

Viability Report

Charnwood Local Plan – Transport
Contributions Strategy Viability Report



Charnwood Borough Council and
Leicestershire County Council



July 2024

Charnwood Local Plan – Transport Contributions Strategy Viability Report

Quality Assurance

Date of Report

9th July 2024

Version

V2

Filename and path

S:_Client Projects\2006 Charnwood Local Plan Viability_Charwood BC\Reports\2407 TAS Addendum Report\240708 Charnwood Local Plan Transport Contributions Viability Addendum Report_v2.docx

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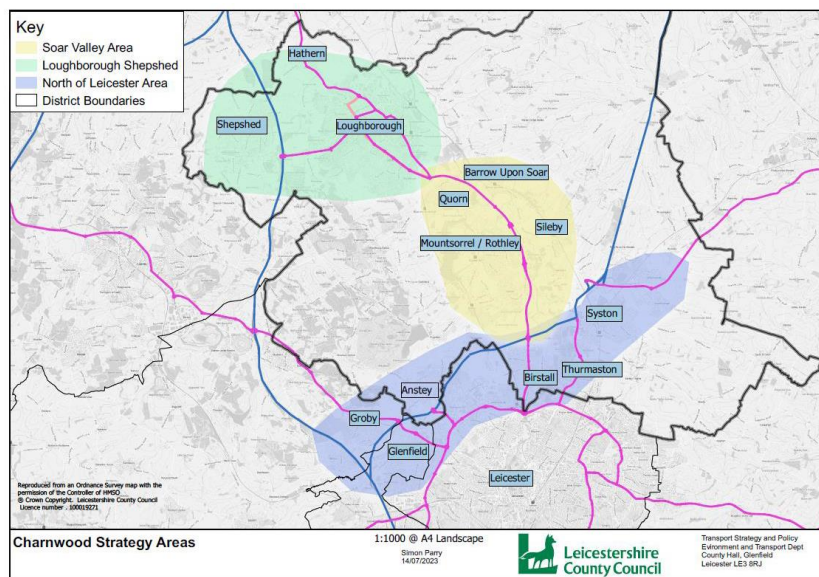
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- Appendix 1 – Residential Market Evidence
- Appendix 2 – Typologies Matrix
- Appendix 3 – Appraisal Results

Executive Summary

- ES 1 AspinallVerdi has been appointed by Charnwood Borough Council (CBC, the Council, the Local Planning Authority (LPA) as the context requires) and Leicestershire County Council (LCC, the County Council) to provide a Financial Viability Assessment (FVA) in respect of the County Council's draft Transport Contributions Strategy (specifically Appendix A - Process for Calculating Proportionate Developer Contributions).
- 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 further viability evidence to support requests for developer contributions from Leicestershire County Council (LCC) in respect of the delivery of three area transport strategies that form the basis for the Local Plan's transport mitigation strategy, the approach and process for which are set out through the Charnwood Transport Contributions Strategy.
- ES 4 This study relates to the Transport Contributions Strategy but builds on the previous work which has been prepared to date to underpin the Local Plan to prevent work from being duplicated.
- ES 5 The transport strategies are required to address the cumulative and cross-boundary transport impacts arising from the Charnwood Local Plan's spatial strategy. These contributions will facilitate the provision of the necessary strategic infrastructure required to address the cumulative impacts and to enable sustainable development to be brought forward in Charnwood.
- ES 6 Figure ES.1 shows a map of the draft TSAs. The definitive link between sites and TSAs is provided through the Local Plan's draft Policy DS3 and Infrastructure.

Figure ES.1 – Charnwood Transport Strategy Areas 2024

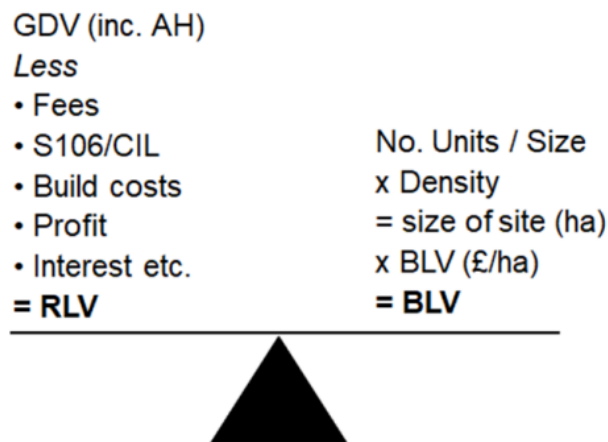


Source: Charnwood Borough Council (2024)

Approach

- ES 7 Our Full Local Plan Viability Report 2021 reviewed the Charnwood Local Plan 2021 – 2037. A detailed policies matrix of key policies was provided in this previous report.
- ES 8 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. The cumulative costs of national and local planning policies have been factored into our appraisals.
- ES 9 Through reviewing the site allocations within the TSAs, and through our property market research, we have established a range of development typologies that we have financially appraised to assess the viability of developer contributions in respect of the delivery of the TSAs. The updated typologies are summarised at Appendix 2.
- ES 10 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 11 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.
- ES 12 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.
- ES 13 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 14 In Development Management terms every scheme will be different (RLV) and every landowner’s motivation will be different (BLV).
- ES 15 Through our policy review, we have identified the policy requirements. Our property market research has focused on two elements of the above diagram:
- Land values – this informs the viability analysis by assessing whether the land value generated by policy compliant development is sufficient enough to incentivise landowners

to sell land for development. This is referred to as a Benchmark Land Value (BLV), which is effectively the minimum price at which a landowner would typically sell land.

- Gross Development Value (New-build residential sales values) – this informs the value assumptions made for market sale and affordable houses in our financial appraisals

Viability Conclusions

- ES 16 With our updated value and cost assumptions and adopting a consolidated S106 figure for LCC / CBC obligations (from the August 2023 addendum excluding off-site transport costs), the typologies tested in the TSAs are viable and provide headroom for the LCC TSA contributions.
- ES 17 Table ES.2 provides an overview of the range of LCC TSA contributions headroom from our financial appraisals and our recommendation of the LCC TSA contribution for each of the three TSAs.
- ES 18 Our recommendations are based on a weighted average (/rounded). The calculation for the recommended figures has considered a number of Local Plan site allocations in each TSA, their site capacity (number of units), and total contributions achievable in each TSA (based on the £ per unit figures from our appraisals).
- ES 19 All the tested greenfield sites are viable given that there is a development surplus from which we have calculated the TSA S106 as an output.

Table ES.1 – Financial Appraisal Summary and Recommendations

TSA Area/Zone	Small schemes < 10 units (no affordable housing)	Medium schemes 11 – 74 units	Large schemes 75+ units	Recommended LCC TSA S106 Rate
North of Leicester	£37,400	£1,900 - £14,100	£7,900 - £16,200	£11,500
Loughborough / Shepshed	£26,900	£1,200 - £4,600	£5,100 - £7,000	£5,300
Soar Valley	£44,100	£21,600 - £29,100	£21,300 - £21,500	£22,100

1 Introduction

- 1.1 AspinallVerdi has been appointed by Charnwood Borough Council (CBC, the Council, the Local Planning Authority (LPA) as the context requires) and Leicestershire County Council (LCC, the County Council) to provide a Financial Viability Assessment (FVA) in respect of the County Council's draft Transport Contributions Strategy (specifically Appendix A - Process for Calculating Proportionate Developer Contributions). This assessment is a distinct piece of 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.
- 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 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 Finally, 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. This was to form a robust and sound evidence base for the Local Plan to be adopted.

Transport Contributions Viability

- 1.9 The primary aim of this commission is to provide further viability evidence to support requests for developer contributions from Leicestershire County Council (LCC) in respect of the delivery of three area transport strategies that form the basis for the Local Plan's transport mitigation strategy, the approach and process for which are set out through the Charnwood Transport Contributions Strategy. This study relates to the Transport Contributions Strategy but builds on the previous work which has been prepared to date to underpin the Local Plan to prevent work being duplicated.
- 1.10 The transport strategies are required to address the cumulative and cross-boundary transport impacts arising from the Charnwood Local Plan's spatial strategy. These contributions will facilitate the provision of the necessary strategic infrastructure required to address the cumulative impacts and to enable sustainable development to be brought forward in Charnwood.
- 1.11 In this study, we have been instructed to:
- Update market values, based on targeted new-build developments/schemes within the allocations in each transport strategy area (TSA) and update BCIS costs and assumptions.
 - Re-run appraisals for updated typologies formulated based on site allocations within the TSA, using the same NPPF compliant methodology that was used previously for the Local Plan studies.
 - Assess suitable levels of Transport Contributions that could be secured from allocated sites within each strategy area to feed into Table A2 – Proposed per-dwelling residential development contributions for sites with each TSA (of the draft Transport Contributions Strategy, Appendix A - Process for Calculating Proportionate Developer Contributions).

Report Structure

- 1.12 This Transport Contributions Strategy 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.

1.13 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 PPG 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 – TSA Site Typologies	We set out the development typologies with the Transport Strategy Areas (TSA's) 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 in respect of the contributions to be sought within each TSA through the Charnwood Transport Contributions Strategy.

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 PPG 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 PPG.

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 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).

Table 2.1 - NPPF Key Cross-References

Paragraph Number - Item	Quote / Comments
Para 34 - Development contributions	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

² National Planning Policy Framework, December 2023, para 1

³ National Planning Policy Framework, December 2023, para 2

	<p>infrastructure). Such policies should not undermine the deliverability of the plan.</p>
<p>Para 57 – Planning obligations [tests]</p>	<p>Planning obligations must only be sought where they meet all of the following tests⁴:</p> <ul style="list-style-type: none"> a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development. <p>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).</p>
<p>Para 58 – Presumption of viability</p>	<p>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. <i>The weight to be given to a viability assessment is a matter for the decision maker</i>, 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)</p> <p>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-</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	Provision of affordable housing should not be sought for residential developments that are not major ⁵ developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
Para 66 – 10% affordable home ownership	<p>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.</p> <p>Exemptions to this 10% requirement should also be made where the site or proposed development:</p> <ul style="list-style-type: none"> a) provides solely for Build to Rent homes; b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); c) is proposed to be developed by people who wish to build or commission their own homes; or d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Source: NPPF (last updated December 2023) and AspinallVerdi

Planning Practice Guidance for Viability

2.8 The 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

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.

2.9 Below we summarise some key aspects of the PPG for this study (Table 2.2).

Table 2.2 - PPG Viability Key Cross-References

Paragraph Number - Item	Quote / Comments
<p>Para 001 – Setting Policy requirements</p>	<p>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).</p> <p>These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a <i>proportionate assessment</i> 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. <i>Policy requirements should be clear</i> 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. (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>
<p>Para 002 - Deliverability</p>	<p>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, landowners, and infrastructure and affordable housing providers.</p> <p>And, 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, <i>without the</i></p>

	<p><i>need for further viability assessment</i> at the decision making stage.</p> <p>Also, it is the <i>responsibility of site promoters to engage in plan making</i>, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. (Our emphasis).</p> <p>In this respect we have carried out a stakeholder workshop to consult with industry (Registered Providers, developers and landowners) in respect of the cost, value and BLV assumptions of the site allocations (10 July 2024).</p>
<p>Para 003/4 - Typologies</p>	<p>Plan makers can use site typologies to determine viability at the plan making stage.</p> <p>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.</p> <p>Plan makers can group sites by shared characteristics such as location [e.g. TSAs], 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>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.</p> <p>In plan making and decision-making viability helps <i>to strike a balance</i> between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission. (Our emphasis).</p>

<p>Para 011 – Gross Development Value</p>	<p>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.</p> <p>For broad area-wide or site typology assessment at the plan making stage, <i>average figures can be used</i>, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. (Our emphasis)</p>
<p>Para 012 – Development costs</p>	<p>Assessment of costs should be based on evidence which is reflective of local market conditions...costs include:</p> <ul style="list-style-type: none"> • build costs - e.g. Building Cost Information Service (BCIS) • abnormal costs* • site-specific infrastructure costs* • the total cost of all relevant policy requirements* • general finance • professional*, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site • 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 <p>*the PPG suggests that these costs specifically should be taken into account when defining benchmark land value.</p>
<p>Para 013 – Benchmark Land Value (BLV)</p>	<p>A benchmark land value should be established on the basis of the <i>existing use value (EUV) of the land, plus a premium</i> for the landowner. (Our emphasis).</p>
<p>Para 014 - What factors should be considered to establish BLV?</p>	<p>Benchmark land value should:</p> <ul style="list-style-type: none"> • be based upon existing use value (EUV) • allow for a premium to landowners

	<ul style="list-style-type: none"> reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees.
Para 014 – Market evidence in BLV	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 <i>may be a divergence between benchmark land values and market evidence</i> ; 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).
Para 014 – Circularity of land values	[Market] evidence should be based on developments which are <i>fully compliant with emerging or up to date plan policies</i> , 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 <i>evidence any adjustments</i> to reflect the cost of policy compliance. This is so that <i>historic benchmark land values of non-policy compliant developments are not used to inflate values over time</i> . (Our emphasis).
Para 015 – Existing Use Value (EUV)	<p>EUV is the value of the land in its existing use.</p> <p>Existing use value is not the price paid and should <i>disregard hope value</i>.</p> <p>Existing use values will vary depending on the type of site and development types.</p> <p>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).</p>
Para 016 – Premium	[The premium] is the amount above existing use value (EUV) that goes to the landowner.

	<p>The premium should provide a <i>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>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 <i>by professional judgement</i> and must be based upon the best available evidence informed by cross sector collaboration.</p> <p>Market evidence can include benchmark land values from other viability assessments.</p> <p>Land transactions can be used but <i>only as a cross check</i> to the other evidence.</p> <p>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.</p> <p>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.</p>
<p>Para 014 & 016 – Price paid evidence</p>	<p>Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).</p> <p>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.</p> <p>However, data on <u>actual</u> 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 deliverable over-time. [We would argue that this is relevant for <i>all</i> sites in the interests of transparency.]</p>

<p>Para 017 – Alternative Use Value (AUV)</p>	<p>This is more at the decision-making stage as our site typologies herein are all for broadly defined uses.</p>
<p>Para 018 – Profit (return to developers)</p>	<p>For the purpose of plan making an <i>assumption of 15-20% of gross development value (GDV)</i> 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>A lower figure may be more appropriate in consideration of delivery of affordable housing</i> 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. (Our emphasis).</p> <p>In this respect we have provided sensitivities on the profit margin.</p>

3 Local Policy Context

- 3.1 Full Local Planning Policy Context as per our Full Local Plan Viability report 2021 and remains unchanged, for high level context.

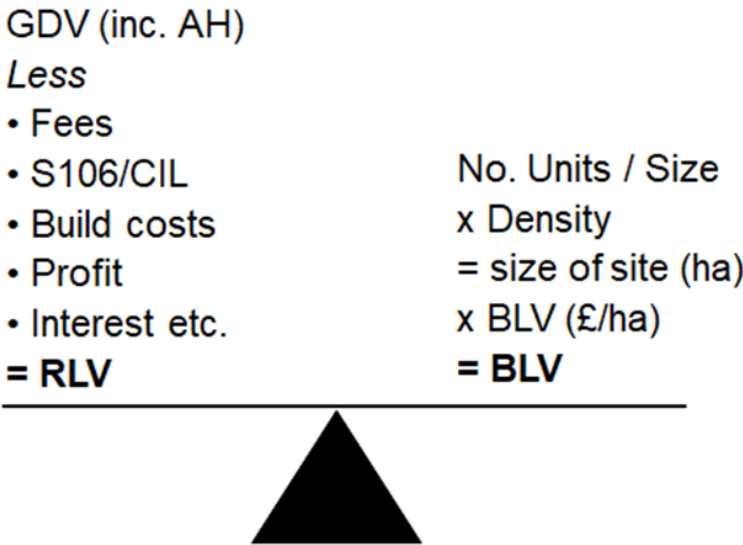
New Local Plan 2021 to 2037

- 3.2 Our Full Local Plan Viability Report 2021 reviewed the Charnwood Local Plan 2021 – 2037. A detailed policies matrix of key policies was provided in this previous report.
- 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 of the previous report.

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 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.
- 4.5 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.
- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 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.
- 4.10 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*'.
- 4.11 In this context, we have used our appraisal models to 'back-solve' the maximum TSA S106 to achieve the BLV / balance the appraisal.
- 4.12 Please also note that at the end of each appraisal in Appendix 3 we have completed sensitivity analysis on the LCC TSA S106 and a range of assumptions as follows:
- Table 1 - Other CBC/LCC S106 Contributions v Affordable Housing - % on site
 - Table 2 - LCC TSA Contributions v Affordable Housing - % on site
 - Table 3 - LCC TSA Contributions v Other CBC/LCC S106 Contributions

- Table 4 - LCC TSA Contributions v Profit
- Table 5 - LCC TSA Contributions v BLV
- Table 6 - LCC TSA Contributions v Build Cost
- Table 6 - LCC TSA Contributions v Market Values.

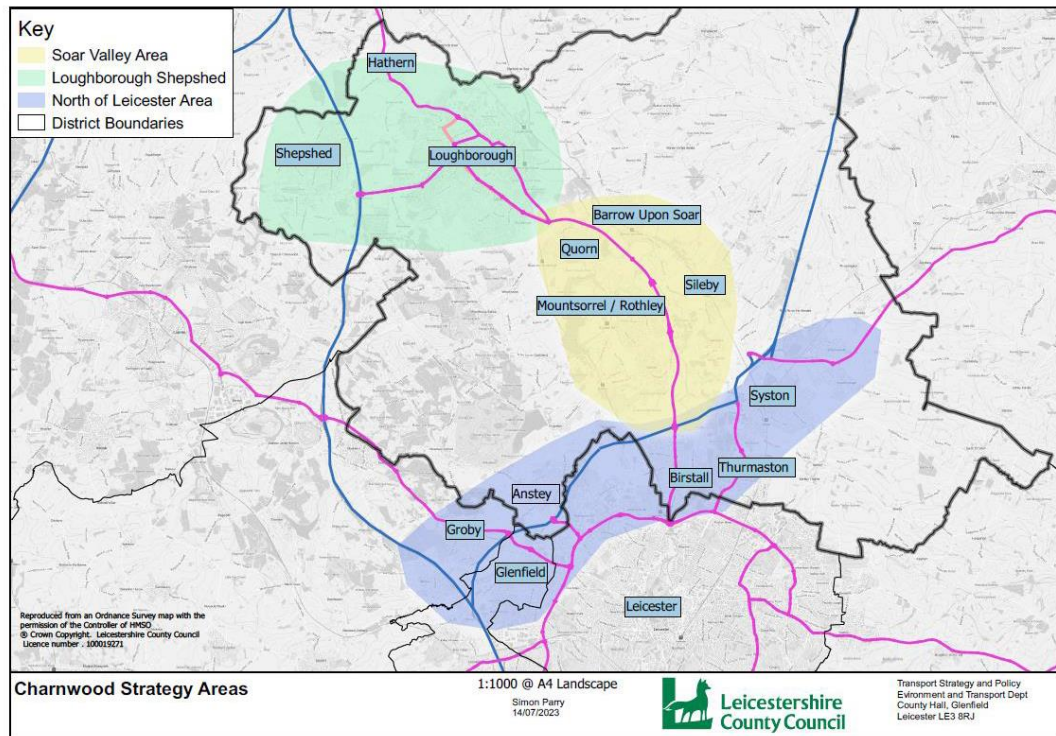
Land Value (Benchmark Land Value (BLV)) Caveats

- 4.13 It is worth restating the BLV caveats for decision making here.
- 4.14 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.
- 4.15 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.
- 4.16 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 Transport Strategy Area (TSA) 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 TSAs. Figure 5.1 shows an indicative map of TSA areas.⁶

Figure 5.1- Charnwood Transport Strategy Areas 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 TSAs 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 TSAs. We summarise our site typologies below:

Table 5.1 - Summary of Development Typologies

TSA Area	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.

July 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 TSA. We have used the Land Registry Index to understand sold values for new-build schemes within the TSAs (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 TSA.

Table 6.2 – July 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 (July 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	July 2024 Transport Contributions 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 have included infrastructure costs via S106.	There is currently no CIL adopted in Charnwood and we have included infrastructure costs via S106.
Other CBC/LCC 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 TSA report, we have used a consolidated figure from the previous S106 contribution requirements from LCC and CBC as an input in our appraisal. This is included at £20,805 per unit.</p> <p>This includes education costs but excludes any off-site transport costs so as to not double count the output LCC TSA S106s.</p>
LCC TSA S106 Contributions	N/A	<p>We have explicitly separated the LCC TSA S106 contribution to focus this as an output of the appraisal analysis.</p> <p>As described in section 4, we have used our appraisal models to 'back-solve' the maximum TSA S106 to achieve the BLV / balance the appraisal.</p>
Net Biodiversity	£287 per dwelling (brownfield) / £1,011 per dwelling (greenfield)	£1,011 - No change for greenfield
Estate Housing (build costs)	Typologies of <74 dwellings - £1,481 per square meter (psm) (median BCIS – rebased to East Midlands)	Typologies of <74 dwellings - £1,468 per square meter (psm) (median BCIS – rebased to Charnwood)

Item	August 2023 Consolidated Addendum Report	July 2024 Transport Contributions Viability
	Typologies of >75 dwellings - £1,313 psm (lower quartile BCIS - rebased to East Midlands)	Typologies of >75 dwellings - £1,293 psm (lower quartile BCIS – rebased to Charnwood)
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 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>
Part L / FHS	Introduced an allowance of £4,847 per unit for Part L.	<p>Introduced an allowance of £4,847 per unit for Part L.</p> <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</p>

Item	August 2023 Consolidated Addendum Report	July 2024 Transport Contributions Viability
		have not taken into consideration in the values above).
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>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).</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> <p>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).</p>
Finance Costs	<p>6% interest rate (Applies to 100% of cashflow to include Finance Fees etc).</p>	<p>6% interest rate (Applies to 100% of cashflow to include Finance Fees etc).</p>

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 PPG (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).
- 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 TSAs.
- 6.15 We have utilised EGi, CoStar and also the Land Registry for transaction-based evidence in and around the TSAs. 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 TSAs.
- 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 TSAs 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

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

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 (July 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 (<74 dwellings)	Soar Valley	£8,000	£19,768	83%	£9,697	£23,961	17.5	£170,000	£420,070
Agricultural Land - Large Greenfield (75+ dwellings)	Soar Valley	£8,000	£19,768	63%	£12,800	£31,629	17.5	£220,000	£543,620
Agricultural Land - Smaller Greenfield (<74 dwellings)	Loughborough / Shepshed	£8,000	£19,768	83%	£9,697	£23,961	15.0	£150,000	£370,650
Agricultural Land - Large Greenfield (75+ dwellings)	Loughborough / Shepshed	£8,000	£19,768	63%	£12,800	£31,629	15.0	£190,000	£469,490
Agricultural Land - Smaller Greenfield (<74 dwellings)	North of Leicester	£8,000	£19,768	83%	£9,697	£23,961	15.0	£150,000	£370,650
Agricultural Land - Large Greenfield (75+ dwellings)	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 (240619 Charnwood Borough Council_Benchmark Land Value Database_v8)

7 Financial Appraisal Results

- 7.1 This section sets out our updated site-specific appraisal modelling results for the 3 TSAs. The main changes to the assumptions from our August 2023 addendum to this current addendum report are as follows:
- Updated residential values relative to each TSA to June 2024;
 - Updated BCIS costs to June 2024, rebased to Charnwood;
 - Updated BLVs relative to each TSA to June 2024;
 - Consolidated previous LCC and CBC S106 Costs, excluding off-site transport costs;
- 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
Location / Value Zone:	North of Leicester	North of Leicester	North of Leicester	North of Leicester	North of Leicester	North of Leicester	North of Leicester
Greenfield/Brownfield:	Small Greenfield	Small Greenfield	Medium Greenfield	Medium Greenfield	Large Greenfield	Large Greenfield	Large Greenfield
Total GDV (£)	2,383,500	4,229,426	9,650,830	16,544,280	34,598,500	60,893,360	191,026,106
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%
Other CBC/LCC S106 (£ per unit)	20,805.00	20,805.00	20,805.00	20,805	20,805	20,805	20,805
LCC TSA S106 (£ per unit)	37,403.30	14,125.66	1,979.02	2,316.09	7,936.08	8,170.80	16,209.51
Sub-total CIL+S106+Infrastructure (£ per unit)	58,208.30	34,930.66	22,784	23,121	28,741	28,976	37,015
Total S106 as % of GDV	17.09%	12.39%	8.26%	8.39%	10.38%	10.47%	13.56%
Profit KPI's							
Developers Profit (% on costs)	26.29%	23.04%	23.10%	23.11%	23.26%	23.27%	23.32%
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%	17.85%
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	370,651	469,490	469,490	469,490
RLV (% of GDV)	3.63%	4.38%	4.48%	4.48%	4.85%	4.85%	4.92%
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%	4.48%	4.48%	4.85%	4.85%	4.92%
Surplus/Deficit (£/acre) [RLV-BLV]	2	1	0.35	0.20	0.11	0.06	0.02
Surplus/Deficit (£/ha)	4	2	1	0.50	0.28	0.16	0.05
Surplus/Deficit Total (£)	1	1	1	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable	Viable

Source: AspinallVerdi (240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v0.1)

Small Greenfield Typologies (7-15 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), LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £14,125 - £37,403 per unit.
- 7.6** The 7-unit scheme appraisal results in a LCC TSA S106 figure *as an output* (once accounted for the County and Borough S106 costs), of £37,403 per unit. This is mostly due to a greenfield typology holding lower costs with no affordable housing. The total S106 contributions that are attainable from this scheme are £58,208 per unit.
- 7.7** Our sensitivity analysis shows that should market values increase by 5%, the LCC TSA contribution headroom can increase to £50,000 per unit. However, a 5% increase in build costs would decrease the headroom to £24,000 per unit.
- 7.8** The 15-unit greenfield typology, the LCC TSA S106 figure results at £14,125. The total S106 contributions that are attainable from this scheme are £34,930 per unit.
- 7.9** Our sensitivity analysis shows that should market values increase by 5%, the LCC TSA contribution headroom can increase to £22,000 per unit. However, a 5% increase in build costs would decrease the headroom to £6,000 per unit.

Medium Greenfield Typologies (35 - 60 units)

- 7.10** The medium greenfield typologies are viable with the 30% affordable housing, LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £1,979 - £2,316 per unit.
- 7.11** The 35-unit scheme has a low headroom for LCC TSA contributions at £1,979 per unit. The total S106 contributions attainable from this scheme are therefore £22,784 per unit. If market values increased by 5%, the LCC TSA contribution headroom would increase to £10,000 per unit. However, even a 2.5% increase in build costs would make the scheme unviable with no LCC TSA allowance.
- 7.12** The LCC TSA contributions can be increased to £6,000 per unit if LCC and CBC contributions are reduced to £15,000. This can be further increased to £12,000 per unit if LCC and CBC contributions are reduced to £10,000 per unit.
- 7.13** The 60-unit scheme also has a low headroom for LCC TSA contributions at £2,316 per unit. The total S106 contributions attainable from this scheme are therefore £23,121 per unit. A 5% increase in market values can increase the LCC TSA headroom to £10,000 per unit, but even a 2.5% increase in build costs would make the scheme unviable even with no LCC TSA allowance.

- 7.14** The LCC TSA contributions can be increased to £8,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit. This can be further increased to £12,000 per unit if LCC and CBC contributions are reduced to £10,000 per unit.
- 7.15** We highlight that build costs adopted are Median BCIS; however, many housebuilders and developers have warned that BCIS rates are not synonymous with the current market realities, and that costs are much higher on the ground. Therefore, the S106 costs for this typology should continue to be monitored as the build costs may present a risk to the viability in the future.

Large Greenfield Typologies (125 – 700 units)

- 7.16** **The large greenfield typologies are viable with the 30% affordable housing, LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £7,936 - £16,209 per unit.**
- 7.17 For the 125-unit scheme, our appraisal resulted in a headroom figure of £7,936 per unit for LCC TSA contributions. This results in a total S106 figure of £28,741 per unit.
- 7.18** Our sensitivity analysis shows that should market values increase by 5%, the LCC TSA contribution headroom can increase to £16,000 per unit. However, a 2.5% increase in build costs would decrease the headroom to £2,000 per unit. A 5% increase in build costs would make the scheme unviable even with no LCC TSA allowance.
- 7.19** The 220-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £8,170 per unit. This results in a total S106 figure of £28,976 per unit. If market values increase by 5%, the LCC TSA contribution headroom can increase to £16,000 per unit. However, a 2.5% increase in build costs would decrease the headroom to £4,000 per unit. A 5% increase in build costs would make the scheme unviable even with no LCC TSA allowance.
- 7.20** The 700-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £16,209 per unit. This results in a total S106 figure of £37,015 per unit. A 5% increase in market values can increase the LCC TSA headroom to £24,000 per unit, and a 5% increase in build costs would reduce the figure to £8,000 per unit.
- 7.21** The LCC TSA contributions for this scheme can be reduced to £12,000 per unit if LCC and CBC contributions need to be increased to £25,000. Alternatively, LCC TSA contributions can be increased to £22,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit.

Loughborough / Shepshed Viability Results

- 7.22 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:	Small Greenfield	Small Greenfield	Medium Greenfield	Medium Greenfield	Large Greenfield	Large Greenfield	Large Greenfield	Large Greenfield
Notes:	Median BCIS	Median BCIS	Median BCIS	Median BCIS	Lower Quartile BCIS	Lower Quartile BCIS	Lower Quartile BCIS	Lower Quartile BCIS
Total GDV (£)	2,210,250	3,935,405	8,841,949	15,157,628	34,246,412	50,735,425	87,649,931	175,299,863
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%
Other Intermediate (LCHO/Sub-Market etc.):	33%	33%	33%	33%	33%	33%	33%	33%
Other CBC/LCC S106 (£ per unit)	20,805.00	20,805.00	20,805.00	20,805	20,805	20,805	20,805	20,805
LCC TSA S106 (£ per unit)	26,959.03	4,677.54	1,275	1,612	6,937	7,075	5,194	5,280
Sub-total CIL+S106+Infrastructure (£ per unit)	47,764.03	25,482.54	22,080	22,417	27,742	27,880	25,999	26,085
Total S106 as % of GDV	15.13%	9.71%	8.74%	8.87%	10.94%	10.99%	10.38%	10.42%
Profit KPI's								
Developers Profit (% on costs)	26.40%	23.08%	23.15%	23.17%	23.33%	23.34%	23.39%	23.39%
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%	17.77%	17.77%	17.78%	17.78%	17.80%	17.80%
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%	4.89%	4.89%	5.29%	5.29%	5.36%	5.36%
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%	4.89%	4.89%	5.29%	5.29%	5.36%	5.36%
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	0.18	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

Source: AspinallVerdi (240626 Charnwood LCC_TCS Appraisals_North of Leicester_H_O_v0.1)

Small Greenfield Typologies (7 – 15 units)

- 7.23 **The small greenfield typologies in this area are all viable with the policy required affordable housing (30% for schemes above 10 units), LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £4,677 - £26,959 per unit.**
- 7.24 The 7-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £26,959 per unit. This results in a total S106 figure of £47,764 per unit. A 5% increase in market values can increase the LCC TSA headroom to £38,000 per unit, and a 5% increase in build costs would reduce the figure to £18,000 per unit. This is so high because there is no affordable housing in this typology.
- 7.25 The LCC TSA contributions for this scheme can be reduced to £22,000 per unit if LCC and CBC contributions need to be increased to £25,000. Alternatively, LCC TSA contributions can be increased to £32,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit.
- 7.26 The 15-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £4,678 per unit. This results in a total S106 figure of £25,482. This is much lower than the 7-unit scheme due to the application of the affordable housing policy (@ 30%), which lowers the GDV of the scheme and thereby the contributions that can be ascertained.
- 7.27 A 5% increase in market values can increase the LCC TSA headroom to £12,000 per unit. However, a 2.5% increase in build costs would result in the scheme being viable at £0 per unit for the LCC TSA contribution. A 5% increase in build costs would make the scheme unviable.
- 7.28 The LCC / CBC contributions can be increased to a maximum of £25,000 per unit, but at £0 per unit for the LCC TSA contributions. Alternatively, the LCC TSA contributions can be increased to £10,000 per unit should the LCC / CBC contributions be reduced to £15,000 per unit.

Medium Greenfield Typologies (35 – 60 units)

- 7.29 **The medium greenfield typologies in this area are all viable with the policy required 30% affordable housing, LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £1,275 - £1,612 per unit.**
- 7.30 The 35-unit scheme has a low headroom for LCC TSA contributions at £1,275 per unit. The total S106 contributions attainable from this scheme are therefore £22,080 per unit. A 5% increase in market values can increase the LCC TSA headroom to £8,000 per unit. However, even a 2.5% increase in build costs would render the scheme unviable even with no LCC TSA allowance.
- 7.31 There is no additional headroom for increasing the LCC / CBC S106 contributions as increasing them to £25,000 per unit would lead to the scheme being unviable even with no LCC TSA

allowance. The LCC TSA contributions can be increased to £8,000 per unit, should the LCC / CBC contributions be reduced to £15,000.

- 7.32** The 60-unit scheme also has a low headroom for LCC TSA contributions at £1,612 per unit. The total S106 contributions attainable from this scheme are therefore £22,417 per unit. A 5% increase in market values can increase the LCC TSA headroom to £8,000 per unit. However, even a 2.5% increase in build costs would render the scheme unviable even with no LCC TSA allowance.
- 7.33 There is also no additional headroom for increasing the LCC / CBC S106 contributions for this scheme, as increasing them to £25,000 per unit would lead to the scheme being unviable even with no LCC TSA allowance. The LCC TSA contributions can be increased to £6,000 per unit, should the LCC / CBC contributions be reduced to £15,000.
- 7.34** We highlight that build costs adopted are Median BCIS for the medium greenfield typologies; however, many housebuilders and developers have warned that BCIS rates are not synonymous with the current market realities, and that costs are much higher on the ground. Therefore, the S106 costs for this typology should continue to be monitored as the build costs may present a risk to the viability in the future.

Large Greenfield Typologies (135 – 700 units)

- 7.35 The large greenfield typologies are viable with the 30% affordable housing, LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £5,194 - £7,075 per unit.**
- 7.36** The 135-unit scheme appraisal resulted in a headroom figure for LCC TSA contributions at £6,937 per unit. The total S106 contributions attainable from this scheme are therefore £27,742 per unit. A 5% increase in market values can increase the LCC TSA headroom to £14,000 per unit, and a 2.5% increase in build costs would result in the headroom for the LCC TSA being reduced to £2,000 per unit. A 5% increase in build costs would make the scheme unviable even without any LCC TSA allowance.
- 7.37 The maximum additional headroom in our sensitivity testing for increasing the LCC / CBC S106 contributions for this scheme, is increasing them to £25,000 per unit. However, this would reduce the LCC TSA contributions to £2,000 per unit. The LCC TSA contributions can be increased to £12,000 per unit, should the LCC / CBC contributions be reduced to £15,000.
- 7.38** The 200-unit scheme appraisal resulted in a headroom figure for LCC TSA contributions at £7,075 per unit. The total S106 contributions attainable from this scheme are therefore £27,880 per unit. A 5% increase in market values can increase the LCC TSA headroom to £14,000 per unit, and a 2.5% increase in build costs would result in the headroom for the LCC TSA being

- reduced to £2,000 per unit. A 5% increase in build costs would make the scheme unviable even without any LCC TSA allowance.
- 7.39 The maximum additional headroom for increasing the LCC / CBC S106 contributions for this scheme, is also at £25,000 per unit, with LCC TSA contributions to £2,000 per unit. The LCC TSA contributions can be increased to £12,000 per unit, should the LCC / CBC contributions be reduced to £15,000.
- 7.40 The 350-unit scheme appraisal resulted in a headroom figure for LCC TSA contributions at £5,194 per unit. The total S106 contributions attainable from this scheme are therefore £25,999 per unit. A 5% increase in market values can increase the LCC TSA headroom to £12,000 per unit. However, a 2.5% increase in build costs would result in the scheme being viable at £0 per unit for the LCC TSA contribution. A 5% increase in build costs would make the scheme unviable.
- 7.41 The maximum additional headroom for increasing the LCC / CBC S106 contributions for this scheme, is also at £25,000 per unit, with £0 per unit LCC TSA contributions. The LCC TSA contributions can be increased to £10,000 per unit, should the LCC / CBC contributions be reduced to £15,000.
- 7.42 The 700-unit scheme appraisal resulted in a headroom figure for LCC TSA contributions at £5,280 per unit. The total S106 contributions attainable from this scheme are therefore £26,085 per unit. A 5% increase in market values can increase the LCC TSA headroom to £12,000 per unit. However, a 2.5% increase in build costs would result in the scheme being viable at £0 per unit for the LCC TSA contribution. A 5% increase in build costs would make the scheme unviable. However, volume house-builders will likely be able to achieve economies of scale / baseline cost savings which will add to viability.
- 7.43 The maximum additional headroom for increasing the LCC / CBC S106 contributions for this scheme, is also at £25,000 per unit, with £0 per unit LCC TSA contributions. The LCC TSA contributions can be increased to £10,000 per unit, should the LCC / CBC contributions be reduced to £15,000.

Soar Valley Viability Results

- 7.44 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:	Small Greenfield	Small Greenfield	Medium Greenfield	Medium Greenfield	Large Greenfield	Large Greenfield
Notes:	Median BCIS	Median BCIS	Median BCIS	Median BCIS	Lower Quartile BCIS	Lower Quartile BCIS
Total GDV (£)	2,686,250	4,736,868	8,888,655	16,295,868	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%
Other CBC/LCC S106 (£ per unit)	20,805.00	20,805.00	20,805.00	20,805	20,805	20,805
LCC TSA S106 (£ per unit)	44,185.54	21,670.57	29,145	25,457	21,330	21,565
Sub-total CIL+S106+Infrastructure (£ per unit)	64,990.54	42,475.57	49,950	46,262	42,135	42,370
Total S106 as % of GDV	16.94%	13.45%	16.86%	15.61%	14.20%	14.28%
Profit KPI's						
Developers Profit (% on costs)	26.30%	23.18%	23.20%	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%	17.84%	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%	4.73%	4.73%	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%	4.73%	4.73%	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	Viabile	Viabile	Viabile	Viabile	Viabile	Viabile

Source: AspinallVerdi (240626 Charnwood LCC_TCS Appraisals_Soar Valley_P_U_v0.1)

Small Greenfield Typologies (7 – 15 units)

- 7.45 **The small greenfield typologies in this area are all viable with the policy required affordable housing (30% for schemes above 10 units), LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £21,670 - £44,185 per unit.**
- 7.46 The 7-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £44,185 per unit. This results in a total S106 figure of £64,990 per unit. A 2.5% increase in market values can increase the LCC TSA headroom to £50,000 per unit, and a 5% increase in build costs would reduce the figure to £34,000 per unit. A 7.5% increase in build costs would reduce it to £28,000. This is so high due to there being no affordable housing in this typology.
- 7.47 The LCC TSA contributions for this scheme can be reduced to £34,000 per unit if LCC and CBC contributions need to be increased to £30,000. Alternatively, LCC TSA contributions can be increased to £48,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit.
- 7.48 The 15-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £21,671 per unit. This results in a total S106 figure of £42,475. A 5% increase in market values can increase the LCC TSA headroom to £30,000 per unit and a 5% increase in build costs would reduce the figure to £12,000 per unit. A 7.5% increase in build costs would reduce it to £8,000.
- 7.49 The LCC TSA contributions for this scheme can be reduced to £12,000 per unit if LCC and CBC contributions need to be increased to £30,000. Alternatively, LCC TSA contributions can be increased to £26,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit.

Medium Greenfield Typologies (30 – 55 units)

- 7.50 **The medium greenfield typologies in this area are all viable with the policy required 30% affordable housing, LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £25,457 - £29,145 per unit.**
- 7.51 The 30-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £29,145 per unit. This results in a total S106 figure of £49,995 per unit. A 5% increase in market values can increase the LCC TSA headroom to £38,000 per unit, and a 5% increase in build costs would reduce the figure to £20,000 per unit. A 7.5% increase in build costs would reduce it to £16,000 per unit.
- 7.52 There is no additional headroom for increasing the LCC / CBC S106 contributions as increasing them to £25,000 per unit would lead to the scheme being unviable even with no LCC TSA allowance. The LCC TSA contributions can be increased to £8,000 per unit, should the LCC / CBC contributions be reduced to £15,000.

- 7.53** The LCC TSA contributions for this scheme can be reduced to £18,000 per unit if LCC and CBC contributions need to be increased to £30,000. Alternatively, LCC TSA contributions can be increased to £34,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit.
- 7.54 The 55-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £25,457 per unit. This results in a total S106 figure of £46,262. A 5% increase in market values can increase the LCC TSA headroom to £34,000 per unit and a 5% increase in build costs would reduce the figure to £16,000 per unit. A 7.5% increase in build costs would reduce it to £12,000.
- 7.55** The LCC TSA contributions for this scheme can be reduced to £16,000 per unit if LCC and CBC contributions need to be increased to £30,000. Alternatively, LCC TSA contributions can be increased to £30,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit.

Large Greenfield Typologies (125 – 230 units)

- 7.56 **The large greenfield typologies in this area are all viable with the policy required 30% affordable housing, LCC & CBC S106 costs of £20,805 per unit and a total “maximum” headroom for LCC TSA S106 costs of circa £21,330 - £21,565 per unit.**
- 7.57 The 125-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £21,330 per unit. This results in a total S106 figure of £42,135 per unit. A 5% increase in market values can increase the LCC TSA headroom to £30,000 per unit, and a 5% increase in build costs would reduce the figure to £12,000 per unit. A 7.5% increase in build costs would reduce it to £8,000 per unit.
- 7.58** The LCC TSA contributions for this scheme can be reduced to £12,000 per unit if LCC and CBC contributions need to be increased to £30,000. Alternatively, LCC TSA contributions can be increased to £26,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit.
- 7.59 The 230-unit scheme appraisal resulted in a LCC TSA S106 headroom figure of £21,565 per unit. This results in a total S106 figure of £42,370. A 5% increase in market values can increase the LCC TSA headroom to £30,000 per unit and a 5% increase in build costs would reduce the figure to £12,000 per unit. A 7.5% increase in build costs would reduce it to £8,000.
- 7.60 The LCC TSA contributions for this scheme can be reduced to £12,000 per unit if LCC and CBC contributions need to be increased to £30,000. Alternatively, LCC TSA contributions can be increased to £26,000 per unit if LCC and CBC contributions are reduced to £15,000 per unit.

8 Conclusions and Recommendations

- 8.1 We conclude that, with our updated value and cost assumptions and adopting a consolidated S106 figure for LCC / CBC obligations (from the August 2023 addendum excluding off-site transport costs), the typologies tested in the TSAs are viable and provide headroom for the LCC TSA contributions.
- 8.2 All the tested greenfield sites are viable given that there is a development surplus from which we have calculated the TSA S106 as an output.
- 8.3 We would not recommend setting S106 obligations right up to the margins of viability. This is because every site and scheme are 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.
- 8.4 Table 8.1 provides an overview of the range of LCC TSA contributions headroom and our recommendation of the LCC TSA contribution for each of the three TSAs. Our recommendations are based on a *weighted average (/rounded)*. The calculation for the recommended figures has considered a number of Local Plan site allocations in each TSA, their site capacity (number of units), and total contributions achievable in each TSA (based on the £ per unit figures from our appraisals).
- 8.5 The recommended figures may lead to contributions being forgone for a few sites across the borough (as seen through the medium schemes in our typologies). However, it would allow for contributions to be receivable from the generality of sites, as most of our typologies are larger schemes.
- 8.6 We have excluded the schemes less than 10-units from the above. This is due to these schemes holding much higher LCC TSA contributions due to no affordable housing being applicable. This would skew the weighted average figure. We have however shown figures for the small sites to show the available headroom at such typologies.
- 8.7 We therefore recommend the following LCC TSA values for each TSA.

Table 8.1 – Recommended LCC TSA S106 Headroom (£ per dwelling)

TSA Area/Zone	Small schemes < 10 units (no affordable housing)	Medium schemes 11 – 74 units	Large schemes 75+ units	Recommended LCC TSA S106 Rate
North of Leicester	£37,400	£1,900 - £14,100	£7,900 - £16,200	£11,500
Loughborough / Shepshed	£26,900	£1,200 - £4,600	£5,100 - £7,000	£5,300
Soar Valley	£44,100	£21,600 - £29,100	£21,300 - £21,500	£22,100

Source: AspinallVerdi (240704 Charnwood Local Plan Site Allocations_v0.2)

- 8.8 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 district and the LCC / CBC contributions.

