103.0	1,109			103.0	1,109
5 bed House		140.0	1,507			140.0	1,507
1 bed Flat		45.0	484	85.0%		52.9	570
2 bed Flat		64.0	689	85.0%		75.3	810
3 bed Flat		80.0	861	85.0%		94.1	1,013
Total Gross Floor areas -		OMS Units GIA		AH units GIA		Total GIA (all units)	
		(sqm)		(sqm)		(sqm)	
						(sqft)	
1 bed House		0	0	544	5,853	544	5,853
2 bed House		2,100	22,604	1,249	13,441	3,349	36,046
3 bed House		4,134	44,502	872	9,385	5,006	53,887
4 bed House		2,844	30,610	193	2,079	3,037	32,689
5 bed House		0	0	0	0	0	0
1 bed Flat		0	0	0	0	0	0
2 bed Flat		0	0	0	0	0	0
3 bed Flat		0	0	0	0	0	0
		9,078	97,716	2,858	30,758	11,936	128,474
AH % by floor area:				23.94% AH % by floor area (difference due to mix)			
Open Market Sales values (£) -		£ OMS (per unit)		£ psm		£ psf	
						total MV £ (no AH)	
1 bed House		190,000	3,276	304		1,781,250	
2 bed House		280,000	3,500	325		12,075,000	
3 bed House		360,000	3,429	319		17,550,000	
4 bed House		450,000	3,462	322		10,687,500	
5 bed House		500,000	3,030	282		0	
1 bed Flat		165,000	3,667	341		0	
2 bed Flat		200,000	3,125	290		0	
3 bed Flat		250,000	3,125	290		0	
						42,093,750	
Affordable Housing values (£) -		Aff. Rent £		% of MV		Social Rent £	
						% of MV	
						First Homes £*	
						% of MV	
						Other Int. £	
						% of MV	
1 bed House		85,500	45%	0	0%	133,000	70%
2 bed House		126,000	45%	0	0%	196,000	70%
3 bed House		162,000	45%	0	0%	250,000	70%
4 bed House		202,500	45%	0	0%	250,000	70%
5 bed House		225,000	45%	0	0%	250,000	70%
1 bed Flat		74,250	45%	0	0%	115,500	70%
2 bed Flat		90,000	45%	0	0%	140,000	70%
3 bed Flat		112,500	45%	0	0%	175,000	70%
* capped @£250K							

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	26.3	@	280,000	7,350,000
3 bed House	39.4	@	360,000	14,175,000
4 bed House	21.9	@	450,000	9,843,750
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	165,000	-
2 bed Flat	0.0	@	200,000	-
3 bed Flat	0.0	@	250,000	-
	87.5			31,368,750
Affordable Rent GDV -				
1 bed House	6.3	@	85,500	537,047
2 bed House	11.3	@	126,000	1,424,588
3 bed House	6.3	@	162,000	1,017,563
4 bed House	1.3	@	202,500	254,391
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	74,250	-
2 bed Flat	0.0	@	90,000	-
3 bed Flat	0.0	@	112,500	-
	25.1			3,233,588
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	3.1	@	133,000	411,469
2 bed House	5.6	@	196,000	1,091,475
3 bed House	3.1	@	252,000	779,625
4 bed House	0.6	@	315,000	194,906
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	12.4	37.5		2,477,475
Sub-total GDV Residential				
	125			37,079,813
	<i>AH on-site cost analysis:</i>			
			<i>13.52% % of GDV</i>	<i>EMV (no AH) less £GDV (inc. AH)</i>
			<i>420 £ psm (total GIA sqm)</i>	<i>40,112 £ per unit (total units)</i>
Grant	38	AH units @	0	per unit
Total GDV				37,079,813

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **125**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(33,209)
Planning Application Professional Fees, Surveys and reports					(100,000)
CIL (Mkrt only + garages)		9,078 sqm		296.90 £ psm	(2,695,312)
	CIL analysis:	7.27% % of GDV		21,562 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	125 units @		22,513 per unit	(2,814,125)
	S106 analysis:	7.59% % of GDV		22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)	125 units @		0 per unit	-
	S106 analysis:	0.00% % of GDV		0 £ per unit (total units)	
	TOTAL S106 analysis:	7.59% % of GDV		22,513 £ per unit (total units)	
AH Commuted Sum		11,936 sqm (total)		0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		3.57 ha @		0 £ per ha (if brownfield)	-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	125 units @		0 per unit	-
	Sub-total				
	Infra. Costs analysis:	0.00% % of GDV		0 £ per unit (total units)	
1 bed House		544 sqm @		1,293 psm	(703,069)
2 bed House		3,349 sqm @		1,293 psm	(4,329,934)
3 bed House		5,006 sqm @		1,293 psm	(6,473,081)
4 bed House		3,037 sqm @		1,293 psm	(3,926,679)
5 bed House		- sqm @		1,293 psm	-
1 bed Flat		- sqm @		1,493 psm	-
2 bed Flat		- sqm @		1,493 psm	-
3 bed Flat		- sqm @		1,493 psm	-
Garages for 3B House (Mkrt only)	39	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mkrt only)	22	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @		18 sqm @ 600 psm	-
External works		15,432.763 @		20.0%	(3,086,553)
	Ext. Works analysis:			24,692 £ per unit (total units)	
Policy Costs on design -					
Net Biodiversity costs		125 units @		1,011 £ per unit	(126,375)
Part L/FHS		125 units @		4,847 £ per unit	(605,875)
Additional Low Carbon/Energy Reduction		125 units @		0 £ per unit	-
Water Efficiency		125 units @		0 £ per unit	-
	Sub-total				(732,250)
	Policy Costs analysis: (design costs only)			5,858 £ per unit (total units)	
Contingency (on construction)		19,251.566 @		3.0%	(577,547)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme** No Units: **125**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