Appendix 1 – Residential Market Evidence

240907_Residential Market Research_Achieved Values TSA_v1

TSA	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		

240907_Residential Market Research_Asking Prices TSA_v1

TSA	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

240907_Residential Market Research_Asking Prices TSA_v1

TSA	Scheme Name	Address	Beds	Property Type	Asking Price
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
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

240907_Residential Market Research_Asking Prices TSA_v1

TSA	Scheme Name	Address	Beds	Property Type	Asking Price
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

240907_Residential Market Research_Asking Prices TSA_v1

TSA	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

240907_Residential Market Research_Asking Prices TSA_v1

TSA	Scheme Name	Address	Beds	Property Type	Asking Price
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

240907_Residential Market Research_Asking Prices TSA_v1

TSA	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

240907_Residential Market Research_Asking Prices TSA_v1

TSA	Scheme Name	Address	Beds	Property Type	Asking Price
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

240907_Residential Market Research_Asking Prices TSA_v1

TSA	Scheme Name	Address	Beds	Property Type	Asking Price
North of Leicester Area	Broosby Spinney - Bloor Homes	Plot 49, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£390,000
North of Leicester Area	Broosby Spinney - Bloor Homes	Plot 46, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£395,000
North of Leicester Area	Broosby Spinney - Bloor Homes	Plot 60, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£430,000
North of Leicester Area	Broosby Spinney - Bloor Homes	Plot 63, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£430,000
North of Leicester Area	Broosby Spinney - Bloor Homes	Plot 45, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£435,000
North of Leicester Area	Broosby Spinney - Bloor Homes	Plot 65, BROOKSBY SPINNEY MELTON ROAD, BROOKSBY LE14 2LJ	4-bed	Detached	£465,000
North of Leicester 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	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

Appendix 2 – Typologies Matrix

Appendix 3 – Appraisal Results

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **A** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **North of Leicester** No Units: **7**
 Notes: **Median BCIS** Greenfield/Brownfield: **Small 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%
		100% 100.0%
		67.0% % Rented
		0.0% % of total (>10% First Homes PPG 023)

CIL Rate (£ psm) 0.00 £ 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
Total	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
Total				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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester
Notes: Median BCIS
 No Units: 7
 Greenfield/Brownfield: Small Greenfield

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	£MV (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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Small Greenfield**
 Notes: **Median BCIS**

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(3,234)
Planning Application Professional Fees, Surveys and reports				(10,000)
CIL (Mrkt only + garages)		680 sqm	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	7 units @	20,805 per unit	(145,635)
	S106 analysis: 624,150 £ per ha	6.11% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	7 units @	37,403 per unit	(261,823)
	S106 analysis: 1,122,099 £ per ha	10.98% % of GDV	37,403 £ per unit (total units)	
	TOTAL S106 analysis: 1,746,249 £ per ha	17.09% % of GDV	58,208 £ 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:	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	680	- 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		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			(41,006)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)	
Contingency (on construction)		1,139,151 @	3.0%	(34,175)

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Scheme Typology: **BETA scheme**
Site Typology: Location / Value Zone: **North of Leicester** No Units: **7**
Notes: Median BCIS Greenfield/Brownfield: **Small Greenfield**

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	(28,245)
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: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester** No Units: **7**
 Notes: **Median BCIS** Greenfield/Brownfield: **Small 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

		Affordable Housing - % on site 0%						
Balance (RLV - BLV £ per acre (n))	2	10%	15%	20%	25%	30%	35%	40%
-		150,887	104,128	56,587	8,637	(39,313)	(87,263)	(135,380)
2,000		127,639	80,659	32,709	(15,240)	(63,190)	(111,250)	(160,133)
Other CBC/LCC S106 Contributions		104,391	56,782	8,832	(39,118)	(87,120)	(135,243)	(186,093)
20,805		80,854	32,904	(15,045)	(62,995)	(111,113)	(159,986)	(212,159)
8,000		56,977	9,027	(38,923)	(86,983)	(135,107)	(185,975)	(238,224)
10,000		33,100	(14,850)	(62,853)	(110,977)	(159,838)	(212,041)	(264,289)
12,000		9,222	(38,728)	(86,847)	(134,970)	(185,857)	(238,106)	(290,470)
14,000		(14,655)	(62,717)	(110,841)	(159,691)	(211,923)	(264,171)	(316,663)
16,000		(38,587)	(86,711)	(134,834)	(185,739)	(237,988)	(290,347)	(342,855)
18,000		(62,581)	(110,704)	(159,556)	(211,804)	(264,053)	(316,540)	(369,133)
20,000		(86,574)	(134,698)	(185,621)	(237,870)	(290,224)	(342,732)	(395,453)
22,000		(110,568)	(159,438)	(211,686)	(263,935)	(316,417)	(368,971)	(421,772)
24,000		(134,561)	(185,503)	(237,752)	(290,102)	(342,609)	(395,290)	(448,150)
26,000		(159,320)	(211,568)	(263,817)	(316,294)	(368,808)	(421,610)	(474,598)
28,000		(185,385)	(237,634)	(289,979)	(342,486)	(395,128)	(447,930)	(501,045)
30,000		(211,450)	(263,699)	(316,171)	(368,678)	(421,448)	(474,361)	(527,525)
32,000		(237,516)	(289,856)	(342,363)	(394,966)	(447,767)	(500,809)	(554,101)
34,000		(263,581)	(316,048)	(368,555)	(421,285)	(474,125)	(527,257)	(580,678)
36,000		(289,733)	(342,240)	(394,803)	(447,605)	(500,573)	(553,756)	(607,261)
38,000		(315,925)	(368,432)	(421,123)	(473,925)	(527,021)	(580,333)	(633,967)
40,000		(342,117)	(394,641)	(447,443)	(500,337)	(553,468)	(606,909)	(660,673)
42,000		(368,309)	(420,961)	(473,762)	(526,784)	(579,988)	(633,486)	(687,379)
44,000		(394,501)	(447,280)	(500,101)	(553,232)	(606,564)	(660,184)	(818,839)
46,000		(420,798)	(473,600)	(526,548)	(579,680)	(633,141)	(686,890)	(954,689)
48,000		(447,118)	(499,920)	(552,996)	(606,219)	(659,717)	(713,596)	(1,090,540)
50,000		(473,438)	(526,312)	(579,444)	(632,796)	(686,402)	(804,885)	(1,226,391)

TABLE 2

		Affordable Housing - % on site 0%						
Balance (RLV - BLV £ per acre (n))	2	10%	15%	20%	25%	30%	35%	40%
-		339,183	294,445	249,646	203,289	156,739	110,031	62,668
2,000		317,110	272,319	226,754	180,224	133,542	86,698	38,906
LCC TSA Contributions		294,992	250,132	203,709	157,053	110,294	62,936	15,144
37,403		272,819	227,191	180,564	133,805	86,967	39,175	(8,683)
8,000		250,555	204,058	157,316	110,557	63,205	15,390	(32,560)
10,000		227,543	180,827	134,068	87,235	39,443	(8,488)	(56,438)
12,000		204,338	157,579	110,820	63,474	15,585	(32,365)	(80,315)
14,000		181,090	134,331	87,504	39,657	(8,293)	(56,242)	(104,208)
16,000		157,842	111,083	63,730	15,780	(32,170)	(80,120)	(128,202)
18,000		134,594	87,773	39,852	(8,098)	(56,047)	(104,072)	(152,374)
20,000		111,346	63,925	15,975	(31,975)	(79,942)	(128,066)	(178,313)
22,000		87,997	40,047	(7,902)	(55,852)	(103,936)	(152,226)	(204,361)
24,000		64,120	16,170	(31,780)	(79,806)	(127,929)	(178,178)	(230,427)
26,000		40,242	(7,707)	(55,676)	(103,799)	(152,079)	(204,243)	(256,492)
28,000		16,365	(31,585)	(79,669)	(127,793)	(178,060)	(230,308)	(282,635)
30,000		(7,512)	(55,539)	(103,663)	(151,931)	(204,125)	(256,374)	(308,827)
32,000		(31,409)	(79,533)	(127,656)	(177,942)	(230,190)	(282,512)	(335,019)
34,000		(55,403)	(103,526)	(151,784)	(204,007)	(256,256)	(308,704)	(361,259)
36,000		(79,396)	(127,520)	(177,824)	(230,072)	(282,389)	(334,896)	(387,579)
38,000		(103,390)	(151,640)	(203,889)	(256,138)	(308,581)	(361,097)	(413,899)
40,000		(127,384)	(177,706)	(229,954)	(282,266)	(334,773)	(387,417)	(440,238)
42,000		(151,522)	(203,771)	(256,020)	(308,458)	(360,966)	(413,736)	(466,686)
44,000		(177,588)	(229,836)	(282,143)	(334,650)	(387,254)	(440,056)	(493,134)
46,000		(203,653)	(255,901)	(308,335)	(360,843)	(413,574)	(466,450)	(519,581)
48,000		(229,718)	(282,020)	(334,527)	(387,092)	(439,894)	(492,897)	(546,151)
50,000		(255,783)	(308,212)	(360,720)	(413,412)	(466,213)	(519,345)	(572,727)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))	2	Other CBC/LCC S106 Contributions						
		-	5,000	10,000	15,000	20,000	25,000	30,000
-		655,004	600,798	546,468	491,979	437,292	382,362	327,094
2,000		633,322	579,094	524,714	470,145	415,349	360,289	304,890
LCC TSA Contributions		611,639	557,344	502,891	448,243	393,364	338,178	282,624
37,403		589,957	535,593	481,067	426,341	371,326	316,011	260,256
8,000		568,219	513,802	459,194	404,356	349,253	293,757	237,469
10,000		546,468	491,979	437,292	382,362	327,094	271,440	214,221
12,000		524,714	470,145	415,349	360,289	304,890	249,044	190,973
14,000		502,891	448,243	393,364	338,178	282,624	225,845	167,725
16,000		481,067	426,341	371,326	316,011	260,256	202,597	144,477
18,000		459,194	404,356	349,253	293,757	237,469	179,349	121,200
20,000		437,292	382,362	327,094	271,440	214,221	156,101	97,839
22,000		415,349	360,289	304,890	249,044	190,973	132,853	74,121
24,000		393,364	338,178	282,624	225,845	167,725	109,520	50,243
26,000		371,326	316,011	260,256	202,597	144,477	86,059	26,366
28,000		349,253	293,757	237,469	179,349	121,200	62,182	2,489
30,000		327,094	271,440	214,221	156,101	97,839	38,305	(21,479)
32,000		304,890	249,044	190,973	132,853	74,121	14,427	(45,473)
34,000		282,624	225,845	167,725	109,520	50,243	(9,482)	(69,466)
36,000		260,256	202,597	144,477	86,059	26,366	(33,476)	(93,460)
38,000		237,469	179,349	121,200	62,182	2,489	(57,469)	(117,453)
40,000		214,221	156,101	97,839	38,305	(21,479)	(81,463)	(141,485)
42,000		190,973	132,853	74,121	14,427	(45,473)	(105,457)	(166,860)
44,000		167,725	109,520	50,243	(9,482)	(69,466)	(129,450)	(192,925)
46,000		144,477	86,059	26,366	(33,476)	(93,460)	(153,827)	(218,991)
48,000		121,200	62,182	2,489	(57,469)	(117,453)	(179,893)	(245,056)
50,000		97,839	38,305	(21,479)	(81,463)	(141,485)	(205,958)	(271,121)

TABLE 4

Balance (RLV - BLV £ per acre (n))	2	Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-		609,337	573,165	536,993	500,821	464,649	428,477	392,305
2,000		587,360	551,188	515,016	478,844	442,672	406,500	370,328
LCC TSA Contributions		565,375	529,203	493,031	456,858	420,686	384,514	348,342
37,403		543,302	507,130	470,958	434,786	398,613	362,441	326,269
8,000		521,199	485,027	448,855	412,683	376,511	340,339	304,167
10,000		499,033	462,861	426,689	390,517	354,345	318,173	282,000
12,000		476,789	440,617	404,445	368,272	332,100	295,928	259,756
14,000		454,481	418,309	382,137	345,965	309,793	273,621	237,100
16,000		432,096	395,923	359,751	323,579	287,407	251,235	213,947
18,000		409,618	373,446	337,274	301,102	264,930	228,111	190,699
20,000		387,141	350,969	314,797	278,625	242,276	204,863	167,451
22,000		364,664	328,492	292,319	256,147	219,028	181,615	144,203
24,000		342,186	306,014	269,842	233,192	195,780	158,367	120,955
26,000		319,709	283,537	247,356	209,944	172,532	135,120	97,707
28,000		297,160	260,988	224,034	186,622	149,210	111,797	74,026
30,000		274,573	238,085	200,673	163,261	125,849	88,387	50,148
32,000		251,987	214,724	177,312	139,900	102,487	64,510	26,271
34,000		228,776	191,363	153,951	116,539	78,872	40,633	2,394
36,000		205,414	168,002	130,590	93,178	54,994	16,755	(21,484)
38,000		182,033	144,621	107,208	69,335	31,096	(7,143)	(45,382)
40,000		158,558	121,146	83,581	45,342	7,103	(31,136)	(69,376)
42,000		135,083	97,671	59,587	21,348	(16,891)	(55,130)	(93,369)
44,000		111,608	73,833	35,594	(2,646)	(40,885)	(79,124)	(117,363)
46,000		88,078	49,839	11,600	(26,639)	(64,878)	(103,117)	(141,356)
48,000		64,084	25,845	(12,394)	(50,633)	(88,872)	(127,111)	(166,595)
50,000		40,006	1,767	(36,472)	(74,711)	(112,951)	(151,286)	(192,626)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

TABLE 5

		BLV (£ per acre)							
Balance (RLV - BLV £ per acre (n))		100,000	120,000	140,000	160,000	180,000	200,000	220,000	
	2	-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
	2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056	
LCC TSA Contributions	4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894	
	6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731	
	8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)	
	10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)	
	12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)	
	14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)	
	16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)	
	18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)	
	20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)	
	22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)	
	24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)	
	26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)	
	28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)	
	30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)	
	32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)	
	34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)	
	36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)	
	38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)	
	40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)	
	42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)	
	44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)	
	46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)	
	48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)	
	50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)	

TABLE 6

		Build Cost 100%							
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
	2	-	570,337	523,212	475,926	428,477	380,817	332,907	284,725
	2,000	548,587	501,392	454,040	406,500	358,744	310,724	262,363	
LCC TSA Contributions	4,000	526,836	479,568	432,138	384,514	336,623	288,460	239,659	
	6,000	505,035	457,701	410,179	362,441	314,457	266,115	216,411	
	8,000	483,211	435,799	388,195	340,339	292,194	243,559	193,163	
	10,000	461,362	413,859	366,139	318,173	269,868	220,311	169,915	
	12,000	439,460	391,874	344,055	295,928	247,459	197,063	146,667	
	14,000	417,538	369,837	321,889	273,621	224,211	173,815	123,401	
	16,000	395,554	347,764	299,663	251,235	200,963	150,567	100,040	
	18,000	373,535	325,605	277,373	228,111	177,715	127,319	76,370	
	20,000	351,462	303,397	255,005	204,863	154,467	103,959	52,493	
	22,000	329,321	281,126	232,012	181,615	131,219	80,376	28,615	
	24,000	307,131	258,758	208,764	158,367	107,878	56,498	4,738	
	26,000	284,867	235,912	185,516	135,120	84,382	32,621	(19,219)	
	28,000	262,510	212,664	162,268	111,797	60,504	8,744	(43,212)	
	30,000	239,812	189,416	139,020	88,387	36,627	(15,193)	(67,206)	
	32,000	216,564	166,168	115,717	64,510	12,749	(39,187)	(91,200)	
	34,000	193,316	142,920	92,356	40,633	(11,168)	(63,181)	(115,193)	
	36,000	170,068	119,636	68,516	16,755	(35,162)	(87,174)	(139,214)	
	38,000	146,820	96,275	44,638	(7,143)	(59,155)	(111,168)	(164,405)	
	40,000	123,555	72,522	20,761	(31,136)	(83,149)	(135,169)	(190,470)	
	42,000	100,194	48,644	(3,118)	(55,130)	(107,143)	(160,032)	(216,535)	
	44,000	76,527	24,767	(27,111)	(79,124)	(131,136)	(186,097)	(242,601)	
	46,000	52,650	890	(51,105)	(103,117)	(155,659)	(212,162)	(268,666)	
	48,000	28,773	(23,086)	(75,098)	(127,111)	(181,724)	(238,228)	(294,834)	
	50,000	4,895	(47,079)	(99,092)	(151,286)	(207,790)	(264,293)	(321,026)	

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

TABLE 7

Balance (RLV - BLV £ per acre (n))	2	Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		215,632	287,774	358,305	428,477	498,337	567,990	637,485
2,000		192,384	265,509	336,232	406,500	476,478	546,214	615,755
LCC TSA Contributions		4,000	243,001	314,066	384,514	454,576	524,390	594,004
37,403		6,000	219,792	291,851	362,441	432,651	502,567	572,253
		8,000	196,544	269,572	340,339	410,667	480,676	550,444
		10,000	173,296	247,189	318,173	388,650	458,774	528,620
		12,000	150,048	223,952	295,928	366,577	436,818	506,776
		14,000	126,800	200,704	273,621	344,445	414,833	484,874
		16,000	103,504	177,456	251,235	322,270	392,786	462,969
		18,000	79,910	154,208	228,111	300,006	370,713	440,985
		20,000	56,033	130,960	204,863	277,670	348,551	418,995
		22,000	32,156	107,651	181,615	255,257	326,348	396,922
		24,000	8,278	84,149	158,367	232,271	304,083	374,824
		26,000	(15,625)	60,272	135,120	209,023	281,719	352,658
		28,000	(39,619)	36,394	111,797	185,775	259,279	330,425
		30,000	(63,613)	12,517	88,387	162,527	236,431	308,137
		32,000	(87,606)	(11,384)	64,510	139,279	213,183	285,768
		34,000	(111,600)	(35,378)	40,633	115,944	189,935	263,301
		36,000	(135,599)	(59,371)	16,755	92,583	166,687	240,591
		38,000	(160,497)	(83,365)	(7,143)	68,749	143,439	217,343
		40,000	(186,562)	(107,359)	(31,136)	44,871	120,091	194,095
		42,000	(212,627)	(131,352)	(55,130)	20,994	96,730	170,847
		44,000	(238,693)	(155,891)	(79,124)	(2,902)	72,987	147,599
		46,000	(264,758)	(181,957)	(103,117)	(26,895)	49,110	124,238
		48,000	(290,937)	(208,022)	(127,111)	(50,889)	25,232	100,877
		50,000	(317,129)	(234,087)	(151,286)	(74,882)	1,340	77,226

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **B** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester** No Units: **15**
 Notes: Median BCIS Greenfield/Brownfield: **Small 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% 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) 0.00 £ 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	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
Total	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
Total				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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Small Greenfield**
 Notes: **Median BCIS**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	180,000	-
2 bed House	2.6	@	270,000	708,750
3 bed House	5.8	@	340,000	1,963,500
4 bed House	2.1	@	430,000	903,000
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			3,575,250
Affordable Rent GDV -				
1 bed House	0.8	@	81,000	61,054
2 bed House	1.4	@	121,500	164,845
3 bed House	0.8	@	153,000	115,324
4 bed House	0.2	@	193,500	29,170
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			370,393
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	0.4	@	126,000	46,778
2 bed House	0.7	@	189,000	126,299
3 bed House	0.4	@	238,000	88,358
4 bed House	0.1	@	301,000	22,349
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		283,784
Sub-total GDV Residential				
	15			4,229,426
AH on-site cost analysis:				
	13.58% % of GDV		£MV (no AH) less £GDV (inc. AH)	574,324
	421 £ psm (total GIA sqm)		38,288 £ per unit (total units)	
Grant	5	AH units @	0 per unit	-
Total GDV				
				4,229,426

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester
Notes: Median BCIS
 No Units: 15
 Greenfield/Brownfield: Small Greenfield

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(6,930)
Planning Application Professional Fees, Surveys and reports				(20,000)
CIL (Mrkt only + garages)		1,020 sqm	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	15 units @	20,805 per unit	(312,075)
	S106 analysis: 624,150 £ per ha	7.38% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	15 units @	14,126 per unit	(211,885)
	S106 analysis: 423,770 £ per ha	5.01% % of GDV	14,126 £ per unit (total units)	
	TOTAL S106 analysis: 1,047,920 £ per ha	12.39% % of GDV	34,931 £ 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:	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	1,363	- 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		2,000,847 @	10.0%	(200,085)
	Ext. Works analysis:		13,339 £ 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)
	Sub-total			(87,870)
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)	
Contingency (on construction)		2,288,802 @	3.0%	(68,664)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **15**
Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Small Greenfield**
Notes: Median BCIS

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	(43,140)
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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1	10%	15%	20%	25%	30%	35%	40%
-		412,476	367,919	323,350	278,717	234,044	189,301	144,455
2,000		390,586	346,017	301,380	256,710	211,971	167,135	122,179
Other CBC/LCC S106 Contributions		368,684	324,044	279,375	234,637	189,808	144,877	99,786
20,805		346,707	302,041	257,302	212,482	167,564	122,517	77,309
8,000		324,706	279,968	235,155	190,251	145,224	100,041	54,832
10,000		302,633	257,828	212,938	167,930	122,772	77,563	32,245
12,000		280,501	235,625	190,636	145,504	100,295	55,086	8,997
14,000		258,311	213,342	168,235	123,026	77,817	32,508	(14,339)
16,000		236,047	190,966	145,758	100,549	55,340	9,213	(37,700)
18,000		213,680	168,489	123,280	78,072	32,765	(14,148)	(61,578)
20,000		191,221	146,012	100,803	55,594	9,404	(37,509)	(85,455)
22,000		168,743	123,535	78,326	32,956	(13,957)	(61,383)	(109,374)
24,000		146,266	101,057	55,813	9,595	(37,319)	(85,260)	(133,367)
26,000		123,789	78,580	33,147	(13,767)	(61,188)	(109,237)	(157,958)
28,000		101,311	55,998	9,785	(37,128)	(85,107)	(133,231)	(183,907)
30,000		78,769	33,337	(13,576)	(60,992)	(109,101)	(157,810)	(209,972)
32,000		56,182	9,976	(36,937)	(84,971)	(133,094)	(183,789)	(236,038)
34,000		33,528	(13,385)	(60,841)	(108,964)	(157,663)	(209,854)	(262,103)
36,000		10,167	(36,746)	(84,834)	(132,958)	(183,671)	(235,920)	(288,274)
38,000		(13,194)	(60,704)	(108,828)	(157,515)	(209,736)	(261,985)	(314,466)
40,000		(36,599)	(84,698)	(132,822)	(183,553)	(235,802)	(288,151)	(340,658)
42,000		(60,568)	(108,692)	(157,370)	(209,618)	(261,867)	(314,343)	(366,925)
44,000		(84,562)	(132,685)	(183,435)	(235,684)	(288,028)	(340,535)	(393,245)
46,000		(108,555)	(157,252)	(209,500)	(261,749)	(314,220)	(366,763)	(419,565)
48,000		(132,549)	(183,317)	(235,565)	(287,905)	(340,412)	(393,083)	(445,932)
50,000		(157,133)	(209,382)	(261,631)	(314,097)	(366,604)	(419,402)	(472,379)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1	10%	15%	20%	25%	30%	35%	40%
-		339,239	294,543	249,792	204,952	159,994	114,883	69,674
2,000		317,209	272,465	227,626	182,688	137,614	92,406	47,197
LCC TSA Contributions		295,136	250,299	205,375	160,332	115,137	69,928	24,348
14,126		272,972	228,062	183,038	137,869	92,660	47,451	1,087
8,000		250,749	205,744	160,600	115,391	70,183	24,611	(22,274)
10,000		228,451	183,332	138,123	92,914	47,705	1,278	(45,811)
12,000		206,063	160,854	115,646	70,437	24,830	(22,083)	(69,688)
14,000		183,586	138,377	93,168	47,956	1,469	(45,616)	(93,566)
16,000		161,109	115,900	70,691	25,021	(21,892)	(69,493)	(117,523)
18,000		138,631	93,422	48,141	1,659	(45,421)	(93,393)	(141,517)
20,000		116,154	70,912	25,211	(21,702)	(69,298)	(117,387)	(166,768)
22,000		93,677	48,325	1,850	(45,226)	(93,257)	(141,381)	(192,761)
24,000		71,097	25,402	(21,511)	(69,127)	(117,251)	(166,621)	(218,826)
26,000		48,510	2,041	(45,030)	(93,121)	(141,244)	(192,643)	(244,891)
28,000		25,593	(21,320)	(68,991)	(117,114)	(166,473)	(218,708)	(270,978)
30,000		2,232	(44,861)	(92,984)	(141,108)	(192,525)	(244,773)	(297,170)
32,000		(21,129)	(68,854)	(116,978)	(166,341)	(218,590)	(270,855)	(323,362)
34,000		(44,724)	(92,848)	(140,972)	(192,407)	(244,655)	(297,047)	(349,555)
36,000		(68,718)	(116,842)	(166,223)	(218,472)	(270,732)	(323,239)	(375,865)
38,000		(92,712)	(140,835)	(192,288)	(244,537)	(296,924)	(349,432)	(402,185)
40,000		(116,705)	(166,105)	(218,354)	(270,609)	(323,116)	(375,703)	(428,505)
42,000		(140,699)	(192,170)	(244,419)	(296,801)	(349,309)	(402,023)	(454,915)
44,000		(165,987)	(218,236)	(270,486)	(322,993)	(375,541)	(428,342)	(481,363)
46,000		(192,052)	(244,301)	(296,678)	(349,186)	(401,860)	(454,679)	(507,811)
48,000		(218,118)	(270,366)	(322,870)	(375,378)	(428,180)	(481,127)	(534,323)
50,000		(244,183)	(296,555)	(349,063)	(401,698)	(454,500)	(507,574)	(560,899)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))	1	Other CBC/LCC S106 Contributions						
		5,000	10,000	15,000	20,000	25,000	30,000	
-		388,479	334,053	279,392	224,395	168,963	112,946	56,752
2,000		366,728	312,230	257,434	202,284	146,629	90,468	34,231
LCC TSA Contributions		344,965	290,343	235,431	180,095	124,184	67,991	10,871
14,126		323,141	268,427	213,358	157,813	101,707	45,514	(12,490)
8,000		301,293	246,442	191,201	135,423	79,230	22,552	(35,851)
10,000		279,392	224,395	168,963	112,946	56,752	(809)	(59,687)
12,000		257,434	202,284	146,629	90,468	34,231	(24,170)	(83,600)
14,000		235,431	180,095	124,184	67,991	10,871	(47,749)	(107,593)
16,000		213,358	157,813	101,707	45,514	(12,490)	(71,626)	(131,587)
18,000		191,201	135,423	79,230	22,552	(35,851)	(95,596)	(156,033)
20,000		168,963	112,946	56,752	(809)	(59,687)	(119,590)	(182,033)
22,000		146,629	90,468	34,231	(24,170)	(83,600)	(143,584)	(208,099)
24,000		124,184	67,991	10,871	(47,749)	(107,593)	(169,002)	(234,164)
26,000		101,707	45,514	(12,490)	(71,626)	(131,587)	(195,066)	(260,229)
28,000		79,230	22,552	(35,851)	(95,596)	(156,033)	(221,131)	(286,382)
30,000		56,752	(809)	(59,687)	(119,590)	(182,033)	(247,197)	(312,574)
32,000		34,231	(24,170)	(83,600)	(143,584)	(208,099)	(273,286)	(338,766)
34,000		10,871	(47,749)	(107,593)	(169,002)	(234,164)	(299,478)	(364,958)
36,000		(12,490)	(71,626)	(131,587)	(195,066)	(260,229)	(325,670)	(391,267)
38,000		(35,851)	(95,596)	(156,033)	(221,131)	(286,382)	(351,862)	(417,586)
40,000		(59,687)	(119,590)	(182,033)	(247,197)	(312,574)	(378,107)	(443,906)
42,000		(83,600)	(143,584)	(208,099)	(273,286)	(338,766)	(404,427)	(470,245)
44,000		(107,593)	(169,002)	(234,164)	(299,478)	(364,958)	(430,746)	(496,693)
46,000		(131,587)	(195,066)	(260,229)	(325,670)	(391,267)	(457,066)	(523,141)
48,000		(156,033)	(221,131)	(286,382)	(351,862)	(417,586)	(483,469)	(549,588)
50,000		(182,033)	(247,197)	(312,574)	(378,107)	(443,906)	(509,917)	(576,089)

TABLE 4

Balance (RLV - BLV £ per acre (n))	1	Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-		286,596	261,276	235,955	210,635	185,315	159,994	134,674
2,000		264,217	238,896	213,576	188,255	162,935	137,614	112,294
LCC TSA Contributions		241,740	216,419	191,099	165,778	140,458	115,137	89,817
14,126		219,262	193,942	168,621	143,301	117,980	92,660	67,339
8,000		196,785	171,464	146,144	120,824	95,503	70,183	44,862
10,000		174,308	148,987	123,667	98,346	73,026	47,705	21,933
12,000		151,788	126,467	101,147	75,826	50,506	24,830	(1,359)
14,000		129,201	103,880	78,560	53,239	27,657	1,469	(24,720)
16,000		106,614	81,294	55,973	30,485	4,296	(21,892)	(48,311)
18,000		84,027	58,707	33,312	7,124	(19,065)	(45,421)	(72,188)
20,000		61,441	36,120	9,951	(16,238)	(42,531)	(69,298)	(96,065)
22,000		38,777	12,699	(13,490)	(39,722)	(66,490)	(93,257)	(120,024)
24,000		15,412	(10,776)	(36,965)	(63,716)	(90,483)	(117,251)	(144,018)
26,000		(8,062)	(34,251)	(60,942)	(87,710)	(114,477)	(141,244)	(169,472)
28,000		(31,537)	(58,168)	(84,936)	(111,703)	(138,471)	(166,473)	(195,411)
30,000		(55,498)	(82,266)	(109,033)	(135,801)	(163,587)	(192,525)	(221,462)
32,000		(79,609)	(106,376)	(133,144)	(160,715)	(189,652)	(218,590)	(247,528)
34,000		(103,719)	(130,487)	(157,842)	(186,780)	(215,717)	(244,655)	(273,593)
36,000		(127,840)	(154,981)	(183,919)	(212,857)	(241,794)	(270,732)	(299,670)
38,000		(152,236)	(181,174)	(210,111)	(239,049)	(267,987)	(296,924)	(325,862)
40,000		(178,428)	(207,366)	(236,303)	(265,241)	(294,179)	(323,116)	(352,054)
42,000		(204,620)	(233,558)	(262,496)	(291,433)	(320,371)	(349,309)	(378,246)
44,000		(230,852)	(259,790)	(288,728)	(317,665)	(346,603)	(375,541)	(404,478)
46,000		(257,172)	(286,110)	(315,047)	(343,985)	(372,923)	(401,860)	(430,798)
48,000		(283,492)	(312,429)	(341,367)	(370,305)	(399,242)	(428,180)	(457,118)
50,000		(309,811)	(338,749)	(367,687)	(396,624)	(425,562)	(454,500)	(483,437)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

TABLE 5

		BLV (£ per acre)						
Balance (RLV - BLV £ per acre (n))		100,000	120,000	140,000	160,000	180,000	200,000	220,000
-		206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000		180,056	160,056	140,056	120,056	100,056	80,056	60,056
LCC TSA Contributions								
4,000		153,894	133,894	113,894	93,894	73,894	53,894	33,894
14,126								
6,000		127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000		101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000		75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000		49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000		22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000		(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000		(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000		(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000		(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000		(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000		(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000		(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000		(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000		(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000		(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000		(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000		(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000		(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000		(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000		(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000		(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000		(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000		(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

		Build Cost 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		294,249	249,779	205,053	159,994	114,519	68,945	22,901
2,000		272,348	227,752	182,878	137,614	92,041	46,468	(460)
LCC TSA Contributions								
4,000		250,376	205,661	160,610	115,137	69,564	23,544	(23,822)
14,126								
6,000		228,355	183,490	138,233	92,660	47,087	183	(47,392)
8,000		206,268	161,225	115,756	70,183	24,187	(23,179)	(71,270)
10,000		184,102	138,852	93,279	47,705	826	(46,735)	(95,238)
12,000		161,837	116,375	70,801	24,830	(22,536)	(70,612)	(119,232)
14,000		139,471	93,897	48,324	1,469	(46,078)	(94,578)	(143,226)
16,000		116,993	71,420	25,473	(21,892)	(69,955)	(118,572)	(168,615)
18,000		94,516	48,943	2,112	(45,421)	(93,918)	(142,565)	(194,677)
20,000		72,039	26,116	(21,249)	(69,298)	(117,911)	(167,901)	(220,742)
22,000		49,561	2,755	(44,763)	(93,257)	(141,905)	(193,959)	(246,807)
24,000		26,759	(20,606)	(68,641)	(117,251)	(167,187)	(220,025)	(272,895)
26,000		3,398	(44,106)	(92,597)	(141,244)	(193,242)	(246,090)	(299,087)
28,000		(19,963)	(67,984)	(116,590)	(166,473)	(219,307)	(272,174)	(325,279)
30,000		(43,449)	(91,936)	(140,584)	(192,525)	(245,373)	(298,366)	(351,471)
32,000		(67,326)	(115,930)	(165,759)	(218,590)	(271,453)	(324,558)	(377,714)
34,000		(91,276)	(139,923)	(191,807)	(244,655)	(297,645)	(350,750)	(404,034)
36,000		(115,269)	(165,045)	(217,872)	(270,732)	(323,837)	(376,990)	(430,353)
38,000		(139,263)	(191,090)	(243,938)	(296,924)	(350,030)	(403,309)	(456,673)
40,000		(164,332)	(217,155)	(270,011)	(323,116)	(376,265)	(429,629)	(483,074)
42,000		(190,372)	(243,220)	(296,203)	(349,309)	(402,585)	(455,949)	(509,522)
44,000		(216,438)	(269,290)	(322,396)	(375,541)	(428,905)	(482,346)	(535,970)
46,000		(242,503)	(295,482)	(348,588)	(401,860)	(455,224)	(508,794)	(562,418)
48,000		(268,569)	(321,675)	(374,816)	(428,180)	(481,618)	(535,242)	(588,981)
50,000		(294,761)	(347,867)	(401,136)	(454,500)	(508,066)	(561,690)	(615,557)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

No Units: **15**
Greenfield/Brownfield: **Small 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%
-		9,113	60,057	110,074	159,994	209,536	258,816	307,864
2,000		(14,248)	37,579	87,597	137,614	187,347	236,752	285,916
LCC TSA Contributions		(37,609)	14,352	65,120	115,137	165,065	214,627	263,927
14,126		(61,485)	(9,009)	42,642	92,660	142,678	192,427	241,854
		(85,368)	(32,370)	19,591	70,183	120,200	170,137	219,718
		(109,362)	(56,130)	(3,770)	47,705	97,723	147,741	197,508
		(133,355)	(80,007)	(27,131)	24,830	75,246	125,263	175,208
		(157,945)	(103,994)	(50,775)	1,469	52,768	102,786	152,804
		(183,950)	(127,987)	(74,653)	(21,892)	30,069	80,309	130,326
		(210,015)	(152,141)	(98,625)	(45,421)	6,708	57,831	107,849
		(236,081)	(178,120)	(122,619)	(69,298)	(16,654)	35,308	85,372
		(262,147)	(204,185)	(146,613)	(93,257)	(40,066)	11,946	62,894
		(288,340)	(230,250)	(172,290)	(117,251)	(63,943)	(11,415)	40,381
		(314,532)	(256,316)	(198,355)	(141,244)	(87,889)	(34,776)	17,185
		(340,724)	(282,470)	(224,420)	(166,473)	(111,882)	(58,589)	(6,176)
		(366,982)	(308,663)	(250,485)	(192,525)	(135,876)	(82,521)	(29,537)
		(393,302)	(334,855)	(276,601)	(218,590)	(160,670)	(106,514)	(53,234)
		(419,621)	(361,062)	(302,793)	(244,655)	(186,694)	(130,508)	(77,152)
		(445,946)	(387,381)	(328,986)	(270,732)	(212,760)	(154,866)	(101,146)
		(472,394)	(413,701)	(355,178)	(296,924)	(238,825)	(180,864)	(125,140)
		(498,842)	(440,021)	(381,461)	(323,116)	(264,890)	(206,929)	(149,133)
		(525,289)	(466,410)	(407,781)	(349,309)	(291,055)	(232,995)	(175,034)
		(551,812)	(492,858)	(434,100)	(375,541)	(317,247)	(259,060)	(201,099)
		(578,388)	(519,306)	(460,426)	(401,860)	(343,439)	(285,186)	(227,164)
		(604,965)	(545,753)	(486,874)	(428,180)	(369,632)	(311,378)	(253,230)
		(631,558)	(572,329)	(513,322)	(454,500)	(395,940)	(337,570)	(279,317)

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

240626 Charnwood LCC_TCS 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 Greenfield/Brownfield: **Medium 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%	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)	0.00 £ 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	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	152	1,639	152	1,639
2 bed House	490	5,274	350	3,764	840	9,038
3 bed House	1,348	14,504	244	2,628	1,592	17,132
4 bed House	686	7,384	54	582	740	7,966
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
	2,524	27,163	800	8,612	3,324	35,775

AH % by floor area: 24.07% 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	265,000	3,313	308	2,875,250
3 bed House	330,000	3,300	307	5,313,000
4 bed House	425,000	3,036	282	2,305,625
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
				10,966,375

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:
Median BCIS

North of Leicester

No Units: **35**

Greenfield/Brownfield:

Medium Greenfield

GROSS DEVELOPMENT VALUE					
OMS GDV -					
	(part houses due to % mix)				
1 bed House	0.0	@	180,000		-
2 bed House	6.1	@	265,000		1,623,125
3 bed House	13.5	@	330,000		4,446,750
4 bed House	4.9	@	425,000		2,082,500
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		-
	24.5				8,152,375
Affordable Rent GDV -					
1 bed House	1.8	@	81,000		142,459
2 bed House	3.2	@	119,250		377,516
3 bed House	1.8	@	148,500		261,174
4 bed House	0.4	@	191,250		67,272
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		-
	7.0				848,421
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	0.9	@	126,000		109,148
2 bed House	1.6	@	185,500		289,241
3 bed House	0.9	@	231,000		200,104
4 bed House	0.2	@	297,500		51,542
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		-
	3.5	10.5			650,034
Sub-total GDV Residential					
	35				9,650,830
	AH on-site cost analysis:				
			13.63% % of GDV		£MV (no AH) less £GDV (inc. AH)
			396 £ psm (total GIA sqm)		37,587 £ per unit (total units)
Grant					
	11	AH units @		0 per unit	-
Total GDV					
					9,650,830

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Medium Greenfield**
 Notes: **Median BCIS**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential) (16,170)					
Planning Application Professional Fees, Surveys and reports (50,000)					
CIL (Mrkt only + garages) 2,524 sqm 0.00 £ psm -					
CIL analysis: 0.00% % of GDV 0 £ 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 7.55% % of GDV 20,805 £ per unit (total units)					
LCC TSA Contributions Years (all) 35 units @ 1,979 per unit (69,266)					
S106 analysis: 59,371 £ per ha 0.72% % of GDV 1,979 £ per unit (total units)					
TOTAL S106 analysis: 683,521 £ per ha 8.26% % of GDV 22,784 £ per unit (total units)					
AH Commuted Sum 3,324 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 1,592 sqm @ 1,468 psm (2,336,506)					
4 bed House 740 sqm @ 1,468 psm (1,086,430)					
5 bed House - sqm @ 1,468 psm -					
1 bed Flat - sqm @ 1,691 psm -					
2 bed Flat - sqm @ 1,691 psm -					
3 bed Flat 3,324 - 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 4,879,045 @ 10.0% (487,904)					
Ext. Works analysis: 13,940 £ 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) 5,571,979 @ 3.0% (167,159)					

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester** No Units: **35**
 Notes: Median BCIS Greenfield/Brownfield: **Medium Greenfield**

Professional Fees	5,571,979 @	7.0%		(390,039)
Disposal Costs -				
OMS Marketing and Promotion	8,152,375 OMS @	3.00%	6,988 £ per unit	(244,571)
Residential Sales Agent Costs	8,152,375 OMS @	1.00%	2,329 £ per unit	(81,524)
Residential Sales Legal Costs	8,152,375 OMS @	0.25%	582 £ per unit	(20,381)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,185 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(98,983)
Developers Profit -				
Profit on OMS	8,152,375	20.00%		(1,630,475)
Margin on AH	1,498,455	6.00% on AH values		(89,907)
Profit analysis:	9,650,830	17.83% blended GDV	(1,720,382)	
	7,448,247	23.10% on costs	(1,720,382)	
TOTAL COSTS				(9,168,629)

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)	
			4.48% % 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:	2,849	sqm/ha (net)	12,410	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)	
			4.48% % BLV / GDV	

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

No Units: **35**
Greenfield/Brownfield: **Medium 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%
-		380,891	343,852	306,812	269,720	232,628	195,491	158,336
2,000		358,990	321,919	284,827	247,726	210,572	173,394	136,169
Other CBC/LCC S106 Contributions		337,027	299,935	262,807	225,653	188,452	151,213	113,908
20,805		315,041	277,887	240,734	203,510	166,253	128,933	91,525
8,000		292,968	255,793	218,568	181,292	143,959	106,541	69,048
10,000		270,851	233,626	196,332	158,984	121,556	84,063	46,571
12,000		248,676	211,372	174,009	136,571	99,078	61,586	24,094
14,000		226,411	189,035	151,586	114,094	76,601	39,109	1,616
16,000		204,060	166,601	129,109	91,616	54,124	16,631	(20,946)
18,000		181,616	144,124	106,631	69,139	31,647	(5,927)	(43,533)
20,000		159,139	121,647	84,154	46,662	9,091	(28,514)	(66,120)
22,000		136,662	99,169	61,677	24,110	(13,495)	(51,101)	(89,332)
24,000		114,184	76,692	39,129	1,524	(36,082)	(73,798)	(112,984)
26,000		91,707	54,148	16,543	(21,063)	(58,669)	(97,191)	(136,978)
28,000		69,167	31,562	(6,044)	(43,650)	(81,639)	(121,082)	(161,861)
30,000		46,581	8,975	(28,631)	(66,236)	(105,186)	(145,075)	(187,832)
32,000		23,994	(13,612)	(51,217)	(89,562)	(129,179)	(170,615)	(213,897)
34,000		1,407	(36,198)	(74,009)	(113,283)	(153,430)	(196,658)	(239,963)
36,000		(21,180)	(58,855)	(97,484)	(137,277)	(179,419)	(222,724)	(266,037)
38,000		(43,819)	(81,932)	(121,381)	(162,184)	(205,485)	(248,789)	(292,230)
40,000		(66,515)	(105,485)	(145,374)	(188,245)	(231,550)	(274,902)	(318,422)
42,000		(89,854)	(129,478)	(171,006)	(214,311)	(257,615)	(301,095)	(344,614)
44,000		(113,582)	(153,767)	(197,072)	(240,376)	(283,768)	(327,287)	(370,922)
46,000		(137,576)	(179,833)	(223,137)	(266,441)	(309,960)	(353,479)	(397,242)
48,000		(162,594)	(205,898)	(249,202)	(292,633)	(336,152)	(379,793)	(423,561)
50,000		(188,659)	(231,963)	(275,306)	(318,825)	(362,344)	(406,112)	(449,978)

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-		172,333	134,841	97,349	59,856	22,350	(15,255)	(52,861)
2,000		149,856	112,364	74,871	37,369	(237)	(37,842)	(75,618)
LCC TSA Contributions		127,379	89,886	52,388	14,782	(22,823)	(60,429)	(98,979)
1,979		104,902	67,407	29,801	(7,804)	(45,410)	(83,445)	(122,893)
8,000		82,424	44,820	7,215	(30,391)	(67,997)	(106,997)	(146,887)
10,000		59,839	22,234	(15,372)	(52,978)	(91,334)	(130,991)	(172,573)
12,000		37,253	(353)	(37,959)	(75,782)	(115,095)	(155,388)	(198,597)
14,000		14,666	(22,940)	(60,569)	(99,256)	(139,088)	(181,358)	(224,662)
16,000		(7,921)	(45,532)	(83,704)	(123,192)	(164,143)	(207,423)	(250,727)
18,000		(30,508)	(68,229)	(107,296)	(147,186)	(190,184)	(233,488)	(276,854)
20,000		(53,192)	(91,627)	(131,290)	(172,945)	(216,249)	(259,554)	(303,047)
22,000		(76,074)	(115,394)	(155,712)	(199,010)	(242,314)	(285,720)	(329,239)
24,000		(99,549)	(139,387)	(181,771)	(225,075)	(268,392)	(311,912)	(355,472)
26,000		(123,491)	(164,532)	(207,836)	(251,141)	(294,585)	(338,104)	(381,792)
28,000		(147,496)	(190,597)	(233,902)	(277,258)	(320,777)	(364,343)	(408,111)
30,000		(173,358)	(216,663)	(259,967)	(303,450)	(346,969)	(390,662)	(434,453)
32,000		(199,424)	(242,728)	(286,123)	(329,642)	(373,213)	(416,982)	(460,901)
34,000		(225,489)	(268,796)	(312,315)	(355,834)	(399,533)	(443,303)	(487,349)
36,000		(251,554)	(294,988)	(338,507)	(382,084)	(425,852)	(469,743)	(513,802)
38,000		(277,661)	(321,180)	(364,699)	(408,403)	(452,172)	(496,191)	(540,378)
40,000		(303,853)	(347,372)	(390,954)	(434,723)	(478,586)	(522,639)	(566,955)
42,000		(330,045)	(373,564)	(417,274)	(461,043)	(505,033)	(549,159)	(593,531)
44,000		(356,237)	(399,825)	(443,593)	(487,428)	(531,481)	(575,735)	(620,227)
46,000		(382,429)	(426,144)	(469,913)	(513,876)	(557,939)	(602,312)	(646,933)
48,000		(408,695)	(452,464)	(496,270)	(540,324)	(584,515)	(628,911)	(673,638)
50,000		(435,015)	(478,784)	(522,718)	(566,771)	(611,092)	(655,617)	(798,261)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