Professional Fees	19,251,566 @	7.0%		(1,347,610)
Disposal Costs -				
OMS Marketing and Promotion	31,368,750 OMS @	3.00%	7,529 £ per unit	(941,063)
Residential Sales Agent Costs	31,368,750 OMS @	1.00%	2,510 £ per unit	(313,688)
Residential Sales Legal Costs	31,368,750 OMS @	0.25%	627 £ per unit	(78,422)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,745 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(94,000)
Developers Profit -				
Profit on OMS	31,368,750	20.00%		(6,273,750)
Margin on AH	5,711,063	6.00% on AH values		(342,664)
Profit analysis:	37,079,813	17.84% blended GDV	(6,616,414)	
	28,256,540	23.42% on costs	(6,616,414)	
TOTAL COSTS				(34,872,954)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				2,206,858
SDLT	2,206,858 @	HMRC formula		(99,843)
Acquisition Agent fees	2,206,858 @	1.0%		(22,069)
Acquisition Legal fees	2,206,858 @	0.5%		(11,034)
Interest on Land	2,206,858 @	6.00%		(132,411)
Residual Land Value				1,941,501
RLV analysis:	15,532 £ per plot	543,620 £ per ha (net)	220,000 £ per acre (net)	
		434,896 £ per ha (gross)	176,000 £ per acre (gross)	
			5.24% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0 dph (net)			
Site Area (net)	3.57 ha (net)		8.83 acres (net)	
Net to Gross ratio	80%			
Site Area (gross)	4.46 ha (gross)		11.03 acres (gross)	
Density analysis:	3,342 sqm/ha (net)	14,558 sqft/ac (net)		
	28 dph (gross)			
Benchmark Land Value (net)	15,532 £ per plot	543,620 £ per ha (net)	220,000 £ per acre (net)	1,941,500
BLV analysis:		434,896 £ per ha (gross)	176,000 £ per acre (gross)	
			5.24% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	297	296,446	255,747	215,022	174,282	133,541	92,774	51,981
	160	284,798	244,746	204,653	164,561	124,468	84,336	44,192
	170	273,150	233,729	194,284	154,840	115,392	75,898	36,403
	180	261,501	222,712	183,915	145,119	106,305	67,459	28,608
	190	249,843	211,694	173,546	135,398	97,218	59,021	20,805
	200	238,177	200,677	163,177	125,677	88,130	50,583	13,002
	210	226,512	189,660	152,808	115,941	79,043	42,144	5,199
	220	214,847	178,643	142,439	106,205	69,955	33,701	(2,604)
	230	203,182	167,626	132,068	96,468	60,868	25,248	(10,406)
	240	191,517	156,609	121,683	86,732	51,781	16,795	(18,209)
	250	179,852	145,592	111,297	76,995	42,693	8,342	(26,012)
	260	168,187	134,564	100,912	67,259	33,593	(111)	(33,828)
	270	156,521	123,530	90,526	57,522	24,490	(8,564)	(41,645)
	280	144,850	112,495	80,140	47,786	15,386	(17,017)	(49,463)
	290	133,166	101,460	69,755	38,036	6,283	(25,470)	(57,281)
	300	121,482	90,426	59,369	28,283	(2,820)	(33,939)	(65,098)
	310	109,798	79,391	48,982	18,529	(11,924)	(42,408)	(72,916)
	320	98,114	68,356	38,578	8,776	(21,027)	(50,877)	(80,740)
	330	86,431	57,321	28,175	(978)	(30,142)	(59,346)	(88,573)
	340	74,747	46,273	17,771	(10,731)	(39,262)	(67,815)	(96,407)
350	63,063	35,219	7,367	(20,485)	(48,383)	(76,285)	(104,240)	
360	51,367	24,165	(3,037)	(30,253)	(57,503)	(84,766)	(112,074)	
370	39,662	13,111	(13,441)	(40,025)	(66,624)	(93,252)	(119,907)	
380	27,958	2,057	(23,850)	(49,797)	(75,744)	(101,739)	(127,754)	
390	16,254	(8,997)	(34,273)	(59,569)	(84,876)	(110,225)	(135,605)	
400	4,550	(20,052)	(44,697)	(69,341)	(94,015)	(118,711)	(143,456)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	150	352,079	289,746	227,373	164,936	102,448	39,882	(22,791)
	160	343,031	280,687	218,313	155,863	93,361	30,779	(31,909)
	170	333,983	271,627	209,254	146,790	84,273	21,676	(41,030)
	180	324,935	262,567	200,181	137,717	75,186	12,572	(50,150)
	190	315,881	253,508	191,108	128,644	66,098	3,469	(59,271)
	200	306,821	244,448	182,035	119,571	57,011	(5,634)	(68,392)
	210	297,761	235,388	172,962	110,487	47,923	(14,738)	(77,512)
	220	288,702	226,328	163,890	101,400	38,832	(23,841)	(86,647)
	230	279,642	217,269	154,817	92,313	29,729	(32,961)	(95,786)
	240	270,582	208,208	145,744	83,225	20,626	(42,082)	(104,925)
	250	261,522	199,135	136,671	74,138	11,523	(51,202)	(114,064)
	260	252,463	190,062	127,598	65,050	2,419	(60,323)	(123,203)
	270	243,403	180,989	118,525	55,963	(6,684)	(69,443)	(132,352)
	280	234,343	171,916	109,439	46,875	(15,787)	(78,564)	(141,511)
	290	225,284	162,843	100,352	37,783	(24,892)	(87,701)	(150,670)
	300	216,224	153,770	91,265	28,679	(34,013)	(96,840)	(159,830)
	310	207,161	144,697	82,177	19,576	(43,133)	(105,979)	(168,989)
	320	198,099	135,625	73,090	10,473	(52,254)	(115,118)	(178,166)
	330	189,016	126,552	64,002	1,370	(61,374)	(124,257)	(187,346)
	340	179,943	117,479	54,915	(7,734)	(70,495)	(133,408)	(196,613)
350	170,870	108,392	45,828	(16,837)	(79,616)	(142,567)	(206,149)	
360	161,797	99,304	36,733	(25,944)	(88,755)	(151,727)	(215,872)	
370	152,724	90,217	27,630	(35,065)	(97,894)	(160,886)	(226,055)	
380	143,651	81,129	18,526	(44,185)	(107,033)	(170,045)	(236,573)	
390	134,578	72,042	9,423	(53,306)	(116,172)	(179,224)	(247,095)	
400	125,505	62,954	320	(62,426)	(125,311)	(188,405)	(257,640)	