No Units: **35**
Greenfield/Brownfield: **Medium Greenfield**

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
1,979

		Other CBC/LCC S106 Contributions					20,000	25,000	30,000
		5,000	10,000	15,000	20,000	25,000	30,000		
-	-	5,000	10,000	15,000	20,000	25,000	30,000		
2,000	254,382	199,303	143,724	87,604	31,411	(25,025)	(81,885)		
4,000	232,397	177,136	121,320	65,127	8,855	(47,612)	(105,437)		
6,000	210,341	154,887	98,843	42,649	(13,732)	(70,199)	(129,431)		
8,000	188,219	132,540	76,365	20,148	(36,319)	(93,623)	(153,702)		
10,000	166,019	110,081	53,888	(2,439)	(58,906)	(117,434)	(179,693)		
12,000	143,724	87,604	31,411	(25,025)	(81,885)	(141,428)	(205,758)		
14,000	121,320	65,127	8,855	(47,612)	(105,437)	(166,672)	(231,823)		
16,000	98,843	42,649	(13,732)	(70,199)	(129,431)	(192,725)	(257,888)		
18,000	76,365	20,148	(36,319)	(93,623)	(153,702)	(218,791)	(284,042)		
20,000	53,888	(2,439)	(58,906)	(117,434)	(179,693)	(244,856)	(310,234)		
22,000	31,411	(25,025)	(81,885)	(141,428)	(205,758)	(270,946)	(336,427)		
24,000	8,855	(47,612)	(105,437)	(166,672)	(231,823)	(297,138)	(362,619)		
26,000	(13,732)	(70,199)	(129,431)	(192,725)	(257,888)	(323,330)	(388,939)		
28,000	(36,319)	(93,623)	(153,702)	(218,791)	(284,042)	(349,523)	(415,259)		
30,000	(58,906)	(117,434)	(179,693)	(244,856)	(310,234)	(375,779)	(441,578)		
32,000	(81,885)	(141,428)	(205,758)	(270,946)	(336,427)	(402,099)	(467,940)		
34,000	(105,437)	(166,672)	(231,823)	(297,138)	(362,619)	(428,419)	(494,388)		
36,000	(129,431)	(192,725)	(257,888)	(323,330)	(388,939)	(454,738)	(520,836)		
38,000	(153,702)	(218,791)	(284,042)	(349,523)	(415,259)	(481,164)	(547,284)		
40,000	(179,693)	(244,856)	(310,234)	(375,779)	(441,578)	(507,612)	(573,818)		
42,000	(205,758)	(270,946)	(336,427)	(402,099)	(467,940)	(534,060)	(600,395)		
44,000	(231,823)	(297,138)	(362,619)	(428,419)	(494,388)	(560,530)	(626,971)		
46,000	(257,888)	(323,330)	(388,939)	(454,738)	(520,836)	(587,107)	(653,553)		
48,000	(284,042)	(349,523)	(415,259)	(481,164)	(547,284)	(613,683)	(680,258)		
50,000	(310,234)	(375,779)	(441,578)	(507,612)	(573,818)	(640,260)	(706,964)		
	(336,427)	(402,099)	(467,940)	(534,060)	(600,395)	(666,905)	(733,670)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
1,979

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	146,071	121,327	96,583	71,838	47,094	22,350	(2,394)	
2,000	123,484	98,740	73,996	49,252	24,508	(237)	(24,981)	
4,000	100,898	76,153	51,409	26,665	1,921	(22,823)	(47,567)	
6,000	78,311	53,567	28,823	4,078	(20,666)	(45,410)	(70,154)	
8,000	55,724	30,980	6,236	(18,508)	(43,253)	(67,997)	(93,504)	
10,000	33,078	8,334	(16,410)	(41,154)	(65,898)	(91,334)	(117,259)	
12,000	10,382	(14,363)	(39,107)	(63,851)	(89,216)	(115,095)	(141,253)	
14,000	(12,315)	(37,059)	(61,803)	(87,099)	(112,930)	(139,088)	(166,483)	
16,000	(35,012)	(59,756)	(84,981)	(110,766)	(136,924)	(164,143)	(192,422)	
18,000	(57,798)	(82,956)	(108,696)	(134,854)	(161,905)	(190,184)	(218,463)	
20,000	(80,952)	(106,648)	(132,806)	(159,691)	(187,970)	(216,249)	(244,528)	
22,000	(104,600)	(130,758)	(157,477)	(185,756)	(214,035)	(242,314)	(270,593)	
24,000	(128,722)	(155,276)	(183,555)	(211,834)	(240,113)	(268,392)	(296,671)	
26,000	(153,189)	(181,468)	(209,747)	(238,027)	(266,306)	(294,585)	(322,864)	
28,000	(179,382)	(207,661)	(235,940)	(264,219)	(292,498)	(320,777)	(349,056)	
30,000	(205,574)	(233,853)	(262,132)	(290,411)	(318,690)	(346,969)	(375,248)	
32,000	(231,818)	(260,097)	(288,376)	(316,655)	(344,934)	(373,213)	(401,492)	
34,000	(258,138)	(286,417)	(314,696)	(342,975)	(371,254)	(399,533)	(427,812)	
36,000	(284,457)	(312,736)	(341,015)	(369,294)	(397,573)	(425,852)	(454,131)	
38,000	(310,777)	(339,056)	(367,335)	(395,614)	(423,893)	(452,172)	(480,451)	
40,000	(337,190)	(365,470)	(393,749)	(422,028)	(450,307)	(478,586)	(506,865)	
42,000	(363,638)	(391,917)	(420,196)	(448,475)	(476,754)	(505,033)	(533,312)	
44,000	(390,086)	(418,365)	(446,644)	(474,923)	(503,202)	(531,481)	(559,760)	
46,000	(416,544)	(444,823)	(473,102)	(501,381)	(529,660)	(557,939)	(586,218)	
48,000	(443,120)	(471,399)	(499,678)	(527,957)	(556,236)	(584,515)	(612,794)	
50,000	(469,697)	(497,976)	(526,255)	(554,534)	(582,813)	(611,092)	(639,371)	

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

No Units: **35**
Greenfield/Brownfield: **Medium Greenfield**

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

1,979

	BLV (£ per acre)							
	100,000	120,000	140,000	150,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193	
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056	
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894	
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731	
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)	
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)	
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)	
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)	
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)	
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)	
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)	
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)	
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)	
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)	
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)	
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)	
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)	
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)	
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)	
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)	
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)	
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)	
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)	
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)	
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)	
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)	

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

1,979

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	164,997	117,618	69,991	22,350	(25,509)	(73,467)	(123,653)
2,000	142,700	95,141	47,513	(237)	(48,095)	(96,916)	(147,647)
4,000	120,290	72,663	25,036	(22,823)	(70,689)	(120,800)	(173,416)
6,000	97,813	50,186	2,449	(45,410)	(94,125)	(144,794)	(199,481)
8,000	75,336	27,709	(20,138)	(67,997)	(117,947)	(170,317)	(225,547)
10,000	52,859	5,135	(42,724)	(91,334)	(141,941)	(196,382)	(251,612)
12,000	30,381	(17,452)	(65,311)	(115,095)	(167,227)	(222,447)	(277,735)
14,000	7,820	(40,039)	(88,543)	(139,088)	(193,283)	(248,513)	(303,927)
16,000	(14,767)	(62,626)	(112,242)	(164,143)	(219,348)	(274,621)	(330,119)
18,000	(37,353)	(85,752)	(136,235)	(190,184)	(245,414)	(300,813)	(356,312)
20,000	(59,940)	(109,389)	(161,058)	(216,249)	(271,507)	(327,005)	(382,601)
22,000	(82,961)	(133,383)	(187,085)	(242,314)	(297,699)	(353,197)	(408,921)
24,000	(106,536)	(157,974)	(213,150)	(268,392)	(323,891)	(379,472)	(435,241)
26,000	(130,530)	(183,986)	(239,215)	(294,585)	(350,083)	(405,791)	(461,572)
28,000	(154,890)	(210,051)	(265,281)	(320,777)	(376,342)	(432,111)	(488,020)
30,000	(180,886)	(236,116)	(291,470)	(346,969)	(402,662)	(458,431)	(514,467)
32,000	(206,952)	(262,181)	(317,663)	(373,213)	(428,982)	(484,875)	(540,915)
34,000	(233,017)	(288,356)	(343,855)	(399,533)	(455,301)	(511,323)	(567,419)
36,000	(259,082)	(314,548)	(370,084)	(425,852)	(481,730)	(537,770)	(593,995)
38,000	(285,242)	(340,740)	(396,403)	(452,172)	(508,178)	(564,259)	(620,572)
40,000	(311,434)	(366,954)	(422,723)	(478,586)	(534,626)	(590,835)	(647,148)
42,000	(337,626)	(393,274)	(449,043)	(505,033)	(561,099)	(617,412)	(673,828)
44,000	(363,825)	(419,594)	(475,441)	(531,481)	(587,675)	(643,988)	(700,533)
46,000	(390,145)	(445,913)	(501,889)	(557,939)	(614,252)	(670,652)	(727,239)
48,000	(416,464)	(472,296)	(528,337)	(584,515)	(640,828)	(697,358)	(783,185)
50,000	(442,784)	(498,744)	(554,784)	(611,092)	(667,477)	(724,064)	(919,036)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

No Units: **35**
Greenfield/Brownfield: **Medium Greenfield**

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

1,979

Market Values 100%

	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(127,556)	(76,024)	(26,745)	22,350	71,243	120,122	168,902
2,000	(151,675)	(99,462)	(49,332)	(237)	48,766	97,645	146,524
4,000	(177,652)	(123,402)	(71,968)	(22,823)	26,272	75,167	124,047
6,000	(203,717)	(147,396)	(95,398)	(45,410)	3,685	52,690	101,569
8,000	(229,782)	(173,141)	(119,249)	(67,997)	(18,901)	30,194	79,092
10,000	(255,848)	(199,206)	(143,242)	(91,334)	(41,488)	7,607	56,615
12,000	(282,022)	(225,271)	(168,633)	(115,095)	(64,075)	(14,980)	34,116
14,000	(308,214)	(251,336)	(194,695)	(139,088)	(87,270)	(37,566)	11,529
16,000	(334,407)	(277,479)	(220,760)	(164,143)	(110,941)	(60,153)	(11,058)
18,000	(360,656)	(303,671)	(246,825)	(190,184)	(134,934)	(83,206)	(33,645)
20,000	(386,975)	(329,863)	(272,936)	(216,249)	(159,652)	(106,787)	(56,231)
22,000	(413,295)	(356,068)	(299,128)	(242,314)	(185,673)	(130,781)	(79,142)
24,000	(439,621)	(382,388)	(325,320)	(268,392)	(211,738)	(155,161)	(102,633)
26,000	(466,069)	(408,708)	(351,512)	(294,585)	(237,803)	(181,162)	(126,627)
28,000	(492,516)	(435,027)	(377,801)	(320,777)	(263,869)	(207,227)	(150,671)
30,000	(518,964)	(461,425)	(404,120)	(346,969)	(290,041)	(233,292)	(176,651)
32,000	(545,498)	(487,873)	(430,440)	(373,213)	(316,233)	(259,358)	(202,716)
34,000	(572,074)	(514,321)	(456,782)	(399,533)	(342,426)	(285,498)	(228,781)
36,000	(598,651)	(540,786)	(483,229)	(425,852)	(368,626)	(311,690)	(254,847)
38,000	(625,266)	(567,363)	(509,677)	(452,172)	(394,945)	(337,882)	(280,955)
40,000	(651,972)	(593,939)	(536,125)	(478,586)	(421,265)	(364,075)	(307,147)
42,000	(678,678)	(620,516)	(562,651)	(505,033)	(447,585)	(390,358)	(333,339)
44,000	(709,533)	(647,180)	(589,227)	(531,481)	(473,942)	(416,677)	(359,531)
46,000	(845,376)	(673,886)	(615,804)	(557,939)	(500,390)	(442,997)	(385,770)
48,000	(981,227)	(700,592)	(642,388)	(584,515)	(526,838)	(469,317)	(412,090)
50,000	(1,117,078)	(763,210)	(669,094)	(611,092)	(553,285)	(495,746)	(438,410)

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **D** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester** No Units: **60**
 Notes: Median BCIS Greenfield/Brownfield: **Medium 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% 100.0%

CIL Rate (£ psm) 0.00 £ 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	25.0%	10.5	45.00%	8.1	31%	18.6
3 bed House	55.0%	23.1	25.00%	4.5	46%	27.6
4 bed House	20.0%	8.4	5.00%	0.9	16%	9.3
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%	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	840	9,042	599	6,452	1,439	15,494
3 bed House	2,310	24,865	419	4,505	2,729	29,369
4 bed House	1,176	12,658	93	998	1,269	13,656
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
	4,326	46,565	1,372	14,764	5,698	61,328

AH % by floor area:

24.07% 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	4,929,000
3 bed House	330,000	3,300	307	9,108,000
4 bed House	425,000	3,036	282	3,952,500
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
				18,799,500

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:
Median BCIS

North of Leicester

No Units: **60**

Greenfield/Brownfield:

Medium Greenfield

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	10.5	@	265,000	2,782,500
3 bed House	23.1	@	330,000	7,623,000
4 bed House	8.4	@	425,000	3,570,000
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	-
	42.0			13,975,500
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			16,544,280
	AH on-site cost analysis:			
		13.63% % of GDV	£MV (no AH) less £GDV (inc. AH)	2,255,220
		396 £ psm (total GIA sqm)	37,587 £ per unit (total units)	
Grant				
	18	AH units @	0 per unit	-
Total GDV				
				16,544,280

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester** No Units: **60**
 Notes: Median BCIS Greenfield/Brownfield: **Medium Greenfield**

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(24,239)
Planning Application Professional Fees, Surveys and reports				(70,000)
CIL (Mrkt only + garages)		4,326 sqm	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ 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	7.55% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	60 units @	2,316 per unit	(138,965)
	S106 analysis: 69,483 £ per ha	0.84% % of GDV	2,316 £ per unit (total units)	
	TOTAL S106 analysis: 693,633 £ per ha	8.39% % of GDV	23,121 £ per unit (total units)	
AH Commuted Sum		5,698 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 @	1,468 psm	(383,148)
2 bed House		1,439 sqm @	1,468 psm	(2,113,039)
3 bed House		2,729 sqm @	1,468 psm	(4,005,438)
4 bed House		1,269 sqm @	1,468 psm	(1,862,452)
5 bed House		- sqm @	1,468 psm	-
1 bed Flat		- sqm @	1,691 psm	-
2 bed Flat		- sqm @	1,691 psm	-
3 bed Flat	5,698	- sqm @	1,691 psm	-
Garages for 3B House (Mrkt only)	23	0% units @	18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	8	0% units @	18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @	18 sqm @ 600 psm	-
External works		8,364,077 @	10.0%	(836,408)
	Ext. Works analysis:		13,940 £ 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)		9,551,964 @	3.0%	(286,559)

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Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester** No Units: **60**
 Notes: Median BCIS Greenfield/Brownfield: **Medium Greenfield**

Professional Fees	9,551,964 @	7.0%		(668,638)
Disposal Costs -				
OMS Marketing and Promotion	13,975,500 OMS @	3.00%	6,988 £ per unit	(419,265)
Residential Sales Agent Costs	13,975,500 OMS @	1.00%	2,329 £ per unit	(139,755)
Residential Sales Legal Costs	13,975,500 OMS @	0.25%	582 £ per unit	(34,939)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,066 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(167,228)
Developers Profit -				
Profit on OMS	13,975,500	20.00%		(2,795,100)
Margin on AH	2,568,780	6.00% on AH values		(154,127)
Profit analysis:	16,544,280	17.83% blended GDV	(2,949,227)	
	12,759,852	23.11% on costs	(2,949,227)	
TOTAL COSTS				(15,709,079)

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	370,651 £ per ha (net)	150,000 £ per acre (net)	
		296,520 £ per ha (gross)	120,000 £ per acre (gross)	
			4.48% % 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:	2,849	sqm/ha (net)	12,410	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)	
			4.48% % BLV / GDV	

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

No Units: **60**
Greenfield/Brownfield: **Medium 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%
-		380,829	343,789	306,749	269,668	232,576	195,450	158,296
2,000		358,927	321,868	284,776	247,684	210,531	173,362	136,138
Other CBC/LCC S106 Contributions		336,975	299,883	262,765	225,612	188,420	151,190	113,885
20,805		314,991	277,846	240,692	203,478	166,230	128,919	91,518
8,000		292,927	255,761	218,537	181,269	143,944	106,533	69,041
10,000		270,819	233,595	196,309	158,969	121,548	84,056	46,563
12,000		248,653	211,349	173,995	136,563	99,071	61,578	24,086
14,000		226,388	189,020	151,579	114,086	76,594	39,101	1,609
16,000		204,045	166,594	129,101	91,609	54,116	16,624	(20,947)
18,000		181,609	144,116	106,624	69,131	31,639	(5,928)	(43,533)
20,000		159,132	121,639	84,147	46,654	9,091	(28,514)	(66,120)
22,000		136,654	99,162	61,669	24,110	(13,495)	(51,101)	(88,707)
24,000		114,177	76,684	39,129	1,524	(36,082)	(73,688)	(111,600)
26,000		91,700	54,148	16,543	(21,063)	(58,669)	(96,299)	(135,366)
28,000		69,167	31,561	(6,044)	(43,650)	(81,262)	(119,523)	(160,118)
30,000		46,580	8,975	(28,631)	(66,237)	(103,970)	(143,463)	(186,081)
32,000		23,994	(13,612)	(51,218)	(88,922)	(127,567)	(168,872)	(212,146)
34,000		1,407	(36,199)	(73,885)	(111,893)	(151,687)	(194,907)	(238,211)
36,000		(21,180)	(58,848)	(96,582)	(135,665)	(177,668)	(220,972)	(264,278)
38,000		(43,811)	(81,545)	(119,815)	(160,441)	(203,733)	(247,038)	(290,470)
40,000		(66,508)	(104,263)	(143,762)	(186,494)	(229,799)	(273,143)	(316,662)
42,000		(89,205)	(127,866)	(169,255)	(212,560)	(255,864)	(299,335)	(342,854)
44,000		(112,185)	(152,016)	(195,321)	(238,625)	(282,008)	(325,527)	(369,154)
46,000		(135,964)	(178,081)	(221,386)	(264,690)	(308,200)	(351,719)	(395,473)
48,000		(160,842)	(204,147)	(247,451)	(290,873)	(334,392)	(378,024)	(421,793)
50,000		(186,908)	(230,212)	(273,546)	(317,065)	(360,584)	(404,344)	(448,202)

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-		176,114	138,622	101,129	63,637	26,144	(11,449)	(49,055)
2,000		153,637	116,144	78,652	41,159	3,570	(34,036)	(71,641)
LCC TSA Contributions		131,160	93,667	56,175	18,589	(19,017)	(56,622)	(94,228)
2,316		108,682	71,190	33,608	(3,998)	(41,604)	(79,209)	(117,339)
8,000		86,205	48,627	11,021	(26,585)	(64,190)	(101,847)	(141,231)
10,000		63,646	26,040	(11,566)	(49,171)	(86,810)	(125,335)	(166,459)
12,000		41,059	3,453	(34,152)	(71,773)	(109,709)	(149,329)	(192,453)
14,000		18,472	(19,133)	(56,739)	(94,470)	(133,433)	(175,214)	(218,518)
16,000		(4,114)	(41,720)	(79,433)	(117,631)	(158,028)	(201,279)	(244,583)
18,000		(26,701)	(64,396)	(102,130)	(141,530)	(184,040)	(227,344)	(270,680)
20,000		(49,360)	(87,093)	(125,634)	(166,801)	(210,105)	(253,409)	(296,873)
22,000		(72,056)	(110,002)	(149,628)	(192,866)	(236,170)	(279,546)	(323,065)
24,000		(94,753)	(133,732)	(175,627)	(218,931)	(262,236)	(305,738)	(349,268)
26,000		(117,924)	(158,388)	(201,692)	(244,997)	(288,411)	(331,930)	(375,588)
28,000		(141,829)	(184,453)	(227,758)	(271,084)	(314,603)	(358,139)	(401,907)
30,000		(167,214)	(210,519)	(253,823)	(297,276)	(340,795)	(384,458)	(428,227)
32,000		(193,279)	(236,584)	(279,949)	(323,468)	(367,009)	(410,778)	(454,667)
34,000		(219,345)	(262,649)	(306,141)	(349,660)	(393,329)	(437,098)	(481,115)
36,000		(245,410)	(288,814)	(332,333)	(375,880)	(419,648)	(463,509)	(507,562)
38,000		(271,487)	(315,006)	(358,525)	(402,199)	(445,968)	(489,957)	(534,114)
40,000		(297,679)	(341,198)	(384,750)	(428,519)	(472,351)	(516,405)	(560,690)
42,000		(323,871)	(367,390)	(411,070)	(454,839)	(498,799)	(542,894)	(587,267)
44,000		(350,063)	(393,621)	(437,389)	(481,194)	(525,247)	(569,470)	(613,932)
46,000		(376,255)	(419,940)	(463,709)	(507,642)	(551,695)	(596,047)	(640,638)
48,000		(402,491)	(446,260)	(490,036)	(534,089)	(578,251)	(622,623)	(667,343)
50,000		(428,811)	(472,580)	(516,484)	(560,537)	(604,827)	(649,322)	(766,238)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))		Other CBC/LCC S106 Contributions					20,000	25,000	30,000
		-	5,000	10,000	15,000	20,000	25,000	30,000	
	-	258,033	202,983	147,479	91,385	35,191	(21,219)	(77,686)	
	2,000	236,051	180,840	125,101	68,907	12,661	(43,806)	(100,371)	
LCC TSA Contributions	4,000	214,019	158,616	102,623	46,430	(9,926)	(66,392)	(123,775)	
	6,000	191,924	136,295	80,146	23,953	(32,512)	(89,023)	(147,769)	
	8,000	169,748	113,862	57,669	1,368	(55,099)	(111,998)	(173,549)	
	10,000	147,479	91,385	35,191	(21,219)	(77,686)	(135,772)	(199,614)	
	12,000	125,101	68,907	12,661	(43,806)	(100,371)	(160,557)	(225,679)	
	14,000	102,623	46,430	(9,926)	(66,392)	(123,775)	(186,581)	(251,744)	
	16,000	80,146	23,953	(32,512)	(89,023)	(147,769)	(212,647)	(277,868)	
	18,000	57,669	1,368	(55,099)	(111,998)	(173,549)	(238,712)	(304,060)	
	20,000	35,191	(21,219)	(77,686)	(135,772)	(199,614)	(264,777)	(330,253)	
	22,000	12,661	(43,806)	(100,371)	(160,557)	(225,679)	(290,964)	(356,445)	
	24,000	(9,926)	(66,392)	(123,775)	(186,581)	(251,744)	(317,157)	(382,735)	
	26,000	(32,512)	(89,023)	(147,769)	(212,647)	(277,868)	(343,349)	(409,055)	
	28,000	(55,099)	(111,998)	(173,549)	(238,712)	(304,060)	(369,575)	(435,374)	
	30,000	(77,686)	(135,772)	(199,614)	(264,777)	(330,253)	(395,895)	(461,706)	
	32,000	(100,371)	(160,557)	(225,679)	(290,964)	(356,445)	(422,215)	(488,154)	
	34,000	(123,775)	(186,581)	(251,744)	(317,157)	(382,735)	(448,534)	(514,602)	
	36,000	(147,769)	(212,647)	(277,868)	(343,349)	(409,055)	(474,930)	(541,050)	
	38,000	(173,549)	(238,712)	(304,060)	(369,575)	(435,374)	(501,378)	(567,554)	
	40,000	(199,614)	(264,777)	(330,253)	(395,895)	(461,706)	(527,826)	(594,130)	
	42,000	(225,679)	(290,964)	(356,445)	(422,215)	(488,154)	(554,273)	(620,707)	
	44,000	(251,744)	(317,157)	(382,735)	(448,534)	(514,602)	(580,842)	(647,283)	
	46,000	(277,868)	(343,349)	(409,055)	(474,930)	(541,050)	(607,419)	(673,963)	
	48,000	(304,060)	(369,575)	(435,374)	(501,378)	(567,554)	(633,995)	(700,669)	
	50,000	(330,253)	(395,895)	(461,706)	(527,826)	(594,130)	(660,610)	(727,375)	

TABLE 4

Balance (RLV - BLV £ per acre (n))		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
	-	149,865	125,121	100,377	75,633	50,889	26,144	1,400
	2,000	127,291	102,547	77,802	53,058	28,314	3,570	(21,174)
LCC TSA Contributions	4,000	104,704	79,960	55,216	30,472	5,727	(19,017)	(43,761)
	6,000	82,117	57,373	32,629	7,885	(16,859)	(41,604)	(66,348)
	8,000	59,531	34,786	10,042	(14,702)	(39,446)	(64,190)	(88,934)
	10,000	36,911	12,166	(12,578)	(37,322)	(62,066)	(86,810)	(111,827)
	12,000	14,214	(10,530)	(35,274)	(60,019)	(84,763)	(109,709)	(135,597)
	14,000	(8,483)	(33,227)	(57,971)	(82,715)	(107,591)	(133,433)	(160,368)
	16,000	(31,179)	(55,923)	(80,668)	(105,474)	(131,268)	(158,028)	(186,307)
	18,000	(53,939)	(78,684)	(103,428)	(129,171)	(155,761)	(184,040)	(212,319)
	20,000	(76,747)	(101,491)	(127,123)	(153,547)	(181,826)	(210,105)	(238,384)
	22,000	(99,554)	(125,075)	(151,333)	(179,612)	(207,891)	(236,170)	(264,449)
	24,000	(123,027)	(149,186)	(177,399)	(205,678)	(233,957)	(262,236)	(290,515)
	26,000	(147,239)	(175,295)	(203,574)	(231,853)	(260,132)	(288,411)	(316,690)
	28,000	(173,208)	(201,487)	(229,766)	(258,045)	(286,324)	(314,603)	(342,882)
	30,000	(199,400)	(227,679)	(255,958)	(284,237)	(312,516)	(340,795)	(369,074)
	32,000	(225,614)	(253,893)	(282,172)	(310,451)	(338,730)	(367,009)	(395,288)
	34,000	(251,934)	(280,213)	(308,492)	(336,771)	(365,050)	(393,329)	(421,608)
	36,000	(278,253)	(306,532)	(334,811)	(363,090)	(391,369)	(419,648)	(447,927)
	38,000	(304,573)	(332,852)	(361,131)	(389,410)	(417,689)	(445,968)	(474,247)
	40,000	(330,956)	(359,235)	(387,514)	(415,793)	(444,072)	(472,351)	(500,631)
	42,000	(357,404)	(385,683)	(413,962)	(442,241)	(470,520)	(498,799)	(527,078)
	44,000	(383,852)	(412,131)	(440,410)	(468,689)	(496,968)	(525,247)	(553,526)
	46,000	(410,300)	(438,579)	(466,858)	(495,137)	(523,416)	(551,695)	(579,974)
	48,000	(436,856)	(465,135)	(493,414)	(521,693)	(549,972)	(578,251)	(606,530)
	50,000	(463,432)	(491,711)	(519,990)	(548,269)	(576,548)	(604,827)	(633,106)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

2,316

	BLV (£ per acre)							
	100,000	120,000	140,000	150,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193	
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056	
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894	
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731	
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)	
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)	
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)	
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)	
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)	
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)	
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)	
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)	
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)	
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)	
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)	
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)	
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)	
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)	
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)	
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)	
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)	
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)	
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)	
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)	
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)	
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)	

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

2,316

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	168,726	121,399	73,771	26,144	(21,702)	(69,561)	(118,082)
2,000	146,455	98,921	51,294	3,570	(44,289)	(92,207)	(141,991)
4,000	124,071	76,444	28,817	(19,017)	(66,876)	(115,291)	(167,281)
6,000	101,594	53,967	6,255	(41,604)	(89,509)	(139,138)	(193,337)
8,000	79,117	31,489	(16,331)	(64,190)	(112,500)	(164,197)	(219,403)
10,000	56,639	8,941	(38,918)	(86,810)	(136,285)	(190,238)	(245,468)
12,000	34,162	(13,646)	(61,505)	(109,709)	(161,112)	(216,303)	(271,561)
14,000	11,627	(36,232)	(84,112)	(133,433)	(187,139)	(242,369)	(297,753)
16,000	(10,960)	(58,819)	(106,918)	(158,028)	(213,204)	(268,447)	(323,945)
18,000	(33,547)	(81,413)	(130,580)	(184,040)	(239,270)	(294,639)	(350,138)
20,000	(56,134)	(104,127)	(154,944)	(210,105)	(265,335)	(320,831)	(376,397)
22,000	(78,720)	(127,727)	(180,941)	(236,170)	(291,525)	(347,023)	(402,717)
24,000	(101,411)	(151,860)	(207,006)	(262,236)	(317,717)	(373,268)	(429,037)
26,000	(124,874)	(177,842)	(233,071)	(288,411)	(343,909)	(399,587)	(455,356)
28,000	(148,868)	(203,907)	(259,137)	(314,603)	(370,138)	(425,907)	(481,785)
30,000	(174,742)	(229,972)	(285,296)	(340,795)	(396,458)	(452,227)	(508,233)
32,000	(200,808)	(256,037)	(311,489)	(367,009)	(422,778)	(478,641)	(534,681)
34,000	(226,873)	(282,182)	(337,681)	(393,329)	(449,097)	(505,088)	(561,154)
36,000	(252,938)	(308,374)	(363,880)	(419,648)	(475,496)	(531,536)	(587,731)
38,000	(279,068)	(334,567)	(390,199)	(445,968)	(501,944)	(557,994)	(614,307)
40,000	(305,260)	(360,759)	(416,519)	(472,351)	(528,392)	(584,571)	(640,884)
42,000	(331,452)	(387,070)	(442,839)	(498,799)	(554,839)	(611,147)	(667,533)
44,000	(357,644)	(413,390)	(469,207)	(525,247)	(581,411)	(637,724)	(694,238)
46,000	(383,941)	(439,709)	(495,655)	(551,695)	(607,987)	(664,357)	(720,944)
48,000	(410,260)	(466,062)	(522,102)	(578,251)	(634,564)	(691,063)	(751,172)
50,000	(436,580)	(492,510)	(548,550)	(604,827)	(661,182)	(717,769)	(887,013)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Median BCIS

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

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
2,316

		Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		(121,901)	(72,034)	(22,939)	26,144	75,024	123,903	172,641
2,000		(145,894)	(94,669)	(45,525)	3,570	52,546	101,425	150,289
4,000		(171,508)	(117,837)	(68,112)	(19,017)	30,069	78,948	127,827
6,000		(197,573)	(141,740)	(90,739)	(41,604)	7,492	56,471	105,350
8,000		(223,638)	(167,010)	(113,773)	(64,190)	(15,095)	33,994	82,873
10,000		(249,703)	(193,062)	(137,586)	(86,810)	(37,682)	11,414	60,395
12,000		(275,848)	(219,127)	(162,519)	(109,709)	(60,268)	(11,173)	37,918
14,000		(302,040)	(245,192)	(188,551)	(133,433)	(82,881)	(33,760)	15,335
16,000		(328,233)	(271,305)	(214,616)	(158,028)	(105,645)	(56,347)	(7,251)
18,000		(354,452)	(297,497)	(240,681)	(184,040)	(129,279)	(78,952)	(29,838)
20,000		(380,771)	(323,689)	(266,762)	(210,105)	(153,538)	(101,648)	(52,425)
22,000		(407,091)	(349,882)	(292,954)	(236,170)	(179,529)	(125,125)	(75,022)
24,000		(433,411)	(376,184)	(319,146)	(262,236)	(205,594)	(149,119)	(97,719)
26,000		(459,835)	(402,504)	(345,338)	(288,411)	(231,659)	(175,018)	(120,992)
28,000		(486,282)	(428,823)	(371,597)	(314,603)	(257,725)	(201,083)	(144,965)
30,000		(512,730)	(455,191)	(397,916)	(340,795)	(283,867)	(227,148)	(170,507)
32,000		(539,233)	(481,639)	(424,236)	(367,009)	(310,060)	(253,214)	(196,572)
34,000		(565,810)	(508,086)	(450,555)	(393,329)	(336,252)	(279,324)	(222,637)
36,000		(592,386)	(534,534)	(476,995)	(419,648)	(362,444)	(305,516)	(248,703)
38,000		(618,971)	(561,098)	(503,443)	(445,968)	(388,741)	(331,708)	(274,781)
40,000		(645,677)	(587,674)	(529,891)	(472,351)	(415,061)	(357,901)	(300,973)
42,000		(672,383)	(614,251)	(556,386)	(498,799)	(441,381)	(384,154)	(327,165)
44,000		(699,089)	(640,885)	(582,963)	(525,247)	(467,708)	(410,474)	(353,357)
46,000		(813,354)	(667,591)	(609,539)	(551,695)	(494,156)	(436,793)	(379,566)
48,000		(949,205)	(694,297)	(636,116)	(578,251)	(520,603)	(463,113)	(405,886)
50,000		(1,085,056)	(731,187)	(662,799)	(604,827)	(547,051)	(489,512)	(432,206)

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Appraisal Ref: E (see Typologies Matrix)
Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester No Units: 125
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large 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) 0.00 £ 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
	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
				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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester
Notes: Lower Quartile BCIS
 No Units: 125
 Greenfield/Brownfield: Large 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	£MV (no AH) less £GDV (inc. AH)	4,698,375
		393 £ psm (total GIA sqm)	37,587 £ per unit (total units)	
Grant				
	38	AH units @	0 per unit	-
Total GDV				
				34,598,500

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **125**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Large Greenfield**
 Notes: Lower Quartile BCIS

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(33,209)
Planning Application Professional Fees, Surveys and reports					(100,000)
CIL (Mrkt only + garages)		9,100 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	125 units @		20,805 per unit	(2,600,625)
	S106 analysis:	7.52% % of GDV		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	125 units @		7,936 per unit	(992,010)
	S106 analysis:	2.87% % of GDV		7,936 £ per unit (total units)	
	TOTAL S106 analysis:	10.38% % of GDV		28,741 £ 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:	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 (Mrkt only)	39	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	22	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt 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)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester No Units: 125
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

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	(330,847)
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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **125**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile 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%
-		447,051	403,049	359,017	314,985	270,912	226,817	182,673
2,000		421,529	377,497	333,455	289,359	245,262	201,092	156,885
Other CBC/LCC S106 Contributions		395,977	351,902	307,806	263,680	219,510	175,280	130,988
20,805		370,349	326,253	282,099	237,929	193,675	149,365	104,965
8,000		344,688	300,517	256,326	212,070	167,742	123,328	78,798
10,000		318,936	274,721	230,466	186,119	141,692	97,153	52,574
12,000		293,117	248,848	204,495	160,055	115,508	70,930	26,351
14,000		267,225	222,872	178,419	133,863	89,285	44,706	127
16,000		241,242	196,782	152,219	107,640	63,061	18,483	(26,120)
18,000		215,146	170,574	125,995	81,416	36,838	(7,757)	(52,471)
20,000		188,929	144,350	99,772	55,193	10,606	(34,108)	(78,823)
22,000		162,705	118,127	73,548	28,969	(15,745)	(60,459)	(105,174)
24,000		136,482	91,903	47,325	2,619	(42,096)	(86,810)	(131,525)
26,000		110,258	65,680	20,982	(23,733)	(68,447)	(113,162)	(157,984)
28,000		84,035	39,345	(5,369)	(50,084)	(94,798)	(139,596)	(185,405)
30,000		57,709	12,994	(31,720)	(76,435)	(121,208)	(166,146)	(215,295)
32,000		31,358	(13,357)	(58,071)	(102,820)	(147,688)	(194,280)	(245,651)
34,000		5,006	(39,708)	(84,432)	(129,300)	(174,520)	(224,568)	(276,060)
36,000		(21,345)	(66,059)	(110,911)	(155,779)	(203,527)	(254,977)	(306,470)
38,000		(47,696)	(92,523)	(137,391)	(183,074)	(233,895)	(285,387)	(336,944)
40,000		(74,135)	(119,003)	(163,870)	(212,812)	(264,304)	(315,796)	(367,502)
42,000		(100,615)	(145,482)	(191,759)	(243,221)	(294,714)	(346,312)	(398,059)
44,000		(127,094)	(172,234)	(222,138)	(273,631)	(325,123)	(376,869)	(428,656)
46,000		(153,573)	(201,056)	(252,548)	(304,040)	(355,679)	(407,427)	(459,362)
48,000		(180,742)	(231,465)	(282,957)	(334,488)	(386,236)	(438,024)	(490,068)
50,000		(210,382)	(261,875)	(313,367)	(365,046)	(416,794)	(468,731)	(520,789)

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-		281,881	237,562	193,177	148,694	104,115	59,537	14,958
2,000		255,939	211,541	167,049	122,470	77,892	33,313	(11,266)
LCC TSA Contributions		229,904	185,404	140,826	96,247	51,668	7,090	(37,569)
7,936		203,759	159,181	114,602	70,023	25,445	(19,205)	(63,920)
8,000		177,536	132,957	88,379	43,800	(842)	(45,557)	(90,271)
10,000		151,312	106,734	62,155	17,521	(27,193)	(71,908)	(116,622)
12,000		125,089	80,510	35,885	(8,830)	(53,544)	(98,259)	(143,009)
14,000		98,865	54,248	9,533	(35,181)	(79,896)	(124,621)	(169,676)
16,000		72,611	27,897	(16,818)	(61,532)	(106,247)	(151,101)	(198,180)
18,000		46,260	1,546	(43,169)	(87,883)	(132,712)	(178,128)	(228,453)
20,000		19,909	(24,805)	(69,520)	(114,324)	(159,192)	(207,428)	(258,862)
22,000		(6,442)	(51,157)	(95,936)	(140,804)	(186,682)	(237,780)	(289,272)
24,000		(32,793)	(77,548)	(122,416)	(167,395)	(216,697)	(268,189)	(319,681)
26,000		(59,160)	(104,028)	(148,895)	(195,660)	(247,106)	(298,599)	(350,220)
28,000		(85,639)	(130,507)	(175,797)	(226,023)	(277,516)	(329,030)	(380,778)
30,000		(112,119)	(156,986)	(204,941)	(256,433)	(307,925)	(359,588)	(411,335)
32,000		(138,598)	(184,350)	(235,350)	(286,842)	(338,397)	(390,145)	(441,997)
34,000		(165,114)	(214,267)	(265,760)	(317,252)	(368,955)	(420,703)	(472,703)
36,000		(193,184)	(244,677)	(296,169)	(347,764)	(399,512)	(451,365)	(503,409)
38,000		(223,594)	(275,086)	(326,579)	(378,322)	(430,070)	(482,071)	(534,195)
40,000		(254,003)	(305,496)	(357,131)	(408,879)	(460,733)	(512,777)	(565,051)
42,000		(284,413)	(335,941)	(387,689)	(439,437)	(491,440)	(543,525)	(595,906)
44,000		(314,822)	(366,499)	(418,246)	(470,102)	(522,146)	(574,381)	(626,820)
46,000		(345,308)	(397,056)	(448,804)	(500,808)	(552,855)	(605,237)	(657,826)
48,000		(375,866)	(427,614)	(479,470)	(531,514)	(583,711)	(636,092)	(688,832)
50,000		(406,423)	(458,171)	(510,176)	(562,220)	(614,567)	(667,078)	(719,876)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
7,936

		Other CBC/LCC S106 Contributions				20,805	20,000	25,000	30,000
-	-	5,000	10,000	15,000	20,000	25,000	30,000		
	-	372,149	308,464	244,439	179,899	114,670	49,111	(16,587)	
2,000	346,703	282,912	218,687	153,906	88,447	22,888		(42,938)	
4,000	321,240	257,268	192,849	127,782	62,223	(3,411)		(69,289)	
6,000	295,688	231,563	166,911	101,558	36,000	(29,762)		(95,640)	
8,000	270,093	205,779	140,858	75,335	9,764	(56,114)		(122,054)	
10,000	244,439	179,899	114,670	49,111	(16,587)	(82,465)		(148,534)	
12,000	218,687	153,906	88,447	22,888	(42,938)	(108,816)		(175,415)	
14,000	192,849	127,782	62,223	(3,411)	(69,289)	(135,294)		(204,494)	
16,000	166,911	101,558	36,000	(29,762)	(95,640)	(161,774)		(234,866)	
18,000	140,858	75,335	9,764	(56,114)	(122,054)	(189,411)		(265,276)	
20,000	114,670	49,111	(16,587)	(82,465)	(148,534)	(219,662)		(295,685)	
22,000	88,447	22,888	(42,938)	(108,816)	(175,415)	(250,071)		(326,098)	
24,000	62,223	(3,411)	(69,289)	(135,294)	(204,494)	(280,481)		(356,655)	
26,000	36,000	(29,762)	(95,640)	(161,774)	(234,866)	(310,890)		(387,213)	
28,000	9,764	(56,114)	(122,054)	(189,411)	(265,276)	(341,377)		(417,770)	
30,000	(16,587)	(82,465)	(148,534)	(219,662)	(295,685)	(371,934)		(448,374)	
32,000	(42,938)	(108,816)	(175,415)	(250,071)	(326,098)	(402,492)		(479,080)	
34,000	(69,289)	(135,294)	(204,494)	(280,481)	(356,655)	(433,049)		(509,787)	
36,000	(95,640)	(161,774)	(234,866)	(310,890)	(387,213)	(463,727)		(540,493)	
38,000	(122,054)	(189,411)	(265,276)	(341,377)	(417,770)	(494,433)		(571,292)	
40,000	(148,534)	(219,662)	(295,685)	(371,934)	(448,374)	(525,140)		(602,147)	
42,000	(175,415)	(250,071)	(326,098)	(402,492)	(479,080)	(555,864)		(633,003)	
44,000	(204,494)	(280,481)	(356,655)	(433,049)	(509,787)	(586,720)		(663,859)	
46,000	(234,866)	(310,890)	(387,213)	(463,727)	(540,493)	(617,575)		(694,857)	
48,000	(265,276)	(341,377)	(417,770)	(494,433)	(571,292)	(648,431)		(725,863)	
50,000	(295,685)	(371,934)	(448,374)	(525,140)	(602,147)	(679,354)		(756,869)	

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
7,936

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	-	249,107	220,109	191,110	162,112	133,114	104,115	75,117
2,000	222,883	193,885	164,887	135,888	106,890	77,892	48,893	
4,000	196,660	167,661	138,663	109,665	80,667	51,668	22,670	
6,000	170,436	141,438	112,440	83,441	54,443	25,445	(3,554)	
8,000	144,150	115,151	86,153	57,155	28,156	(842)	(29,840)	
10,000	117,798	88,800	59,802	30,803	1,805	(27,193)	(56,192)	
12,000	91,447	62,449	33,451	4,452	(24,546)	(53,544)	(82,543)	
14,000	65,096	36,098	7,099	(21,899)	(50,897)	(79,896)	(108,894)	
16,000	38,745	9,747	(19,252)	(48,250)	(77,248)	(106,247)	(135,245)	
18,000	12,279	(16,719)	(45,717)	(74,716)	(103,714)	(132,712)	(161,711)	
20,000	(14,200)	(43,199)	(72,197)	(101,195)	(130,194)	(159,192)	(189,345)	
22,000	(40,680)	(69,678)	(98,676)	(127,675)	(156,673)	(186,682)	(219,554)	
24,000	(67,178)	(96,177)	(125,175)	(154,173)	(184,039)	(216,697)	(249,838)	
26,000	(93,787)	(122,785)	(151,783)	(181,513)	(213,965)	(247,106)	(280,247)	
28,000	(120,395)	(149,393)	(178,986)	(211,234)	(244,375)	(277,516)	(310,657)	
30,000	(147,003)	(176,459)	(208,502)	(241,643)	(274,784)	(307,925)	(341,066)	
32,000	(173,997)	(205,833)	(238,974)	(272,115)	(305,256)	(338,397)	(371,538)	
34,000	(203,250)	(236,391)	(269,532)	(302,673)	(335,814)	(368,955)	(402,096)	
36,000	(233,808)	(266,948)	(300,089)	(333,230)	(366,371)	(399,512)	(432,653)	
38,000	(264,365)	(297,506)	(330,647)	(363,788)	(396,929)	(430,070)	(463,211)	
40,000	(295,029)	(328,170)	(361,310)	(394,451)	(427,592)	(460,733)	(493,874)	
42,000	(325,735)	(358,876)	(392,017)	(425,158)	(458,299)	(491,440)	(524,580)	
44,000	(356,441)	(389,582)	(422,723)	(455,864)	(489,005)	(522,146)	(555,287)	
46,000	(387,151)	(420,292)	(453,433)	(486,573)	(519,714)	(552,855)	(585,996)	
48,000	(418,006)	(451,147)	(484,288)	(517,429)	(550,570)	(583,711)	(616,852)	
50,000	(448,862)	(482,003)	(515,144)	(548,285)	(581,426)	(614,567)	(647,708)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

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

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

7,936

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

7,936

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	263,662	210,931	157,780	104,115	50,331	(3,529)	(57,574)
2,000	237,994	185,071	131,676	77,892	24,108	(29,880)	(83,925)
4,000	212,243	159,103	105,452	51,668	(2,185)	(56,231)	(110,283)
6,000	186,386	133,012	79,229	25,445	(28,537)	(82,582)	(136,762)
8,000	160,426	106,789	53,005	(842)	(54,888)	(108,933)	(163,241)
10,000	134,345	80,565	26,782	(27,193)	(81,239)	(135,412)	(191,041)
12,000	108,126	54,342	501	(53,544)	(107,590)	(161,892)	(221,347)
14,000	81,902	28,118	(25,850)	(79,896)	(134,062)	(189,536)	(251,757)
16,000	55,679	1,845	(52,201)	(106,247)	(160,542)	(219,797)	(282,166)
18,000	29,455	(24,507)	(78,552)	(132,712)	(188,109)	(250,207)	(312,576)
20,000	3,188	(50,858)	(104,903)	(159,192)	(218,247)	(280,616)	(343,070)
22,000	(23,163)	(77,209)	(131,363)	(186,682)	(248,656)	(311,026)	(373,628)
24,000	(49,514)	(103,560)	(157,842)	(216,697)	(279,066)	(341,513)	(404,185)
26,000	(75,866)	(130,013)	(185,255)	(247,106)	(309,475)	(372,070)	(434,743)
28,000	(102,217)	(156,492)	(215,147)	(277,516)	(339,955)	(402,628)	(465,429)
30,000	(128,663)	(183,828)	(245,556)	(307,925)	(370,512)	(433,185)	(496,136)
32,000	(155,142)	(213,596)	(275,966)	(338,397)	(401,070)	(463,864)	(526,842)
34,000	(182,401)	(244,006)	(306,375)	(368,955)	(431,627)	(494,570)	(557,574)
36,000	(212,047)	(274,415)	(336,839)	(399,512)	(462,299)	(525,276)	(588,430)
38,000	(242,456)	(304,825)	(367,397)	(430,070)	(493,005)	(556,001)	(619,286)
40,000	(272,865)	(335,282)	(397,954)	(460,733)	(523,711)	(586,857)	(650,141)
42,000	(303,275)	(365,839)	(428,512)	(491,440)	(554,428)	(617,713)	(681,073)
44,000	(333,724)	(396,397)	(459,168)	(522,146)	(585,284)	(648,568)	(712,078)
46,000	(364,281)	(426,954)	(489,874)	(552,855)	(616,140)	(679,492)	(743,084)
48,000	(394,839)	(457,603)	(520,580)	(583,711)	(646,995)	(710,498)	(774,090)
50,000	(425,396)	(488,309)	(551,287)	(614,567)	(677,911)	(741,504)	(805,224)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

No Units: **125**
Greenfield/Brownfield: **Large 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%
-		(68,045)	(10,509)	46,832	104,115	161,300	218,063	274,518
2,000		(94,396)	(36,860)	20,609	77,892	135,175	192,162	248,769
LCC TSA Contributions		(120,764)	(63,212)	(5,676)	51,668	108,951	166,150	222,944
7,936		(147,243)	(89,563)	(32,027)	25,445	82,727	140,010	197,027
8,000		(174,055)	(115,920)	(58,378)	(842)	56,504	113,787	171,000
10,000		(203,019)	(142,400)	(84,729)	(27,193)	30,280	87,563	144,846
12,000		(233,379)	(169,046)	(111,080)	(53,544)	3,992	61,340	118,622
14,000		(263,788)	(197,484)	(137,556)	(79,896)	(22,360)	35,116	92,399
16,000		(294,198)	(227,818)	(164,036)	(106,247)	(48,711)	8,825	66,175
18,000		(324,639)	(258,228)	(191,948)	(132,712)	(75,062)	(17,526)	39,952
20,000		(355,197)	(288,637)	(222,257)	(159,192)	(101,413)	(43,877)	13,659
22,000		(385,754)	(319,047)	(252,667)	(186,682)	(127,869)	(70,228)	(12,692)
24,000		(416,312)	(349,597)	(283,076)	(216,697)	(154,348)	(96,579)	(39,043)
26,000		(446,986)	(380,154)	(313,486)	(247,106)	(181,561)	(123,025)	(65,395)
28,000		(477,692)	(410,712)	(343,997)	(277,516)	(211,139)	(149,505)	(91,746)
30,000		(508,398)	(441,333)	(374,555)	(307,925)	(241,545)	(176,441)	(118,182)
32,000		(539,160)	(472,039)	(405,112)	(338,397)	(271,955)	(205,604)	(144,661)
34,000		(570,016)	(502,746)	(435,680)	(368,955)	(302,364)	(235,985)	(171,385)
36,000		(600,872)	(533,452)	(466,386)	(399,512)	(332,797)	(266,394)	(200,068)
38,000		(631,727)	(564,296)	(497,093)	(430,070)	(363,355)	(296,804)	(230,424)
40,000		(662,729)	(595,151)	(527,799)	(460,733)	(393,912)	(327,213)	(260,834)
42,000		(693,735)	(626,007)	(558,576)	(491,440)	(424,470)	(357,755)	(291,243)
44,000		(724,741)	(656,928)	(589,431)	(522,146)	(455,080)	(388,312)	(321,653)
46,000		(755,836)	(687,934)	(620,287)	(552,855)	(485,787)	(418,870)	(352,155)
48,000		(786,993)	(718,939)	(651,143)	(583,711)	(516,493)	(449,427)	(382,713)
50,000		(818,150)	(749,945)	(682,132)	(614,567)	(547,199)	(480,134)	(413,270)

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Appraisal Ref: F (see Typologies Matrix)
Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester No Units: 220
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large 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%
	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) 0.00 £ 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	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	957	10,301	957	10,301
2 bed House	3,696	39,783	2,198	23,657	5,894	63,440
3 bed House	6,930	74,594	1,535	16,517	8,465	91,111
4 bed House	5,390	58,017	340	3,659	5,730	61,676
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
	16,016	172,395	5,029	54,134	21,045	226,529

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	2,970,000
2 bed House	265,000	3,313	308	20,113,500
3 bed House	330,000	3,300	307	28,314,000
4 bed House	425,000	3,036	282	17,765,000
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
				69,162,500

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

No Units: **220**
Greenfield/Brownfield: **Large Greenfield**

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	1,641,668
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	£MV (no AH) less £GDV (inc. AH)
			393 £ psm (total GIA sqm)	37,587 £ per unit (total units)
Grant				
	66	AH units @	0 per unit	-
Total GDV				60,893,360

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester
Notes: Lower Quartile BCIS
 No Units: 220
 Greenfield/Brownfield: Large Greenfield

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		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	220 units @		20,805 per unit	(4,577,100)
	S106 analysis:	7.52% % of GDV		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	220 units @		8,171 per unit	(1,797,575)
	S106 analysis:	2.95% % of GDV		8,171 £ per unit (total units)	
	TOTAL S106 analysis:	10.47% % of GDV		28,976 £ 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:	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		- 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%	(5,442,289)
	Ext. Works analysis:			24,738 £ per unit (total units)	
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)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **220**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

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	(577,263)
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	17.83% 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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **220**
 Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile 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%
-		447,018	403,022	358,990	314,958	270,891	226,796	182,657
2,000		421,502	377,470	333,434	289,338	245,242	201,075	156,873
Other CBC/LCC S106 Contributions		395,950	351,881	307,785	263,664	219,494	175,268	130,980
20,805		370,327	326,232	282,083	237,912	193,663	149,357	104,960
8,000		344,672	300,501	256,314	212,059	167,734	123,323	78,795
10,000		318,920	274,710	230,454	186,110	141,687	97,151	52,572
12,000		293,105	248,840	204,487	160,050	115,506	70,927	26,348
14,000		267,216	222,864	178,414	133,861	89,282	44,704	125
16,000		241,237	196,777	152,216	107,637	63,059	18,480	(26,120)
18,000		215,141	170,571	125,993	81,414	36,835	(7,757)	(52,471)
20,000		188,926	144,348	99,769	55,190	10,606	(34,108)	(78,823)
22,000		162,703	118,124	73,546	28,967	(15,745)	(60,459)	(105,174)
24,000		136,479	91,901	47,322	2,619	(42,096)	(86,810)	(131,525)
26,000		110,256	65,677	20,982	(23,733)	(68,447)	(113,162)	(157,982)
28,000		84,032	39,345	(5,369)	(50,084)	(94,798)	(139,594)	(184,860)
30,000		57,709	12,994	(31,720)	(76,435)	(121,206)	(166,073)	(214,705)
32,000		31,357	(13,357)	(58,072)	(102,818)	(147,685)	(193,690)	(245,058)
34,000		5,006	(39,708)	(84,430)	(129,297)	(174,165)	(223,975)	(275,467)
36,000		(21,345)	(66,059)	(110,909)	(155,776)	(202,937)	(254,384)	(305,877)
38,000		(47,696)	(92,521)	(137,388)	(182,528)	(233,302)	(284,794)	(336,349)
40,000		(74,133)	(119,000)	(163,868)	(212,219)	(263,711)	(315,203)	(366,906)
42,000		(100,612)	(145,480)	(191,169)	(242,628)	(294,121)	(345,716)	(397,464)
44,000		(127,092)	(171,959)	(221,546)	(273,038)	(324,530)	(376,273)	(428,057)
46,000		(153,571)	(200,463)	(251,955)	(303,447)	(355,083)	(406,831)	(458,763)
48,000		(180,215)	(230,872)	(282,365)	(333,893)	(385,640)	(437,426)	(489,470)
50,000		(209,789)	(261,282)	(312,774)	(364,450)	(416,198)	(468,132)	(520,188)

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-		284,904	240,603	196,235	151,769	107,190	62,612	18,033
2,000		258,980	214,599	170,124	125,545	80,967	36,388	(8,191)
LCC TSA Contributions		232,962	188,479	143,901	99,322	54,743	10,165	(34,476)
8,171		206,834	162,256	117,677	73,098	28,520	(16,113)	(60,827)
8,000		180,611	136,032	91,454	46,875	2,250	(42,464)	(87,179)
10,000		154,387	109,809	65,230	20,614	(24,101)	(68,815)	(113,530)
12,000		128,164	83,585	38,977	(5,737)	(50,452)	(95,166)	(139,899)
14,000		101,940	57,340	12,626	(32,089)	(76,803)	(121,518)	(166,379)
16,000		75,704	30,989	(13,725)	(58,440)	(103,154)	(147,991)	(194,039)
18,000		49,353	4,638	(40,076)	(84,791)	(129,602)	(174,470)	(224,301)
20,000		23,001	(21,713)	(66,428)	(111,214)	(156,082)	(203,286)	(254,701)
22,000		(3,350)	(48,064)	(92,826)	(137,694)	(182,851)	(233,618)	(285,110)
24,000		(29,701)	(74,438)	(119,306)	(164,173)	(212,535)	(264,027)	(315,520)
26,000		(56,052)	(100,918)	(145,785)	(191,518)	(242,945)	(294,437)	(346,039)
28,000		(82,529)	(127,397)	(172,264)	(221,862)	(273,354)	(324,848)	(376,596)
30,000		(109,009)	(153,876)	(200,779)	(252,271)	(303,764)	(355,406)	(407,154)
32,000		(135,488)	(180,531)	(231,188)	(282,681)	(334,215)	(385,963)	(437,794)
34,000		(161,968)	(210,106)	(261,598)	(313,090)	(364,773)	(416,521)	(468,501)
36,000		(189,096)	(240,515)	(292,007)	(343,582)	(395,330)	(447,163)	(499,207)
38,000		(219,432)	(270,925)	(322,417)	(374,140)	(425,888)	(477,869)	(529,972)
40,000		(249,842)	(301,334)	(352,950)	(404,697)	(456,531)	(508,575)	(560,828)
42,000		(280,251)	(331,759)	(383,507)	(435,255)	(487,237)	(539,302)	(591,684)
44,000		(310,661)	(362,317)	(414,065)	(465,899)	(517,944)	(570,158)	(622,577)
46,000		(341,126)	(392,874)	(444,622)	(496,606)	(548,650)	(601,014)	(653,582)
48,000		(371,684)	(423,432)	(475,268)	(527,312)	(579,488)	(631,870)	(684,588)
50,000		(402,241)	(453,989)	(505,974)	(558,018)	(610,344)	(662,835)	(715,612)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

No Units: **220**
Greenfield/Brownfield: **Large Greenfield**

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
8,171

		Other CBC/LCC S106 Contributions				20,805	20,000	25,000	30,000
-	-	5,000	10,000	15,000	20,000	25,000	30,000		
	-	375,087	311,436	247,433	182,940	117,745	52,186	(13,494)	
2,000	349,659	285,884	221,693	156,964	91,522	25,963	(39,846)		
4,000	324,198	260,257	195,872	130,857	65,298	(319)	(66,197)		
6,000	298,660	234,569	169,952	104,633	39,075	(26,670)	(92,548)		
8,000	273,082	208,802	143,915	78,410	12,851	(53,021)	(118,944)		
10,000	247,433	182,940	117,745	52,186	(13,494)	(79,372)	(145,424)		
12,000	221,693	156,964	91,522	25,963	(39,846)	(105,723)	(171,903)		
14,000	195,872	130,857	65,298	(319)	(66,197)	(132,184)	(200,353)		
16,000	169,952	104,633	39,075	(26,670)	(92,548)	(158,664)	(230,705)		
18,000	143,915	78,410	12,851	(53,021)	(118,944)	(185,580)	(261,114)		
20,000	117,745	52,186	(13,494)	(79,372)	(145,424)	(215,500)	(291,524)		
22,000	91,522	25,963	(39,846)	(105,723)	(171,903)	(245,910)	(321,933)		
24,000	65,298	(319)	(66,197)	(132,184)	(200,353)	(276,319)	(352,473)		
26,000	39,075	(26,670)	(92,548)	(158,664)	(230,705)	(306,729)	(383,031)		
28,000	12,851	(53,021)	(118,944)	(185,580)	(261,114)	(337,195)	(413,588)		
30,000	(13,494)	(79,372)	(145,424)	(215,500)	(291,524)	(367,752)	(444,172)		
32,000	(39,846)	(105,723)	(171,903)	(245,910)	(321,933)	(398,310)	(474,878)		
34,000	(66,197)	(132,184)	(200,353)	(276,319)	(352,473)	(428,867)	(505,584)		
36,000	(92,548)	(158,664)	(230,705)	(306,729)	(383,031)	(459,525)	(536,291)		
38,000	(118,944)	(185,580)	(261,114)	(337,195)	(413,588)	(490,231)	(567,069)		
40,000	(145,424)	(215,500)	(291,524)	(367,752)	(444,172)	(520,937)	(597,925)		
42,000	(171,903)	(245,910)	(321,933)	(398,310)	(474,878)	(551,644)	(628,780)		
44,000	(200,353)	(276,319)	(352,473)	(428,867)	(505,584)	(582,497)	(659,636)		
46,000	(230,705)	(306,729)	(383,031)	(459,525)	(536,291)	(613,353)	(690,613)		
48,000	(261,114)	(337,195)	(413,588)	(490,231)	(567,069)	(644,208)	(721,619)		
50,000	(291,524)	(367,752)	(444,172)	(520,937)	(597,925)	(675,111)	(752,625)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
8,171

	Profit 20%						
	15%	16%	17%	18%	19%	20%	21%
-	252,182	223,184	194,185	165,187	136,189	107,190	78,192
2,000	225,958	196,960	167,962	138,963	109,965	80,967	51,968
4,000	199,735	170,736	141,738	112,740	83,742	54,743	25,745
6,000	173,511	144,513	115,515	86,516	57,518	28,520	(479)
8,000	147,242	118,244	89,245	60,247	31,249	2,250	(26,748)
10,000	120,891	91,893	62,894	33,896	4,898	(24,101)	(53,099)
12,000	94,540	65,541	36,543	7,545	(21,454)	(50,452)	(79,450)
14,000	68,189	39,190	10,192	(18,806)	(47,805)	(76,803)	(105,801)
16,000	41,837	12,839	(16,159)	(45,158)	(74,156)	(103,154)	(132,153)
18,000	15,389	(13,609)	(42,607)	(71,606)	(100,604)	(129,602)	(158,601)
20,000	(11,090)	(40,089)	(69,087)	(98,085)	(127,084)	(156,082)	(185,514)
22,000	(37,570)	(66,568)	(95,566)	(124,565)	(153,563)	(182,851)	(215,412)
24,000	(64,051)	(93,049)	(122,047)	(151,046)	(180,209)	(212,535)	(245,676)
26,000	(90,659)	(119,657)	(148,656)	(177,737)	(209,804)	(242,945)	(276,086)
28,000	(117,267)	(146,266)	(175,265)	(207,072)	(240,213)	(273,354)	(306,495)
30,000	(143,876)	(172,874)	(204,341)	(237,482)	(270,623)	(303,764)	(336,905)
32,000	(170,521)	(201,652)	(234,792)	(267,933)	(301,074)	(334,215)	(367,356)
34,000	(199,068)	(232,209)	(265,350)	(298,491)	(331,632)	(364,773)	(397,914)
36,000	(229,626)	(262,767)	(295,907)	(329,048)	(362,189)	(395,330)	(428,471)
38,000	(260,183)	(293,324)	(326,465)	(359,606)	(392,747)	(425,888)	(459,029)
40,000	(290,826)	(323,967)	(357,108)	(390,249)	(423,390)	(456,531)	(489,672)
42,000	(321,533)	(354,674)	(387,814)	(420,955)	(454,096)	(487,237)	(520,378)
44,000	(352,239)	(385,380)	(418,521)	(451,662)	(484,803)	(517,944)	(551,084)
46,000	(382,945)	(416,086)	(449,227)	(482,368)	(515,509)	(548,650)	(581,791)
48,000	(413,784)	(446,925)	(480,066)	(513,207)	(546,347)	(579,488)	(612,629)
50,000	(444,639)	(477,780)	(510,921)	(544,062)	(577,203)	(610,344)	(643,485)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

No Units: **220**
Greenfield/Brownfield: **Large Greenfield**

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

8,171

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

8,171

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	266,651	213,942	160,820	107,190	53,406	(436)	(54,482)
2,000	241,000	188,094	134,742	80,967	27,183	(26,787)	(80,833)
4,000	215,249	162,143	108,527	54,743	907	(53,139)	(107,184)
6,000	189,409	136,072	82,304	28,520	(25,444)	(79,490)	(133,652)
8,000	163,466	109,864	56,080	2,250	(51,795)	(105,841)	(160,131)
10,000	137,403	83,640	29,857	(24,101)	(78,146)	(132,302)	(187,132)
12,000	111,201	57,417	3,594	(50,452)	(104,498)	(158,782)	(217,186)
14,000	84,977	31,193	(22,757)	(76,803)	(130,952)	(185,705)	(247,595)
16,000	58,754	4,937	(49,109)	(103,154)	(157,432)	(215,636)	(278,005)
18,000	32,530	(21,414)	(75,460)	(129,602)	(184,278)	(246,045)	(308,414)
20,000	6,280	(47,765)	(101,811)	(156,082)	(214,085)	(276,455)	(338,889)
22,000	(20,071)	(74,116)	(128,253)	(182,851)	(244,495)	(306,864)	(369,446)
24,000	(46,422)	(100,468)	(154,732)	(212,535)	(274,904)	(337,331)	(400,004)
26,000	(72,773)	(126,903)	(181,424)	(242,945)	(305,314)	(367,888)	(430,561)
28,000	(99,124)	(153,382)	(210,991)	(273,354)	(335,773)	(398,446)	(461,227)
30,000	(125,553)	(180,020)	(241,394)	(303,764)	(366,331)	(429,003)	(491,933)
32,000	(152,032)	(209,448)	(271,804)	(334,215)	(396,888)	(459,662)	(522,640)
34,000	(178,624)	(239,844)	(302,213)	(364,773)	(427,446)	(490,368)	(553,352)
36,000	(207,905)	(270,254)	(332,658)	(395,330)	(458,096)	(521,074)	(584,207)
38,000	(238,294)	(300,663)	(363,215)	(425,888)	(488,803)	(551,780)	(615,063)
40,000	(268,703)	(331,100)	(393,773)	(456,531)	(519,509)	(582,634)	(645,919)
42,000	(299,113)	(361,657)	(424,330)	(487,237)	(550,215)	(613,490)	(676,829)
44,000	(329,542)	(392,215)	(454,966)	(517,944)	(581,061)	(644,346)	(707,835)
46,000	(360,100)	(422,772)	(485,672)	(548,650)	(611,917)	(675,249)	(738,841)
48,000	(390,657)	(453,400)	(516,378)	(579,488)	(642,773)	(706,255)	(769,847)
50,000	(421,215)	(484,107)	(547,084)	(610,344)	(673,668)	(737,260)	(800,960)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

No Units: **220**
Greenfield/Brownfield: **Large Greenfield**

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
8,171

	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(64,953)	(7,417)	49,907	107,190	164,358	221,086	277,507
2,000	(91,304)	(33,768)	23,684	80,967	138,249	195,202	251,775
4,000	(117,655)	(60,119)	(2,583)	54,743	112,026	169,208	225,967
6,000	(144,133)	(86,470)	(28,934)	28,520	85,802	143,085	200,067
8,000	(170,613)	(112,822)	(55,286)	2,250	59,579	116,862	174,058
10,000	(198,878)	(139,290)	(81,637)	(24,101)	33,355	90,638	147,921
12,000	(229,217)	(165,769)	(107,988)	(50,452)	7,084	64,415	121,697
14,000	(259,627)	(193,342)	(134,446)	(76,803)	(19,267)	38,191	95,474
16,000	(290,036)	(223,657)	(160,925)	(103,154)	(45,618)	11,918	69,250
18,000	(320,457)	(254,066)	(187,971)	(129,602)	(71,969)	(14,433)	43,027
20,000	(351,015)	(284,476)	(218,096)	(156,082)	(98,321)	(40,785)	16,751
22,000	(381,572)	(314,885)	(248,505)	(182,851)	(124,759)	(67,136)	(9,600)
24,000	(412,130)	(345,415)	(278,915)	(212,535)	(151,238)	(93,487)	(35,951)
26,000	(442,784)	(375,973)	(309,324)	(242,945)	(177,803)	(119,915)	(62,302)
28,000	(473,490)	(406,530)	(339,815)	(273,354)	(206,998)	(146,395)	(88,653)
30,000	(504,196)	(437,131)	(370,373)	(303,764)	(237,384)	(172,874)	(115,072)
32,000	(534,937)	(467,837)	(400,930)	(334,215)	(267,793)	(201,462)	(141,551)
34,000	(565,793)	(498,543)	(431,488)	(364,773)	(298,203)	(231,823)	(168,031)
36,000	(596,649)	(529,250)	(462,184)	(395,330)	(328,615)	(262,233)	(195,927)
38,000	(627,505)	(560,073)	(492,890)	(425,888)	(359,173)	(292,642)	(226,262)
40,000	(658,486)	(590,929)	(523,597)	(456,531)	(389,730)	(323,052)	(256,672)
42,000	(689,492)	(621,784)	(554,353)	(487,237)	(420,288)	(353,573)	(287,081)
44,000	(720,498)	(652,684)	(585,209)	(517,944)	(450,878)	(384,131)	(317,491)
46,000	(751,572)	(683,690)	(616,064)	(548,650)	(481,584)	(414,688)	(347,973)
48,000	(782,729)	(714,696)	(646,920)	(579,488)	(512,291)	(445,246)	(378,531)
50,000	(813,886)	(745,702)	(677,889)	(610,344)	(542,997)	(475,931)	(409,088)

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Appraisal Ref: **G** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: North of Leicester** No Units: **700**
Notes: **Lower Quartile BCIS** Greenfield/Brownfield: **Large 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%
	100% 100.0%
	67.0% % Rented
	9.9% % of total (>10% First Homes PPG 023)

CIL Rate (£ psm) 0.00 £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	5.0%	24.5	20.00%	42.0	10%	66.5
2 bed House	25.0%	122.5	40.00%	84.0	30%	206.5
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	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	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	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	1,421	15,296	2,436	26,221	3,857	41,516
2 bed House	9,065	97,575	6,720	72,333	15,785	169,908
3 bed House	20,507	220,730	5,250	56,511	25,757	277,241
4 bed House	14,088	151,637	1,470	15,823	15,558	167,460
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
	45,080	485,237	17,222	185,381	62,302	670,618

AH % by floor area: 27.64% 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	11,970,000
2 bed House	265,000	3,581	333	54,722,500
3 bed House	330,000	3,548	330	90,090,000
4 bed House	425,000	3,696	343	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
				216,772,500

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester
Notes: Lower Quartile BCIS
 No Units: 700
 Greenfield/Brownfield: Large Greenfield

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	24.5	@	180,000	4,410,000
2 bed House	122.5	@	265,000	32,462,500
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			161,700,000
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			191,026,106
AH on-site cost analysis:		13.48% % of GDV	£MV (no AH) less £GDV (inc. AH)	25,746,394
		413 £ psm (total GIA sqm)	36,781 £ per unit (total units)	
Grant				
	210	AH units @	0 per unit	-
Total GDV				
				191,026,106

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: North of Leicester
Notes: Lower Quartile BCIS
 No Units: 700
 Greenfield/Brownfield: Large Greenfield

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(112,559)
Planning Application Professional Fees, Surveys and reports				(340,000)
CIL (Mrkt only + garages)		45,080 sqm	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	700 units @	20,805 per unit	(14,563,500)
	S106 analysis:	7.62% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	700 units @	16,210 per unit	(11,346,659)
	S106 analysis:	5.94% % of GDV	16,210 £ per unit (total units)	
	TOTAL S106 analysis:	13.56% % of GDV	37,015 £ per unit (total units)	
AH Commuted Sum		62,302 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:	0.00% % of GDV	0 £ per unit (total units)	
1 bed House		3,857 sqm @	1,293 psm	(4,987,101)
2 bed House		15,785 sqm @	1,293 psm	(20,410,005)
3 bed House		25,757 sqm @	1,293 psm	(33,303,155)
4 bed House		15,558 sqm @	1,293 psm	(20,115,848)
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	62,302	- sqm @	1,493 psm	-
Garages for 3B House (Mrkt only)	221	0% units @	18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	123	0% units @	18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @	18 sqm @ 600 psm	-
External works		80,826,389 @	20.0%	(16,165,278)
	Ext. Works analysis:		23,093 £ 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		(4,100,600)	
	Policy Costs analysis: (design costs only)		5,858 £ per unit (total units)	
Contingency (on construction)		101,092,266 @	3.0%	(3,032,768)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme** No Units: **700**
Site Typology: Location / Value Zone: **North of Leicester** Greenfield/Brownfield: **Large Greenfield**
Notes: **Lower Quartile BCIS**

Professional Fees	101,092,266 @	7.0%		(7,076,459)
Disposal Costs -				
OMS Marketing and Promotion	161,700,000 OMS @	3.00%	6,930 £ per unit	(4,851,000)
Residential Sales Agent Costs	161,700,000 OMS @	1.00%	2,310 £ per unit	(1,617,000)
Residential Sales Legal Costs	161,700,000 OMS @	0.25%	578 £ per unit	(404,250)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,832 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(1,760,877)
Developers Profit -				
Profit on OMS	161,700,000	20.00%		(32,340,000)
Margin on AH	29,326,106	6.00% on AH values		(1,759,566)
Profit analysis:	191,026,106	17.85% blended GDV	(34,099,566)	
	146,207,339	23.32% on costs	(34,099,566)	
TOTAL COSTS				(180,306,905)

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)	
			4.92% % 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:	3,115 sqm/ha (net)		13,570 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)	
			4.92% % BLV / GDV	

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

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **North of Leicester** No Units: **700**
 Notes: **Lower Quartile BCIS** Greenfield/Brownfield: **Large 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%
-		527,885	463,698	399,467	335,161	270,731	206,140	141,336
2,000		502,509	438,308	374,007	309,609	245,085	180,385	115,400
Other CBC/LCC S106 Contributions		477,134	412,847	348,487	284,010	219,371	154,523	89,330
20,805		451,687	387,366	322,935	258,353	193,572	128,538	63,110
8,000		426,226	361,814	297,287	232,601	167,671	102,412	36,886
10,000		400,692	336,213	271,584	206,760	141,650	76,189	10,663
12,000		375,138	310,564	245,808	180,819	115,492	49,965	(15,561)
14,000		349,489	284,814	219,943	154,762	89,268	23,742	(41,870)
16,000		323,796	258,996	193,967	128,571	63,044	(2,482)	(68,221)
18,000		298,044	233,091	167,873	102,347	36,821	(28,808)	(94,573)
20,000		272,183	207,082	141,650	76,124	10,597	(55,159)	(120,924)
22,000		246,239	180,952	115,426	49,900	(15,745)	(81,510)	(147,325)
24,000		220,194	154,729	89,203	23,669	(42,096)	(107,861)	(173,805)
26,000		194,032	128,505	62,979	(2,682)	(68,447)	(134,263)	(201,996)
28,000		167,808	102,282	36,732	(29,033)	(94,798)	(160,742)	(232,292)
30,000		141,585	76,058	10,381	(55,384)	(121,200)	(187,287)	(262,701)
32,000		115,361	49,795	(15,970)	(81,736)	(147,679)	(217,330)	(293,111)
34,000		89,138	23,443	(42,322)	(108,137)	(174,159)	(247,733)	(323,531)
36,000		62,857	(2,908)	(68,673)	(134,617)	(202,401)	(278,143)	(354,088)
38,000		36,506	(29,259)	(95,074)	(161,096)	(232,766)	(308,552)	(384,646)
40,000		10,155	(55,610)	(121,554)	(187,662)	(263,175)	(339,042)	(415,203)
42,000		(16,196)	(82,012)	(148,033)	(217,798)	(293,585)	(369,600)	(445,899)
44,000		(42,547)	(108,491)	(174,513)	(248,207)	(323,997)	(400,157)	(476,606)
46,000		(68,949)	(134,971)	(202,830)	(278,617)	(354,554)	(430,736)	(507,312)
48,000		(95,428)	(161,450)	(233,240)	(309,026)	(385,112)	(461,443)	(538,139)
50,000		(121,908)	(188,036)	(263,649)	(339,508)	(415,669)	(492,149)	(568,995)

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-		469,567	405,266	340,879	276,374	211,704	146,789	81,525
2,000		444,106	379,758	315,299	250,686	185,872	120,768	55,302
LCC TSA Contributions		418,636	354,206	289,650	224,921	159,937	94,604	29,078
16,210		393,084	328,576	263,916	199,060	133,880	68,381	2,855
8,000		367,502	302,899	238,108	173,085	107,684	42,157	(23,369)
10,000		341,853	277,147	212,209	146,986	81,460	15,934	(49,716)
12,000		316,129	251,296	186,200	120,763	55,237	(10,302)	(76,067)
14,000		290,344	225,357	160,065	94,539	29,013	(36,653)	(102,418)
16,000		264,480	199,312	133,842	68,316	2,760	(63,005)	(128,770)
18,000		238,505	173,145	107,618	42,092	(23,591)	(89,356)	(155,210)
20,000		212,424	146,921	81,395	15,823	(49,942)	(115,707)	(181,689)
22,000		186,224	120,698	55,171	(10,528)	(76,293)	(142,147)	(211,007)
24,000		160,000	94,474	28,886	(36,879)	(102,644)	(168,626)	(241,346)
26,000		133,777	68,251	2,535	(63,230)	(129,084)	(196,078)	(271,755)
28,000		107,553	41,949	(23,816)	(89,581)	(155,563)	(226,378)	(302,165)
30,000		81,330	15,598	(50,167)	(116,021)	(182,043)	(256,788)	(332,629)
32,000		55,011	(10,754)	(76,519)	(142,501)	(211,411)	(287,197)	(363,186)
34,000		28,660	(37,105)	(102,959)	(168,980)	(241,820)	(317,607)	(393,744)
36,000		2,309	(63,456)	(129,438)	(196,482)	(272,229)	(348,141)	(424,336)
38,000		(24,042)	(89,896)	(155,917)	(226,852)	(302,639)	(378,698)	(455,042)
40,000		(50,393)	(116,375)	(182,397)	(257,262)	(333,095)	(409,256)	(485,748)
42,000		(76,833)	(142,855)	(211,884)	(287,671)	(363,652)	(439,879)	(516,471)
44,000		(103,312)	(169,334)	(242,294)	(318,081)	(394,210)	(470,585)	(547,326)
46,000		(129,792)	(196,917)	(272,703)	(348,607)	(424,767)	(501,292)	(578,182)
48,000		(156,271)	(227,326)	(303,113)	(379,164)	(455,422)	(532,006)	(609,038)
50,000		(182,751)	(257,736)	(333,561)	(409,722)	(486,128)	(562,862)	(640,043)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
16,210

		Other CBC/LCC S106 Contributions				20,805			
		-	5,000	10,000	15,000	20,000	25,000	30,000	
-	-	476,514	413,325	349,915	286,183	222,069	157,404	92,015	
2,000	2,000	451,269	387,986	324,454	260,596	196,281	131,336	65,792	
4,000	4,000	425,973	362,610	298,959	234,944	170,392	105,127	39,568	
6,000	6,000	400,674	337,185	273,407	209,193	144,384	78,903	13,345	
8,000	8,000	375,298	311,724	247,772	183,351	118,239	52,680	(12,984)	
10,000	10,000	349,915	286,183	222,069	157,404	92,015	26,456	(39,335)	
12,000	12,000	324,454	260,596	196,281	131,336	65,792	191	(65,687)	
14,000	14,000	298,959	234,944	170,392	105,127	39,568	(26,160)	(92,038)	
16,000	16,000	273,407	209,193	144,384	78,903	13,345	(52,511)	(118,426)	
18,000	18,000	247,772	183,351	118,239	52,680	(12,984)	(78,862)	(144,905)	
20,000	20,000	222,069	157,404	92,015	26,456	(39,335)	(105,213)	(171,385)	
22,000	22,000	196,281	131,336	65,792	191	(65,687)	(131,666)	(199,231)	
24,000	24,000	170,392	105,127	39,568	(26,160)	(92,038)	(158,145)	(229,580)	
26,000	26,000	144,384	78,903	13,345	(52,511)	(118,426)	(184,625)	(259,989)	
28,000	28,000	118,239	52,680	(12,984)	(78,862)	(144,905)	(214,375)	(290,399)	
30,000	30,000	92,015	26,456	(39,335)	(105,213)	(171,385)	(244,785)	(320,808)	
32,000	32,000	65,792	191	(65,687)	(131,666)	(199,231)	(275,194)	(351,353)	
34,000	34,000	39,568	(26,160)	(92,038)	(158,145)	(229,580)	(305,604)	(381,911)	
36,000	36,000	13,345	(52,511)	(118,426)	(184,625)	(259,989)	(336,074)	(412,468)	
38,000	38,000	(12,984)	(78,862)	(144,905)	(214,375)	(290,399)	(366,632)	(443,063)	
40,000	40,000	(39,335)	(105,213)	(171,385)	(244,785)	(320,808)	(397,189)	(473,769)	
42,000	42,000	(65,687)	(131,666)	(199,231)	(275,194)	(351,353)	(427,747)	(504,475)	
44,000	44,000	(92,038)	(158,145)	(229,580)	(305,604)	(381,911)	(458,416)	(535,182)	
46,000	46,000	(118,426)	(184,625)	(259,989)	(336,074)	(412,468)	(489,122)	(565,979)	
48,000	48,000	(144,905)	(214,375)	(290,399)	(366,632)	(443,063)	(519,829)	(596,834)	
50,000	50,000	(171,385)	(244,785)	(320,808)	(397,189)	(473,769)	(550,551)	(627,690)	

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
16,210

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	-	354,852	326,222	297,592	268,963	240,333	211,704	183,074
2,000	2,000	329,020	300,391	271,761	243,132	214,502	185,872	157,243
4,000	4,000	303,085	274,455	245,826	217,196	188,567	159,937	131,307
6,000	6,000	277,028	248,398	219,769	191,139	162,510	133,880	105,250
8,000	8,000	250,832	222,202	193,572	164,943	136,313	107,684	79,054
10,000	10,000	224,608	195,979	167,349	138,719	110,090	81,460	52,831
12,000	12,000	198,385	169,755	141,125	112,496	83,866	55,237	26,607
14,000	14,000	172,161	143,532	114,902	86,272	57,643	29,013	383
16,000	16,000	145,908	117,279	88,649	60,020	31,390	2,760	(25,869)
18,000	18,000	119,557	90,928	62,298	33,669	5,039	(23,591)	(52,220)
20,000	20,000	93,206	64,577	35,947	7,317	(21,312)	(49,942)	(78,571)
22,000	22,000	66,855	38,225	9,596	(19,034)	(47,663)	(76,293)	(104,923)
24,000	24,000	40,504	11,874	(16,755)	(45,385)	(74,015)	(102,644)	(131,274)
26,000	26,000	14,064	(14,566)	(43,195)	(71,825)	(100,454)	(129,084)	(157,714)
28,000	28,000	(12,415)	(41,045)	(69,675)	(98,304)	(126,934)	(155,563)	(184,193)
30,000	30,000	(38,895)	(67,524)	(96,154)	(124,784)	(153,413)	(182,043)	(213,868)
32,000	32,000	(65,374)	(94,004)	(122,633)	(151,263)	(179,893)	(211,411)	(244,131)
34,000	34,000	(91,982)	(120,611)	(149,241)	(177,871)	(209,100)	(241,820)	(274,539)
36,000	36,000	(118,590)	(147,220)	(175,849)	(206,790)	(239,510)	(272,229)	(304,949)
38,000	38,000	(145,198)	(173,828)	(204,480)	(237,200)	(269,919)	(302,639)	(335,358)
40,000	40,000	(171,848)	(202,217)	(234,936)	(267,656)	(300,375)	(333,095)	(365,814)
42,000	42,000	(200,055)	(232,774)	(265,494)	(298,213)	(330,933)	(363,652)	(396,372)
44,000	44,000	(230,612)	(263,332)	(296,051)	(328,771)	(361,490)	(394,210)	(426,930)
46,000	46,000	(261,170)	(293,889)	(326,609)	(359,328)	(392,048)	(424,767)	(457,487)
48,000	48,000	(291,824)	(324,544)	(357,264)	(389,983)	(422,703)	(455,422)	(488,142)
50,000	50,000	(322,531)	(355,250)	(387,970)	(420,689)	(453,409)	(486,128)	(518,848)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

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

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
16,210

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
16,210

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	358,510	309,821	260,898	211,704	162,155	112,161	61,952
2,000	333,090	284,285	235,249	185,872	136,108	85,937	35,728
4,000	307,629	258,700	209,500	159,937	109,922	59,713	9,505
6,000	282,090	233,048	183,662	133,880	83,699	33,490	(16,843)
8,000	256,501	207,296	157,719	107,684	57,475	7,259	(43,194)
10,000	230,844	181,452	131,652	81,460	31,252	(19,092)	(69,545)
12,000	205,093	155,501	105,445	55,237	5,010	(45,443)	(95,896)
14,000	179,242	129,425	79,222	29,013	(21,341)	(71,794)	(122,303)
16,000	153,283	103,207	52,998	2,760	(47,693)	(98,145)	(148,783)
18,000	127,192	76,983	26,775	(23,591)	(74,044)	(124,563)	(175,262)
20,000	100,968	50,760	511	(49,942)	(100,395)	(151,043)	(203,662)
22,000	74,745	24,536	(25,840)	(76,293)	(126,824)	(177,522)	(234,033)
24,000	48,521	(1,738)	(52,191)	(102,644)	(153,303)	(206,245)	(264,442)
26,000	22,298	(28,089)	(78,542)	(129,084)	(179,783)	(236,628)	(294,852)
28,000	(3,988)	(54,440)	(104,893)	(155,563)	(208,828)	(267,038)	(325,270)
30,000	(30,339)	(80,792)	(131,344)	(182,043)	(239,224)	(297,447)	(355,827)
32,000	(56,690)	(107,143)	(157,824)	(211,411)	(269,634)	(327,878)	(386,385)
34,000	(83,041)	(133,605)	(184,303)	(241,820)	(300,043)	(358,436)	(416,942)
36,000	(109,392)	(160,084)	(214,006)	(272,229)	(330,487)	(388,993)	(447,559)
38,000	(135,865)	(186,605)	(244,416)	(302,639)	(361,044)	(419,551)	(478,265)
40,000	(162,344)	(216,602)	(274,825)	(333,095)	(391,602)	(450,180)	(508,971)
42,000	(188,981)	(247,011)	(305,235)	(363,652)	(422,159)	(480,886)	(539,678)
44,000	(219,198)	(277,421)	(335,703)	(394,210)	(452,801)	(511,593)	(570,497)
46,000	(249,607)	(307,830)	(366,261)	(424,767)	(483,507)	(542,299)	(601,352)
48,000	(280,017)	(338,312)	(396,818)	(455,422)	(514,214)	(573,130)	(632,208)
50,000	(310,426)	(368,869)	(427,376)	(486,128)	(544,920)	(603,986)	(663,083)

240626 Charnwood LCC_TCS Appraisals_North of Leicester_A_G_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **North of Leicester**
Lower Quartile BCIS

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

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
16,210

	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	42,914	99,469	155,794	211,704	267,298	322,673	377,864
2,000	16,691	73,245	129,755	185,872	241,636	297,121	352,403
4,000	(9,546)	47,022	103,576	159,937	215,885	271,500	326,896
6,000	(35,897)	20,798	77,353	133,880	190,034	245,818	301,344
8,000	(62,248)	(5,444)	51,129	107,684	164,080	220,056	275,702
10,000	(88,599)	(31,795)	24,906	81,460	138,005	194,195	249,999
12,000	(114,950)	(58,146)	(1,342)	55,237	111,791	168,222	224,217
14,000	(141,410)	(84,497)	(27,693)	29,013	85,568	142,122	198,340
16,000	(167,889)	(110,848)	(54,044)	2,760	59,344	115,898	172,350
18,000	(195,236)	(137,301)	(80,395)	(23,591)	33,120	89,675	146,229
20,000	(225,560)	(163,781)	(106,746)	(49,942)	6,863	63,451	120,006
22,000	(255,970)	(190,540)	(133,193)	(76,293)	(19,489)	37,228	93,782
24,000	(286,379)	(220,844)	(159,672)	(102,644)	(45,840)	10,965	67,559
26,000	(316,792)	(251,253)	(186,179)	(129,084)	(72,191)	(15,387)	41,335
28,000	(347,350)	(281,663)	(216,127)	(155,563)	(98,542)	(41,738)	15,067
30,000	(377,907)	(312,072)	(246,537)	(182,043)	(124,975)	(68,089)	(11,284)
32,000	(408,465)	(342,598)	(276,946)	(211,411)	(151,455)	(94,440)	(37,636)
34,000	(439,117)	(373,156)	(307,356)	(241,820)	(177,934)	(120,867)	(63,987)
36,000	(469,823)	(403,713)	(337,847)	(272,229)	(206,716)	(147,346)	(90,338)
38,000	(500,529)	(434,316)	(368,404)	(302,639)	(237,103)	(173,826)	(116,758)
40,000	(531,275)	(465,023)	(398,962)	(333,095)	(267,513)	(202,020)	(143,238)
42,000	(562,131)	(495,729)	(429,519)	(363,652)	(297,922)	(232,386)	(169,717)
44,000	(592,986)	(526,435)	(460,222)	(394,210)	(328,343)	(262,796)	(197,324)
46,000	(623,842)	(557,268)	(490,929)	(424,767)	(358,901)	(293,205)	(227,670)
48,000	(654,834)	(588,124)	(521,635)	(455,422)	(389,458)	(323,615)	(258,079)
50,000	(685,840)	(618,979)	(552,405)	(486,128)	(420,016)	(354,149)	(288,489)

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

240626 Charnwood LCC_TCS 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
Location / Value Zone:	North of Leicester	North of Leicester	North of Leicester	North of Leicester	North of Leicester	North of Leicester	North of Leicester
Greenfield/Brownfield:	Small Greenfield	Small Greenfield	Medium Greenfield	Medium Greenfield	Large Greenfield	Large Greenfield	Large Greenfield
Total GDV (£)	2,383,500	4,229,426	9,650,830	16,544,280	34,598,500	60,893,360	191,026,106
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%
Other CBC/LCC S106 (£ per unit)	20,805.00	20,805.00	20,805.00	20,805	20,805	20,805	20,805
LCC TSA S106 (£ per unit)	37,403.30	14,125.66	1,979.02	2,316.09	7,936.08	8,170.80	16,209.51
Sub-total CIL+S106+Infrastructure (£ per unit)	58,208.30	34,930.66	22,784	23,121	28,741	28,976	37,015
Total S106 as % of GDV	17.09%	12.39%	8.26%	8.39%	10.38%	10.47%	13.56%
Profit KPI's							
Developers Profit (% on costs)	26.29%	23.04%	23.10%	23.11%	23.26%	23.27%	23.32%
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%	17.85%
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	370,651	469,490	469,490	469,490
RLV (% of GDV)	3.63%	4.38%	4.48%	4.48%	4.85%	4.85%	4.92%
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%	4.48%	4.48%	4.85%	4.85%	4.92%
Surplus/Deficit (£/acre) [RLV-BLV]	2	1	0.35	0.20	0.11	0.06	0.02
Surplus/Deficit (£/ha)	4	2	1	0.50	0.28	0.16	0.05
Surplus/Deficit Total (£)	1	1	1	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable	Viable	Viable	Viable