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	150	289,052	257,950	226,848	195,746	164,644	133,541	102,439
	160	279,979	248,877	217,775	186,673	155,571	124,468	93,366
	170	270,903	239,801	208,699	177,597	146,495	115,392	84,290
	180	261,816	230,714	199,611	168,509	137,407	106,305	75,203
	190	252,728	221,626	190,524	159,422	128,320	97,218	66,115
	200	243,641	212,539	181,437	150,334	119,232	88,130	57,028
	210	234,554	203,451	172,349	141,247	110,145	79,043	47,941
	220	225,466	194,364	163,262	132,160	101,057	69,955	38,853
	230	216,379	185,277	154,174	123,072	91,970	60,868	29,766
	240	207,291	176,189	145,087	113,985	82,883	51,781	20,678
	250	198,204	167,102	136,000	104,897	73,795	42,693	11,591
	260	189,104	158,002	126,899	95,797	64,695	33,593	2,491
	270	180,001	148,898	117,796	86,694	55,592	24,490	(6,612)
	280	170,897	139,795	108,693	77,591	46,489	15,386	(15,716)
	290	161,794	130,692	99,590	68,487	37,385	6,283	(24,819)
	300	152,691	121,588	90,486	59,384	28,282	(2,820)	(33,922)
	310	143,587	112,485	81,383	50,281	19,179	(11,924)	(43,026)
	320	134,484	103,382	72,280	41,178	10,075	(21,027)	(52,129)
	330	125,369	94,267	63,165	32,063	960	(30,142)	(61,244)
	340	116,249	85,146	54,044	22,942	(8,160)	(39,262)	(70,364)
350	107,128	76,026	44,924	13,822	(17,281)	(48,383)	(79,485)	
360	98,007	66,905	35,803	4,701	(26,401)	(57,503)	(88,606)	
370	88,887	57,785	26,683	(4,420)	(35,522)	(66,624)	(97,726)	
380	79,766	48,664	17,562	(13,540)	(44,642)	(75,744)	(106,847)	
390	70,635	39,533	8,431	(22,671)	(53,773)	(84,876)	(115,978)	
400	61,496	30,394	(708)	(31,810)	(62,913)	(94,015)	(125,117)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 4

Balance (RLV - BLV £ per acre (n))	BLV (£ per acre)						
	140,000	160,000	180,000	200,000	220,000	240,000	260,000
150	213,541	193,541	173,541	153,541	133,541	113,541	93,541
160	204,468	184,468	164,468	144,468	124,468	104,468	84,468
170	195,392	175,392	155,392	135,392	115,392	95,392	75,392
180	186,305	166,305	146,305	126,305	106,305	86,305	66,305
190	177,218	157,218	137,218	117,218	97,218	77,218	57,218
200	168,130	148,130	128,130	108,130	88,130	68,130	48,130
210	159,043	139,043	119,043	99,043	79,043	59,043	39,043
220	149,955	129,955	109,955	89,955	69,955	49,955	29,955
230	140,868	120,868	100,868	80,868	60,868	40,868	20,868
240	131,781	111,781	91,781	71,781	51,781	31,781	11,781
250	122,693	102,693	82,693	62,693	42,693	22,693	2,693
260	113,593	93,593	73,593	53,593	33,593	13,593	(6,407)
270	104,490	84,490	64,490	44,490	24,490	4,490	(15,510)
280	95,386	75,386	55,386	35,386	15,386	(4,614)	(24,614)
290	86,283	66,283	46,283	26,283	6,283	(13,717)	(33,717)
300	77,180	57,180	37,180	17,180	(2,820)	(22,820)	(42,820)
310	68,076	48,076	28,076	8,076	(11,924)	(31,924)	(51,924)
320	58,973	38,973	18,973	(1,027)	(21,027)	(41,027)	(61,027)
330	49,858	29,858	9,858	(10,142)	(30,142)	(50,142)	(70,142)
340	40,738	20,738	738	(19,262)	(39,262)	(59,262)	(79,262)
350	31,617	11,617	(8,383)	(28,383)	(48,383)	(68,383)	(88,383)
360	22,497	2,497	(17,503)	(37,503)	(57,503)	(77,503)	(97,503)
370	13,376	(6,624)	(26,624)	(46,624)	(66,624)	(86,624)	(106,624)
380	4,256	(15,744)	(35,744)	(55,744)	(75,744)	(95,744)	(115,744)
390	(4,876)	(24,876)	(44,876)	(64,876)	(84,876)	(104,876)	(124,876)
400	(14,015)	(34,015)	(54,015)	(74,015)	(94,015)	(114,015)	(134,015)

TABLE 5

Balance (RLV - BLV £ per acre (n))	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
150	286,511	235,558	184,579	133,541	82,438	31,274	(19,972)
160	277,451	226,498	175,506	124,468	73,351	22,171	(29,093)
170	268,391	217,438	166,433	115,392	64,264	13,068	(38,213)
180	259,332	208,378	157,360	106,305	55,176	3,964	(47,334)
190	250,272	199,319	148,287	97,218	46,089	(5,139)	(56,455)
200	241,212	190,252	139,214	88,130	36,985	(14,242)	(65,575)
210	232,153	181,179	130,141	79,043	27,882	(23,362)	(74,711)
220	223,093	172,106	121,069	69,955	18,779	(32,483)	(83,850)
230	214,033	163,033	111,996	60,868	9,675	(41,603)	(92,989)
240	204,973	153,960	102,909	51,781	572	(50,724)	(102,128)
250	195,914	144,887	93,822	42,693	(8,531)	(59,844)	(111,268)
260	186,852	135,814	84,735	33,593	(17,635)	(68,965)	(120,414)
270	177,779	126,742	75,647	24,490	(26,752)	(78,099)	(129,573)
280	168,706	117,669	66,560	15,386	(35,872)	(87,238)	(138,733)
290	159,633	108,596	57,472	6,283	(44,993)	(96,377)	(147,892)
300	150,560	99,514	48,385	(2,820)	(54,114)	(105,517)	(157,051)
310	141,487	90,426	39,297	(11,924)	(63,234)	(114,656)	(166,223)
320	132,415	81,339	30,201	(21,027)	(72,355)	(123,802)	(175,404)
330	123,342	72,251	21,097	(30,142)	(81,487)	(132,961)	(184,584)
340	114,269	63,164	11,994	(39,262)	(90,627)	(142,120)	(193,765)
350	105,196	54,077	2,891	(48,383)	(99,766)	(151,279)	(203,261)
360	96,118	44,989	(6,212)	(57,503)	(108,905)	(160,439)	(212,968)
370	87,031	35,902	(15,316)	(66,624)	(118,044)	(169,611)	(222,916)
380	77,943	26,808	(24,419)	(75,744)	(127,189)	(178,792)	(233,434)
390	68,856	17,705	(33,532)	(84,876)	(136,349)	(187,972)	(243,971)
400	59,768	8,602	(42,652)	(94,015)	(145,508)	(197,260)	(254,517)

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **125**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
150	(44,705)	14,801	74,206	133,541	192,810	252,023	311,209
160	(53,826)	5,698	65,119	124,468	183,737	242,963	302,150
170	(62,946)	(3,405)	56,032	115,392	174,664	233,904	293,090
180	(72,067)	(12,509)	46,944	106,305	165,591	224,844	284,030
190	(81,199)	(21,612)	37,852	97,218	156,518	215,784	274,970
200	(90,338)	(30,730)	28,749	88,130	147,445	206,713	265,911
210	(99,477)	(39,851)	19,645	79,043	138,372	197,641	256,851
220	(108,616)	(48,971)	10,542	69,955	129,299	188,568	247,791
230	(117,755)	(58,092)	1,439	60,868	120,226	179,495	238,731
240	(126,905)	(67,212)	(7,664)	51,781	111,141	170,422	229,672
250	(136,064)	(76,333)	(16,768)	42,693	102,054	161,349	220,612
260	(145,223)	(85,471)	(25,876)	33,593	92,967	152,276	211,544
270	(154,383)	(94,610)	(34,996)	24,490	83,879	143,203	202,471
280	(163,544)	(103,749)	(44,117)	15,386	74,792	134,130	193,399
290	(172,724)	(112,888)	(53,237)	6,283	65,704	125,057	184,326
300	(181,905)	(122,027)	(62,358)	(2,820)	56,617	115,978	175,253
310	(191,085)	(131,182)	(71,478)	(11,924)	47,529	106,890	166,180
320	(200,484)	(140,341)	(80,604)	(21,027)	38,437	97,803	157,107
330	(210,129)	(149,500)	(89,743)	(30,142)	29,334	88,716	148,034
340	(219,859)	(158,660)	(98,882)	(39,262)	20,231	79,628	138,961
350	(230,365)	(167,825)	(108,021)	(48,383)	11,127	70,541	129,888
360	(240,903)	(177,005)	(117,160)	(57,503)	2,024	61,453	120,814
370	(251,448)	(186,186)	(126,300)	(66,624)	(7,079)	52,366	111,727
380	(261,994)	(195,412)	(135,459)	(75,744)	(16,183)	43,278	102,639
390	(272,557)	(204,929)	(144,618)	(84,876)	(25,287)	34,178	93,552
400	(283,132)	(214,658)	(153,777)	(94,015)	(34,408)	25,075	84,465

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Appraisal Ref: **U** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**
 No Units: **230**
 Greenfield/Brownfield: **Greenfield**

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme				220 Units					
AH Policy requirement (% Target)				30%					
Open Market Sale (OMS) housing		Open Market Sale (OMS)		70%					
AH tenure split %		Affordable Rent:		67.0%		67.0% % Rented			
		Social Rent:		0.0%					
		First Homes:		0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):		33.0%		9.9% % of total (>10% First Homes PPG 023)			
				100%		100.0%			
CIL Rate (£ psm)				303.74 £ psm					
Unit mix -									
	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0		25.00%	16.5	8%	16.5		
2 bed House	30.0%	46.2		45.00%	29.7	35%	75.9		
3 bed House	45.0%	69.3		25.00%	16.5	39%	85.8		
4 bed House	25.0%	38.5		5.00%	3.3	19%	41.8		
5 bed House	0.0%	0.0		0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
3 bed Flat	0.0%	0.0		0.00%	0.0	0%	0.0		
Total number of units	100.0%	154.0		100.00%	66.0	100%	220.0		
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	80.0	861				80.0	861		
3 bed House	105.0	1,130				105.0	1,130		
4 bed House	130.0	1,399				130.0	1,399		
5 bed House	165.0	1,776				165.0	1,776		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)		Net to Gross %		Gross (GIA) per unit (sqm)	(sqft)		
1 bed House	58.0	624				58.0	624		
2 bed House	74.0	797				74.0	797		
3 bed House	93.0	1,001				93.0	1,001		
4 bed House	103.0	1,109				103.0	1,109		
5 bed House	140.0	1,507				140.0	1,507		
1 bed Flat	45.0	484		85.0%		52.9	570		
2 bed Flat	64.0	689		85.0%		75.3	810		
3 bed Flat	80.0	861		85.0%		94.1	1,013		
Total Gross Floor areas -									
	OMS Units GIA (sqm)	(sqft)		AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm) (sqft)			
1 bed House	0	0		957	10,301	957	10,301		
2 bed House	3,696	39,783		2,198	23,657	5,894	63,440		
3 bed House	7,277	78,324		1,535	16,517	8,811	94,841		
4 bed House	5,005	53,873		340	3,659	5,345	57,532		
5 bed House	0	0		0	0	0	0		
1 bed Flat	0	0		0	0	0	0		
2 bed Flat	0	0		0	0	0	0		
3 bed Flat	0	0		0	0	0	0		
	15,978	171,980		5,029	54,134	21,007	226,114		
AH % by floor area:				23.94% AH % by floor area (difference due to mix)					
Open Market Sales values (£) -									
	£ OMS (per unit)	£ psm		£ psf	total MV (£ (no AH))				
1 bed House	190,000	3,276		304	3,135,000				
2 bed House	280,000	3,500		325	21,252,000				
3 bed House	360,000	3,429		319	30,888,000				
4 bed House	450,000	3,462		322	18,810,000				
5 bed House	500,000	3,030		282	0				
1 bed Flat	165,000	3,667		341	0				
2 bed Flat	200,000	3,125		290	0				
3 bed Flat	250,000	3,125		290	0				
					74,085,000				
Affordable Housing values (£) -									
	Aff. Rent £	% of MV		Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
1 bed House	85,500	45%		0	0%	133,000	70%	133,000	70%
2 bed House	126,000	45%		0	0%	196,000	70%	196,000	70%
3 bed House	162,000	45%		0	0%	250,000	70%	252,000	70%
4 bed House	202,500	45%		0	0%	250,000	70%	315,000	70%
5 bed House	225,000	45%		0	0%	250,000	70%	350,000	70%
1 bed Flat	74,250	45%		0	0%	115,500	70%	115,500	70%
2 bed Flat	90,000	45%		0	0%	140,000	70%	140,000	70%
3 bed Flat	112,500	45%		0	0%	175,000	70%	175,000	70%
* capped @£250K									