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Appraisal Ref: H (see Typologies Matrix)
Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 7 Greenfield/Brownfield: Small Greenfield
Notes: Median BCIS

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%
		100% 100.0%
		67.0% % Rented
		0.0% % of total (>10% First Homes PPG 023)

CIL Rate (£ psm) 0.00 £ 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	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	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
Total	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
Total				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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 7 Greenfield/Brownfield: Small Greenfield
Notes: Median BCIS

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				
	7			2,210,250
AH on-site cost analysis:				
	0.00%	% of GDV	£MV (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				
				2,210,250

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 7
Notes: Median BCIS Greenfield/Brownfield: Small Greenfield

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 0.00 £ psm -					
CIL analysis: 0.00% % of GDV 0 £ per unit (total units)					
Other CBC/LCC S106 Contributions Years (all) 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 @ 26,959 per unit (188,713)					
S106 analysis: 808,771 £ per ha 8.54% % of GDV 26,959 £ per unit (total units)					
TOTAL S106 analysis: 1,432,921 £ per ha 15.13% % of GDV 47,764 £ 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 649 - 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)					

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

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

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	(26,071)
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

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Scheme Typology: **BETA scheme** No Units: **7**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Small 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

		Affordable Housing - % on site 0%						
Balance (RLV - BLV £ per acre (n))	2	10%	15%	20%	25%	30%	35%	40%
-		154,661	109,838	64,447	18,548	(27,420)	(73,388)	(119,424)
2,000		131,413	86,500	40,638	(5,330)	(51,298)	(97,282)	(143,418)
Other CBC/LCC S106 Contributions		108,165	62,728	16,760	(29,207)	(75,175)	(121,276)	(168,823)
20,805		84,791	38,851	(7,117)	(53,085)	(99,134)	(145,269)	(194,833)
6,000		60,941	14,973	(30,994)	(76,992)	(123,127)	(170,825)	(220,898)
8,000		37,064	(8,904)	(54,872)	(100,985)	(147,121)	(196,872)	(246,963)
10,000		13,186	(32,781)	(78,843)	(124,979)	(172,847)	(222,938)	(273,097)
12,000		(10,691)	(56,701)	(102,837)	(148,972)	(198,912)	(249,003)	(299,289)
14,000		(34,568)	(80,695)	(126,830)	(174,887)	(224,978)	(275,143)	(325,481)
16,000		(58,553)	(104,688)	(150,891)	(200,952)	(251,043)	(301,335)	(351,742)
18,000		(82,546)	(128,682)	(176,927)	(227,017)	(277,190)	(327,528)	(378,062)
20,000		(106,540)	(152,901)	(202,992)	(253,083)	(303,382)	(353,763)	(404,381)
22,000		(130,533)	(178,966)	(229,057)	(279,236)	(329,574)	(380,083)	(430,771)
24,000		(154,941)	(205,032)	(255,123)	(305,428)	(355,784)	(406,402)	(457,219)
26,000		(181,006)	(231,097)	(281,282)	(331,620)	(382,103)	(432,735)	(483,667)
28,000		(207,072)	(257,162)	(307,474)	(357,812)	(408,423)	(459,182)	(510,189)
30,000		(233,137)	(283,328)	(333,666)	(384,124)	(434,743)	(485,630)	(536,765)
32,000		(259,202)	(309,521)	(359,859)	(410,444)	(461,146)	(512,078)	(563,342)
34,000		(285,375)	(335,713)	(386,145)	(436,764)	(487,594)	(538,639)	(589,998)
36,000		(311,567)	(361,905)	(412,465)	(463,109)	(514,041)	(565,215)	(616,704)
38,000		(337,759)	(388,166)	(438,784)	(489,557)	(540,513)	(591,792)	(643,409)
40,000		(363,951)	(414,486)	(465,104)	(516,005)	(567,089)	(618,455)	(671,580)
42,000		(390,187)	(440,805)	(491,520)	(542,453)	(593,666)	(645,161)	(700,000)
44,000		(416,506)	(467,125)	(517,968)	(568,963)	(620,242)	(671,867)	(728,421)
46,000		(442,826)	(493,484)	(544,416)	(595,539)	(646,913)	(700,000)	(756,842)
48,000		(469,146)	(519,932)	(570,864)	(622,116)	(673,619)	(728,421)	(785,263)
50,000								

TABLE 2

		Affordable Housing - % on site 0%						
Balance (RLV - BLV £ per acre (n))	2	10%	15%	20%	25%	30%	35%	40%
-		225,994	181,344	136,548	91,724	45,934	83	(45,885)
2,000		202,897	158,124	113,300	67,986	22,172	(23,794)	(69,762)
LCC TSA Contributions		179,700	134,876	90,039	44,225	(1,704)	(47,672)	(93,639)
26,959		156,452	111,628	66,277	20,386	(25,581)	(71,549)	(117,576)
6,000		133,204	88,330	42,477	(3,491)	(49,459)	(95,434)	(141,570)
8,000		109,956	64,567	18,599	(27,368)	(73,336)	(119,428)	(166,825)
10,000		86,621	40,690	(5,278)	(51,246)	(97,286)	(143,422)	(192,825)
12,000		62,780	16,812	(29,155)	(75,144)	(121,279)	(168,827)	(218,891)
14,000		38,903	(7,065)	(53,033)	(99,137)	(145,273)	(194,865)	(244,956)
16,000		15,025	(30,942)	(76,995)	(123,131)	(170,840)	(220,930)	(271,080)
18,000		(8,852)	(54,853)	(100,989)	(147,125)	(196,905)	(246,996)	(297,272)
20,000		(32,729)	(78,847)	(124,983)	(172,879)	(222,970)	(273,126)	(323,464)
22,000		(56,705)	(102,840)	(148,976)	(198,945)	(249,035)	(299,318)	(349,715)
24,000		(80,698)	(126,834)	(174,919)	(225,010)	(275,172)	(325,510)	(376,035)
26,000		(104,692)	(150,895)	(200,985)	(251,075)	(301,365)	(351,736)	(402,354)
28,000		(128,686)	(176,959)	(227,050)	(277,219)	(327,557)	(378,056)	(428,734)
30,000		(152,934)	(203,024)	(253,115)	(303,411)	(353,757)	(404,375)	(455,182)
32,000		(178,999)	(229,090)	(279,265)	(329,603)	(380,076)	(430,698)	(481,630)
34,000		(205,064)	(255,155)	(305,457)	(355,795)	(406,396)	(457,146)	(508,142)
36,000		(231,129)	(281,311)	(331,649)	(382,097)	(432,716)	(483,593)	(534,718)
38,000		(257,195)	(307,503)	(357,841)	(408,417)	(459,109)	(510,041)	(561,295)
40,000		(283,358)	(333,696)	(384,118)	(434,737)	(485,557)	(536,592)	(587,941)
42,000		(309,550)	(359,888)	(410,438)	(461,072)	(512,005)	(563,169)	(614,647)
44,000		(335,742)	(386,139)	(436,757)	(487,520)	(538,466)	(589,745)	(641,353)
46,000		(361,934)	(412,459)	(463,077)	(513,968)	(565,042)	(616,399)	(668,069)
48,000		(388,160)	(438,778)	(489,484)	(540,416)	(591,619)	(643,105)	(694,785)
50,000								

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Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:
Median BCIS

Loughborough / Shepshed

No Units: **7**

Greenfield/Brownfield:

Small Greenfield

TABLE 3

Balance (RLV - BLV £ per acre (n))	2	Other CBC/LCC S106 Contributions					20,805	
		-	5,000	10,000	15,000	20,000	25,000	30,000
-		540,414	486,045	431,501	376,704	321,634	266,182	208,961
2,000		518,671	464,237	409,599	354,719	299,501	243,746	185,713
LCC TSA Contributions		496,921	442,414	387,696	332,670	277,314	220,585	162,465
26,959		475,149	420,550	365,712	310,584	255,049	197,337	139,217
		453,326	398,648	343,706	288,418	232,179	174,089	115,969
		431,501	376,704	321,634	266,182	208,961	150,841	92,650
		409,599	354,719	299,501	243,746	185,713	127,593	68,817
		387,696	332,670	277,314	220,585	162,465	104,330	44,939
		365,712	310,584	255,049	197,337	139,217	80,755	21,062
		343,706	288,418	232,179	174,089	115,969	56,878	(2,815)
		321,634	266,182	208,961	150,841	92,650	33,001	(26,757)
		299,501	243,746	185,713	127,593	68,817	9,123	(50,750)
		277,314	220,585	162,465	104,330	44,939	(14,760)	(74,744)
		255,049	197,337	139,217	80,755	21,062	(38,754)	(98,738)
		232,179	174,089	115,969	56,878	(2,815)	(62,747)	(122,731)
		208,961	150,841	92,650	33,001	(26,757)	(86,741)	(146,783)
		185,713	127,593	68,817	9,123	(50,750)	(110,734)	(172,587)
		162,465	104,330	44,939	(14,760)	(74,744)	(134,728)	(198,653)
		139,217	80,755	21,062	(38,754)	(98,738)	(159,555)	(224,718)
		115,969	56,878	(2,815)	(62,747)	(122,731)	(185,620)	(250,783)
		92,650	33,001	(26,757)	(86,741)	(146,783)	(211,685)	(276,908)
		68,817	9,123	(50,750)	(110,734)	(172,587)	(237,751)	(303,100)
		44,939	(14,760)	(74,744)	(134,728)	(198,653)	(263,816)	(329,292)
		21,062	(38,754)	(98,738)	(159,555)	(224,718)	(290,004)	(355,484)
		(2,815)	(62,747)	(122,731)	(185,620)	(250,783)	(316,196)	(381,676)
		(26,757)	(86,741)	(146,783)	(211,685)	(276,908)	(342,388)	(407,928)

TABLE 4

Balance (RLV - BLV £ per acre (n))	2	Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-		480,459	446,916	413,374	379,831	346,288	312,745	279,202
2,000		458,293	424,750	391,207	357,665	324,122	290,579	257,036
LCC TSA Contributions		436,067	402,524	368,981	335,438	301,895	268,353	234,371
26,959		413,770	380,227	346,684	313,141	279,598	246,002	211,309
		391,386	357,844	324,301	290,758	257,215	222,851	188,158
		368,909	335,366	301,823	268,281	234,296	199,603	164,911
		346,432	312,889	279,346	245,741	211,048	176,355	141,663
		323,955	290,412	256,869	222,493	187,800	153,108	118,415
		301,477	267,934	233,938	199,245	164,552	129,860	95,167
		278,996	245,380	210,687	175,994	141,301	106,608	71,501
		256,410	222,019	187,326	152,633	117,940	83,083	47,624
		233,350	198,657	163,965	129,272	94,579	59,206	23,746
		209,989	175,296	140,603	105,911	70,788	35,329	(131)
		186,628	151,935	117,242	82,370	46,911	11,451	(24,008)
		163,267	128,574	93,881	58,493	23,033	(12,426)	(47,886)
		139,797	105,105	69,964	34,505	(955)	(36,414)	(71,874)
		116,323	81,430	45,971	10,511	(24,948)	(60,408)	(95,867)
		92,848	57,437	21,977	(13,482)	(48,942)	(84,401)	(119,861)
		68,903	33,443	(2,016)	(37,476)	(72,935)	(108,395)	(143,855)
		44,909	9,450	(26,010)	(61,469)	(96,929)	(132,389)	(169,295)
		20,811	(14,649)	(50,109)	(85,568)	(121,028)	(157,013)	(195,348)
		(3,300)	(38,759)	(74,219)	(109,679)	(145,138)	(183,079)	(221,413)
		(27,410)	(62,870)	(98,329)	(133,789)	(170,809)	(209,144)	(247,479)
		(51,521)	(86,980)	(122,440)	(158,540)	(196,874)	(235,209)	(273,544)
		(75,631)	(111,091)	(146,550)	(184,605)	(222,940)	(261,274)	(299,609)
		(99,843)	(135,303)	(172,446)	(210,781)	(249,115)	(287,450)	(325,785)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone: **Loughborough / Shepshed**
Median BCIS

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

TABLE 5

		BLV (£ per acre)						
Balance (RLV - BLV £ per acre (n))		100,000	120,000	140,000	160,000	180,000	200,000	220,000
	2	-	186,193	166,193	146,193	126,193	106,193	86,193
	2,000	206,193	180,056	160,056	140,056	120,056	100,056	80,056
LCC TSA Contributions	4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
	6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
	8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
	10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
	12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
	14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
	16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
	18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
	20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
	22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
	24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
	26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
	28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
	30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
	32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
	34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
	36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
	38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
	40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
	42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
	44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
	46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
	48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
	50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

		Build Cost 100%							
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%	
	2	-	448,898	403,709	358,335	312,745	266,854	219,720	171,658
	2,000	427,073	427,073	381,792	336,304	290,579	244,444	196,472	148,410
LCC TSA Contributions	4,000	405,171	405,171	359,808	314,231	268,353	221,286	173,224	125,162
	6,000	383,265	383,265	337,785	292,069	246,002	198,038	149,976	101,888
	8,000	361,280	361,280	315,712	269,851	222,851	174,790	126,728	78,259
	10,000	339,267	339,267	293,560	247,560	199,603	151,542	103,461	54,381
	12,000	317,194	317,194	271,350	224,417	176,355	128,294	79,867	30,504
	14,000	295,050	295,050	249,068	201,169	153,108	105,035	55,990	6,627
	16,000	272,849	272,849	225,983	177,921	129,860	81,475	32,112	(17,269)
	18,000	250,575	250,575	202,735	154,673	106,608	57,598	8,235	(41,262)
	20,000	227,541	227,541	179,487	131,425	83,083	33,720	(15,653)	(65,256)
	22,000	204,301	204,301	156,239	108,178	59,206	9,843	(39,646)	(89,250)
	24,000	181,053	181,053	132,991	84,692	35,329	(14,037)	(63,640)	(113,243)
	26,000	157,805	157,805	109,743	60,814	11,451	(38,030)	(87,634)	(137,249)
	28,000	134,557	134,557	86,300	36,937	(12,426)	(62,024)	(111,627)	(162,280)
	30,000	111,309	111,309	62,423	13,060	(36,414)	(86,018)	(135,625)	(188,345)
	32,000	87,908	87,908	38,545	(10,818)	(60,408)	(110,011)	(160,525)	(214,411)
	34,000	64,031	64,031	14,668	(34,798)	(84,401)	(134,005)	(186,590)	(240,476)
	36,000	40,153	40,153	(9,210)	(58,792)	(108,395)	(158,769)	(212,655)	(266,550)
	38,000	16,276	16,276	(33,182)	(82,785)	(132,389)	(184,834)	(238,720)	(292,743)
	40,000	(7,601)	(7,601)	(57,176)	(106,779)	(157,013)	(210,899)	(264,786)	(318,935)
	42,000	(31,566)	(31,566)	(81,169)	(130,773)	(183,079)	(236,965)	(290,978)	(345,127)
	44,000	(55,560)	(55,560)	(105,163)	(155,258)	(209,144)	(263,030)	(317,171)	(371,319)
	46,000	(79,553)	(79,553)	(129,157)	(181,323)	(235,209)	(289,214)	(343,363)	(397,520)
	48,000	(103,547)	(103,547)	(153,502)	(207,388)	(261,274)	(315,406)	(369,555)	(423,839)
	50,000	(127,540)	(127,540)	(179,567)	(233,454)	(287,450)	(341,599)	(395,747)	(450,159)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:
Median BCIS

Loughborough / Shepshed

No Units: **7**

Greenfield/Brownfield:

Small Greenfield

TABLE 7

Balance (RLV - BLV £ per acre (n))	2	Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		110,248	178,780	247,146	312,745	377,917	442,821	507,504
2,000		86,912	155,532	224,028	290,579	355,917	420,919	485,680
LCC TSA Contributions		63,035	132,284	200,816	268,353	333,844	398,972	463,839
26,959		39,158	109,036	177,568	246,002	311,719	376,987	441,938
		15,280	85,636	154,320	222,851	289,543	354,939	420,026
		(8,597)	61,759	131,072	199,603	267,278	332,860	398,041
		(32,517)	37,881	107,824	176,355	244,841	310,693	376,034
		(56,511)	14,004	84,360	153,108	221,639	288,469	353,961
		(80,504)	(9,874)	60,482	129,860	198,391	266,178	331,834
		(104,498)	(33,816)	36,605	106,608	175,143	243,675	309,660
		(128,491)	(57,810)	12,728	83,083	151,895	220,427	287,395
		(152,773)	(81,803)	(11,150)	59,206	128,647	197,179	265,055
		(178,839)	(105,797)	(35,115)	35,329	105,359	173,931	242,463
		(204,904)	(129,790)	(59,109)	11,451	81,807	150,683	219,215
		(230,969)	(154,187)	(83,102)	(12,426)	57,930	127,435	195,967
		(257,039)	(180,252)	(107,096)	(36,414)	34,052	104,111	172,719
		(283,231)	(206,317)	(131,090)	(60,408)	10,175	80,531	149,471
		(309,424)	(232,383)	(155,600)	(84,401)	(13,720)	56,653	126,223
		(335,616)	(258,448)	(181,665)	(108,395)	(37,713)	32,776	102,862
		(361,808)	(284,638)	(207,731)	(132,389)	(61,707)	8,899	79,255
		(388,052)	(310,830)	(233,796)	(157,013)	(85,701)	(15,019)	55,377
		(414,372)	(337,022)	(259,861)	(183,079)	(109,694)	(39,012)	31,500
		(440,691)	(363,214)	(286,044)	(209,144)	(133,688)	(63,006)	7,622
		(467,011)	(389,435)	(312,236)	(235,209)	(158,427)	(87,000)	(16,318)
		(493,331)	(415,755)	(338,428)	(261,274)	(184,492)	(110,993)	(40,312)
		(519,753)	(442,075)	(364,620)	(287,450)	(210,557)	(134,991)	(64,305)

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Appraisal Ref: **I** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed** No Units: **15**
Notes: **Median BCIS** Greenfield/Brownfield: **Small 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%
	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) **0.00** £ 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	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	65	702	65	702
2 bed House	194	2,091	150	1,613	344	3,704
3 bed House	537	5,781	105	1,126	642	6,907
4 bed House	242	2,599	23	249	265	2,849
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
	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	202,500
2 bed House	255,000	3,446	320	1,185,750
3 bed House	320,000	3,441	320	2,208,000
4 bed House	380,000	3,304	307	883,500
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
				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	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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 15 Greenfield/Brownfield: Small Greenfield
Notes: Median BCIS

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	£MV (no AH) less £GDV (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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 15
Notes: Median BCIS Greenfield/Brownfield: Small Greenfield

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	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	15 units @	20,805 per unit	(312,075)
	S106 analysis: 624,150 £ per ha	7.93% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	15 units @	4,678 per unit	(70,163)
	S106 analysis: 140,326 £ per ha	1.78% % of GDV	4,678 £ per unit (total units)	
	TOTAL S106 analysis: 764,476 £ per ha	9.71% % of GDV	25,483 £ per unit (total units)	
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)	
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	1,316	- 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)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 15
Notes: Median BCIS Greenfield/Brownfield: Small Greenfield

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	(39,838)
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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Small 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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1	10%	15%	20%	25%	30%	35%	40%
-		404,262	361,624	318,964	276,258	233,509	190,711	147,832
2,000		382,438	339,769	297,063	254,310	211,513	168,638	125,663
Other CBC/LCC S106 Contributions		360,574	317,868	275,111	232,316	189,440	146,475	103,387
20,805		338,672	295,912	253,118	210,243	167,284	124,219	80,988
8,000		316,713	273,920	231,045	188,093	145,040	101,849	58,511
10,000		294,723	251,847	208,902	165,861	122,695	79,371	36,034
12,000		272,650	229,711	186,682	143,533	100,232	56,894	12,802
14,000		250,520	207,503	164,371	121,093	77,755	34,378	(10,461)
16,000		228,324	185,209	141,953	98,615	55,278	11,130	(33,822)
18,000		206,047	162,814	119,476	76,138	32,706	(12,209)	(57,614)
20,000		183,674	140,337	96,999	53,661	9,404	(35,570)	(81,491)
22,000		161,197	117,859	74,521	31,016	(13,957)	(59,401)	(105,369)
24,000		138,720	95,382	52,044	7,655	(37,319)	(83,278)	(129,362)
26,000		116,243	72,905	29,268	(15,706)	(61,188)	(107,220)	(153,628)
28,000		93,765	50,373	5,907	(39,097)	(85,078)	(131,214)	(179,567)
30,000		71,269	27,520	(17,454)	(62,975)	(109,072)	(155,630)	(205,629)
32,000		48,682	4,158	(40,884)	(86,930)	(133,065)	(181,603)	(231,694)
34,000		25,771	(19,203)	(64,788)	(110,923)	(157,631)	(207,669)	(257,759)
36,000		2,410	(42,671)	(88,781)	(134,917)	(183,643)	(233,734)	(283,946)
38,000		(20,951)	(66,639)	(112,775)	(159,633)	(209,709)	(259,800)	(310,138)
40,000		(44,497)	(90,633)	(136,769)	(185,683)	(235,774)	(285,992)	(336,330)
42,000		(68,491)	(114,626)	(161,658)	(211,748)	(261,846)	(312,184)	(362,644)
44,000		(92,484)	(138,620)	(187,723)	(237,814)	(288,038)	(338,376)	(388,963)
46,000		(116,478)	(163,697)	(213,788)	(263,892)	(314,231)	(364,664)	(415,283)
48,000		(140,472)	(189,763)	(239,853)	(290,085)	(340,423)	(390,984)	(441,726)
50,000		(165,737)	(215,828)	(265,939)	(316,277)	(366,685)	(417,304)	(468,174)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1	10%	15%	20%	25%	30%	35%	40%
-		226,905	183,783	140,521	97,183	53,845	9,648	(35,311)
2,000		204,622	161,381	118,043	74,706	31,224	(13,698)	(59,135)
LCC TSA Contributions		182,242	138,904	95,566	52,228	7,915	(37,059)	(83,013)
4,678		159,765	116,427	73,089	29,528	(15,446)	(60,922)	(106,898)
8,000		137,287	93,949	50,612	6,166	(38,832)	(84,800)	(130,892)
10,000		114,810	71,472	27,779	(17,195)	(62,709)	(108,749)	(155,281)
12,000		92,333	48,933	4,418	(40,619)	(86,607)	(132,743)	(181,225)
14,000		69,829	26,031	(18,943)	(64,496)	(110,601)	(157,283)	(207,290)
16,000		47,243	2,670	(42,406)	(88,459)	(134,595)	(183,265)	(233,355)
18,000		24,282	(20,691)	(66,317)	(112,453)	(159,285)	(209,330)	(259,423)
20,000		921	(44,193)	(90,310)	(136,446)	(185,304)	(235,395)	(285,615)
22,000		(22,440)	(68,168)	(114,304)	(161,286)	(211,370)	(261,469)	(311,807)
24,000		(46,026)	(92,162)	(138,298)	(187,344)	(237,435)	(287,661)	(338,001)
26,000		(70,020)	(116,156)	(163,319)	(213,410)	(263,515)	(313,854)	(364,321)
28,000		(94,014)	(140,149)	(189,384)	(239,475)	(289,708)	(340,046)	(390,641)
30,000		(118,007)	(165,359)	(215,449)	(265,562)	(315,900)	(366,342)	(416,964)
32,000		(142,001)	(191,424)	(241,515)	(291,754)	(342,092)	(392,662)	(443,412)
34,000		(167,398)	(217,489)	(267,608)	(317,946)	(368,363)	(418,981)	(469,859)
36,000		(193,464)	(243,554)	(293,800)	(344,138)	(394,682)	(445,375)	(496,314)
38,000		(219,529)	(269,654)	(319,992)	(370,384)	(421,002)	(471,823)	(522,890)
40,000		(245,594)	(295,846)	(346,185)	(396,703)	(447,338)	(498,270)	(549,467)
42,000		(271,701)	(322,039)	(372,404)	(423,023)	(473,786)	(524,764)	(576,055)
44,000		(297,893)	(348,231)	(398,724)	(449,343)	(500,234)	(551,341)	(602,761)
46,000		(324,085)	(374,425)	(425,044)	(475,749)	(526,682)	(577,917)	(629,467)
48,000		(350,277)	(400,745)	(451,363)	(502,197)	(553,214)	(604,513)	(680,656)
50,000		(376,469)	(427,065)	(477,713)	(528,645)	(579,791)	(631,219)	(816,507)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone:
Median BCIS

Loughborough / Shepshed

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

Small Greenfield

TABLE 3

Balance (RLV - BLV £ per acre (n))	1	Other CBC/LCC S106 Contributions					20,805	
		5,000	10,000	15,000	20,000	25,000	30,000	
-	-	284,753	229,965	174,793	119,085	62,892	5,637	(53,099)
LCC TSA Contributions	2,000	262,873	207,954	152,583	96,608	40,415	(17,724)	(76,976)
4,678	4,000	240,957	185,876	130,272	74,131	17,318	(41,160)	(100,944)
	6,000	218,972	163,710	107,847	51,653	(6,043)	(65,037)	(124,937)
	8,000	196,918	141,451	85,369	28,958	(29,405)	(88,947)	(148,931)
	10,000	174,793	119,085	62,892	5,637	(53,099)	(112,940)	(174,813)
	12,000	152,583	96,608	40,415	(17,724)	(76,976)	(136,934)	(200,878)
	14,000	130,272	74,131	17,318	(41,160)	(100,944)	(161,814)	(226,944)
	16,000	107,847	51,653	(6,043)	(65,037)	(124,937)	(187,846)	(253,009)
	18,000	85,369	28,958	(29,405)	(88,947)	(148,931)	(213,911)	(279,165)
	20,000	62,892	5,637	(53,099)	(112,940)	(174,813)	(239,976)	(305,357)
	22,000	40,415	(17,724)	(76,976)	(136,934)	(200,878)	(266,069)	(331,550)
	24,000	17,318	(41,160)	(100,944)	(161,814)	(226,944)	(292,261)	(357,769)
	26,000	(6,043)	(65,037)	(124,937)	(187,846)	(253,009)	(318,454)	(384,089)
	28,000	(29,405)	(88,947)	(148,931)	(213,911)	(279,165)	(344,646)	(410,408)
	30,000	(53,099)	(112,940)	(174,813)	(239,976)	(305,357)	(370,929)	(436,728)
	32,000	(76,976)	(136,934)	(200,878)	(266,069)	(331,550)	(397,249)	(463,141)
	34,000	(100,944)	(161,814)	(226,944)	(292,261)	(357,769)	(423,568)	(489,589)
	36,000	(124,937)	(187,846)	(253,009)	(318,454)	(384,089)	(449,917)	(516,036)
	38,000	(148,931)	(213,911)	(279,165)	(344,646)	(410,408)	(476,365)	(542,517)
	40,000	(174,813)	(239,976)	(305,357)	(370,929)	(436,728)	(502,812)	(569,094)
	42,000	(200,878)	(266,069)	(331,550)	(397,249)	(463,141)	(529,260)	(595,670)
	44,000	(226,944)	(292,261)	(357,769)	(423,568)	(489,589)	(555,806)	(622,247)
	46,000	(253,009)	(318,454)	(384,089)	(449,917)	(516,036)	(582,382)	(648,927)
	48,000	(279,165)	(344,646)	(410,408)	(476,365)	(542,517)	(608,959)	(675,633)
	50,000	(305,357)	(370,929)	(436,728)	(502,812)	(569,094)	(635,575)	(702,339)

TABLE 4

Balance (RLV - BLV £ per acre (n))	1	Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	171,245	147,765	124,285	100,805	77,325	53,845	30,187	
LCC TSA Contributions	2,000	148,768	125,288	101,808	78,328	54,848	31,224	6,939
4,678	4,000	126,231	102,751	79,271	55,791	32,200	7,915	(16,370)
	6,000	103,644	80,164	56,684	33,124	8,839	(15,446)	(39,776)
	8,000	81,058	57,578	34,048	9,763	(14,522)	(38,832)	(63,654)
	10,000	58,471	34,972	10,687	(13,598)	(37,888)	(62,709)	(87,531)
	12,000	35,885	11,590	(12,695)	(36,980)	(61,786)	(86,607)	(111,429)
	14,000	12,400	(11,885)	(36,170)	(60,958)	(85,779)	(110,601)	(135,423)
	16,000	(11,074)	(35,359)	(60,129)	(84,951)	(109,773)	(134,595)	(160,180)
	18,000	(34,549)	(59,301)	(84,123)	(108,945)	(133,766)	(159,285)	(186,119)
	20,000	(58,548)	(83,370)	(108,191)	(133,013)	(158,470)	(185,304)	(212,139)
	22,000	(82,658)	(107,480)	(132,302)	(157,701)	(184,535)	(211,370)	(238,204)
	24,000	(106,769)	(131,591)	(156,932)	(183,766)	(210,601)	(237,435)	(264,269)
	26,000	(130,893)	(156,178)	(183,013)	(209,847)	(236,681)	(263,515)	(290,350)
	28,000	(155,536)	(182,371)	(209,205)	(236,039)	(262,873)	(289,708)	(316,542)
	30,000	(181,728)	(208,563)	(235,397)	(262,231)	(289,066)	(315,900)	(342,734)
	32,000	(207,921)	(234,755)	(261,589)	(288,423)	(315,258)	(342,092)	(368,926)
	34,000	(234,191)	(261,026)	(287,860)	(314,694)	(341,528)	(368,363)	(395,197)
	36,000	(260,511)	(287,345)	(314,180)	(341,014)	(367,848)	(394,682)	(421,517)
	38,000	(286,831)	(313,665)	(340,499)	(367,333)	(394,168)	(421,002)	(447,836)
	40,000	(313,167)	(340,001)	(366,835)	(393,670)	(420,504)	(447,338)	(474,173)
	42,000	(339,615)	(366,449)	(393,283)	(420,118)	(446,952)	(473,786)	(500,620)
	44,000	(366,062)	(392,897)	(419,731)	(446,565)	(473,400)	(500,234)	(527,068)
	46,000	(392,510)	(419,344)	(446,179)	(473,013)	(499,847)	(526,682)	(553,516)
	48,000	(419,043)	(445,877)	(472,712)	(499,546)	(526,380)	(553,214)	(580,049)
	50,000	(445,619)	(472,454)	(499,288)	(526,122)	(552,957)	(579,791)	(606,625)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone:
Median BCIS

Loughborough / Shepshed

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

TABLE 5

		BLV (£ per acre)						
Balance (RLV - BLV £ per acre (n))		100,000	120,000	140,000	160,000	180,000	200,000	220,000
	-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
	2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
LCC TSA Contributions	4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
	6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
	8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
	10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
	12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
	14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
	16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
	18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
	20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
	22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
	24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
	26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
	28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
	30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
	32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
	34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
	36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
	38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
	40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
	42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
	44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
	46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
	48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
	50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

		Build Cost 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
	-	185,186	141,715	97,838	53,845	8,914	(36,809)	(83,529)
	2,000	163,020	119,354	75,361	31,224	(14,447)	(60,667)	(107,523)
LCC TSA Contributions	4,000	140,763	96,877	52,884	7,915	(37,811)	(84,555)	(131,516)
	6,000	118,393	74,400	30,230	(15,446)	(61,688)	(108,549)	(155,957)
	8,000	95,916	51,923	6,916	(38,832)	(85,581)	(132,542)	(181,960)
	10,000	73,439	29,236	(16,445)	(62,709)	(109,575)	(157,066)	(208,026)
	12,000	50,961	5,917	(39,853)	(86,607)	(133,569)	(183,075)	(234,091)
	14,000	28,242	(17,444)	(63,730)	(110,601)	(158,175)	(209,140)	(260,156)
	16,000	4,918	(40,874)	(87,633)	(134,595)	(184,190)	(235,206)	(286,347)
	18,000	(18,443)	(64,751)	(111,627)	(159,285)	(210,255)	(261,275)	(312,540)
	20,000	(41,895)	(88,659)	(135,621)	(185,304)	(236,320)	(287,468)	(338,732)
	22,000	(65,773)	(112,653)	(160,394)	(211,370)	(262,395)	(313,660)	(364,986)
	24,000	(89,686)	(136,647)	(186,419)	(237,435)	(288,588)	(339,852)	(391,306)
	26,000	(113,679)	(161,503)	(212,484)	(263,515)	(314,780)	(366,112)	(417,625)
	28,000	(137,673)	(187,534)	(238,550)	(289,708)	(340,972)	(392,431)	(443,945)
	30,000	(162,612)	(213,599)	(264,636)	(315,900)	(367,237)	(418,751)	(470,393)
	32,000	(188,648)	(239,664)	(290,828)	(342,092)	(393,557)	(445,076)	(496,841)
	34,000	(214,714)	(265,756)	(317,020)	(368,363)	(419,876)	(471,524)	(523,289)
	36,000	(240,779)	(291,948)	(343,212)	(394,682)	(446,207)	(497,972)	(549,805)
	38,000	(266,876)	(318,140)	(369,488)	(421,002)	(472,655)	(524,420)	(576,381)
	40,000	(293,068)	(344,332)	(395,808)	(447,338)	(499,103)	(550,941)	(602,958)
	42,000	(319,260)	(370,614)	(422,128)	(473,786)	(525,551)	(577,518)	(629,545)
	44,000	(345,452)	(396,933)	(448,469)	(500,234)	(552,078)	(604,094)	(656,250)
	46,000	(371,739)	(423,253)	(474,917)	(526,682)	(578,654)	(630,687)	(682,956)
	48,000	(398,059)	(449,600)	(501,365)	(553,214)	(605,231)	(657,393)	(709,662)
	50,000	(424,379)	(476,048)	(527,813)	(579,791)	(631,829)	(684,098)	(816,268)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **15**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Small Greenfield**
 Notes: **Median BCIS**

TABLE 7		Market Values 100%						
Balance (RLV - BLV £ per acre (n))	1	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		(91,077)	(41,821)	6,453	53,845	100,227	146,539	192,533
2,000		(115,071)	(65,698)	(16,908)	31,224	77,750	124,132	170,310
LCC TSA Contributions								
4,000		(139,065)	(89,587)	(40,326)	7,915	55,272	101,654	147,990
4,678								
6,000		(164,117)	(113,581)	(64,204)	(15,446)	32,701	79,177	125,559
8,000		(190,156)	(137,575)	(88,097)	(38,832)	9,377	56,700	103,082
10,000		(216,221)	(162,506)	(112,091)	(62,709)	(13,984)	34,177	80,604
12,000		(242,287)	(188,539)	(136,085)	(86,607)	(37,345)	10,839	58,127
14,000		(268,420)	(214,604)	(160,895)	(110,601)	(61,215)	(12,522)	35,650
16,000		(294,612)	(240,669)	(186,922)	(134,595)	(85,117)	(35,883)	12,301
18,000		(320,804)	(266,785)	(212,987)	(159,285)	(109,111)	(59,721)	(11,060)
20,000		(347,034)	(292,977)	(239,052)	(185,304)	(133,105)	(83,627)	(34,421)
22,000		(373,354)	(319,170)	(265,150)	(211,370)	(157,674)	(107,621)	(58,226)
24,000		(399,674)	(345,371)	(291,343)	(237,435)	(183,687)	(131,615)	(82,137)
26,000		(426,002)	(371,690)	(317,535)	(263,515)	(209,752)	(156,063)	(106,131)
28,000		(452,450)	(398,010)	(343,727)	(289,708)	(235,818)	(182,070)	(130,125)
30,000		(478,898)	(424,330)	(370,026)	(315,900)	(261,883)	(208,135)	(154,452)
32,000		(505,346)	(450,746)	(396,346)	(342,092)	(288,073)	(234,201)	(180,453)
34,000		(531,904)	(477,194)	(422,666)	(368,363)	(314,265)	(260,266)	(206,518)
36,000		(558,481)	(503,642)	(449,042)	(394,682)	(340,457)	(286,438)	(232,583)
38,000		(585,057)	(530,149)	(475,490)	(421,002)	(366,699)	(312,630)	(258,649)
40,000		(611,720)	(556,725)	(501,938)	(447,338)	(393,019)	(338,822)	(284,803)
42,000		(638,426)	(583,302)	(528,393)	(473,786)	(419,338)	(365,035)	(310,995)
44,000		(665,132)	(609,902)	(554,970)	(500,234)	(445,658)	(391,355)	(337,187)
46,000		(754,258)	(636,608)	(581,546)	(526,682)	(472,082)	(417,674)	(363,379)
48,000		(890,109)	(663,314)	(608,123)	(553,214)	(498,530)	(443,994)	(389,691)
50,000		(1,025,959)	(690,186)	(634,789)	(579,791)	(524,978)	(470,378)	(416,011)

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Appraisal Ref: **J** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** No Units: **35**
 Notes: Median BCIS Greenfield/Brownfield: **Medium 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%
	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) 0.00 £ 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	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	152	1,639	152	1,639
2 bed House	453	4,879	350	3,764	803	8,642
3 bed House	1,172	12,619	244	2,628	1,416	15,247
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
	2,189	23,563	800	8,612	2,989	32,175

AH % by floor area: 26.77% 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	250,000	3,378	314	2,712,500
3 bed House	300,000	3,448	320	4,830,000
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
				10,076,500

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	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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 35 Greenfield/Brownfield: Medium Greenfield
Notes: Median BCIS

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	6.1	@	250,000	1,531,250
3 bed House	13.5	@	300,000	4,042,500
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			7,435,750
Affordable Rent GDV -				
1 bed House	1.8	@	81,000	142,459
2 bed House	3.2	@	112,500	356,147
3 bed House	1.8	@	135,000	237,431
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			796,186
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	0.9	@	126,000	109,148
2 bed House	1.6	@	175,000	272,869
3 bed House	0.9	@	210,000	181,913
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		610,013
Sub-total GDV Residential				
	35			8,841,949
AH on-site cost analysis:		13.96% % of GDV	£MV (no AH) less £GDV (inc. AH)	1,234,551
		413 £ psm (total GIA sqm)	35,273 £ per unit (total units)	
Grant				
	11	AH units @	0 per unit	-
Total GDV				
				8,841,949

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 35
Notes: Median BCIS Greenfield/Brownfield: Medium Greenfield

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential) (16,170)					
Planning Application Professional Fees, Surveys and reports (50,000)					
CIL (Mrkt only + garages) 2,189 sqm 0.00 £ psm -					
CIL analysis: 0.00% % of GDV 0 £ 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 8.24% % of GDV 20,805 £ per unit (total units)					
LCC TSA Contributions Years (all) 35 units @ 1,275 per unit (44,636)					
S106 analysis: 38,259 £ per ha 0.50% % of GDV 1,275 £ per unit (total units)					
TOTAL S106 analysis: 662,409 £ per ha 8.74% % of GDV 22,080 £ per unit (total units)					
AH Commuted Sum 2,989 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 803 sqm @ 1,468 psm (1,178,657)					
3 bed House 1,416 sqm @ 1,468 psm (2,079,349)					
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 (Mrkt only) 13 2,989 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 4,388,109 @ 10.0% (438,811)					
Ext. Works analysis: 12,537 £ 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) 5,031,950 @ 3.0% (150,958)					

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **35**
Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Medium Greenfield**
Notes: **Median BCIS**

Professional Fees	5,031,950 @	7.0%		(352,236)
Disposal Costs -				
OMS Marketing and Promotion	7,435,750 OMS @	3.00%	6,374 £ per unit	(223,073)
Residential Sales Agent Costs	7,435,750 OMS @	1.00%	2,125 £ per unit	(74,358)
Residential Sales Legal Costs	7,435,750 OMS @	0.25%	531 £ per unit	(18,589)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,315 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(88,082)
Developers Profit -				
Profit on OMS	7,435,750	20.00%		(1,487,150)
Margin on AH	1,406,199	6.00% on AH values		(84,372)
Profit analysis:	8,841,949	17.77% blended GDV	(1,571,522)	
	6,788,226	23.15% on costs	(1,571,522)	
TOTAL COSTS				(8,359,748)

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)	
			4.89% % 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:	2,562	sqm/ha (net)	11,161	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)	
			4.89% % BLV / GDV	

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **35**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Medium 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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	403,222	360,452	317,638	274,806	231,920	188,976	145,963
	2,000	381,442	338,628	295,792	252,905	209,961	166,954	123,852
Other CBC/LCC S106 Contributions	4,000	359,618	316,777	273,890	230,947	187,945	144,854	101,644
	6,000	337,762	294,875	251,932	208,936	165,856	122,662	79,322
	8,000	315,860	272,918	229,927	186,858	143,680	100,362	56,872
	10,000	293,903	250,918	207,854	164,692	121,401	77,938	34,395
	12,000	271,910	228,846	185,694	142,433	99,004	55,461	11,918
	14,000	249,837	206,696	163,451	120,070	76,527	32,984	(10,560)
	16,000	227,698	184,469	141,111	97,593	54,050	10,506	(33,119)
	18,000	205,487	162,151	118,659	75,116	31,572	(12,014)	(55,706)
	20,000	183,190	139,725	96,182	52,638	9,091	(34,600)	(78,560)
	22,000	160,791	117,248	73,704	30,161	(13,495)	(57,187)	(101,922)
	24,000	138,314	94,770	51,227	7,610	(36,082)	(80,092)	(125,889)
	26,000	115,836	72,293	28,715	(14,977)	(58,669)	(103,523)	(149,883)
	28,000	93,359	49,816	6,128	(37,563)	(81,625)	(127,517)	(175,812)
	30,000	70,882	27,234	(16,458)	(60,150)	(105,151)	(151,633)	(201,860)
	32,000	48,339	4,647	(39,045)	(83,198)	(129,145)	(177,590)	(227,925)
	34,000	25,752	(17,940)	(61,632)	(106,779)	(153,393)	(203,655)	(253,990)
	36,000	3,165	(40,527)	(84,790)	(130,772)	(179,386)	(229,721)	(280,177)
	38,000	(19,421)	(63,159)	(108,407)	(155,153)	(205,451)	(255,786)	(306,369)
	40,000	(42,008)	(86,383)	(132,400)	(181,182)	(231,517)	(281,978)	(332,570)
	42,000	(64,699)	(110,034)	(156,912)	(207,247)	(257,588)	(308,170)	(358,889)
	44,000	(87,976)	(134,028)	(182,978)	(233,312)	(283,780)	(334,362)	(385,209)
	46,000	(111,662)	(158,708)	(209,043)	(259,389)	(309,972)	(360,666)	(411,554)
	48,000	(135,656)	(184,774)	(235,108)	(285,581)	(336,164)	(386,986)	(438,002)
	50,000	(160,504)	(210,839)	(261,191)	(311,773)	(362,442)	(413,305)	(464,449)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	188,450	145,011	101,467	57,924	14,381	(29,289)	(73,067)
	2,000	166,077	122,533	78,990	35,447	(8,184)	(51,876)	(96,428)
LCC TSA Contributions	4,000	143,599	100,056	56,513	12,921	(30,771)	(74,599)	(120,247)
	6,000	121,122	77,579	34,026	(9,665)	(53,357)	(97,968)	(144,241)
	8,000	98,645	55,101	11,440	(32,252)	(76,131)	(121,875)	(169,713)
	10,000	76,167	32,545	(11,147)	(54,839)	(99,560)	(145,869)	(195,730)
	12,000	53,650	9,958	(33,734)	(77,678)	(123,503)	(171,473)	(221,796)
	14,000	31,063	(12,629)	(56,320)	(101,153)	(147,496)	(197,526)	(247,861)
	16,000	8,477	(35,215)	(79,270)	(125,130)	(173,257)	(223,591)	(274,018)
	18,000	(14,110)	(57,822)	(102,765)	(149,124)	(199,322)	(249,657)	(300,210)
	20,000	(36,697)	(80,863)	(126,758)	(175,053)	(225,387)	(275,819)	(326,402)
	22,000	(59,362)	(104,392)	(150,813)	(201,118)	(251,453)	(302,011)	(352,700)
	24,000	(82,455)	(128,386)	(176,848)	(227,183)	(277,621)	(328,203)	(379,020)
	26,000	(106,020)	(152,579)	(202,914)	(253,248)	(303,813)	(354,477)	(405,340)
	28,000	(130,014)	(178,644)	(228,979)	(279,422)	(330,005)	(380,796)	(431,782)
	30,000	(154,375)	(204,710)	(255,044)	(305,614)	(356,253)	(407,116)	(458,230)
	32,000	(180,440)	(230,775)	(281,224)	(331,806)	(382,573)	(433,503)	(484,691)
	34,000	(206,505)	(256,840)	(307,416)	(358,030)	(408,893)	(459,951)	(511,268)
	36,000	(232,571)	(283,025)	(333,608)	(384,350)	(435,224)	(486,399)	(537,844)
	38,000	(258,636)	(309,217)	(359,806)	(410,669)	(461,672)	(512,902)	(564,454)
	40,000	(284,827)	(335,409)	(386,126)	(436,989)	(488,119)	(539,478)	(591,160)
	42,000	(311,019)	(361,602)	(412,446)	(463,392)	(514,567)	(566,055)	(617,866)
	44,000	(337,211)	(387,903)	(438,765)	(489,840)	(541,112)	(592,676)	(699,181)
	46,000	(363,403)	(414,222)	(465,113)	(516,288)	(567,689)	(619,382)	(835,032)
	48,000	(389,679)	(440,542)	(491,561)	(542,746)	(594,265)	(646,088)	(970,882)
	50,000	(415,999)	(466,862)	(518,009)	(569,323)	(620,898)	(712,081)	(1,106,733)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone:
Median BCIS