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **230**
Greenfield/Brownfield: **Greenfield**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	46.2	@	280,000	12,936,000
3 bed House	69.3	@	360,000	24,948,000
4 bed House	38.5	@	450,000	17,325,000
5 bed House	0.0	@	500,000	-
1 bed Flat	0.0	@	165,000	-
2 bed Flat	0.0	@	200,000	-
3 bed Flat	0.0	@	250,000	-
	154.0			55,209,000
Affordable Rent GDV -				
1 bed House	11.1	@	85,500	945,203
2 bed House	19.9	@	126,000	2,507,274
3 bed House	11.1	@	162,000	1,790,910
4 bed House	2.2	@	202,500	447,728
5 bed House	0.0	@	225,000	-
1 bed Flat	0.0	@	74,250	-
2 bed Flat	0.0	@	90,000	-
3 bed Flat	0.0	@	112,500	-
	44.2			5,691,114
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
3 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	133,000	-
2 bed House	0.0	@	196,000	-
3 bed House	0.0	@	250,000	-
4 bed House	0.0	@	250,000	-
5 bed House	0.0	@	250,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	0.0			-
Other Intermediate GDV -				
1 bed House	5.4	@	133,000	724,185
2 bed House	9.8	@	196,000	1,920,996
3 bed House	5.4	@	252,000	1,372,140
4 bed House	1.1	@	315,000	343,035
5 bed House	0.0	@	350,000	-
1 bed Flat	0.0	@	115,500	-
2 bed Flat	0.0	@	140,000	-
3 bed Flat	0.0	@	175,000	-
	21.8	66.0		4,360,356
Sub-total GDV Residential				
	220			65,260,470
	AH on-site cost analysis:			
		13.52% % of GDV	EMV (no AH) less £GDV (inc. AH)	8,824,530
		420 £ psm (total GIA sqm)	40,112 £ per unit (total units)	
Grant				
	66	AH units @	0 per unit	-
Total GDV				
				65,260,470

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

No Units: **230**
 Greenfield/Brownfield: **Greenfield**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(46,319)
Planning Application Professional Fees, Surveys and reports					(140,000)
CIL (Mkrt only + garages)		15,978 sqm	303.74 £ psm		(4,852,930)
	CIL analysis:	7.44% % of GDV	22,059 £ per unit (total units)		
Other CBC/LCC S106 Contributions	Years (all)	220 units @	22,513 per unit		(4,952,860)
	S106 analysis:	787,955 £ per ha	7.59% % of GDV	22,513 £ per unit (total units)	
LCC TSA Contributions	Years (all)	220 units @	0 per unit		-
	S106 analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
	TOTAL S106 analysis:	787,955 £ per ha	7.59% % of GDV	22,513 £ per unit (total units)	
AH Commuted Sum		21,007 sqm (total)	0 £ psm		-
	Comm. Sum analysis:	0.00% % of GDV			
Construction Costs -					
Site Clearance, Demolition & Remediation		6.29 ha @	0 £ per ha (if brownfield)		-
Site Infrastructure costs -	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Years (all)	220 units @	0 per unit		-
	Sub-total				
	Infra. Costs analysis:	- £ per ha	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		957 sqm @	1,293 psm		(1,237,401)
2 bed House		5,894 sqm @	1,293 psm		(7,620,683)
3 bed House		8,811 sqm @	1,293 psm		(11,392,623)
4 bed House		5,345 sqm @	1,293 psm		(6,910,956)
5 bed House		- sqm @	1,293 psm		-
1 bed Flat		- sqm @	1,493 psm		-
2 bed Flat		- sqm @	1,493 psm		-
3 bed Flat		- sqm @	1,493 psm		-
Garages for 3B House (Mkrt only)	69	0% units @	18 sqm @	600 psm	-
Garages for 4B House (Mkrt only)	39	0% units @	18 sqm @	600 psm	-
Garages for 5B House (Mkrt only)	-	0% units @	18 sqm @	600 psm	-
External works		27,161,663 @	20.0%	24,692 £ per unit (total units)	(5,432,333)
	Ext. Works analysis:				
Policy Costs on design -					
Net Biodiversity costs		220 units @	1,011 £ per unit		(222,420)
Part L/FHS	220 units @		4,847 £ per unit		(1,066,340)
Additional Low Carbon/Energy Reduction	220 units @		0 £ per unit		-
Water Efficiency	220 units @		0 £ per unit		-
	Sub-total				(1,288,760)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)		
Contingency (on construction)		33,882,756 @	3.0%		(1,016,483)

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Scheme Typology: **BETA scheme** No Units: **230**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Greenfield**
 Notes: **Lower Quartile BCIS; Lower values; 30% AH**

Professional Fees	33,882,756 @	7.0%		(2,371,793)
Disposal Costs -				
OMS Marketing and Promotion	55,209,000 OMS @	3.00%	7,529 £ per unit	(1,656,270)
Residential Sales Agent Costs	55,209,000 OMS @	1.00%	2,510 £ per unit	(552,090)
Residential Sales Legal Costs	55,209,000 OMS @	0.25%	627 £ per unit	(138,023)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,711 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(102,869)
Developers Profit -				
Profit on OMS	55,209,000	20.00%		(11,041,800)
Margin on AH	10,051,470	6.00% on AH values		(603,088)
Profit analysis:	65,260,470	17.84% blended GDV	(11,644,888)	
	49,722,392	23.42% on costs	(11,644,888)	
TOTAL COSTS				(61,367,280)

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				3,893,190
SDLT	3,893,190 @	HMRC formula		(184,159)
Acquisition Agent fees	3,893,190 @	1.0%		(38,932)
Acquisition Legal fees	3,893,190 @	0.5%		(19,466)
Interest on Land	3,893,190 @	6.00%		(233,591)
Residual Land Value				3,417,041
RLV analysis:	15,532 £ per plot	543,620 £ per ha (net)	220,000 £ per acre (net)	
		434,896 £ per ha (gross)	176,000 £ per acre (gross)	
			5.24% % RLV / GDV	

BENCHMARK LAND VALUE (BLV)				
Residential Density	35.0	dph (net)		
Site Area (net)	6.29	ha (net)	15.53	acres (net)
Net to Gross ratio	80%			
Site Area (gross)	7.86	ha (gross)	19.42	acres (gross)
Density analysis:	3,342	sqm/ha (net)	14,558	sqft/ac (net)
	28	dph (gross)		
Benchmark Land Value (net)	15,532 £ per plot	543,620 £ per ha (net)	220,000 £ per acre (net)	3,417,040
BLV analysis:		434,896 £ per ha (gross)	176,000 £ per acre (gross)	
			5.24% % BLV / GDV	

BALANCE				
Surplus/(Deficit)		£ per ha (net)	£ per acre (net)	1

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
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No Units: **230**
Greenfield/Brownfield: **Greenfield**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
CIL Rate (£)	304	302,208	261,472	220,716	179,955	139,194	98,412	57,619
	160	290,591	250,496	210,381	170,266	130,151	90,007	49,861
	170	278,975	239,515	200,046	160,577	121,102	81,602	42,102
	180	267,358	228,535	189,711	150,888	112,050	73,197	34,337
	190	255,731	217,554	179,376	141,199	102,999	64,792	26,570
	200	244,104	206,573	169,041	131,507	93,947	56,387	18,804
	210	232,477	195,592	158,706	121,809	84,895	47,982	11,037
	220	220,850	184,611	148,371	112,111	75,844	39,571	3,271
	230	209,223	173,630	138,033	102,413	66,792	31,158	(4,496)
	240	197,597	162,649	127,688	92,714	57,740	22,744	(12,262)
	250	185,970	151,668	117,344	83,016	48,689	14,330	(20,029)
	260	174,343	140,680	106,999	73,318	39,628	5,916	(27,804)
	270	162,716	129,689	96,654	63,620	30,567	(2,497)	(35,579)
	280	151,085	118,697	86,309	53,922	21,506	(10,911)	(43,354)
	290	139,447	107,706	75,965	44,216	12,446	(19,325)	(51,130)
	300	127,809	96,715	65,620	34,508	3,385	(27,748)	(58,905)
	310	116,172	85,723	55,275	24,800	(5,676)	(36,171)	(66,680)
	320	104,534	74,732	44,920	15,091	(14,737)	(44,594)	(74,458)
	330	92,896	63,741	34,565	5,383	(23,804)	(53,017)	(82,242)
	340	81,258	52,744	24,209	(4,325)	(32,875)	(61,440)	(90,027)
350	69,620	41,741	13,854	(14,033)	(41,946)	(69,863)	(97,811)	
360	57,978	30,738	3,499	(23,747)	(51,017)	(78,291)	(105,596)	
370	46,328	19,736	(6,857)	(33,466)	(60,088)	(86,724)	(113,380)	
380	34,679	8,733	(17,212)	(43,185)	(69,159)	(95,157)	(121,169)	
390	23,029	(2,269)	(27,578)	(52,904)	(78,232)	(103,591)	(128,964)	
400	11,379	(13,272)	(37,945)	(62,623)	(87,314)	(112,024)	(136,758)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
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No Units: **230**
Greenfield/Brownfield: **Greenfield**

TABLE 2

		Other CBC/LCC S106 Contributions						22,513
Balance (RLV - BLV £ per acre (n))		5,000	10,000	15,000	20,000	25,000	30,000	35,000
CIL Rate (£)	150	357,132	294,941	232,735	170,485	108,208	45,888	(16,493)
	160	348,104	285,906	223,700	161,442	99,157	36,827	(25,562)
	170	339,076	276,870	214,658	152,399	90,105	27,767	(34,633)
	180	330,041	267,835	205,615	143,356	81,053	18,706	(43,704)
	190	321,005	258,800	196,572	134,313	72,002	9,645	(52,775)
	200	311,970	249,764	187,529	125,268	62,950	584	(61,846)
	210	302,935	240,729	178,486	116,216	53,898	(8,477)	(70,917)
	220	293,899	231,693	169,442	107,164	44,844	(17,538)	(79,992)
	230	284,864	222,658	160,399	98,113	35,783	(26,608)	(89,074)
	240	275,828	213,615	151,356	89,061	26,722	(35,679)	(98,156)
	250	266,793	204,572	142,313	80,010	17,661	(44,750)	(107,238)
	260	257,758	195,529	133,270	70,958	8,600	(53,821)	(116,320)
	270	248,722	186,486	124,224	61,906	(461)	(62,892)	(125,402)
	280	239,687	177,443	115,172	52,855	(9,522)	(71,963)	(134,494)
	290	230,651	168,400	106,121	43,799	(18,583)	(81,039)	(143,588)
	300	221,616	159,356	97,069	34,738	(27,654)	(90,121)	(152,682)
	310	212,572	150,313	88,017	25,677	(36,725)	(99,203)	(161,775)
	320	203,529	141,270	78,966	16,616	(45,796)	(108,285)	(170,870)
	330	194,486	132,227	69,914	7,555	(54,867)	(117,367)	(179,976)
	340	185,443	123,180	60,862	(1,506)	(63,938)	(126,449)	(189,083)
	350	176,400	114,129	51,811	(10,567)	(73,009)	(135,543)	(198,189)
360	167,357	105,077	42,754	(19,629)	(82,087)	(144,637)	(207,366)	
370	158,314	96,025	33,693	(28,700)	(91,169)	(153,730)	(216,922)	
380	149,270	86,974	24,632	(37,771)	(100,251)	(162,824)	(227,095)	
390	140,227	77,922	15,571	(46,842)	(109,333)	(171,920)	(237,517)	
400	131,184	68,870	6,510	(55,913)	(118,415)	(181,026)	(247,940)	