Loughborough / Shepshed

No Units: **35**
Greenfield/Brownfield:

Medium Greenfield

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
1,275

		Other CBC/LCC S106 Contributions				20,805	20,000	25,000	30,000
-	-	5,000	10,000	15,000	20,000	25,000	30,000		
-	245,885	190,983	135,612	79,621	23,428	(32,973)	(90,111)		
2,000	223,980	168,907	113,296	57,144	907	(55,560)	(113,845)		
4,000	201,995	146,741	90,860	34,666	(21,679)	(78,409)	(137,839)		
6,000	179,947	124,480	68,382	12,189	(44,266)	(101,849)	(162,792)		
8,000	157,824	102,098	45,905	(10,386)	(66,853)	(125,842)	(188,831)		
10,000	135,612	79,621	23,428	(32,973)	(90,111)	(149,836)	(214,896)		
12,000	113,296	57,144	907	(55,560)	(113,845)	(175,798)	(240,961)		
14,000	90,860	34,666	(21,679)	(78,409)	(137,839)	(201,863)	(267,078)		
16,000	68,382	12,189	(44,266)	(101,849)	(162,792)	(227,929)	(293,270)		
18,000	45,905	(10,386)	(66,853)	(125,842)	(188,831)	(253,994)	(319,463)		
20,000	23,428	(32,973)	(90,111)	(149,836)	(214,896)	(280,174)	(345,660)		
22,000	907	(55,560)	(113,845)	(175,798)	(240,961)	(306,366)	(371,979)		
24,000	(21,679)	(78,409)	(137,839)	(201,863)	(267,078)	(332,559)	(398,299)		
26,000	(44,266)	(101,849)	(162,792)	(227,929)	(293,270)	(358,820)	(424,619)		
28,000	(66,853)	(125,842)	(188,831)	(253,994)	(319,463)	(385,139)	(451,026)		
30,000	(90,111)	(149,836)	(214,896)	(280,174)	(345,660)	(411,459)	(477,474)		
32,000	(113,845)	(175,798)	(240,961)	(306,366)	(371,979)	(437,803)	(503,922)		
34,000	(137,839)	(201,863)	(267,078)	(332,559)	(398,299)	(464,250)	(530,415)		
36,000	(162,792)	(227,929)	(293,270)	(358,820)	(424,619)	(490,698)	(556,992)		
38,000	(188,831)	(253,994)	(319,463)	(385,139)	(451,026)	(517,146)	(583,568)		
40,000	(214,896)	(280,174)	(345,660)	(411,459)	(477,474)	(543,704)	(610,149)		
42,000	(240,961)	(306,366)	(371,979)	(437,803)	(503,922)	(570,280)	(636,855)		
44,000	(267,078)	(332,559)	(398,299)	(464,250)	(530,415)	(596,857)	(663,561)		
46,000	(293,270)	(358,820)	(424,619)	(490,698)	(556,992)	(623,502)	(690,267)		
48,000	(319,463)	(385,139)	(451,026)	(517,146)	(583,568)	(650,208)	(806,153)		
50,000	(345,660)	(411,459)	(477,474)	(543,704)	(610,149)	(676,914)	(942,003)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
1,275

	Profit 20%						
	15%	16%	17%	18%	19%	20%	21%
-	127,226	104,657	82,088	59,519	36,950	14,381	(8,188)
2,000	104,661	82,092	59,523	36,954	14,385	(8,184)	(30,753)
4,000	82,075	59,506	36,937	14,367	(8,202)	(30,771)	(53,340)
6,000	59,488	36,919	14,350	(8,219)	(30,788)	(53,357)	(76,113)
8,000	36,901	14,332	(8,237)	(30,806)	(53,375)	(76,131)	(99,474)
10,000	14,249	(8,320)	(30,889)	(53,458)	(76,217)	(99,560)	(123,368)
12,000	(8,447)	(31,016)	(53,586)	(76,349)	(99,692)	(123,503)	(147,361)
14,000	(31,144)	(53,713)	(76,481)	(99,824)	(123,638)	(147,496)	(173,086)
16,000	(53,862)	(76,635)	(99,978)	(123,795)	(147,654)	(173,257)	(199,050)
18,000	(76,882)	(100,224)	(124,047)	(147,905)	(173,529)	(199,322)	(225,115)
20,000	(100,471)	(124,298)	(148,157)	(173,801)	(199,594)	(225,387)	(251,180)
22,000	(124,550)	(148,409)	(174,073)	(199,866)	(225,659)	(251,453)	(277,246)
24,000	(148,755)	(174,448)	(200,241)	(226,034)	(251,827)	(277,621)	(303,414)
26,000	(174,847)	(200,640)	(226,433)	(252,226)	(278,020)	(303,813)	(329,606)
28,000	(201,039)	(226,832)	(252,625)	(278,418)	(304,212)	(330,005)	(355,798)
30,000	(227,287)	(253,081)	(278,874)	(304,667)	(330,460)	(356,253)	(382,047)
32,000	(253,607)	(279,400)	(305,193)	(330,987)	(356,780)	(382,573)	(408,366)
34,000	(279,927)	(305,720)	(331,513)	(357,306)	(383,099)	(408,893)	(434,686)
36,000	(306,258)	(332,051)	(357,844)	(383,638)	(409,431)	(435,224)	(461,017)
38,000	(332,706)	(358,499)	(384,292)	(410,085)	(435,879)	(461,672)	(487,465)
40,000	(359,153)	(384,947)	(410,740)	(436,533)	(462,326)	(488,119)	(513,913)
42,000	(385,601)	(411,394)	(437,188)	(462,981)	(488,774)	(514,567)	(540,360)
44,000	(412,146)	(437,940)	(463,733)	(489,526)	(515,319)	(541,112)	(566,906)
46,000	(438,723)	(464,516)	(490,309)	(516,102)	(541,896)	(567,689)	(593,482)
48,000	(465,299)	(491,093)	(516,886)	(542,679)	(568,472)	(594,265)	(620,059)
50,000	(491,932)	(517,726)	(543,519)	(569,312)	(595,105)	(620,898)	(646,692)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone:
Median BCIS

Loughborough / Shepshed

No Units: **35**
Greenfield/Brownfield: **Medium Greenfield**

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
1,275

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
1,275

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	142,614	100,050	57,216	14,381	(28,641)	(71,725)	(116,714)
2,000	120,332	77,573	34,738	(8,184)	(51,227)	(95,132)	(140,708)
4,000	97,931	55,096	12,261	(30,771)	(73,928)	(118,977)	(165,894)
6,000	75,453	32,618	(10,314)	(53,357)	(97,346)	(142,971)	(191,948)
8,000	52,976	10,141	(32,901)	(76,131)	(121,240)	(168,340)	(218,013)
10,000	30,499	(12,444)	(55,487)	(99,560)	(145,233)	(194,406)	(244,078)
12,000	8,012	(35,031)	(78,335)	(123,503)	(170,799)	(220,471)	(270,210)
14,000	(14,574)	(57,618)	(101,774)	(147,496)	(196,864)	(246,536)	(296,402)
16,000	(37,161)	(80,538)	(125,765)	(173,257)	(222,929)	(272,680)	(322,595)
18,000	(59,748)	(104,035)	(149,759)	(199,322)	(248,994)	(298,872)	(348,807)
20,000	(82,741)	(128,028)	(175,715)	(225,387)	(275,150)	(325,065)	(375,127)
22,000	(106,297)	(152,186)	(201,780)	(251,453)	(301,343)	(351,289)	(401,446)
24,000	(130,291)	(178,173)	(227,845)	(277,621)	(327,535)	(377,609)	(427,766)
26,000	(154,632)	(204,238)	(253,911)	(303,813)	(353,771)	(403,928)	(454,189)
28,000	(180,631)	(230,304)	(280,091)	(330,005)	(380,091)	(430,248)	(480,637)
30,000	(206,696)	(256,369)	(306,283)	(356,253)	(406,411)	(456,683)	(507,085)
32,000	(232,762)	(282,561)	(332,475)	(382,573)	(432,730)	(483,131)	(533,593)
34,000	(258,839)	(308,753)	(358,736)	(408,893)	(459,177)	(509,579)	(560,170)
36,000	(285,031)	(334,945)	(385,055)	(435,224)	(485,625)	(536,100)	(586,746)
38,000	(311,223)	(361,218)	(411,375)	(461,672)	(512,073)	(562,676)	(613,343)
40,000	(337,415)	(387,537)	(437,718)	(488,119)	(538,606)	(589,253)	(640,048)
42,000	(363,700)	(413,857)	(464,166)	(514,567)	(565,182)	(615,861)	(666,754)
44,000	(390,019)	(440,212)	(490,614)	(541,112)	(591,759)	(642,567)	(693,460)
46,000	(416,339)	(466,660)	(517,061)	(567,689)	(618,380)	(669,273)	(722,397)
48,000	(442,707)	(493,108)	(543,619)	(594,265)	(645,086)	(699,367)	(758,248)
50,000	(469,154)	(519,556)	(570,195)	(620,898)	(671,791)	(735,209)	(808,099)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:
Median BCIS

Loughborough / Shepshed

No Units: **35**

Greenfield/Brownfield:

Medium Greenfield

TABLE 7

Balance (RLV - BLV £ per acre (n))

Market Values 100%

LCC TSA Contributions
1,275

	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(122,214)	(75,317)	(30,377)	14,381	58,963	103,546	147,985
2,000	(146,208)	(98,720)	(52,963)	(8,184)	36,486	81,068	125,638
4,000	(171,853)	(122,644)	(75,724)	(30,771)	14,009	58,591	103,174
6,000	(197,918)	(146,637)	(99,140)	(53,357)	(8,578)	36,114	80,696
8,000	(223,983)	(172,321)	(123,073)	(76,131)	(31,164)	13,615	58,219
10,000	(250,049)	(198,386)	(147,067)	(99,560)	(53,751)	(8,972)	35,742
12,000	(276,238)	(224,451)	(172,789)	(123,503)	(76,539)	(31,558)	13,221
14,000	(302,430)	(250,517)	(198,854)	(147,496)	(99,980)	(54,145)	(9,365)
16,000	(328,622)	(276,699)	(224,919)	(173,257)	(123,932)	(76,946)	(31,952)
18,000	(354,924)	(302,891)	(250,985)	(199,322)	(147,926)	(100,401)	(54,539)
20,000	(381,244)	(329,083)	(277,160)	(225,387)	(173,725)	(124,362)	(77,354)
22,000	(407,564)	(355,367)	(303,352)	(251,453)	(199,790)	(148,355)	(100,821)
24,000	(433,981)	(381,687)	(329,544)	(277,621)	(225,855)	(174,193)	(124,791)
26,000	(460,429)	(408,007)	(355,810)	(303,813)	(251,921)	(200,258)	(148,785)
28,000	(486,877)	(434,395)	(382,130)	(330,005)	(278,081)	(226,323)	(174,661)
30,000	(513,412)	(460,843)	(408,450)	(356,253)	(304,274)	(252,389)	(200,726)
32,000	(539,988)	(487,291)	(434,810)	(382,573)	(330,466)	(278,542)	(226,791)
34,000	(566,565)	(513,786)	(461,257)	(408,893)	(356,696)	(304,734)	(252,857)
36,000	(593,220)	(540,363)	(487,705)	(435,224)	(383,016)	(330,927)	(279,003)
38,000	(619,926)	(566,939)	(514,161)	(461,672)	(409,336)	(357,139)	(305,195)
40,000	(646,631)	(593,544)	(540,738)	(488,119)	(435,655)	(383,459)	(331,388)
42,000	(742,312)	(620,250)	(567,314)	(514,567)	(462,086)	(409,779)	(357,582)
44,000	(878,162)	(646,956)	(593,891)	(541,112)	(488,534)	(436,098)	(383,902)
46,000	(1,014,013)	(691,252)	(620,574)	(567,689)	(514,982)	(462,500)	(410,222)
48,000	(1,149,864)	(827,102)	(647,280)	(594,265)	(541,487)	(488,948)	(436,541)
50,000	(1,285,715)	(962,953)	(673,986)	(620,898)	(568,064)	(515,396)	(462,915)

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Appraisal Ref: **K** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** No Units: **60**
 Notes: **Median BCIS** Greenfield/Brownfield: **Medium 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% 100.0%

CIL Rate (£ psm) 0.00 £ 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	25.0%	10.5	45.00%	8.1	31%	18.6
3 bed House	55.0%	23.1	25.00%	4.5	46%	27.6
4 bed House	20.0%	8.4	5.00%	0.9	16%	9.3
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%	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	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	777	8,364	599	6,452	1,376	14,815
3 bed House	2,010	21,632	419	4,505	2,428	26,137
4 bed House	966	10,398	93	998	1,059	11,396
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
	3,753	40,394	1,372	14,764	5,124	55,158

AH % by floor area: 26.77% 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	4,650,000
3 bed House	300,000	3,448	320	8,280,000
4 bed House	380,000	3,304	307	3,534,000
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
				17,274,000

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 60 Greenfield/Brownfield: Medium Greenfield
Notes: Median BCIS

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	0.0	@	180,000	-
2 bed House	10.5	@	250,000	2,625,000
3 bed House	23.1	@	300,000	6,930,000
4 bed House	8.4	@	380,000	3,192,000
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			12,747,000
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			15,157,628
	AH on-site cost analysis:		13.96% % of GDV	£MV (no AH) less £GDV (inc. AH)
			413 £ psm (total GIA sqm)	35,273 £ per unit (total units)
Grant				
	18	AH units @	0 per unit	-
Total GDV				
				15,157,628

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 60
Notes: Median BCIS Greenfield/Brownfield: Medium Greenfield

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(24,239)
Planning Application Professional Fees, Surveys and reports					(70,000)
CIL (Mrkt only + garages)		3,753 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	60 units @		20,805 per unit	(1,248,300)
	S106 analysis:	8.24% % of GDV		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	60 units @		1,612 per unit	(96,742)
	S106 analysis:	0.64% % of GDV		1,612 £ per unit (total units)	
	TOTAL S106 analysis:	8.87% % of GDV		22,417 £ per unit (total units)	
AH Commuted Sum		5,124 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 @		1,468 psm	(383,148)
2 bed House		1,376 sqm @		1,468 psm	(2,020,555)
3 bed House		2,428 sqm @		1,468 psm	(3,564,598)
4 bed House		1,059 sqm @		1,468 psm	(1,554,172)
5 bed House		- sqm @		1,468 psm	-
1 bed Flat		- sqm @		1,691 psm	-
2 bed Flat		- sqm @		1,691 psm	-
3 bed Flat	5,124	- sqm @		1,691 psm	-
Garages for 3B House (Mrkt only)	23	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	8	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @ 600 psm	-
External works		7,522,472 @		10.0%	(752,247)
	Ext. Works analysis:			12,537 £ 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)		8,626,200 @		3.0%	(258,786)

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Scheme Typology: **BETA scheme** No Units: **60**
Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Medium Greenfield**
Notes: **Median BCIS**

Professional Fees	8,626,200 @	7.0%		(603,834)
Disposal Costs -				
OMS Marketing and Promotion	12,747,000 OMS @	3.00%	6,374 £ per unit	(382,410)
Residential Sales Agent Costs	12,747,000 OMS @	1.00%	2,125 £ per unit	(127,470)
Residential Sales Legal Costs	12,747,000 OMS @	0.25%	531 £ per unit	(31,868)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			9,196 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(148,540)
Developers Profit -				
Profit on OMS	12,747,000	20.00%		(2,549,400)
Margin on AH	2,410,628	6.00% on AH values		(144,638)
Profit analysis:	15,157,628	17.77% blended GDV	(2,694,038)	
	11,628,389	23.17% on costs	(2,694,038)	
TOTAL COSTS				(14,322,426)

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)	
			4.89% % 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:	2,562	sqm/ha (net)	11,161	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)	
			4.89% % BLV / GDV	

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **60**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Medium 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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	403,135	360,378	317,564	274,744	231,857	188,924	145,921
	2,000	381,367	338,554	295,729	252,842	209,910	166,913	123,821
Other CBC/LCC S106 Contributions	4,000	359,544	316,714	273,827	230,895	187,904	144,822	101,621
	6,000	337,699	294,812	251,881	208,895	165,824	122,639	79,307
	8,000	315,798	272,866	229,886	186,822	143,657	100,347	56,865
	10,000	293,852	250,877	207,813	164,660	121,386	77,931	34,388
	12,000	271,867	228,804	185,662	142,410	98,997	55,454	11,910
	14,000	249,795	206,664	163,428	120,057	76,520	32,976	(10,567)
	16,000	227,666	184,446	141,096	97,586	54,042	10,499	(33,119)
	18,000	205,464	162,136	118,652	75,108	31,565	(12,014)	(55,706)
	20,000	183,175	139,717	96,174	52,631	9,088	(34,600)	(78,292)
	22,000	160,783	117,240	73,697	30,154	(13,495)	(57,187)	(100,879)
	24,000	138,306	94,763	51,220	7,610	(36,082)	(79,774)	(124,277)
	26,000	115,829	72,286	28,715	(14,977)	(58,669)	(102,386)	(148,271)
	28,000	93,352	49,808	6,128	(37,564)	(81,255)	(125,905)	(174,070)
	30,000	70,874	27,233	(16,458)	(60,150)	(103,937)	(149,899)	(200,108)
	32,000	48,339	4,647	(39,045)	(82,769)	(127,533)	(175,839)	(226,174)
	34,000	25,752	(17,940)	(61,632)	(105,529)	(151,650)	(201,904)	(252,239)
	36,000	3,165	(40,527)	(84,309)	(129,161)	(177,635)	(227,970)	(278,417)
	38,000	(19,422)	(63,152)	(107,122)	(153,410)	(203,700)	(254,035)	(304,609)
	40,000	(42,008)	(85,849)	(130,788)	(179,431)	(229,765)	(280,218)	(330,801)
	42,000	(64,692)	(108,714)	(155,170)	(205,496)	(255,831)	(306,411)	(357,121)
	44,000	(87,388)	(132,416)	(181,227)	(231,561)	(282,020)	(332,603)	(383,441)
	46,000	(110,307)	(156,957)	(207,292)	(257,629)	(308,212)	(358,898)	(409,777)
	48,000	(134,044)	(183,022)	(233,357)	(283,822)	(334,404)	(385,217)	(436,225)
	50,000	(158,753)	(209,088)	(259,431)	(310,014)	(360,674)	(411,537)	(462,673)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	192,187	148,791	105,248	61,705	18,161	(25,483)	(69,174)
	2,000	169,836	126,314	82,771	39,227	(4,377)	(48,069)	(91,761)
LCC TSA Contributions	4,000	147,380	103,837	60,293	16,728	(26,964)	(70,656)	(114,750)
	6,000	124,903	81,359	37,816	(5,859)	(49,551)	(93,243)	(138,585)
	8,000	102,425	58,882	15,246	(28,446)	(72,138)	(116,343)	(163,599)
	10,000	79,948	36,351	(7,341)	(51,032)	(94,764)	(140,213)	(189,586)
	12,000	57,456	13,765	(29,927)	(73,619)	(117,935)	(165,358)	(215,652)
	14,000	34,870	(8,822)	(52,514)	(96,303)	(141,841)	(191,382)	(241,717)
	16,000	12,283	(31,409)	(75,146)	(119,528)	(167,118)	(217,447)	(267,844)
	18,000	(10,304)	(53,996)	(97,843)	(143,468)	(193,178)	(243,513)	(294,036)
	20,000	(32,890)	(76,686)	(121,120)	(168,909)	(219,243)	(269,645)	(320,228)
	22,000	(55,529)	(99,383)	(145,096)	(194,974)	(245,309)	(295,837)	(346,496)
	24,000	(78,226)	(122,730)	(170,704)	(221,039)	(271,447)	(322,029)	(372,816)
	26,000	(100,923)	(146,724)	(196,770)	(247,104)	(297,639)	(348,273)	(399,136)
	28,000	(124,358)	(172,500)	(222,835)	(273,248)	(323,831)	(374,593)	(425,548)
	30,000	(148,364)	(198,566)	(248,900)	(299,440)	(350,049)	(400,912)	(451,996)
	32,000	(174,296)	(224,631)	(275,050)	(325,632)	(376,369)	(427,269)	(478,444)
	34,000	(200,361)	(250,696)	(301,242)	(351,826)	(402,689)	(453,717)	(505,003)
	36,000	(226,427)	(276,851)	(327,434)	(378,146)	(429,008)	(480,165)	(531,580)
	38,000	(252,492)	(303,043)	(353,626)	(404,465)	(455,438)	(506,637)	(558,159)
	40,000	(278,653)	(329,235)	(379,922)	(430,785)	(481,885)	(533,214)	(584,865)
	42,000	(304,845)	(355,428)	(406,242)	(457,158)	(508,333)	(559,790)	(611,571)
	44,000	(331,037)	(381,699)	(432,561)	(483,606)	(534,848)	(586,381)	(667,159)
	46,000	(357,229)	(408,018)	(458,881)	(510,054)	(561,424)	(613,087)	(803,009)
	48,000	(383,475)	(434,338)	(485,327)	(536,502)	(588,001)	(639,793)	(938,860)
	50,000	(409,795)	(460,658)	(511,775)	(563,058)	(614,603)	(680,059)	(1,074,711)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone:
Median BCIS

Loughborough / Shepshed

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

Medium Greenfield

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
1,612

		Other CBC/LCC S106 Contributions				20,805	20,000	25,000	30,000
		-	5,000	10,000	15,000	20,000	25,000	30,000	
-	-	249,514	194,656	139,342	83,402	27,209	(29,166)	(85,633)	
2,000	227,612	172,589	117,051	60,924	4,714	(51,753)	(108,486)		
4,000	205,649	150,445	94,640	38,447	(17,873)	(74,340)	(132,183)		
6,000	183,626	128,209	72,163	15,970	(40,460)	(96,977)	(156,678)		
8,000	161,528	105,866	49,686	(6,580)	(63,046)	(120,224)	(182,687)		
10,000	139,342	83,402	27,209	(29,166)	(85,633)	(144,180)	(208,752)		
12,000	117,051	60,924	4,714	(51,753)	(108,486)	(169,654)	(234,817)		
14,000	94,640	38,447	(17,873)	(74,340)	(132,183)	(195,719)	(260,904)		
16,000	72,163	15,970	(40,460)	(96,977)	(156,678)	(221,785)	(287,096)		
18,000	49,686	(6,580)	(63,046)	(120,224)	(182,687)	(247,850)	(313,289)		
20,000	27,209	(29,166)	(85,633)	(144,180)	(208,752)	(274,000)	(339,481)		
22,000	4,714	(51,753)	(108,486)	(169,654)	(234,817)	(300,193)	(365,775)		
24,000	(17,873)	(74,340)	(132,183)	(195,719)	(260,904)	(326,385)	(392,095)		
26,000	(40,460)	(96,977)	(156,678)	(221,785)	(287,096)	(352,616)	(418,415)		
28,000	(63,046)	(120,224)	(182,687)	(247,850)	(313,289)	(378,935)	(444,792)		
30,000	(85,633)	(144,180)	(208,752)	(274,000)	(339,481)	(405,255)	(471,240)		
32,000	(108,486)	(169,654)	(234,817)	(300,193)	(365,775)	(431,575)	(497,688)		
34,000	(132,183)	(195,719)	(260,904)	(326,385)	(392,095)	(458,016)	(524,151)		
36,000	(156,678)	(221,785)	(287,096)	(352,616)	(418,415)	(484,464)	(550,727)		
38,000	(182,687)	(247,850)	(313,289)	(378,935)	(444,792)	(510,912)	(577,304)		
40,000	(208,752)	(274,000)	(339,481)	(405,255)	(471,240)	(537,439)	(603,880)		
42,000	(234,817)	(300,193)	(365,775)	(431,575)	(497,688)	(564,015)	(630,560)		
44,000	(260,904)	(326,385)	(392,095)	(458,016)	(524,151)	(590,592)	(657,266)		
46,000	(287,096)	(352,616)	(418,415)	(484,464)	(550,727)	(617,207)	(683,972)		
48,000	(313,289)	(378,935)	(444,792)	(510,912)	(577,304)	(643,913)	(710,688)		
50,000	(339,481)	(405,255)	(471,240)	(537,439)	(603,880)	(670,619)	(737,404)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
1,612

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	-	131,007	108,438	85,869	63,299	40,730	18,161	(4,408)
2,000	108,468	85,899	63,330	40,761	18,192	(4,377)	(26,947)	
4,000	85,881	63,312	40,743	18,174	(4,395)	(26,964)	(49,533)	
6,000	63,294	40,725	18,156	(4,413)	(26,982)	(49,551)	(72,120)	
8,000	40,708	18,139	(4,430)	(26,999)	(49,569)	(72,138)	(94,707)	
10,000	18,082	(4,487)	(27,057)	(49,626)	(72,195)	(94,764)	(117,803)	
12,000	(4,615)	(27,184)	(49,753)	(72,322)	(94,891)	(117,935)	(141,706)	
14,000	(27,312)	(49,881)	(72,450)	(95,019)	(118,067)	(141,841)	(166,972)	
16,000	(50,008)	(72,577)	(95,146)	(118,199)	(141,975)	(167,118)	(192,911)	
18,000	(72,811)	(95,380)	(118,440)	(142,222)	(167,385)	(193,178)	(218,971)	
20,000	(95,618)	(118,687)	(142,474)	(167,657)	(193,450)	(219,243)	(245,036)	
22,000	(118,933)	(142,726)	(167,929)	(193,722)	(219,515)	(245,309)	(271,102)	
24,000	(143,045)	(168,274)	(194,067)	(219,860)	(245,653)	(271,447)	(297,240)	
26,000	(168,673)	(194,466)	(220,259)	(246,052)	(271,846)	(297,639)	(323,432)	
28,000	(194,865)	(220,658)	(246,451)	(272,245)	(298,038)	(323,831)	(349,624)	
30,000	(221,083)	(246,877)	(272,670)	(298,463)	(324,256)	(350,049)	(375,843)	
32,000	(247,403)	(273,196)	(298,989)	(324,783)	(350,576)	(376,369)	(402,162)	
34,000	(273,723)	(299,516)	(325,309)	(351,102)	(376,895)	(402,689)	(428,482)	
36,000	(300,042)	(325,836)	(351,629)	(377,422)	(403,215)	(429,008)	(454,802)	
38,000	(326,472)	(352,265)	(378,058)	(403,851)	(429,644)	(455,438)	(481,231)	
40,000	(352,919)	(378,713)	(404,506)	(430,299)	(456,092)	(481,885)	(507,679)	
42,000	(379,367)	(405,160)	(430,953)	(456,747)	(482,540)	(508,333)	(534,126)	
44,000	(405,882)	(431,675)	(457,468)	(483,261)	(509,055)	(534,848)	(560,641)	
46,000	(432,458)	(458,251)	(484,045)	(509,838)	(535,631)	(561,424)	(587,217)	
48,000	(459,035)	(484,828)	(510,621)	(536,414)	(562,208)	(588,001)	(613,794)	
50,000	(485,637)	(511,430)	(537,224)	(563,017)	(588,810)	(614,603)	(640,397)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone:
Median BCIS

Loughborough / Shepshed

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

Medium Greenfield

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

1,612

	BLV (£ per acre)							
	100,000	120,000	140,000	150,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193	
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056	
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894	
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731	
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)	
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)	
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)	
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)	
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)	
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)	
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)	
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)	
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)	
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)	
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)	
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)	
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)	
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)	
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)	
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)	
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)	
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)	
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)	
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)	
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)	
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)	

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

1,612

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	146,328	103,828	60,996	18,161	(24,834)	(67,877)	(111,294)
2,000	124,079	81,354	38,519	(4,377)	(47,421)	(90,483)	(135,052)
4,000	101,711	58,876	16,042	(26,964)	(70,007)	(113,507)	(159,779)
6,000	79,234	36,399	(6,508)	(49,551)	(92,623)	(137,315)	(185,803)
8,000	56,757	13,922	(29,094)	(72,138)	(115,721)	(162,226)	(211,869)
10,000	34,279	(8,638)	(51,681)	(94,764)	(139,578)	(188,262)	(237,934)
12,000	11,802	(31,224)	(74,268)	(117,935)	(164,672)	(214,327)	(264,036)
14,000	(10,768)	(53,811)	(96,904)	(141,841)	(190,720)	(240,392)	(290,228)
16,000	(33,354)	(76,398)	(120,149)	(167,118)	(216,785)	(266,506)	(316,421)
18,000	(55,941)	(99,045)	(144,103)	(193,178)	(242,850)	(292,699)	(342,613)
20,000	(78,528)	(122,373)	(169,571)	(219,243)	(268,976)	(318,891)	(368,923)
22,000	(101,185)	(146,366)	(195,636)	(245,309)	(295,169)	(345,085)	(395,242)
24,000	(124,635)	(172,029)	(221,701)	(271,447)	(321,361)	(371,405)	(421,562)
26,000	(148,629)	(198,094)	(247,767)	(297,639)	(347,567)	(397,724)	(447,955)
28,000	(174,487)	(224,160)	(273,917)	(323,831)	(373,887)	(424,044)	(474,403)
30,000	(200,552)	(250,225)	(300,109)	(350,049)	(400,207)	(450,449)	(500,850)
32,000	(226,618)	(276,387)	(326,301)	(376,369)	(426,526)	(476,897)	(527,329)
34,000	(252,683)	(302,579)	(352,532)	(402,689)	(452,943)	(503,345)	(553,905)
36,000	(278,857)	(328,771)	(378,851)	(429,008)	(479,391)	(529,835)	(580,482)
38,000	(305,049)	(355,014)	(405,171)	(455,438)	(505,839)	(556,412)	(607,058)
40,000	(331,241)	(381,333)	(431,490)	(481,885)	(532,341)	(582,988)	(633,753)
42,000	(357,496)	(407,653)	(457,932)	(508,333)	(558,918)	(609,566)	(660,459)
44,000	(383,815)	(433,978)	(484,380)	(534,848)	(585,494)	(636,272)	(687,165)
46,000	(410,135)	(460,426)	(510,827)	(561,424)	(612,085)	(662,978)	(719,375)
48,000	(436,472)	(486,874)	(537,354)	(588,001)	(638,791)	(689,684)	(746,226)
50,000	(462,920)	(513,322)	(563,931)	(614,603)	(665,496)	(803,187)	(1,062,077)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone:
Median BCIS

Loughborough / Shepshed

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

TABLE 7

Balance (RLV - BLV £ per acre (n))

Market Values 100%

LCC TSA Contributions

1,612

	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(116,674)	(71,350)	(26,570)	18,161	62,744	107,326	151,714
2,000	(140,552)	(93,951)	(49,157)	(4,377)	40,267	84,849	129,393
4,000	(165,725)	(117,095)	(71,744)	(26,964)	17,789	62,372	106,954
6,000	(191,774)	(140,981)	(94,357)	(49,551)	(4,771)	39,895	84,477
8,000	(217,839)	(166,189)	(117,515)	(72,138)	(27,358)	17,417	62,000
10,000	(243,905)	(192,242)	(141,411)	(94,764)	(49,945)	(5,165)	39,522
12,000	(270,064)	(218,307)	(166,654)	(117,935)	(72,531)	(27,752)	17,028
14,000	(296,256)	(244,373)	(192,710)	(141,841)	(95,170)	(50,339)	(5,559)
16,000	(322,448)	(270,525)	(218,775)	(167,118)	(118,355)	(72,925)	(28,146)
18,000	(348,720)	(296,717)	(244,841)	(193,178)	(142,270)	(95,576)	(50,732)
20,000	(375,040)	(322,909)	(270,986)	(219,243)	(167,582)	(118,776)	(73,319)
22,000	(401,360)	(349,163)	(297,178)	(245,309)	(193,646)	(142,700)	(95,983)
24,000	(427,747)	(375,483)	(323,370)	(271,447)	(219,711)	(168,049)	(119,196)
26,000	(454,195)	(401,803)	(349,606)	(297,639)	(245,777)	(194,114)	(143,129)
28,000	(480,642)	(428,161)	(375,926)	(323,831)	(271,908)	(220,179)	(168,517)
30,000	(507,147)	(454,609)	(402,246)	(350,049)	(298,100)	(246,245)	(194,582)
32,000	(533,724)	(481,057)	(428,575)	(376,369)	(324,292)	(272,368)	(220,647)
34,000	(560,300)	(507,522)	(455,023)	(402,689)	(350,492)	(298,561)	(246,713)
36,000	(586,925)	(534,098)	(481,471)	(429,008)	(376,812)	(324,753)	(272,829)
38,000	(613,631)	(560,675)	(507,919)	(455,438)	(403,132)	(350,945)	(299,021)
40,000	(640,336)	(587,251)	(534,473)	(481,885)	(429,451)	(377,255)	(325,214)
42,000	(710,289)	(613,955)	(561,050)	(508,333)	(455,852)	(403,575)	(351,406)
44,000	(846,140)	(640,661)	(587,626)	(534,848)	(482,300)	(429,894)	(377,698)
46,000	(981,991)	(667,367)	(614,279)	(561,424)	(508,747)	(456,266)	(404,018)
48,000	(1,117,842)	(795,080)	(640,985)	(588,001)	(535,223)	(482,714)	(430,337)
50,000	(1,253,692)	(930,931)	(667,691)	(614,603)	(561,799)	(509,162)	(456,680)

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_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 Greenfield/Brownfield: Large 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%
	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)
	100.0% 100.0%

CIL Rate (£ psm) 0.00 £ 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	100.00%	40.5	100%	135.0

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	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
	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
				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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 135 Greenfield/Brownfield: Large Greenfield
Notes: Lower Quartile BCIS

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	£MV (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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 135
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(34,589)
Planning Application Professional Fees, Surveys and reports					(100,000)
CIL (Mrkt only + garages)					-
CIL analysis: 8,514 sqm 0.00% % of GDV 0.00 £ 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 8.20% % of GDV 20,805 £ per unit (total units)					
LCC TSA Contributions Years (all) 135 units @ 6,937 per unit					(936,525)
S106 analysis: 242,803 £ per ha 2.73% % of GDV 6,937 £ per unit (total units)					
TOTAL S106 analysis: 970,978 £ per ha 10.94% % of GDV 27,742 £ 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 (Mrkt only) 43 0% units @ 18 sqm @ 600 psm					-
Garages for 4B House (Mrkt only) 24 0% units @ 18 sqm @ 600 psm					-
Garages for 5B House (Mrkt only) - 0% units @ 18 sqm @ 600 psm					-
External works 14,999,511 @ 20.0% 22,221 £ per unit (total units)					(2,999,902)
Policy Costs on design -					
Net Biodiversity costs					(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)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 135
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

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	(314,874)
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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **135**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile 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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	471,640	421,284	370,915	320,483	270,027	219,509	168,906
	2,000	446,265	395,886	345,454	294,994	244,475	193,875	143,184
Other CBC/LCC S106 Contributions	4,000	420,856	370,425	319,960	269,442	218,843	168,160	117,358
	6,000	395,395	344,926	294,408	243,811	193,136	142,348	91,411
	8,000	369,893	319,375	268,779	218,112	167,339	116,422	65,308
	10,000	344,341	293,747	243,088	192,329	141,433	90,364	39,085
	12,000	318,715	268,065	217,319	166,444	115,401	64,155	12,861
	14,000	293,041	242,310	191,454	140,438	89,226	37,932	(13,362)
	16,000	267,289	216,449	165,476	114,296	63,002	11,708	(39,602)
	18,000	241,439	190,490	139,366	88,072	36,779	(14,515)	(65,953)
	20,000	215,500	164,417	113,143	61,849	10,555	(40,835)	(92,304)
	22,000	189,454	138,213	86,919	35,625	(15,717)	(67,186)	(118,656)
	24,000	163,284	111,990	60,696	9,401	(42,068)	(93,537)	(145,024)
	26,000	137,060	85,766	34,472	(16,950)	(68,419)	(119,889)	(171,694)
	28,000	110,837	59,543	8,168	(43,301)	(94,770)	(146,323)	(200,382)
	30,000	84,613	33,286	(18,183)	(69,652)	(121,142)	(173,037)	(230,675)
	32,000	58,390	6,935	(44,534)	(96,003)	(147,621)	(201,866)	(261,084)
	34,000	32,053	(19,416)	(70,885)	(122,440)	(174,380)	(232,198)	(291,494)
	36,000	5,702	(45,767)	(97,260)	(148,920)	(203,351)	(262,608)	(321,946)
	38,000	(20,649)	(72,118)	(123,739)	(175,730)	(233,722)	(293,017)	(352,504)
	40,000	(47,000)	(98,558)	(150,219)	(204,836)	(264,131)	(323,474)	(383,061)
	42,000	(73,378)	(125,038)	(177,102)	(235,246)	(294,541)	(354,031)	(413,677)
	44,000	(99,857)	(151,517)	(206,360)	(265,655)	(325,001)	(384,589)	(444,383)
	46,000	(126,336)	(178,475)	(236,769)	(296,065)	(355,558)	(415,172)	(475,089)
	48,000	(152,816)	(207,883)	(267,179)	(326,528)	(386,116)	(445,878)	(505,871)
	50,000	(179,848)	(238,293)	(297,588)	(357,086)	(416,673)	(476,584)	(536,727)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	294,743	244,015	193,168	142,164	90,959	39,665	(11,629)
	2,000	268,992	218,159	167,196	116,030	64,736	13,442	(37,860)
LCC TSA Contributions	4,000	243,149	192,207	141,100	89,806	38,512	(12,782)	(64,211)
	6,000	217,218	166,142	114,877	63,583	12,289	(39,093)	(90,562)
	8,000	191,180	139,947	88,653	37,359	(13,975)	(65,444)	(116,913)
	10,000	165,017	113,723	62,430	11,136	(40,326)	(91,795)	(143,273)
	12,000	138,794	87,500	36,206	(15,208)	(66,677)	(118,146)	(169,883)
	14,000	112,570	61,276	9,910	(41,559)	(93,028)	(144,572)	(198,382)
	16,000	86,347	35,029	(16,441)	(67,910)	(119,391)	(171,226)	(228,664)
	18,000	60,123	8,677	(42,792)	(94,261)	(145,871)	(199,866)	(259,074)
	20,000	33,796	(17,674)	(69,143)	(120,690)	(172,570)	(230,188)	(289,483)
	22,000	7,444	(44,025)	(95,509)	(147,169)	(201,350)	(260,597)	(319,926)
	24,000	(18,907)	(70,376)	(121,988)	(173,913)	(231,712)	(291,007)	(350,484)
	26,000	(45,258)	(96,808)	(148,468)	(202,834)	(262,121)	(321,453)	(381,041)
	28,000	(71,627)	(123,287)	(175,256)	(233,235)	(292,531)	(352,011)	(411,647)
	30,000	(98,106)	(149,767)	(204,349)	(263,645)	(322,981)	(382,568)	(442,353)
	32,000	(124,586)	(176,625)	(234,759)	(294,054)	(353,538)	(413,142)	(473,059)
	34,000	(151,065)	(205,873)	(265,168)	(324,508)	(384,096)	(443,848)	(503,831)
	36,000	(177,998)	(236,282)	(295,578)	(355,065)	(414,653)	(474,554)	(534,687)
	38,000	(207,396)	(266,692)	(326,035)	(385,623)	(445,343)	(505,261)	(565,542)
	40,000	(237,806)	(297,101)	(356,593)	(416,180)	(476,049)	(536,113)	(596,483)
	42,000	(268,215)	(327,562)	(387,150)	(446,838)	(506,756)	(566,969)	(627,489)
	44,000	(298,625)	(358,120)	(417,708)	(477,544)	(537,540)	(597,825)	(658,495)
	46,000	(329,090)	(388,677)	(448,333)	(508,251)	(568,396)	(628,811)	(689,607)
	48,000	(359,647)	(419,235)	(479,039)	(538,967)	(599,251)	(659,817)	(720,764)
	50,000	(390,205)	(449,828)	(509,746)	(569,822)	(630,133)	(690,823)	(751,921)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

No Units: **135**

Greenfield/Brownfield:

Large Greenfield

Lower Quartile BCIS

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

6,937

		Other CBC/LCC S106 Contributions				20,805	20,000	25,000	30,000
-	-	5,000	10,000	15,000	20,000	25,000	30,000		
2,000	358,232	294,714	230,862	166,527	101,514	35,955	(29,720)		
4,000	332,856	269,225	205,204	140,618	75,291	9,732	(56,071)		
6,000	307,444	243,673	179,452	114,582	49,067	(16,544)	(82,422)		
8,000	281,983	218,038	153,597	88,403	22,844	(42,895)	(108,773)		
10,000	256,449	192,328	127,630	62,179	(3,380)	(69,246)	(135,213)		
12,000	230,862	166,527	101,514	35,955	(29,720)	(95,597)	(161,692)		
14,000	205,204	140,618	75,291	9,732	(56,071)	(121,973)	(189,232)		
16,000	179,452	114,582	49,067	(16,544)	(82,422)	(148,452)	(219,472)		
18,000	153,597	88,403	22,844	(42,895)	(108,773)	(175,240)	(249,881)		
20,000	127,630	62,179	(3,380)	(69,246)	(135,213)	(204,300)	(280,291)		
22,000	101,514	35,955	(29,720)	(95,597)	(161,692)	(234,676)	(310,700)		
24,000	75,291	9,732	(56,071)	(121,973)	(189,232)	(265,086)	(341,239)		
26,000	49,067	(16,544)	(82,422)	(148,452)	(219,472)	(295,495)	(371,796)		
28,000	22,844	(42,895)	(108,773)	(175,240)	(249,881)	(325,960)	(402,354)		
30,000	(3,380)	(69,246)	(135,213)	(204,300)	(280,291)	(356,517)	(432,984)		
32,000	(29,720)	(95,597)	(161,692)	(234,676)	(310,700)	(387,075)	(463,690)		
34,000	(56,071)	(121,973)	(189,232)	(265,086)	(341,239)	(417,633)	(494,396)		
36,000	(82,422)	(148,452)	(219,472)	(295,495)	(371,796)	(448,337)	(525,121)		
38,000	(108,773)	(175,240)	(249,881)	(325,960)	(402,354)	(479,043)	(555,976)		
40,000	(135,213)	(204,300)	(280,291)	(356,517)	(432,984)	(509,749)	(586,832)		
42,000	(161,692)	(234,676)	(310,700)	(387,075)	(463,690)	(540,548)	(617,688)		
44,000	(189,232)	(265,086)	(341,239)	(417,633)	(494,396)	(571,404)	(648,659)		
46,000	(219,472)	(295,495)	(371,796)	(448,337)	(525,121)	(602,260)	(679,665)		
48,000	(249,881)	(325,960)	(402,354)	(479,043)	(555,976)	(633,156)	(710,671)		
50,000	(280,291)	(356,517)	(432,984)	(509,749)	(586,832)	(664,162)	(741,742)		
	(310,700)	(387,075)	(463,690)	(540,548)	(617,688)	(695,168)	(772,899)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

6,937

	Profit 20%						
	15%	16%	17%	18%	19%	20%	21%
-	223,263	196,802	170,341	143,881	117,420	90,959	64,499
2,000	197,039	170,579	144,118	117,657	91,196	64,736	38,275
4,000	170,816	144,355	117,894	91,434	64,973	38,512	12,052
6,000	144,592	118,132	91,671	65,210	38,749	12,289	(14,172)
8,000	118,329	91,868	65,407	38,947	12,486	(13,975)	(40,435)
10,000	91,978	65,517	39,056	12,595	(13,865)	(40,326)	(66,787)
12,000	65,626	39,166	12,705	(13,756)	(40,216)	(66,677)	(93,138)
14,000	39,275	12,815	(13,646)	(40,107)	(66,568)	(93,028)	(119,489)
16,000	12,912	(13,548)	(40,009)	(66,470)	(92,931)	(119,391)	(145,852)
18,000	(13,567)	(40,028)	(66,489)	(92,949)	(119,410)	(145,871)	(172,550)
20,000	(40,047)	(66,507)	(92,968)	(119,429)	(145,889)	(172,570)	(201,328)
22,000	(66,526)	(92,987)	(119,447)	(145,908)	(172,589)	(201,350)	(231,591)
24,000	(93,092)	(119,553)	(146,014)	(172,698)	(201,471)	(231,712)	(261,952)
26,000	(119,701)	(146,161)	(172,851)	(201,639)	(231,880)	(262,121)	(292,362)
28,000	(146,309)	(173,004)	(201,808)	(232,049)	(262,290)	(292,531)	(322,771)
30,000	(173,193)	(202,017)	(232,258)	(262,499)	(292,740)	(322,981)	(353,221)
32,000	(202,334)	(232,575)	(262,816)	(293,057)	(323,297)	(353,538)	(383,779)
34,000	(232,892)	(263,132)	(293,373)	(323,614)	(353,855)	(384,096)	(414,336)
36,000	(263,449)	(293,690)	(323,931)	(354,172)	(384,412)	(414,653)	(444,894)
38,000	(294,139)	(324,380)	(354,621)	(384,862)	(415,102)	(445,343)	(475,584)
40,000	(324,845)	(355,086)	(385,327)	(415,568)	(445,809)	(476,049)	(506,290)
42,000	(355,552)	(385,792)	(416,033)	(446,274)	(476,515)	(506,756)	(536,996)
44,000	(386,336)	(416,577)	(446,818)	(477,058)	(507,299)	(537,540)	(567,781)
46,000	(417,192)	(447,432)	(477,673)	(507,914)	(538,155)	(568,396)	(598,636)
48,000	(448,047)	(478,288)	(508,529)	(538,770)	(569,011)	(599,251)	(629,492)
50,000	(478,929)	(509,170)	(539,410)	(569,651)	(599,892)	(630,133)	(660,374)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