TABLE 3

		Profit 20%						
Balance (RLV - BLV £ per acre (n))		15%	16%	17%	18%	19%	20%	21%
CIL Rate (£)	150	294,705	263,602	232,500	201,398	170,296	139,194	108,092
	160	285,662	254,559	223,457	192,355	161,253	130,151	99,049
	170	276,613	245,510	214,408	183,306	152,204	121,102	90,000
	180	267,561	236,459	205,357	174,255	143,152	112,050	80,948
	190	258,509	227,407	196,305	165,203	134,101	102,999	71,896
	200	249,458	218,356	187,253	156,151	125,049	93,947	62,845
	210	240,406	209,304	178,202	147,100	115,997	84,895	53,793
	220	231,354	200,252	169,150	138,048	106,946	75,844	44,741
	230	222,303	191,201	160,098	128,996	97,894	66,792	35,690
	240	213,251	182,149	151,047	119,945	88,842	57,740	26,638
	250	204,199	173,097	141,995	110,893	79,791	48,689	17,587
	260	195,149	164,037	132,935	101,833	70,731	39,628	8,526
	270	186,078	154,976	123,874	92,772	61,670	30,567	(535)
	280	177,017	145,915	114,813	83,711	52,609	21,506	(9,596)
	290	167,956	136,854	105,752	74,650	43,548	12,446	(18,657)
	300	158,895	127,793	96,691	65,589	34,487	3,385	(27,718)
	310	149,834	118,732	87,630	56,528	25,426	(5,676)	(36,779)
	320	140,773	109,671	78,569	47,467	16,365	(14,737)	(45,840)
	330	131,707	100,605	69,503	38,401	7,299	(23,804)	(54,906)
	340	122,636	91,534	60,432	29,330	(1,773)	(32,875)	(63,977)
	350	113,565	82,463	51,361	20,259	(10,844)	(41,946)	(73,048)
360	104,494	73,392	42,290	11,187	(19,915)	(51,017)	(82,119)	
370	95,423	64,321	33,219	2,116	(28,986)	(60,088)	(91,190)	
380	86,352	55,250	24,148	(6,955)	(38,057)	(69,159)	(100,261)	
390	77,279	46,177	15,074	(16,028)	(47,130)	(78,232)	(109,334)	
400	68,197	37,095	5,992	(25,110)	(56,212)	(87,314)	(118,416)	

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **230**
Greenfield/Brownfield: **Greenfield**

TABLE 4

Balance (RLV - BLV £ per acre (n))	BLV (£ per acre)						
	140,000	160,000	180,000	200,000	220,000	240,000	260,000
150	219,194	199,194	179,194	159,194	139,194	119,194	99,194
160	210,151	190,151	170,151	150,151	130,151	110,151	90,151
170	201,102	181,102	161,102	141,102	121,102	101,102	81,102
180	192,050	172,050	152,050	132,050	112,050	92,050	72,050
190	182,999	162,999	142,999	122,999	102,999	82,999	62,999
200	173,947	153,947	133,947	113,947	93,947	73,947	53,947
210	164,895	144,895	124,895	104,895	84,895	64,895	44,895
220	155,844	135,844	115,844	95,844	75,844	55,844	35,844
230	146,792	126,792	106,792	86,792	66,792	46,792	26,792
240	137,740	117,740	97,740	77,740	57,740	37,740	17,740
250	128,688	108,688	88,688	68,688	48,688	28,688	8,688
260	119,628	99,628	79,628	59,628	39,628	19,628	(372)
270	110,567	90,567	70,567	50,567	30,567	10,567	(9,433)
280	101,506	81,506	61,506	41,506	21,506	1,506	(18,494)
290	92,446	72,446	52,446	32,446	12,446	(7,554)	(27,554)
300	83,385	63,385	43,385	23,385	3,385	(16,615)	(36,615)
310	74,324	54,324	34,324	14,324	(5,676)	(25,676)	(45,676)
320	65,263	45,263	25,263	5,263	(14,737)	(34,737)	(54,737)
330	56,196	36,196	16,196	(3,804)	(23,804)	(43,804)	(63,804)
340	47,125	27,125	7,125	(12,875)	(32,875)	(52,875)	(72,875)
350	38,054	18,054	(1,946)	(21,946)	(41,946)	(61,946)	(81,946)
360	28,983	8,983	(11,017)	(31,017)	(51,017)	(71,017)	(91,017)
370	19,912	(88)	(20,088)	(40,088)	(60,088)	(80,088)	(100,088)
380	10,841	(9,159)	(29,159)	(49,159)	(69,159)	(89,159)	(109,159)
390	1,768	(18,232)	(38,232)	(58,232)	(78,232)	(98,232)	(118,232)
400	(7,314)	(27,314)	(47,314)	(67,314)	(87,314)	(107,314)	(127,314)

TABLE 5

Balance (RLV - BLV £ per acre (n))	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
150	291,575	240,805	190,014	139,194	88,330	37,430	(13,519)
160	282,540	231,769	180,971	130,151	79,278	28,369	(22,590)
170	273,504	222,734	171,928	121,102	70,226	19,308	(31,661)
180	264,469	213,699	162,885	112,050	61,175	10,247	(40,732)
190	255,433	204,663	153,842	102,999	52,120	1,186	(49,803)
200	246,398	195,619	144,799	93,947	43,060	(7,876)	(58,874)
210	237,362	186,576	135,756	84,895	33,999	(16,947)	(67,955)
220	228,327	177,533	126,713	75,844	24,938	(26,018)	(77,037)
230	219,292	168,490	117,667	66,792	15,877	(35,089)	(86,119)
240	210,256	159,447	108,616	57,740	6,816	(44,160)	(95,201)
250	201,221	150,404	99,564	48,689	(2,245)	(53,231)	(104,283)
260	192,181	141,361	90,512	39,628	(11,306)	(62,303)	(113,367)
270	183,138	132,317	81,461	30,567	(20,375)	(71,381)	(122,461)
280	174,095	123,274	72,409	21,506	(29,446)	(80,463)	(131,555)
290	165,052	114,231	63,358	12,446	(38,518)	(89,545)	(140,648)
300	156,009	105,181	54,306	3,385	(47,589)	(98,627)	(149,742)
310	146,966	96,130	45,254	(5,676)	(56,660)	(107,709)	(158,839)
320	137,922	87,078	36,197	(14,737)	(65,731)	(116,791)	(167,945)
330	128,879	78,026	27,136	(23,804)	(74,806)	(125,885)	(177,052)
340	119,836	68,975	18,075	(32,875)	(83,888)	(134,978)	(186,158)
350	110,793	59,923	9,014	(41,946)	(92,970)	(144,072)	(195,264)
360	101,747	50,871	(47)	(51,017)	(102,052)	(153,166)	(204,383)
370	92,695	41,820	(9,108)	(60,088)	(111,134)	(162,261)	(213,846)
380	83,644	32,766	(18,168)	(69,159)	(120,216)	(171,367)	(223,769)
390	74,592	23,705	(27,232)	(78,232)	(129,308)	(180,474)	(234,192)
400	65,540	14,644	(36,303)	(87,314)	(138,402)	(189,580)	(244,630)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS; Lower values; 30% AH

No Units: **230**
Greenfield/Brownfield: **Greenfield**

TABLE 6

Balance (RLV - BLV £ per acre (n))	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
150	(38,444)	20,822	80,029	139,194	198,315	257,408	316,479
160	(47,515)	11,761	70,977	130,151	189,272	248,372	307,444
170	(56,586)	2,700	61,925	121,102	180,228	239,337	298,408
180	(65,657)	(6,361)	52,874	112,050	171,185	230,301	289,373
190	(74,736)	(15,422)	43,817	102,999	162,142	221,263	280,338
200	(83,818)	(24,493)	34,756	93,947	153,099	212,220	271,302
210	(92,900)	(33,564)	25,695	84,895	144,056	203,177	262,267
220	(101,982)	(42,635)	16,634	75,844	135,013	194,134	253,231
230	(111,064)	(51,706)	7,573	66,792	125,968	185,090	244,196
240	(120,151)	(60,777)	(1,488)	57,740	116,917	176,047	235,161
250	(129,244)	(69,848)	(10,549)	48,689	107,865	167,004	226,125
260	(138,338)	(78,929)	(19,613)	39,628	98,813	157,961	217,082
270	(147,432)	(88,011)	(28,684)	30,567	89,762	148,918	208,039
280	(156,526)	(97,093)	(37,755)	21,506	80,710	139,875	198,996
290	(165,629)	(106,175)	(46,826)	12,446	71,659	130,832	189,953
300	(174,736)	(115,257)	(55,897)	3,385	62,607	121,783	180,909
310	(183,842)	(124,344)	(64,968)	(5,676)	53,555	112,732	171,866
320	(192,948)	(133,438)	(74,039)	(14,737)	44,501	103,680	162,823
330	(202,064)	(142,532)	(83,121)	(23,804)	35,440	94,628	153,780
340	(211,394)	(151,626)	(92,203)	(32,875)	26,379	85,577	144,737
350	(221,119)	(160,719)	(101,285)	(41,946)	17,318	76,525	135,694
360	(231,543)	(169,823)	(110,367)	(51,017)	8,257	67,473	126,650
370	(241,982)	(178,930)	(119,449)	(60,088)	(804)	58,422	117,598
380	(252,421)	(188,036)	(128,538)	(69,159)	(9,865)	49,370	108,547
390	(262,859)	(197,142)	(137,632)	(78,232)	(18,926)	40,313	99,495
400	(273,313)	(206,293)	(146,726)	(87,314)	(27,995)	31,252	90,443

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

241218 CBC_CIL Appraisals_Soar Valley Area_P_U_v1 - Summary Table

Appraisal Ref:	P	Q	R	S	T	U
No Units:	7	15	30	55	125	230
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield
Notes:	Median BCIS; Higher values; No AH	Median BCIS; Higher values; No AH	Median BCIS; Higher values; No AH	Median BCIS	Lower Quartile BCIS; Lower values; 30% AH	Lower Quartile BCIS; Lower values; 30% AH
Total GDV (£)	2,686,250	4,736,868	9,473,736	16,315,118	37,079,813	65,260,470
Policy Assumptions						
AH Target % (& mix):	0%	30%	30%	30%	30%	30%
Affordable Rent:	67%	67%	67%	67%	67%	67%
Social Rent:	0%	0%	0%	0%	0%	0%
First Homes:	0%	0%	0%	0%	0%	0%
Other Intermediate (LCHO/Sub-Market etc.):	33%	33%	33%	33%	33%	33%
Max CIL Rate (£ psm)	£392	£262	£268	£302	£297	£304
Max CIL Rate (£ per unit)	£43,290	£20,255	£20,738	£21,911	£21,562	£22,059
Total S106 (£ per unit)	£22,513	£22,513	£22,513	£22,513	£22,513	£22,513
Sub-total CIL+S106 (£ per unit)	£65,803	£42,768	£43,251	£44,424	£44,075	£44,572
Profit KPI's						
Developers Profit (% on costs)	26.30%	23.18%	23.21%	23.22%	23.42%	23.42%
Developers Profit (% on OMS)	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Developers Profit (% on AH)	6.00%	6.00%	6.00%	6.00%	6.00%	6.0%
Developers Profit (% blended)	20.00%	17.91%	17.91%	17.84%	17.84%	17.84%
Land Value KPI's						
RLV (£/acre (net))	170,002	170,001	170,000	170,000	220,000	220,000
RLV (£/ha (net))	420,074	420,072	420,071	420,071	543,620	543,620
RLV (% of GDV)	3.65%	4.43%	4.43%	4.72%	5.24%	5.24%
BLV (£/acre (net))	170,000	170,000	170,000	170,000	220,000	220,000
BLV (£/ha (net))	420,070	420,070	420,070	420,070	543,620	543,620
BLV (% of GDV)	3.65%	4.43%	4.43%	4.72%	5.24%	5.24%
Surplus/Deficit (£/acre) [RLV-BLV]	2	1	0.40	0.22	0.11	0.06
Surplus/Deficit (£/ha)	4	2	1.00	0.55	0.28	0.16
Surplus/Deficit Total (£)	1	1	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable
Maximum CIL result (£ psm)	£392	£262	£268	£302	£297	£304
Recommended CIL (£ psm)	£274	£183	£188	£211	£208	£213
Buffer (% from Max)	30%	30%	30%	30%	30%	30%

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