Lower Quartile BCIS

No Units: **135**

Greenfield/Brownfield:

Large Greenfield

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

6,937

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

6,937

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	234,031	186,709	139,055	90,959	42,646	(5,667)	(54,215)
2,000	208,382	160,890	113,013	64,736	16,423	(32,018)	(80,567)
4,000	182,645	134,959	86,826	38,512	(9,821)	(58,369)	(106,918)
6,000	156,811	108,899	60,602	12,289	(36,172)	(84,720)	(133,348)
8,000	130,863	82,692	34,379	(13,975)	(62,523)	(111,072)	(159,828)
10,000	104,781	56,468	8,155	(40,326)	(88,874)	(137,522)	(187,261)
12,000	78,558	30,245	(18,129)	(66,677)	(115,225)	(164,002)	(217,331)
14,000	52,334	4,021	(44,480)	(93,028)	(141,697)	(191,809)	(247,740)
16,000	26,111	(22,283)	(70,831)	(119,391)	(168,252)	(222,124)	(278,150)
18,000	(113)	(48,634)	(97,182)	(145,871)	(196,579)	(252,534)	(308,559)
20,000	(26,436)	(74,985)	(123,565)	(172,570)	(226,918)	(282,943)	(339,087)
22,000	(52,788)	(101,336)	(150,045)	(201,350)	(257,327)	(313,353)	(369,645)
24,000	(79,139)	(127,739)	(176,919)	(231,712)	(287,737)	(343,904)	(400,202)
26,000	(105,490)	(154,219)	(206,120)	(262,121)	(318,164)	(374,462)	(430,822)
28,000	(131,914)	(181,331)	(236,505)	(292,531)	(348,721)	(405,019)	(461,528)
30,000	(158,393)	(210,891)	(266,915)	(322,981)	(379,279)	(435,662)	(492,234)
32,000	(185,744)	(241,299)	(297,324)	(353,538)	(409,836)	(466,369)	(522,948)
34,000	(215,683)	(271,708)	(327,798)	(384,096)	(440,503)	(497,075)	(553,804)
36,000	(246,092)	(302,118)	(358,355)	(414,653)	(471,209)	(527,812)	(584,659)
38,000	(276,502)	(332,615)	(388,913)	(445,343)	(501,915)	(558,668)	(615,515)
40,000	(306,911)	(363,172)	(419,477)	(476,049)	(532,676)	(589,523)	(646,476)
42,000	(337,432)	(393,730)	(450,184)	(506,756)	(563,532)	(620,379)	(677,482)
44,000	(367,989)	(424,318)	(480,890)	(537,540)	(594,387)	(651,363)	(708,488)
46,000	(398,547)	(455,024)	(511,596)	(568,396)	(625,245)	(682,369)	(739,548)
48,000	(429,158)	(485,730)	(542,404)	(599,251)	(656,251)	(713,375)	(770,705)
50,000	(459,864)	(516,436)	(573,260)	(630,133)	(687,257)	(744,460)	(801,862)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:
Lower Quartile BCIS

Loughborough / Shepshed

No Units: **135**

Greenfield/Brownfield:

Large Greenfield

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

6,937

Market Values 100%

	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(66,073)	(13,581)	38,689	90,959	143,043	194,764	246,179
2,000	(92,424)	(39,923)	12,466	64,736	116,984	168,904	220,478
4,000	(118,775)	(66,274)	(13,773)	38,512	90,782	142,936	194,693
6,000	(145,227)	(92,626)	(40,125)	12,289	64,559	116,829	168,805
8,000	(171,904)	(118,977)	(66,476)	(13,975)	38,335	90,605	142,797
10,000	(200,614)	(145,441)	(92,827)	(40,326)	12,112	64,382	116,652
12,000	(230,967)	(172,126)	(119,178)	(66,677)	(14,176)	38,158	90,428
14,000	(261,377)	(200,859)	(145,656)	(93,028)	(40,527)	11,935	64,205
16,000	(291,786)	(231,215)	(172,348)	(119,391)	(66,878)	(14,377)	37,981
18,000	(322,266)	(261,625)	(201,105)	(145,871)	(93,230)	(40,728)	11,758
20,000	(352,823)	(292,034)	(231,463)	(172,570)	(119,606)	(67,080)	(14,579)
22,000	(383,381)	(322,504)	(261,873)	(201,350)	(146,085)	(93,431)	(40,930)
24,000	(413,989)	(353,062)	(292,282)	(231,712)	(172,792)	(119,821)	(67,281)
26,000	(444,695)	(383,619)	(322,742)	(262,121)	(201,595)	(146,300)	(93,632)
28,000	(475,402)	(414,205)	(353,300)	(292,531)	(231,960)	(173,014)	(120,035)
30,000	(506,142)	(444,911)	(383,857)	(322,981)	(262,369)	(201,841)	(146,515)
32,000	(536,998)	(475,618)	(414,421)	(353,538)	(292,779)	(232,208)	(173,236)
34,000	(567,853)	(506,324)	(445,127)	(384,096)	(323,219)	(262,617)	(202,086)
36,000	(598,728)	(537,178)	(475,833)	(414,653)	(353,776)	(293,027)	(232,456)
38,000	(629,734)	(568,034)	(506,540)	(445,343)	(384,334)	(323,457)	(262,865)
40,000	(660,740)	(598,890)	(537,359)	(476,049)	(414,891)	(354,015)	(293,275)
42,000	(691,752)	(629,867)	(568,215)	(506,756)	(445,559)	(384,572)	(323,696)
44,000	(722,909)	(660,873)	(599,071)	(537,540)	(476,265)	(415,130)	(354,253)
46,000	(754,066)	(691,879)	(630,000)	(568,396)	(506,971)	(445,775)	(384,811)
48,000	(791,769)	(722,981)	(661,006)	(599,251)	(537,721)	(476,481)	(415,368)
50,000	(950,258)	(754,138)	(692,012)	(630,133)	(568,576)	(507,187)	(445,991)

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Appraisal Ref: M (see Typologies Matrix)
Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 200
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	200 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) 0.00 £ 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)	(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	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
Total	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
Total				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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 200 Greenfield/Brownfield: Large Greenfield
Notes: Lower Quartile BCIS

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	£MV (no AH) less £GDV (inc. AH)	7,054,575
		410 £ psm (total GIA sqm)	35,273 £ per unit (total units)	
Grant				
	60	AH units @	0 per unit	-
Total GDV				
				50,735,425

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 200
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(43,559)
Planning Application Professional Fees, Surveys and reports					(130,000)
CIL (Mrkt only + garages)		12,614 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ 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	20,805 £ per unit (total units)
LCC TSA Contributions	Years (all)	200 units @		7,075 per unit	(1,415,038)
	S106 analysis:	247,632 £ per ha		2.79% % of GDV	7,075 £ per unit (total units)
	TOTAL S106 analysis:	975,807 £ per ha		10.99% % of GDV	27,880 £ per unit (total units)
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 (Mrkt only)	63	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	35	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt 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)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 200
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

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	(463,757)
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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **200**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile 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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	471,616	421,259	370,895	320,464	270,011	219,493	168,894
	2,000	446,241	395,866	345,434	294,978	244,460	193,862	143,175
Other CBC/LCC S106 Contributions	4,000	420,836	370,405	319,944	269,426	218,830	168,151	117,352
	6,000	395,376	344,910	294,392	243,798	193,127	142,342	91,407
	8,000	369,877	319,359	268,767	218,103	167,332	116,418	65,308
	10,000	344,325	293,735	243,079	192,323	141,429	90,362	39,085
	12,000	318,703	268,055	217,313	166,440	115,399	64,155	12,861
	14,000	293,032	242,303	191,450	140,437	89,226	37,932	(13,362)
	16,000	267,280	216,443	165,474	114,296	63,002	11,708	(39,600)
	18,000	241,433	190,486	139,366	88,072	36,779	(14,515)	(65,952)
	20,000	215,496	164,415	113,143	61,849	10,555	(40,833)	(92,303)
	22,000	189,452	138,213	86,919	35,625	(15,715)	(67,184)	(118,654)
	24,000	163,284	111,990	60,696	9,402	(42,066)	(93,536)	(145,021)
	26,000	137,060	85,766	34,472	(16,948)	(68,417)	(119,887)	(171,500)
	28,000	110,837	59,543	8,170	(43,299)	(94,769)	(146,319)	(199,969)
	30,000	84,613	33,288	(18,181)	(69,650)	(121,138)	(172,799)	(230,260)
	32,000	58,390	6,937	(44,532)	(96,002)	(147,618)	(201,453)	(260,669)
	34,000	32,055	(19,414)	(70,883)	(122,437)	(174,109)	(231,783)	(291,079)
	36,000	5,704	(45,765)	(97,256)	(148,916)	(202,937)	(262,193)	(321,529)
	38,000	(20,647)	(72,116)	(123,736)	(175,452)	(233,307)	(292,602)	(352,087)
	40,000	(46,998)	(98,555)	(150,215)	(204,422)	(263,716)	(323,056)	(382,644)
	42,000	(73,374)	(125,034)	(176,795)	(234,830)	(294,126)	(353,614)	(413,258)
	44,000	(99,854)	(151,514)	(205,944)	(265,240)	(324,584)	(384,171)	(443,964)
	46,000	(126,333)	(178,138)	(236,354)	(295,649)	(355,141)	(414,753)	(474,670)
	48,000	(152,812)	(207,468)	(266,763)	(326,111)	(385,699)	(445,459)	(505,450)
	50,000	(179,481)	(237,878)	(297,173)	(356,668)	(416,256)	(476,165)	(536,305)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	296,510	245,783	194,946	143,962	92,768	41,474	(9,820)
	2,000	270,759	219,936	168,984	117,839	66,545	15,251	(36,043)
LCC TSA Contributions	4,000	244,927	193,995	142,903	91,615	40,321	(10,973)	(62,392)
	6,000	219,006	167,941	116,685	65,392	14,098	(37,273)	(88,743)
	8,000	192,978	141,756	90,462	39,168	(12,155)	(63,625)	(115,094)
	10,000	166,826	115,532	64,238	12,945	(38,506)	(89,976)	(141,445)
	12,000	140,603	89,309	38,015	(13,388)	(64,858)	(116,327)	(167,923)
	14,000	114,379	63,085	11,730	(39,739)	(91,209)	(142,742)	(195,881)
	16,000	88,156	36,848	(14,621)	(66,091)	(117,561)	(169,221)	(226,151)
	18,000	61,932	10,497	(40,972)	(92,442)	(144,041)	(197,365)	(256,561)
	20,000	35,615	(15,854)	(67,324)	(118,860)	(170,520)	(227,675)	(286,970)
	22,000	9,264	(42,205)	(93,679)	(145,339)	(198,849)	(258,085)	(317,401)
	24,000	(17,087)	(68,557)	(120,158)	(171,819)	(229,199)	(288,494)	(347,959)
	26,000	(43,438)	(94,978)	(146,638)	(200,333)	(259,608)	(318,928)	(378,516)
	28,000	(69,797)	(121,457)	(173,117)	(230,722)	(290,018)	(349,486)	(409,109)
	30,000	(96,276)	(147,937)	(201,836)	(261,132)	(320,456)	(380,043)	(439,816)
	32,000	(122,756)	(174,438)	(232,246)	(291,541)	(351,013)	(410,604)	(470,522)
	34,000	(149,235)	(203,360)	(262,655)	(321,983)	(381,571)	(441,311)	(501,281)
	36,000	(175,781)	(233,769)	(293,065)	(352,540)	(412,128)	(472,017)	(532,137)
	38,000	(204,884)	(264,179)	(323,510)	(383,098)	(442,806)	(502,723)	(562,993)
	40,000	(235,293)	(294,588)	(354,068)	(413,655)	(473,512)	(533,564)	(593,921)
	42,000	(265,703)	(325,037)	(384,625)	(444,301)	(504,218)	(564,419)	(624,927)
	44,000	(296,112)	(355,595)	(415,183)	(475,007)	(534,990)	(595,275)	(655,933)
	46,000	(326,565)	(386,152)	(445,796)	(505,713)	(565,846)	(626,249)	(687,033)
	48,000	(357,122)	(416,710)	(476,502)	(536,419)	(596,702)	(657,255)	(718,189)
	50,000	(387,680)	(447,291)	(507,208)	(567,273)	(627,571)	(688,261)	(749,346)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

No Units: **200**

Greenfield/Brownfield:

Large Greenfield

Lower Quartile BCIS

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

7,075

		Other CBC/LCC S106 Contributions				20,805			
		-	5,000	10,000	15,000	20,000	25,000	30,000	
-	-	359,958	296,450	232,619	168,305	103,323	37,764	(27,900)	
2,000	334,582	270,972	206,970	142,405	77,100	11,541	(54,251)		
4,000	309,180	245,420	181,219	116,380	50,876	(14,725)	(80,602)		
6,000	283,720	219,795	155,374	90,211	24,653	(41,076)	(106,954)		
8,000	258,196	194,095	129,418	63,988	(1,571)	(67,427)	(133,383)		
10,000	232,619	168,305	103,323	37,764	(27,900)	(93,778)	(159,862)		
12,000	206,970	142,405	77,100	11,541	(54,251)	(120,143)	(186,919)		
14,000	181,219	116,380	50,876	(14,725)	(80,602)	(146,622)	(216,959)		
16,000	155,374	90,211	24,653	(41,076)	(106,954)	(173,102)	(247,368)		
18,000	129,418	63,988	(1,571)	(67,427)	(133,383)	(201,800)	(277,778)		
20,000	103,323	37,764	(27,900)	(93,778)	(159,862)	(232,164)	(308,187)		
22,000	77,100	11,541	(54,251)	(120,143)	(186,919)	(262,573)	(338,714)		
24,000	50,876	(14,725)	(80,602)	(146,622)	(216,959)	(292,983)	(369,271)		
26,000	24,653	(41,076)	(106,954)	(173,102)	(247,368)	(323,435)	(399,829)		
28,000	(1,571)	(67,427)	(133,383)	(201,800)	(277,778)	(353,992)	(430,446)		
30,000	(27,900)	(93,778)	(159,862)	(232,164)	(308,187)	(384,550)	(461,153)		
32,000	(54,251)	(120,143)	(186,919)	(262,573)	(338,714)	(415,107)	(491,859)		
34,000	(80,602)	(146,622)	(216,959)	(292,983)	(369,271)	(445,800)	(522,571)		
36,000	(106,954)	(173,102)	(247,368)	(323,435)	(399,829)	(476,506)	(553,427)		
38,000	(133,383)	(201,800)	(277,778)	(353,992)	(430,446)	(507,212)	(584,282)		
40,000	(159,862)	(232,164)	(308,187)	(384,550)	(461,153)	(537,999)	(615,138)		
42,000	(186,919)	(262,573)	(338,714)	(415,107)	(491,859)	(568,854)	(646,097)		
44,000	(216,959)	(292,983)	(369,271)	(445,800)	(522,571)	(599,710)	(677,103)		
46,000	(247,368)	(323,435)	(399,829)	(476,506)	(553,427)	(630,594)	(708,109)		
48,000	(277,778)	(353,992)	(430,446)	(507,212)	(584,282)	(661,600)	(739,167)		
50,000	(308,187)	(384,550)	(461,153)	(537,999)	(615,138)	(692,606)	(770,324)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

7,075

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	-	225,072	198,611	172,150	145,690	119,229	92,768	66,308
2,000	198,848	172,387	145,927	119,466	93,005	66,545	40,084	
4,000	172,625	146,164	119,703	93,243	66,782	40,321	13,860	
6,000	146,401	119,940	93,480	67,019	40,558	14,098	(12,363)	
8,000	120,148	93,687	67,227	40,766	14,305	(12,155)	(38,616)	
10,000	93,797	67,336	40,876	14,415	(12,046)	(38,506)	(64,967)	
12,000	67,446	40,985	14,524	(11,936)	(38,397)	(64,858)	(91,318)	
14,000	41,095	14,634	(11,827)	(38,287)	(64,748)	(91,209)	(117,669)	
16,000	14,742	(11,718)	(38,179)	(64,640)	(91,100)	(117,561)	(144,022)	
18,000	(11,737)	(38,198)	(64,658)	(91,119)	(117,580)	(144,041)	(170,501)	
20,000	(38,217)	(64,677)	(91,138)	(117,599)	(144,059)	(170,520)	(198,828)	
22,000	(64,696)	(91,157)	(117,617)	(144,078)	(170,539)	(198,849)	(229,090)	
24,000	(91,252)	(117,712)	(144,173)	(170,634)	(198,958)	(229,199)	(259,439)	
26,000	(117,860)	(144,321)	(170,781)	(199,127)	(229,367)	(259,608)	(289,849)	
28,000	(144,468)	(170,929)	(199,295)	(229,536)	(259,777)	(290,018)	(320,258)	
30,000	(171,101)	(199,492)	(229,733)	(259,974)	(290,215)	(320,456)	(350,696)	
32,000	(199,809)	(230,050)	(260,291)	(290,531)	(320,772)	(351,013)	(381,254)	
34,000	(230,367)	(260,607)	(290,848)	(321,089)	(351,330)	(381,571)	(411,811)	
36,000	(260,924)	(291,165)	(321,406)	(351,647)	(381,887)	(412,128)	(442,369)	
38,000	(291,602)	(321,843)	(352,083)	(382,324)	(412,565)	(442,806)	(473,047)	
40,000	(322,308)	(352,549)	(382,790)	(413,030)	(443,271)	(473,512)	(503,753)	
42,000	(353,014)	(383,255)	(413,496)	(443,737)	(473,977)	(504,218)	(534,459)	
44,000	(383,786)	(414,027)	(444,268)	(474,509)	(504,749)	(534,990)	(565,231)	
46,000	(414,642)	(444,883)	(475,124)	(505,364)	(535,605)	(565,846)	(596,087)	
48,000	(445,498)	(475,738)	(505,979)	(536,220)	(566,461)	(596,702)	(626,942)	
50,000	(476,367)	(506,607)	(536,848)	(567,089)	(597,330)	(627,571)	(657,811)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

No Units: **200**

Greenfield/Brownfield:

Large Greenfield

Lower Quartile BCIS

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

7,075

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

7,075

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	235,788	188,477	140,843	92,768	44,455	(3,858)	(52,396)
2,000	210,139	162,668	114,811	66,545	18,231	(30,199)	(78,747)
4,000	184,412	136,747	88,634	40,321	(8,001)	(56,550)	(105,098)
6,000	158,588	110,697	62,411	14,098	(34,353)	(82,901)	(131,518)
8,000	132,651	84,501	36,187	(12,155)	(60,704)	(109,252)	(157,998)
10,000	106,583	58,277	9,964	(38,506)	(87,055)	(135,692)	(184,948)
12,000	80,367	32,054	(16,309)	(64,858)	(113,406)	(162,172)	(214,818)
14,000	54,143	5,830	(42,660)	(91,209)	(139,866)	(189,360)	(245,227)
16,000	27,920	(20,463)	(69,012)	(117,561)	(166,346)	(219,611)	(275,637)
18,000	1,696	(46,814)	(95,363)	(144,041)	(194,079)	(250,021)	(306,046)
20,000	(24,617)	(73,165)	(121,735)	(170,520)	(224,405)	(280,430)	(336,562)
22,000	(50,968)	(99,517)	(148,215)	(198,849)	(254,815)	(310,840)	(367,120)
24,000	(77,319)	(125,909)	(174,726)	(229,199)	(285,224)	(341,379)	(397,677)
26,000	(103,670)	(152,389)	(203,620)	(259,608)	(315,639)	(371,937)	(428,284)
28,000	(130,084)	(179,043)	(233,992)	(290,018)	(346,196)	(402,494)	(458,991)
30,000	(156,563)	(208,390)	(264,402)	(320,456)	(376,754)	(433,125)	(489,697)
32,000	(183,431)	(238,786)	(294,811)	(351,013)	(407,311)	(463,831)	(520,403)
34,000	(213,170)	(269,195)	(325,273)	(381,571)	(437,965)	(494,537)	(551,254)
36,000	(243,580)	(299,605)	(355,830)	(412,128)	(468,672)	(525,262)	(582,110)
38,000	(273,989)	(330,089)	(386,388)	(442,806)	(499,378)	(556,118)	(612,965)
40,000	(304,399)	(360,647)	(416,945)	(473,512)	(530,126)	(586,974)	(643,914)
42,000	(334,906)	(391,205)	(447,646)	(504,218)	(560,982)	(617,829)	(674,919)
44,000	(365,464)	(421,780)	(478,352)	(534,990)	(591,838)	(648,801)	(705,925)
46,000	(396,022)	(452,487)	(509,059)	(565,846)	(622,693)	(679,807)	(736,974)
48,000	(426,621)	(483,193)	(539,854)	(596,702)	(653,689)	(710,813)	(768,130)
50,000	(457,327)	(513,899)	(570,710)	(627,571)	(684,695)	(741,885)	(799,287)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

Lower Quartile BCIS

No Units: **200**

Greenfield/Brownfield:

Large Greenfield

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
7,075

	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(64,254)	(11,772)	40,498	92,768	144,831	196,531	247,936
2,000	(90,605)	(38,104)	14,275	66,545	118,783	170,682	222,246
4,000	(116,956)	(64,455)	(11,954)	40,321	92,591	144,724	196,470
6,000	(143,397)	(90,806)	(38,305)	14,098	66,368	118,638	170,593
8,000	(169,876)	(117,157)	(64,656)	(12,155)	40,144	92,414	144,595
10,000	(198,113)	(143,611)	(91,007)	(38,506)	13,921	66,191	118,461
12,000	(228,454)	(170,091)	(117,359)	(64,858)	(12,357)	39,967	92,237
14,000	(258,864)	(198,359)	(143,826)	(91,209)	(38,708)	13,744	66,014
16,000	(289,273)	(228,702)	(170,305)	(117,561)	(65,059)	(12,558)	39,790
18,000	(319,741)	(259,112)	(198,604)	(144,041)	(91,410)	(38,909)	13,567
20,000	(350,298)	(289,521)	(228,951)	(170,520)	(117,776)	(65,260)	(12,759)
22,000	(380,856)	(319,979)	(259,360)	(198,849)	(144,255)	(91,611)	(39,110)
24,000	(411,452)	(350,536)	(289,770)	(229,199)	(170,735)	(117,990)	(65,461)
26,000	(442,158)	(381,094)	(320,217)	(259,608)	(199,095)	(144,470)	(91,813)
28,000	(472,864)	(411,668)	(350,775)	(290,018)	(229,447)	(170,949)	(118,205)
30,000	(503,592)	(442,374)	(381,332)	(320,456)	(259,856)	(199,340)	(144,685)
32,000	(534,448)	(473,080)	(411,890)	(351,013)	(290,266)	(229,695)	(171,164)
34,000	(565,304)	(503,786)	(442,590)	(381,571)	(320,694)	(260,104)	(199,585)
36,000	(596,166)	(534,629)	(473,296)	(412,128)	(351,251)	(290,514)	(229,943)
38,000	(627,172)	(565,484)	(504,002)	(442,806)	(381,809)	(320,932)	(260,352)
40,000	(658,178)	(596,340)	(534,809)	(473,512)	(412,366)	(351,490)	(290,762)
42,000	(689,184)	(627,305)	(565,665)	(504,218)	(443,022)	(382,047)	(321,171)
44,000	(720,335)	(658,311)	(596,521)	(534,990)	(473,728)	(412,605)	(351,728)
46,000	(751,491)	(689,317)	(627,438)	(565,846)	(504,434)	(443,237)	(382,285)
48,000	(782,648)	(720,407)	(658,444)	(596,702)	(535,171)	(473,944)	(412,843)
50,000	(937,161)	(751,564)	(689,450)	(627,571)	(566,027)	(504,650)	(443,453)

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_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 Greenfield/Brownfield: Large 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%
	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) 0.00 £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	5.0%	12.3	20.00%	21.0	10%	33.3
2 bed House	25.0%	61.3	40.00%	42.0	30%	103.3
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	711	7,648	1,218	13,110	1,929	20,758
2 bed House	4,533	48,787	3,108	33,454	7,641	82,242
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
	21,879	235,498	7,981	85,909	29,860	321,408

AH % by floor area: 26.73% 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	5,985,000
2 bed House	250,000	3,378	314	25,812,500
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
				99,750,000

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 350 Greenfield/Brownfield: Large Greenfield
Notes: Lower Quartile BCIS

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	12.3	@	180,000	2,205,000
2 bed House	61.3	@	250,000	15,312,500
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			73,867,500
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			87,649,931
	AH on-site cost analysis:	13.80% % of GDV	£MV (no AH) less £GDV (inc. AH)	12,100,069
		405 £ psm (total GIA sqm)	34,572 £ per unit (total units)	
Grant				
	105	AH units @	0 per unit	-
Total GDV				
				87,649,931

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 350
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(64,259)
Planning Application Professional Fees, Surveys and reports					(190,000)
CIL (Mrkt only + garages)		21,879 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	350 units @		20,805 per unit	(7,281,750)
	S106 analysis:	728,175 £ per ha		8.31% % of GDV	20,805 £ per unit (total units)
LCC TSA Contributions	Years (all)	350 units @		5,194 per unit	(1,817,975)
	S106 analysis:	181,797 £ per ha		2.07% % of GDV	5,194 £ per unit (total units)
	TOTAL S106 analysis:	909,972 £ per ha		10.38% % of GDV	25,999 £ per unit (total units)
AH Commuted Sum		29,860 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:	- £ per ha		0.00% % of GDV	0 £ per unit (total units)
1 bed House		1,929 sqm @		1,293 psm	(2,493,551)
2 bed House		7,641 sqm @		1,293 psm	(9,879,167)
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	-
Garages for 3B House (Mrkt only)	110	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	61	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @ 600 psm	-
External works		38,743,285 @		20.0%	(7,748,657)
	Ext. Works analysis:			22,139 £ 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)		48,542,242 @		3.0%	(1,456,267)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 350
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

Professional Fees	48,542,242 @	7.0%		(3,397,957)
Disposal Costs -				
OMS Marketing and Promotion	73,867,500 OMS @	3.00%	6,332 £ per unit	(2,216,025)
Residential Sales Agent Costs	73,867,500 OMS @	1.00%	2,111 £ per unit	(738,675)
Residential Sales Legal Costs	73,867,500 OMS @	0.25%	528 £ per unit	(184,669)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			8,998 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(796,066)
Developers Profit -				
Profit on OMS	73,867,500	20.00%		(14,773,500)
Margin on AH	13,782,431	6.00% on AH values		(826,946)
Profit analysis:	87,649,931	17.80% blended GDV	(15,600,446)	
	66,695,884	23.39% on costs	(15,600,446)	
TOTAL COSTS				(82,296,330)

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)	
			5.36% % 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:	2,986	sqm/ha (net)	13,007	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)	
			5.36% % BLV / GDV	

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **350**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile 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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	478,105	426,090	374,070	321,996	269,894	217,699	165,428
	2,000	452,735	400,715	348,637	296,535	244,343	192,081	139,713
Other CBC/LCC S106 Contributions	4,000	427,359	375,278	323,176	270,986	218,734	166,382	113,893
	6,000	401,919	349,817	297,630	245,387	193,051	140,584	87,951
	8,000	376,458	324,274	272,040	219,720	167,276	114,671	61,852
	10,000	350,918	298,693	246,389	193,967	141,392	88,625	35,629
	12,000	325,346	273,044	220,637	168,107	115,381	62,427	9,405
	14,000	299,698	247,306	194,798	142,137	89,226	36,204	(16,818)
	16,000	273,975	221,489	168,857	116,024	63,002	9,980	(43,063)
	18,000	248,181	195,577	142,796	89,800	36,779	(16,243)	(69,415)
	20,000	222,298	169,552	116,599	63,577	10,555	(42,559)	(95,766)
	22,000	196,308	143,397	90,375	37,353	(15,704)	(68,910)	(122,117)
	24,000	170,195	117,173	64,152	11,130	(42,055)	(95,262)	(148,498)
	26,000	143,972	90,950	37,928	(15,200)	(68,406)	(121,613)	(174,977)
	28,000	117,748	64,726	11,656	(41,551)	(94,757)	(148,050)	(203,579)
	30,000	91,525	38,503	(14,695)	(67,902)	(121,123)	(174,529)	(233,891)
	32,000	65,301	12,160	(41,046)	(94,253)	(147,602)	(203,067)	(264,300)
	34,000	39,015	(14,191)	(67,398)	(120,675)	(174,081)	(233,408)	(294,710)
	36,000	12,664	(40,542)	(93,749)	(147,154)	(202,555)	(263,818)	(325,187)
	38,000	(13,687)	(66,893)	(120,227)	(173,633)	(232,925)	(294,227)	(355,744)
	40,000	(40,038)	(93,299)	(146,706)	(202,043)	(263,335)	(324,698)	(386,302)
	42,000	(66,389)	(119,779)	(173,186)	(232,442)	(293,744)	(355,255)	(416,947)
	44,000	(92,851)	(146,258)	(201,550)	(262,852)	(324,209)	(385,813)	(447,653)
	46,000	(119,331)	(172,738)	(231,960)	(293,261)	(354,766)	(416,416)	(478,359)
	48,000	(145,810)	(201,067)	(262,369)	(323,720)	(385,324)	(447,122)	(509,175)
	50,000	(172,290)	(231,477)	(292,779)	(354,277)	(415,885)	(477,828)	(540,031)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	278,986	226,522	173,912	121,119	68,105	15,083	(37,938)
	2,000	253,213	200,632	147,875	94,904	41,882	(11,140)	(64,286)
LCC TSA Contributions	4,000	227,353	174,631	121,702	68,680	15,658	(37,431)	(90,638)
	6,000	201,377	148,500	95,478	42,457	(10,576)	(63,782)	(116,989)
	8,000	175,291	122,277	69,255	16,233	(36,927)	(90,133)	(143,345)
	10,000	149,075	96,053	43,031	(10,071)	(63,278)	(116,485)	(169,824)
	12,000	122,851	69,830	16,784	(36,423)	(89,629)	(142,897)	(197,690)
	14,000	96,628	43,606	(9,567)	(62,774)	(115,980)	(169,376)	(227,973)
	16,000	70,404	17,288	(35,918)	(89,125)	(142,449)	(197,178)	(258,382)
	18,000	44,144	(9,063)	(62,270)	(115,522)	(168,928)	(227,490)	(288,792)
	20,000	17,792	(35,414)	(88,621)	(142,001)	(196,666)	(257,900)	(319,240)
	22,000	(8,559)	(61,765)	(115,074)	(168,480)	(227,007)	(288,309)	(349,798)
	24,000	(34,910)	(88,146)	(141,553)	(196,154)	(257,417)	(318,751)	(380,355)
	26,000	(61,261)	(114,626)	(168,032)	(226,525)	(287,826)	(349,309)	(410,971)
	28,000	(87,698)	(141,105)	(195,642)	(256,934)	(318,262)	(379,866)	(441,678)
	30,000	(114,178)	(167,585)	(226,042)	(287,344)	(348,819)	(410,440)	(472,384)
	32,000	(140,657)	(195,149)	(256,451)	(317,773)	(379,377)	(441,147)	(503,171)
	34,000	(167,137)	(225,559)	(286,861)	(348,330)	(409,934)	(471,853)	(534,026)
	36,000	(194,667)	(255,968)	(317,284)	(378,888)	(440,616)	(502,562)	(564,882)
	38,000	(225,076)	(286,378)	(347,841)	(409,445)	(471,322)	(533,418)	(595,843)
	40,000	(255,486)	(316,795)	(378,399)	(440,085)	(502,028)	(564,274)	(626,849)
	42,000	(285,895)	(347,352)	(408,956)	(470,791)	(532,809)	(595,129)	(657,855)
	44,000	(316,306)	(377,910)	(439,554)	(501,497)	(563,665)	(626,127)	(688,993)
	46,000	(346,863)	(408,467)	(470,260)	(532,203)	(594,521)	(657,133)	(720,150)
	48,000	(377,421)	(439,025)	(500,966)	(563,056)	(625,405)	(688,139)	(768,471)
	50,000	(407,978)	(469,729)	(531,672)	(593,912)	(656,411)	(719,278)	(826,963)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:
Lower Quartile BCIS

Loughborough / Shepshed

No Units: **350**

Greenfield/Brownfield:

Large Greenfield

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
5,194

		Other CBC/LCC S106 Contributions				20,805			
		-	5,000	10,000	15,000	20,000	25,000	30,000	
-		335,933	272,366	208,400	143,914	78,660	13,101	(52,672)	
2,000		310,557	246,824	182,676	117,915	52,437	(13,145)	(79,023)	
4,000		285,097	221,225	156,857	91,772	26,213	(39,496)	(105,374)	
6,000		259,600	195,551	130,926	65,549	(10)	(65,847)	(131,791)	
8,000		234,048	169,787	104,867	39,325	(26,321)	(92,198)	(158,270)	
10,000		208,400	143,914	78,660	13,101	(52,672)	(118,551)	(184,899)	
12,000		182,676	117,915	52,437	(13,145)	(79,023)	(145,031)	(214,768)	
14,000		156,857	91,772	26,213	(39,496)	(105,374)	(171,510)	(245,177)	
16,000		130,926	65,549	(10)	(65,847)	(131,791)	(199,617)	(275,587)	
18,000		104,867	39,325	(26,321)	(92,198)	(158,270)	(229,972)	(305,996)	
20,000		78,660	13,101	(52,672)	(118,551)	(184,899)	(260,382)	(336,520)	
22,000		52,437	(13,145)	(79,023)	(145,031)	(214,768)	(290,791)	(367,078)	
24,000		26,213	(39,496)	(105,374)	(171,510)	(245,177)	(321,241)	(397,635)	
26,000		(10)	(65,847)	(131,791)	(199,617)	(275,587)	(351,799)	(428,256)	
28,000		(26,321)	(92,198)	(158,270)	(229,972)	(305,996)	(382,356)	(458,963)	
30,000		(52,672)	(118,551)	(184,899)	(260,382)	(336,520)	(412,914)	(489,669)	
32,000		(79,023)	(145,031)	(214,768)	(290,791)	(367,078)	(443,609)	(520,390)	
34,000		(105,374)	(171,510)	(245,177)	(321,241)	(397,635)	(474,316)	(551,246)	
36,000		(131,791)	(199,617)	(275,587)	(351,799)	(428,256)	(505,022)	(582,101)	
38,000		(158,270)	(229,972)	(305,996)	(382,356)	(458,963)	(535,818)	(612,957)	
40,000		(184,899)	(260,382)	(336,520)	(412,914)	(489,669)	(566,673)	(643,931)	
42,000		(214,768)	(290,791)	(367,078)	(443,609)	(520,390)	(597,529)	(674,937)	
44,000		(245,177)	(321,241)	(397,635)	(474,316)	(551,246)	(628,428)	(705,943)	
46,000		(275,587)	(351,799)	(428,256)	(505,022)	(582,101)	(659,434)	(737,022)	
48,000		(305,996)	(382,356)	(458,963)	(535,818)	(612,957)	(690,440)	(768,179)	
50,000		(336,520)	(412,914)	(489,669)	(566,673)	(643,931)	(721,446)	(799,336)	

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
5,194

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-		198,891	172,733	146,576	120,419	94,262	68,105	41,948
2,000		172,667	146,510	120,353	94,196	68,039	41,882	15,725
4,000		146,444	120,286	94,129	67,972	41,815	15,658	(10,499)
6,000		120,210	94,052	67,895	41,738	15,581	(10,576)	(36,733)
8,000		93,858	67,701	41,544	15,387	(10,770)	(36,927)	(63,084)
10,000		67,507	41,350	15,193	(10,964)	(37,121)	(63,278)	(89,435)
12,000		41,156	14,999	(11,158)	(37,315)	(63,472)	(89,629)	(115,786)
14,000		14,805	(11,352)	(37,509)	(63,666)	(89,823)	(115,980)	(142,137)
16,000		(11,664)	(37,821)	(63,978)	(90,135)	(116,292)	(142,449)	(168,606)
18,000		(38,143)	(64,300)	(90,457)	(116,614)	(142,771)	(168,928)	(196,298)
20,000		(64,623)	(90,780)	(116,937)	(143,094)	(169,251)	(196,666)	(226,560)
22,000		(91,171)	(117,328)	(143,485)	(169,642)	(197,114)	(227,007)	(256,901)
24,000		(117,780)	(143,937)	(170,094)	(197,629)	(227,523)	(257,417)	(287,311)
26,000		(144,388)	(170,545)	(198,145)	(228,039)	(257,933)	(287,826)	(317,720)
28,000		(171,019)	(198,687)	(228,581)	(258,474)	(288,368)	(318,262)	(348,156)
30,000		(199,351)	(229,244)	(259,138)	(289,032)	(318,926)	(348,819)	(378,713)
32,000		(229,908)	(259,802)	(289,696)	(319,589)	(349,483)	(379,377)	(409,271)
34,000		(260,466)	(290,359)	(320,253)	(350,147)	(380,041)	(409,934)	(439,828)
36,000		(291,147)	(321,041)	(350,934)	(380,828)	(410,722)	(440,616)	(470,509)
38,000		(321,853)	(351,747)	(381,641)	(411,534)	(441,428)	(471,322)	(501,216)
40,000		(352,559)	(382,453)	(412,347)	(442,241)	(472,134)	(502,028)	(531,922)
42,000		(383,340)	(413,234)	(443,128)	(473,022)	(502,916)	(532,809)	(562,703)
44,000		(414,196)	(444,090)	(473,984)	(503,878)	(533,771)	(563,665)	(593,559)
46,000		(445,052)	(474,946)	(504,839)	(534,733)	(564,627)	(594,521)	(624,415)
48,000		(475,936)	(505,830)	(535,724)	(565,617)	(595,511)	(625,405)	(655,299)
50,000		(506,942)	(536,836)	(566,729)	(596,623)	(626,517)	(656,411)	(686,304)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

No Units: **350**

Greenfield/Brownfield:

Large Greenfield

Lower Quartile BCIS

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

5,194

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

5,194

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	211,043	163,796	116,167	68,105	19,971	(28,259)	(76,627)
2,000	185,340	137,900	90,016	41,882	(6,252)	(54,610)	(102,978)
4,000	159,540	111,875	63,792	15,658	(32,593)	(80,961)	(129,383)
6,000	133,627	85,703	37,569	(10,576)	(58,944)	(107,312)	(155,863)
8,000	107,583	59,479	11,345	(36,927)	(85,295)	(133,739)	(182,398)
10,000	81,390	33,256	(14,910)	(63,278)	(111,646)	(160,218)	(212,003)
12,000	55,166	7,032	(41,261)	(89,629)	(138,094)	(186,958)	(242,412)
14,000	28,942	(19,244)	(67,612)	(115,980)	(164,573)	(217,004)	(272,822)
16,000	2,719	(45,595)	(93,963)	(142,449)	(191,689)	(247,414)	(303,231)
18,000	(23,578)	(71,946)	(120,325)	(168,928)	(222,006)	(277,823)	(333,742)
20,000	(49,929)	(98,297)	(146,804)	(196,666)	(252,415)	(308,233)	(364,299)
22,000	(76,280)	(124,680)	(173,284)	(227,007)	(282,825)	(338,768)	(394,857)
24,000	(102,631)	(151,159)	(201,643)	(257,417)	(313,236)	(369,325)	(425,464)
26,000	(129,035)	(177,639)	(232,009)	(287,826)	(343,794)	(399,883)	(456,171)
28,000	(155,515)	(206,621)	(262,418)	(318,262)	(374,351)	(430,515)	(486,877)
30,000	(182,038)	(237,011)	(292,828)	(348,819)	(404,909)	(461,221)	(517,584)
32,000	(211,603)	(267,420)	(323,288)	(379,377)	(435,565)	(491,927)	(548,440)
34,000	(242,012)	(297,830)	(353,845)	(409,934)	(466,271)	(522,659)	(579,296)
36,000	(272,422)	(328,314)	(384,403)	(440,616)	(496,978)	(553,515)	(610,152)
38,000	(302,831)	(358,871)	(414,960)	(471,322)	(527,734)	(584,371)	(641,112)
40,000	(333,340)	(389,429)	(445,666)	(502,028)	(558,590)	(615,227)	(672,118)
42,000	(363,897)	(420,010)	(476,372)	(532,809)	(589,446)	(646,211)	(703,124)
44,000	(394,455)	(450,716)	(507,078)	(563,665)	(620,305)	(677,217)	(734,190)
46,000	(425,061)	(481,423)	(537,884)	(594,521)	(651,311)	(708,223)	(765,346)
48,000	(455,767)	(512,129)	(568,740)	(625,405)	(682,317)	(739,314)	(796,503)
50,000	(486,473)	(542,959)	(599,596)	(656,411)	(713,323)	(770,471)	(853,385)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

Lower Quartile BCIS

No Units: **350**

Greenfield/Brownfield:

Large Greenfield

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

5,194

Market Values 100%

	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(87,218)	(35,319)	16,435	68,105	119,720	170,979	221,930
2,000	(113,569)	(61,670)	(9,788)	41,882	93,552	145,043	196,175
4,000	(139,989)	(88,022)	(36,123)	15,658	67,328	118,981	170,314
6,000	(166,469)	(114,373)	(62,474)	(10,576)	41,105	92,775	144,338
8,000	(193,855)	(140,809)	(88,825)	(36,927)	14,881	66,552	118,222
10,000	(224,178)	(167,289)	(115,177)	(63,278)	(11,379)	40,328	91,998
12,000	(254,587)	(194,792)	(141,629)	(89,629)	(37,731)	14,105	65,775
14,000	(284,997)	(225,121)	(168,108)	(115,980)	(64,082)	(12,183)	39,551
16,000	(315,451)	(255,531)	(195,729)	(142,449)	(90,433)	(38,534)	13,328
18,000	(346,009)	(285,940)	(226,064)	(168,928)	(116,789)	(64,886)	(12,987)
20,000	(376,566)	(316,388)	(256,474)	(196,666)	(143,269)	(91,237)	(39,338)
22,000	(407,155)	(346,946)	(286,883)	(227,007)	(169,748)	(117,609)	(65,689)
24,000	(437,861)	(377,503)	(317,325)	(257,417)	(197,603)	(144,089)	(92,040)
26,000	(468,567)	(408,073)	(347,883)	(287,826)	(227,951)	(170,568)	(118,429)
28,000	(499,293)	(438,779)	(378,440)	(318,262)	(258,360)	(198,540)	(144,909)
30,000	(530,149)	(469,486)	(408,998)	(348,819)	(288,770)	(228,894)	(171,388)
32,000	(561,005)	(500,192)	(439,697)	(379,377)	(319,199)	(259,303)	(199,477)
34,000	(591,870)	(531,036)	(470,404)	(409,934)	(349,756)	(289,713)	(229,837)
36,000	(622,876)	(561,891)	(501,110)	(440,616)	(380,314)	(320,136)	(260,246)
38,000	(653,882)	(592,747)	(531,922)	(471,322)	(410,871)	(350,693)	(290,656)
40,000	(684,890)	(623,719)	(562,778)	(502,028)	(441,534)	(381,251)	(321,073)
42,000	(716,047)	(654,725)	(593,634)	(532,809)	(472,240)	(411,808)	(351,630)
44,000	(747,204)	(685,731)	(624,562)	(563,665)	(502,946)	(442,452)	(382,188)
46,000	(785,874)	(716,833)	(655,568)	(594,521)	(533,696)	(473,158)	(412,745)
48,000	(944,363)	(747,990)	(686,574)	(625,405)	(564,552)	(503,864)	(443,370)
50,000	(1,102,856)	(779,147)	(717,620)	(656,411)	(595,408)	(534,583)	(474,076)

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Appraisal Ref: **O** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Location / Value Zone: Loughborough / Shepshed** No Units: **700** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

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) 0.00 £ psm

Unit mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
1 bed House	5.0%	24.5	20.00%	42.0	10%	66.5
2 bed House	25.0%	122.5	40.00%	84.0	30%	206.5
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	1,421	15,296	2,436	26,221	3,857	41,516
2 bed House	9,065	97,575	6,216	66,908	15,281	164,483
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
Total	43,757	470,996	15,962	171,819	59,719	642,815

AH % by floor area: 26.73% 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	11,970,000
2 bed House	250,000	3,378	314	51,625,000
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
Total				199,500,000

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 700 Greenfield/Brownfield: Large Greenfield
Notes: Lower Quartile BCIS

GROSS DEVELOPMENT VALUE				
OMS GDV -				
	(part houses due to % mix)			
1 bed House	24.5	@	180,000	4,410,000
2 bed House	122.5	@	250,000	30,625,000
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			147,735,000
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			175,299,863
	AH on-site cost analysis:	13.80% % of GDV	£MV (no AH) less £GDV (inc. AH)	24,200,138
		405 £ psm (total GIA sqm)	34,572 £ per unit (total units)	
Grant				
	210	AH units @	0 per unit	-
Total GDV				
				175,299,863

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 700
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large Greenfield

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(112,559)
Planning Application Professional Fees, Surveys and reports					(340,000)
CIL (Mrkt only + garages)		43,757 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ 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		8.31% % of GDV	20,805 £ per unit (total units)
LCC TSA Contributions	Years (all)	700 units @		5,280 per unit	(3,695,781)
	S106 analysis:	184,789 £ per ha		2.11% % of GDV	5,280 £ per unit (total units)
	TOTAL S106 analysis:	912,964 £ per ha		10.42% % of GDV	26,085 £ per unit (total units)
AH Commuted Sum		59,719 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		3,857 sqm @		1,293 psm	(4,987,101)
2 bed House		15,281 sqm @		1,293 psm	(19,758,333)
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 (Mrkt only)	221	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	123	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @ 600 psm	-
External works		77,486,570 @		20.0%	(15,497,314)
	Ext. Works analysis:			22,139 £ 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)
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)		97,084,484 @		3.0%	(2,912,535)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

Professional Fees	97,084,484 @	7.0%		(6,795,914)
Disposal Costs -				
OMS Marketing and Promotion	147,735,000 OMS @	3.00%	6,332 £ per unit	(4,432,050)
Residential Sales Agent Costs	147,735,000 OMS @	1.00%	2,111 £ per unit	(1,477,350)
Residential Sales Legal Costs	147,735,000 OMS @	0.25%	528 £ per unit	(369,338)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			8,984 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(1,586,261)
Developers Profit -				
Profit on OMS	147,735,000	20.00%		(29,547,000)
Margin on AH	27,564,863	6.00% on AH values		(1,653,892)
Profit analysis:	175,299,863	17.80% blended GDV	(31,200,892)	
	133,379,770	23.39% on costs	(31,200,892)	
TOTAL COSTS				(164,580,661)

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)	
			5.36% % 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:	2,986	sqm/ha (net)	13,007	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)	
			5.36% % BLV / GDV	

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Loughborough / Shepshed No Units: 700
Notes: Lower Quartile BCIS Greenfield/Brownfield: Large 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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	478,087	426,076	374,056	321,984	269,882	217,689	165,420
	2,000	452,720	400,700	348,625	296,523	244,333	192,073	139,707
Other CBC/LCC S106 Contributions	4,000	427,345	375,266	323,164	270,977	218,726	166,376	113,889
	6,000	401,907	349,805	297,621	245,380	193,045	140,581	87,949
	8,000	376,446	324,264	272,033	219,714	167,272	114,669	61,852
	10,000	350,908	298,686	246,383	193,963	141,389	88,624	35,629
	12,000	325,339	273,037	220,632	168,103	115,380	62,427	9,405
	14,000	299,690	247,300	194,794	142,134	89,226	36,204	(16,818)
	16,000	273,969	221,486	168,855	116,024	63,002	9,980	(43,062)
	18,000	248,177	195,575	142,795	89,800	36,778	(16,243)	(69,414)
	20,000	222,295	169,551	116,599	63,577	10,555	(42,558)	(95,765)
	22,000	196,307	143,397	90,375	37,353	(15,703)	(68,909)	(122,116)
	24,000	170,195	117,173	64,152	11,130	(42,054)	(95,260)	(148,496)
	26,000	143,972	90,950	37,928	(15,199)	(68,405)	(121,612)	(174,975)
	28,000	117,748	64,726	11,657	(41,550)	(94,756)	(148,048)	(203,334)
	30,000	91,525	38,503	(14,694)	(67,901)	(121,121)	(174,527)	(233,645)
	32,000	65,301	12,161	(41,045)	(94,252)	(147,600)	(202,822)	(264,054)
	34,000	39,016	(14,190)	(67,397)	(120,673)	(174,079)	(233,162)	(294,464)
	36,000	12,665	(40,541)	(93,748)	(147,152)	(202,310)	(263,571)	(324,939)
	38,000	(13,686)	(66,892)	(120,225)	(173,631)	(232,679)	(293,981)	(355,497)
	40,000	(40,037)	(93,297)	(146,704)	(201,798)	(263,088)	(324,450)	(386,054)
	42,000	(66,388)	(119,777)	(173,184)	(232,196)	(293,498)	(355,008)	(416,698)
	44,000	(92,849)	(146,256)	(201,304)	(262,606)	(323,961)	(385,565)	(447,404)
	46,000	(119,329)	(172,736)	(231,713)	(293,015)	(354,519)	(416,167)	(478,111)
	48,000	(145,808)	(200,821)	(262,123)	(323,472)	(385,076)	(446,873)	(508,926)
	50,000	(172,288)	(231,230)	(292,532)	(354,029)	(415,636)	(477,580)	(539,781)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	280,081	227,623	175,020	122,233	69,226	16,204	(36,818)
	2,000	254,315	201,740	148,989	96,024	43,002	(10,019)	(63,159)
LCC TSA Contributions	4,000	228,454	175,745	122,823	69,801	16,779	(36,304)	(89,510)
	6,000	202,485	149,621	96,599	43,577	(9,449)	(62,655)	(115,862)
	8,000	176,405	123,397	70,376	17,354	(35,800)	(89,006)	(142,213)
	10,000	150,196	97,174	44,152	(8,944)	(62,151)	(115,357)	(168,691)
	12,000	123,972	70,950	17,911	(35,295)	(88,502)	(141,763)	(196,151)
	14,000	97,749	44,727	(8,440)	(61,647)	(114,853)	(168,243)	(226,427)
	16,000	71,525	18,415	(34,791)	(87,998)	(141,315)	(195,639)	(256,837)
	18,000	45,271	(7,936)	(61,142)	(114,388)	(167,795)	(225,944)	(287,246)
	20,000	18,920	(34,287)	(87,494)	(140,867)	(195,127)	(256,354)	(317,687)
	22,000	(7,432)	(60,638)	(113,940)	(167,347)	(225,461)	(286,763)	(348,244)
	24,000	(33,783)	(87,013)	(140,419)	(194,616)	(255,871)	(317,198)	(378,802)
	26,000	(60,134)	(113,492)	(166,899)	(224,979)	(286,280)	(347,755)	(409,410)
	28,000	(86,565)	(139,971)	(194,104)	(255,388)	(316,708)	(378,313)	(440,116)
	30,000	(113,044)	(166,451)	(224,496)	(285,798)	(347,266)	(408,879)	(470,823)
	32,000	(139,523)	(193,603)	(254,905)	(316,219)	(377,823)	(439,585)	(501,602)
	34,000	(166,003)	(224,013)	(285,315)	(346,777)	(408,381)	(470,292)	(532,458)
	36,000	(193,121)	(254,422)	(315,730)	(377,334)	(439,055)	(500,998)	(563,314)
	38,000	(223,530)	(284,832)	(346,288)	(407,892)	(469,761)	(531,849)	(594,267)
	40,000	(253,940)	(315,241)	(376,845)	(438,524)	(500,467)	(562,705)	(625,273)
	42,000	(284,349)	(345,799)	(407,403)	(469,230)	(531,241)	(593,561)	(656,279)
	44,000	(314,759)	(376,356)	(437,993)	(499,936)	(562,096)	(624,551)	(687,409)
	46,000	(345,310)	(406,914)	(468,699)	(530,642)	(592,952)	(655,557)	(718,566)
	48,000	(375,867)	(437,471)	(499,405)	(561,488)	(623,829)	(686,562)	(760,413)
	50,000	(406,425)	(468,168)	(530,111)	(592,344)	(654,834)	(717,694)	(918,906)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology: **BETA scheme** No Units: **700**
 Site Typology: Location / Value Zone: **Loughborough / Shepshed** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

TABLE 3

Balance (RLV - BLV £ per acre (n))	Other CBC/LCC S106 Contributions						
	-	5,000	10,000	15,000	20,000	25,000	30,000
-	337,003	273,443	209,489	145,022	79,781	14,222	(51,544)
2,000	311,627	247,906	183,771	119,029	53,557	(12,018)	(77,896)
LCC TSA Contributions	4,000	286,173	222,313	157,958	92,893	27,334	(38,369)
5,280	6,000	260,682	196,646	132,034	66,669	1,110	(64,720)
	8,000	235,130	170,889	105,981	40,446	(25,193)	(91,071)
	10,000	209,489	145,022	79,781	14,222	(51,544)	(117,422)
	12,000	183,771	119,029	53,557	(12,018)	(77,896)	(143,897)
	14,000	157,958	92,893	27,334	(38,369)	(104,247)	(170,376)
	16,000	132,034	66,669	1,110	(64,720)	(130,657)	(198,078)
	18,000	105,981	40,446	(25,193)	(91,071)	(157,137)	(228,426)
	20,000	79,781	14,222	(51,544)	(117,422)	(183,616)	(258,836)
	22,000	53,557	(12,018)	(77,896)	(143,897)	(213,222)	(289,245)
	24,000	27,334	(38,369)	(104,247)	(170,376)	(243,631)	(319,688)
	26,000	1,110	(64,720)	(130,657)	(198,078)	(274,041)	(350,245)
	28,000	(25,193)	(91,071)	(157,137)	(228,426)	(304,450)	(380,803)
	30,000	(51,544)	(117,422)	(183,616)	(258,836)	(334,967)	(411,360)
	32,000	(77,896)	(143,897)	(213,222)	(289,245)	(365,524)	(442,048)
	34,000	(104,247)	(170,376)	(243,631)	(319,688)	(396,082)	(472,755)
	36,000	(130,657)	(198,078)	(274,041)	(350,245)	(426,695)	(503,461)
	38,000	(157,137)	(228,426)	(304,450)	(380,803)	(457,402)	(534,249)
	40,000	(183,616)	(258,836)	(334,967)	(411,360)	(488,108)	(565,105)
	42,000	(213,222)	(289,245)	(365,524)	(442,048)	(518,821)	(595,961)
	44,000	(243,631)	(319,688)	(396,082)	(472,755)	(549,677)	(626,852)
	46,000	(274,041)	(350,245)	(426,695)	(503,461)	(580,533)	(657,858)
	48,000	(304,450)	(380,803)	(457,402)	(534,249)	(611,388)	(688,863)
	50,000	(334,967)	(411,360)	(488,108)	(565,105)	(642,355)	(719,869)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Profit 20%						
	15%	16%	17%	18%	19%	20%	21%
-	200,011	173,854	147,697	121,540	95,383	69,226	43,069
2,000	173,788	147,631	121,474	95,317	69,160	43,002	16,845
LCC TSA Contributions	4,000	147,564	121,407	95,250	69,093	42,936	(9,378)
5,280	6,000	121,337	95,180	69,023	42,866	16,709	(9,449)
	8,000	94,986	68,829	42,671	16,514	(9,643)	(35,800)
	10,000	68,634	42,477	16,320	(9,837)	(35,994)	(62,151)
	12,000	42,283	16,126	(10,031)	(36,188)	(62,345)	(88,502)
	14,000	15,932	(10,225)	(36,382)	(62,539)	(88,696)	(114,853)
	16,000	(10,530)	(36,687)	(62,844)	(89,001)	(115,158)	(141,315)
	18,000	(37,009)	(63,166)	(89,324)	(115,481)	(141,638)	(167,795)
	20,000	(63,489)	(89,646)	(115,803)	(141,960)	(168,117)	(195,127)
	22,000	(90,031)	(116,188)	(142,345)	(168,502)	(195,568)	(225,461)
	24,000	(116,639)	(142,796)	(168,953)	(196,083)	(225,977)	(255,871)
	26,000	(143,248)	(169,405)	(196,599)	(226,493)	(256,387)	(286,280)
	28,000	(169,872)	(197,133)	(227,027)	(256,921)	(286,815)	(316,708)
	30,000	(197,797)	(227,691)	(257,585)	(287,478)	(317,372)	(347,266)
	32,000	(228,355)	(258,248)	(288,142)	(318,036)	(347,930)	(377,823)
	34,000	(258,912)	(288,806)	(318,700)	(348,593)	(378,487)	(408,381)
	36,000	(289,586)	(319,479)	(349,373)	(379,267)	(409,161)	(439,055)
	38,000	(320,292)	(350,186)	(380,079)	(409,973)	(439,867)	(469,761)
	40,000	(350,998)	(380,892)	(410,786)	(440,680)	(470,573)	(500,467)
	42,000	(381,772)	(411,666)	(441,559)	(471,453)	(501,347)	(531,241)
	44,000	(412,628)	(442,521)	(472,415)	(502,309)	(532,203)	(562,096)
	46,000	(443,483)	(473,377)	(503,271)	(533,165)	(563,058)	(592,952)
	48,000	(474,360)	(504,253)	(534,147)	(564,041)	(593,935)	(623,829)
	50,000	(505,366)	(535,259)	(565,153)	(595,047)	(624,941)	(654,834)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

No Units: **700**

Greenfield/Brownfield:

Large Greenfield

Lower Quartile BCIS

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
-		206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000		180,056	160,056	140,056	120,056	100,056	80,056	60,056
LCC TSA Contributions		153,894	133,894	113,894	93,894	73,894	53,894	33,894
5,280		127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000		101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000		75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000		49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000		22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000		(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000		(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000		(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000		(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000		(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000		(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000		(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000		(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000		(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000		(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000		(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000		(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000		(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000		(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000		(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000		(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000		(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000		(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

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%
-		212,132	164,898	117,281	69,226	21,092	(27,131)	(75,500)
2,000		186,435	139,008	91,136	43,002	(5,131)	(53,483)	(101,851)
LCC TSA Contributions		160,642	112,989	64,913	16,779	(31,466)	(79,834)	(128,250)
5,280		134,735	86,823	38,689	(9,449)	(57,817)	(106,185)	(154,729)
8,000		108,697	60,600	12,466	(35,800)	(84,168)	(132,605)	(181,209)
10,000		82,510	34,376	(13,783)	(62,151)	(110,519)	(159,084)	(210,458)
12,000		56,287	8,153	(40,134)	(88,502)	(136,960)	(185,571)	(240,866)
14,000		30,063	(18,117)	(66,485)	(114,853)	(163,439)	(215,458)	(271,276)
16,000		3,840	(44,468)	(92,836)	(141,315)	(190,150)	(245,868)	(301,685)
18,000		(22,451)	(70,819)	(119,191)	(167,795)	(220,460)	(276,277)	(332,188)
20,000		(48,802)	(97,170)	(145,670)	(195,127)	(250,869)	(306,687)	(362,746)
22,000		(75,153)	(123,546)	(172,150)	(225,461)	(281,279)	(337,214)	(393,303)
24,000		(101,504)	(150,026)	(200,105)	(255,871)	(311,688)	(367,772)	(423,903)
26,000		(127,901)	(176,505)	(230,463)	(286,280)	(342,240)	(398,329)	(454,610)
28,000		(154,381)	(205,082)	(260,872)	(316,708)	(372,798)	(428,954)	(485,316)
30,000		(180,860)	(235,465)	(291,282)	(347,266)	(403,355)	(459,660)	(516,022)
32,000		(210,060)	(265,874)	(321,734)	(377,823)	(434,004)	(490,366)	(546,871)
34,000		(240,466)	(296,284)	(352,292)	(408,381)	(464,710)	(521,091)	(577,727)
36,000		(270,876)	(326,760)	(382,849)	(439,055)	(495,417)	(551,946)	(608,583)
38,000		(301,285)	(357,318)	(413,407)	(469,761)	(526,166)	(582,802)	(639,535)
40,000		(331,786)	(387,875)	(444,105)	(500,467)	(557,021)	(613,658)	(670,541)
42,000		(362,344)	(418,449)	(474,811)	(531,241)	(587,877)	(644,635)	(701,547)
44,000		(392,901)	(449,155)	(505,517)	(562,096)	(618,733)	(675,641)	(732,606)
46,000		(423,499)	(479,862)	(536,316)	(592,952)	(649,735)	(706,647)	(763,762)
48,000		(454,206)	(510,568)	(567,171)	(623,829)	(680,741)	(737,730)	(794,919)
50,000		(484,912)	(541,391)	(598,027)	(654,834)	(711,747)	(768,887)	(845,328)

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme

Location / Value Zone:

Loughborough / Shepshed

Lower Quartile BCIS

No Units: **700**

Greenfield/Brownfield:

Large Greenfield

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

5,280

Market Values 100%

	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	(86,091)	(34,192)	17,556	69,226	120,834	172,080	223,025
2,000	(112,442)	(60,543)	(8,668)	43,002	94,673	146,151	197,273
4,000	(138,855)	(86,894)	(34,996)	16,779	68,449	120,095	171,416
6,000	(165,335)	(113,246)	(61,347)	(9,449)	42,226	93,896	145,449
8,000	(192,316)	(139,675)	(87,698)	(35,800)	16,002	67,672	119,342
10,000	(222,632)	(166,155)	(114,049)	(62,151)	(10,252)	41,449	93,119
12,000	(253,041)	(193,253)	(140,495)	(88,502)	(36,603)	15,225	66,895
14,000	(283,451)	(223,575)	(166,975)	(114,853)	(62,955)	(11,056)	40,672
16,000	(313,898)	(253,985)	(194,190)	(141,315)	(89,306)	(37,407)	14,448
18,000	(344,455)	(284,394)	(224,518)	(167,795)	(115,657)	(63,758)	(11,860)
20,000	(375,013)	(314,835)	(254,928)	(195,127)	(142,135)	(90,110)	(38,211)
22,000	(405,594)	(345,392)	(285,337)	(225,461)	(168,615)	(116,476)	(64,562)
24,000	(436,300)	(375,950)	(315,772)	(255,871)	(196,065)	(142,955)	(90,913)
26,000	(467,006)	(406,512)	(346,329)	(286,280)	(226,405)	(169,435)	(117,296)
28,000	(497,724)	(437,218)	(376,887)	(316,708)	(256,814)	(197,002)	(143,775)
30,000	(528,580)	(467,925)	(407,444)	(347,266)	(287,224)	(227,348)	(170,254)
32,000	(559,436)	(498,631)	(438,136)	(377,823)	(317,645)	(257,757)	(197,939)
34,000	(590,294)	(529,467)	(468,843)	(408,381)	(348,203)	(288,167)	(228,291)
36,000	(621,300)	(560,323)	(499,549)	(439,055)	(378,760)	(318,582)	(258,700)
38,000	(652,306)	(591,178)	(530,354)	(469,761)	(409,318)	(349,140)	(289,110)
40,000	(683,312)	(622,143)	(561,210)	(500,467)	(439,973)	(379,697)	(319,519)
42,000	(714,463)	(653,149)	(592,065)	(531,241)	(470,679)	(410,255)	(350,077)
44,000	(745,620)	(684,154)	(622,986)	(562,096)	(501,385)	(440,891)	(380,634)
46,000	(777,829)	(715,249)	(653,991)	(592,952)	(532,128)	(471,597)	(411,192)
48,000	(936,306)	(746,406)	(684,997)	(623,829)	(562,983)	(502,303)	(441,809)
50,000	(1,094,798)	(777,563)	(716,036)	(654,834)	(593,839)	(533,014)	(472,515)

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

240626 Charnwood LCC_TCS Appraisals_Loughborough Shepshed_I_P_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:	Small Greenfield	Small Greenfield	Medium Greenfield	Medium Greenfield	Large Greenfield	Large Greenfield	Large Greenfield	Large Greenfield
Notes:	Median BCIS	Median BCIS	Median BCIS	Median BCIS	Lower Quartile BCIS	Lower Quartile BCIS	Lower Quartile BCIS	Lower Quartile BCIS
Total GDV (£)	2,210,250	3,935,405	8,841,949	15,157,628	34,246,412	50,735,425	87,649,931	175,299,863
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%
Other Intermediate (LCHO/Sub-Market etc.):	33%	33%	33%	33%	33%	33%	33%	33%
Other CBC/LCC S106 (£ per unit)	20,805.00	20,805.00	20,805.00	20,805	20,805	20,805	20,805	20,805
LCC TSA S106 (£ per unit)	26,959.03	4,677.54	1,275	1,612	6,937	7,075	5,194	5,280
Sub-total CIL+S106+Infrastructure (£ per unit)	47,764.03	25,482.54	22,080	22,417	27,742	27,880	25,999	26,085
Total S106 as % of GDV	15.13%	9.71%	8.74%	8.87%	10.94%	10.99%	10.38%	10.42%
Profit KPI's								
Developers Profit (% on costs)	26.40%	23.08%	23.15%	23.17%	23.33%	23.34%	23.39%	23.39%
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%	17.77%	17.77%	17.78%	17.78%	17.80%	17.80%
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%	4.89%	4.89%	5.29%	5.29%	5.36%	5.36%
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%	4.89%	4.89%	5.29%	5.29%	5.36%	5.36%
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	0.18	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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Appraisal Ref: **P** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area** No Units: **7**
 Notes: Median BCIS Greenfield/Brownfield: **Small 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%
		100% 100.0%
		67.0% % Rented
		0.0% % of total (>10% First Homes PPG 023)

CIL Rate (£ psm) 0.00 £ 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
Total	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
Total				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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

No Units: **7**
Greenfield/Brownfield: **Small 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	£MV (no AH) less £GDV (inc. AH)
			0 £ psm (total GIA sqm)	0 £ per unit (total units)
Grant			0 AH units @	0 per unit
Total GDV				2,686,250

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

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

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(3,234)
Planning Application Professional Fees, Surveys and reports				(10,000)
CIL (Mrkt only + garages)		774 sqm	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	7 units @	20,805 per unit	(145,635)
	S106 analysis: 624,150 £ per ha	5.42% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	7 units @	44,186 per unit	(309,299)
	S106 analysis: 1,325,566 £ per ha	11.51% % of GDV	44,186 £ per unit (total units)	
	TOTAL S106 analysis: 1,949,716 £ per ha	16.94% % of GDV	64,991 £ 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:	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	774	- 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		1,135,498 @	10.0% 16,221 £ per unit (total units)	(113,550)
	Ext. Works analysis:			
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)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Soar Valley Area No Units: 7
Notes: Median BCIS Greenfield/Brownfield: Small Greenfield

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	(31,643)
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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

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

		Affordable Housing - % on site 0%						
Balance (RLV - BLV £ per acre (n))	2	10%	15%	20%	25%	30%	35%	40%
-		153,608	108,389	62,952	16,593	(29,766)	(76,124)	(122,530)
2,000		130,360	85,113	39,074	(7,284)	(53,643)	(100,005)	(146,523)
Other CBC/LCC S106 Contributions		107,108	61,555	15,197	(31,162)	(77,520)	(123,999)	(170,559)
20,805		83,747	37,678	(8,681)	(55,039)	(101,474)	(147,992)	(196,498)
8,000		60,159	13,801	(32,558)	(78,950)	(125,468)	(172,147)	(222,527)
10,000		36,282	(10,077)	(56,435)	(102,943)	(149,461)	(198,091)	(248,593)
12,000		12,405	(33,954)	(80,419)	(126,937)	(173,735)	(224,156)	(274,658)
14,000		(11,473)	(57,894)	(104,412)	(150,930)	(199,719)	(250,221)	(300,730)
16,000		(35,370)	(81,888)	(128,406)	(175,323)	(225,785)	(276,287)	(326,922)
18,000		(59,363)	(105,881)	(152,400)	(201,348)	(251,850)	(302,360)	(353,114)
20,000		(83,357)	(129,875)	(176,912)	(227,413)	(277,915)	(328,552)	(379,306)
22,000		(107,350)	(153,869)	(202,977)	(253,479)	(303,991)	(354,744)	(405,549)
24,000		(131,344)	(178,540)	(229,042)	(279,544)	(330,183)	(380,937)	(431,869)
26,000		(155,338)	(204,605)	(255,107)	(305,621)	(356,375)	(407,143)	(458,189)
28,000		(180,169)	(230,671)	(281,173)	(331,813)	(382,567)	(433,463)	(484,508)
30,000		(206,234)	(256,736)	(307,252)	(358,006)	(408,759)	(459,782)	(510,926)
32,000		(232,299)	(282,801)	(333,444)	(384,198)	(435,056)	(486,102)	(537,374)
34,000		(258,365)	(308,882)	(359,636)	(410,390)	(461,376)	(512,444)	(563,822)
36,000		(284,430)	(335,074)	(385,828)	(436,650)	(487,696)	(538,892)	(590,289)
38,000		(310,513)	(361,267)	(412,020)	(462,969)	(514,015)	(565,340)	(616,866)
40,000		(336,705)	(387,459)	(438,243)	(489,289)	(540,410)	(591,787)	(643,442)
42,000		(362,897)	(413,651)	(464,563)	(515,609)	(566,857)	(618,269)	(670,019)
44,000		(389,089)	(439,843)	(490,883)	(541,928)	(593,305)	(644,845)	(696,667)
46,000		(415,281)	(466,157)	(517,202)	(568,375)	(619,753)	(671,422)	(723,373)
48,000		(441,474)	(492,476)	(543,522)	(594,823)	(646,248)	(697,998)	(750,079)
50,000		(467,750)	(518,796)	(569,893)	(621,271)	(672,824)	(724,622)	(784,414)

TABLE 2

		Affordable Housing - % on site 0%						
Balance (RLV - BLV £ per acre (n))	2	10%	15%	20%	25%	30%	35%	40%
-		416,343	373,093	329,843	286,526	243,194	198,835	153,872
2,000		394,358	351,097	307,775	264,433	220,802	175,834	130,780
LCC TSA Contributions		372,346	329,024	285,672	242,266	197,796	152,743	107,576
44,186		350,273	306,911	263,505	219,759	174,707	129,546	84,328
8,000		328,149	284,744	241,253	196,670	151,517	106,298	60,868
10,000		305,983	262,488	218,634	173,487	128,269	83,050	37,107
12,000		283,722	240,167	195,458	150,239	105,021	59,563	13,345
14,000		261,402	217,428	172,210	126,992	81,773	35,801	(10,492)
16,000		239,008	194,180	148,962	103,744	58,257	11,990	(34,369)
18,000		216,151	170,933	125,714	80,496	34,471	(11,888)	(58,246)
20,000		192,903	147,685	102,466	56,952	10,594	(35,765)	(82,124)
22,000		169,655	124,437	79,218	33,075	(13,284)	(59,642)	(106,001)
24,000		146,407	101,189	55,556	9,197	(37,161)	(83,520)	(129,961)
26,000		123,159	77,878	31,679	(14,680)	(61,039)	(107,437)	(153,955)
28,000		99,873	54,160	7,801	(38,557)	(84,916)	(131,430)	(178,593)
30,000		76,512	30,283	(16,076)	(62,435)	(108,906)	(155,424)	(204,535)
32,000		52,764	6,405	(39,953)	(86,381)	(132,899)	(180,181)	(230,601)
34,000		28,886	(17,472)	(63,857)	(110,375)	(156,893)	(206,164)	(256,666)
36,000		5,009	(41,350)	(87,850)	(134,368)	(181,769)	(232,229)	(282,731)
38,000		(18,868)	(65,326)	(111,844)	(158,362)	(207,793)	(258,295)	(308,842)
40,000		(42,801)	(89,319)	(135,838)	(183,357)	(233,858)	(284,360)	(335,034)
42,000		(66,795)	(113,313)	(159,831)	(209,421)	(259,923)	(310,473)	(361,226)
44,000		(90,788)	(137,307)	(184,985)	(235,487)	(285,989)	(336,665)	(387,419)
46,000		(114,782)	(161,300)	(211,050)	(261,552)	(312,103)	(362,857)	(413,701)
48,000		(138,776)	(186,613)	(237,115)	(287,617)	(338,295)	(389,049)	(440,021)
50,000		(162,769)	(212,679)	(263,181)	(313,734)	(364,488)	(415,295)	(466,341)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))	2	Other CBC/LCC S106 Contributions						
			5,000	10,000	15,000	20,000	25,000	30,000
-	-	729,145	674,938	620,624	566,176	511,557	456,729	401,656
2,000	2,000	707,462	653,250	598,874	544,353	489,655	434,745	379,549
LCC TSA Contributions	4,000	685,779	631,500	577,088	522,508	467,722	412,693	357,383
44,186	6,000	664,096	609,749	555,265	500,606	445,737	390,620	335,152
	8,000	642,375	587,998	533,441	478,705	423,729	368,466	312,876
	10,000	620,624	566,176	511,557	456,729	401,656	346,285	290,508
	12,000	598,874	544,353	489,655	434,745	379,549	324,020	268,062
	14,000	577,088	522,508	467,722	412,693	357,383	301,692	245,585
	16,000	555,265	500,606	445,737	390,620	335,152	279,301	222,953
	18,000	533,441	478,705	423,729	368,466	312,876	256,824	199,706
	20,000	511,557	456,729	401,656	346,285	290,508	234,347	176,458
	22,000	489,655	434,745	379,549	324,020	268,062	211,329	153,210
	24,000	467,722	412,693	357,383	301,692	245,585	188,082	129,905
	26,000	445,737	390,620	335,152	279,301	222,953	164,834	106,544
	28,000	423,729	368,466	312,876	256,824	199,706	141,585	83,183
	30,000	401,656	346,285	290,508	234,347	176,458	118,224	59,582
	32,000	379,549	324,020	268,062	211,329	153,210	94,863	35,705
	34,000	357,383	301,692	245,585	188,082	129,905	71,502	11,827
	36,000	335,152	279,301	222,953	164,834	106,544	47,644	(12,088)
	38,000	312,876	256,824	199,706	141,585	83,183	23,766	(36,082)
	40,000	290,508	234,347	176,458	118,224	59,582	(111)	(60,076)
	42,000	268,062	211,329	153,210	94,863	35,705	(24,085)	(84,069)
	44,000	245,585	188,082	129,905	71,502	11,827	(48,079)	(108,063)
	46,000	222,953	164,834	106,544	47,644	(12,088)	(72,072)	(132,056)
	48,000	199,706	141,585	83,183	23,766	(36,082)	(96,066)	(156,072)
	50,000	176,458	118,224	59,582	(111)	(60,076)	(120,060)	(181,008)

TABLE 4

Balance (RLV - BLV £ per acre (n))	2	Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	-	706,575	665,808	625,042	584,275	543,508	502,742	461,975
2,000	2,000	684,673	643,907	603,140	562,373	521,607	480,840	440,073
LCC TSA Contributions	4,000	662,706	621,940	581,173	540,406	499,640	458,873	418,106
44,186	6,000	640,721	599,955	559,188	518,422	477,655	436,888	396,122
	8,000	618,678	577,911	537,145	496,378	455,611	414,845	374,078
	10,000	596,605	555,838	515,072	474,305	433,539	392,772	352,005
	12,000	574,461	533,694	492,927	452,161	411,394	370,627	329,861
	14,000	552,289	511,522	470,755	429,989	389,222	348,455	307,689
	16,000	530,024	489,257	448,491	407,724	366,957	326,191	285,424
	18,000	507,706	466,939	426,173	385,406	344,639	303,873	263,106
	20,000	485,326	444,559	403,793	363,026	322,259	281,493	240,726
	22,000	462,849	422,082	381,315	340,549	299,782	259,015	217,928
	24,000	440,371	399,605	358,838	318,071	277,305	236,538	194,680
	26,000	417,894	377,127	336,361	295,594	254,827	213,596	171,432
	28,000	395,417	354,650	313,883	273,117	232,350	190,348	148,184
	30,000	372,939	332,173	291,406	250,639	209,265	167,100	124,936
	32,000	350,462	309,695	268,929	228,162	186,017	143,852	101,688
	34,000	327,886	287,119	246,352	204,831	162,666	120,502	78,338
	36,000	305,299	264,532	223,634	181,470	139,305	97,141	54,630
	38,000	282,712	241,946	200,273	158,108	115,944	73,780	30,753
	40,000	260,126	219,076	176,912	134,747	92,583	49,972	6,875
	42,000	237,539	195,715	153,551	111,386	69,190	26,094	(17,002)
	44,000	214,518	172,354	130,189	88,025	45,313	2,217	(40,879)
	46,000	191,074	148,909	106,745	64,447	21,350	(21,746)	(64,842)
	48,000	167,599	125,435	83,270	40,453	(2,643)	(45,739)	(88,836)
	50,000	144,124	101,960	59,556	16,459	(26,637)	(69,733)	(112,829)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

TABLE 5

		BLV (£ per acre)						
Balance (RLV - BLV £ per acre (n))		100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	2	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000		180,056	160,056	140,056	120,056	100,056	80,056	60,056
LCC TSA Contributions								
44,186								
4,000		153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000		127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000		101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000		75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000		49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000		22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000		(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000		(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000		(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000		(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000		(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000		(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000		(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000		(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000		(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000		(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000		(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000		(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000		(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000		(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000		(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000		(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000		(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000		(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

		Build Cost 100%						
Balance (RLV - BLV £ per acre (n))		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	2	663,868	610,319	556,622	502,742	448,646	394,300	339,620
2,000		642,170	588,569	534,798	480,840	426,645	372,156	317,356
LCC TSA Contributions								
44,186								
4,000		620,419	566,763	512,925	458,873	404,573	349,987	294,994
6,000		598,669	544,939	491,023	436,888	382,475	327,722	272,570
8,000		576,904	523,108	469,100	414,845	360,309	305,409	250,093
10,000		555,080	501,207	447,115	392,772	338,089	283,037	227,616
12,000		533,257	479,305	425,117	370,627	315,824	260,559	204,368
14,000		511,390	457,343	403,044	348,455	293,457	238,082	181,120
16,000		489,489	435,358	380,946	326,191	271,026	215,193	157,872
18,000		467,570	413,316	358,780	303,873	248,549	191,945	134,590
20,000		445,585	391,243	336,557	281,493	226,019	168,697	111,229
22,000		423,589	369,099	314,289	259,015	202,771	145,449	87,868
24,000		401,516	346,924	291,920	236,538	179,523	122,107	64,371
26,000		379,417	324,659	269,482	213,596	156,275	98,746	40,493
28,000		357,251	302,336	247,005	190,348	132,985	75,385	16,616
30,000		335,026	279,949	224,422	167,100	109,624	51,612	(7,277)
32,000		312,752	257,471	201,174	143,852	86,263	27,734	(31,270)
34,000		290,384	234,994	177,926	120,502	62,730	3,857	(55,264)
36,000		267,938	211,999	154,678	97,141	38,853	(20,098)	(79,257)
38,000		245,461	188,751	131,380	73,780	14,976	(44,091)	(103,251)
40,000		222,825	165,503	108,019	49,972	(8,925)	(68,085)	(127,245)
42,000		199,577	142,255	84,658	26,094	(32,918)	(92,078)	(151,238)
44,000		176,329	118,897	61,090	2,217	(56,912)	(116,072)	(175,781)
46,000		153,081	95,536	37,213	(21,746)	(80,906)	(140,065)	(201,846)
48,000		129,775	72,175	13,335	(45,739)	(104,899)	(164,120)	(227,911)
50,000		106,414	48,331	(10,573)	(69,733)	(128,893)	(189,709)	(253,977)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

TABLE 7

Balance (RLV - BLV £ per acre (n))	2	Market Values 100%						
		92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-		264,611	344,478	423,815	502,742	581,388	659,806	738,049
2,000		242,199	322,297	401,772	480,840	559,564	638,055	716,367
LCC TSA Contributions		4,000	300,032	379,699	458,873	537,720	616,295	694,649
44,186		6,000	277,698	357,553	436,888	515,819	594,471	672,899
		8,000	255,297	335,376	414,845	493,917	572,647	651,148
		10,000	232,820	313,111	392,772	471,946	550,797	629,378
		12,000	209,750	290,786	370,627	449,962	528,896	607,554
		14,000	186,502	268,395	348,455	427,917	506,994	585,731
		16,000	163,254	245,918	326,191	405,844	485,019	563,874
		18,000	140,006	223,297	303,873	383,702	463,035	541,972
		20,000	116,712	200,049	281,493	361,535	440,990	520,071
		22,000	93,351	176,801	259,015	339,270	418,917	498,093
		24,000	(15,532)	153,553	236,538	316,960	396,776	476,108
		26,000	(39,521)	130,288	213,596	294,591	374,610	454,062
		28,000	(63,515)	106,926	190,348	272,113	352,349	431,989
		30,000	(87,508)	(1,657)	167,100	249,636	330,047	409,851
		32,000	(111,502)	(25,598)	143,852	227,143	307,679	387,685
		34,000	(135,495)	(49,592)	120,502	203,895	285,211	365,429
		36,000	(159,521)	(73,585)	97,141	180,647	262,734	343,134
		38,000	(184,737)	(97,579)	73,780	157,399	240,256	320,766
		40,000	(210,802)	(121,572)	(35,669)	49,972	134,077	298,309
		42,000	(236,867)	(145,566)	(59,662)	26,094	110,716	275,832
		44,000	(262,932)	(169,643)	(83,656)	2,217	87,355	253,354
		46,000	(288,998)	(195,679)	(107,649)	(21,746)	63,847	230,877
		48,000	(315,142)	(221,744)	(131,643)	(45,739)	39,970	207,741
		50,000	(341,334)	(247,810)	(155,654)	(69,733)	16,092	184,493

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_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 Greenfield/Brownfield: **Small 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%	
		100%	100.0%
CIL Rate (£ psm)	0.00 £ 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	1,126	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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

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)	621,132
	413 £ psm (total GIA sqm)		41,409 £ per unit (total units)	
Grant	5	AH units @	0 per unit	-
Total GDV				
				4,736,868

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Soar Valley Area
Notes: Median BCIS
 No Units: 15
 Greenfield/Brownfield: Small Greenfield

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(6,930)
Planning Application Professional Fees, Surveys and reports				(20,000)
CIL (Mrkt only + garages)		1,160 sqm	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	15 units @	20,805 per unit	(312,075)
	S106 analysis: 624,150 £ per ha	6.59% % of GDV	20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	15 units @	21,671 per unit	(325,059)
	S106 analysis: 650,117 £ per ha	6.86% % of GDV	21,671 £ per unit (total units)	
	TOTAL S106 analysis: 1,274,267 £ per ha	13.45% % of GDV	42,476 £ 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	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)	
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	1,503	- 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		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)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

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

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	(47,790)
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)	210,036
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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1	10%	15%	20%	25%	30%	35%	40%
-		406,879	363,629	320,379	277,071	233,747	190,342	146,875
2,000		384,894	341,643	298,321	254,986	211,581	168,109	124,551
Other CBC/LCC S106 Contributions		362,892	319,570	276,225	232,820	189,343	145,787	102,118
20,805		340,819	297,464	254,058	210,578	167,022	123,360	79,641
8,000		318,703	275,297	231,812	188,258	144,603	100,883	57,164
10,000		296,536	253,046	209,493	165,845	122,125	78,406	34,686
12,000		274,280	230,728	187,087	143,367	99,648	55,928	12,094
14,000		251,964	208,329	164,610	120,890	77,171	33,451	(11,226)
16,000		229,571	185,852	142,132	98,413	54,693	10,770	(34,587)
18,000		207,094	163,375	119,655	75,936	32,194	(12,592)	(57,953)
20,000		184,617	140,897	97,178	53,458	9,404	(35,953)	(81,831)
22,000		162,140	118,420	74,701	30,874	(13,957)	(59,349)	(105,708)
24,000		139,662	95,943	52,140	8,038	(37,319)	(83,227)	(129,667)
26,000		117,185	73,406	29,553	(15,323)	(60,746)	(107,142)	(153,660)
28,000		94,672	50,819	6,672	(38,684)	(84,623)	(131,136)	(178,275)
30,000		72,085	28,232	(16,689)	(62,142)	(108,611)	(155,129)	(204,216)
32,000		49,498	5,306	(40,050)	(86,087)	(132,605)	(179,863)	(230,281)
34,000		26,912	(18,055)	(63,562)	(110,080)	(156,599)	(205,844)	(256,346)
36,000		3,940	(41,416)	(87,556)	(134,074)	(181,451)	(231,909)	(282,411)
38,000		(19,421)	(65,031)	(111,549)	(158,068)	(207,473)	(257,975)	(308,521)
40,000		(42,835)	(89,025)	(135,543)	(183,039)	(233,538)	(284,040)	(334,713)
42,000		(66,500)	(113,019)	(159,537)	(209,101)	(259,603)	(310,151)	(360,905)
44,000		(90,494)	(137,012)	(184,665)	(235,167)	(285,669)	(336,343)	(387,097)
46,000		(114,488)	(161,006)	(210,730)	(261,232)	(311,782)	(362,536)	(413,378)
48,000		(138,481)	(186,293)	(236,795)	(287,297)	(337,974)	(388,728)	(439,698)
50,000		(162,475)	(212,359)	(262,861)	(313,412)	(364,166)	(414,972)	(466,018)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))	1	10%	15%	20%	25%	30%	35%	40%
-		416,369	373,144	329,894	286,624	243,302	199,935	156,510
2,000		394,409	351,159	307,873	264,551	221,174	177,745	134,232
LCC TSA Contributions		372,424	329,123	285,801	242,413	198,979	155,467	111,846
21,671		350,372	307,050	263,652	220,213	176,703	133,088	89,369
8,000		328,296	284,891	241,448	197,938	154,330	110,611	66,891
10,000		306,130	262,682	219,174	175,570	131,853	88,134	44,414
12,000		283,916	240,409	196,805	153,095	109,376	65,656	21,937
14,000		261,644	218,041	174,337	130,618	86,898	43,179	(1,115)
16,000		239,276	195,580	151,860	108,141	64,421	20,702	(24,476)
18,000		216,822	173,102	129,383	85,663	41,944	(2,481)	(47,838)
20,000		194,345	150,625	106,906	63,186	19,383	(25,842)	(71,497)
22,000		171,867	128,148	84,428	40,649	(3,847)	(49,203)	(95,374)
24,000		149,390	105,671	61,915	18,062	(27,208)	(72,893)	(119,283)
26,000		126,913	83,181	39,328	(5,213)	(50,569)	(96,770)	(143,276)
28,000		104,435	60,594	16,741	(28,574)	(74,289)	(120,752)	(167,270)
30,000		81,860	38,007	(6,579)	(51,935)	(98,227)	(144,745)	(192,988)
32,000		59,273	15,416	(29,940)	(75,703)	(122,221)	(168,739)	(219,000)
34,000		36,687	(7,945)	(53,301)	(99,696)	(146,215)	(194,576)	(245,065)
36,000		14,050	(31,306)	(77,172)	(123,690)	(170,225)	(220,629)	(271,131)
38,000		(9,311)	(54,713)	(101,165)	(147,684)	(196,192)	(246,694)	(297,196)
40,000		(32,676)	(78,641)	(125,159)	(171,813)	(222,257)	(272,759)	(323,377)
42,000		(56,151)	(102,634)	(149,153)	(197,821)	(248,323)	(298,825)	(349,570)
44,000		(80,110)	(126,628)	(173,401)	(223,886)	(274,388)	(325,008)	(375,762)
46,000		(104,104)	(150,622)	(199,449)	(249,951)	(300,453)	(351,200)	(401,988)
48,000		(128,097)	(175,013)	(225,515)	(276,017)	(326,638)	(377,392)	(428,307)
50,000		(152,091)	(201,078)	(251,580)	(302,082)	(352,831)	(403,584)	(454,627)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))	1	Other CBC/LCC S106 Contributions						
		5,000	10,000	15,000	20,000	25,000	30,000	
-		470,602	416,327	361,867	307,184	252,186	196,808	140,900
2,000		448,919	394,576	340,037	285,220	230,096	174,522	118,423
LCC TSA Contributions		427,202	372,778	318,135	263,223	207,929	152,139	95,946
21,671		405,452	350,955	296,212	241,150	185,676	129,662	73,468
		383,690	329,086	274,227	219,013	163,338	107,184	50,991
		361,867	307,184	252,186	196,808	140,900	84,707	28,474
		340,037	285,220	230,096	174,522	118,423	62,230	5,556
		318,135	263,223	207,929	152,139	95,946	39,752	(17,805)
		296,212	241,150	185,676	129,662	73,468	17,180	(41,167)
		274,227	219,013	163,338	107,184	50,991	(6,125)	(64,679)
		252,186	196,808	140,900	84,707	28,474	(29,486)	(88,570)
		230,096	174,522	118,423	62,230	5,556	(52,847)	(112,563)
		207,929	152,139	95,946	39,752	(17,805)	(76,617)	(136,557)
		185,676	129,662	73,468	17,180	(41,167)	(100,567)	(160,551)
		163,338	107,184	50,991	(6,125)	(64,679)	(124,560)	(185,724)
		140,900	84,707	28,474	(29,486)	(88,570)	(148,554)	(211,766)
		118,423	62,230	5,556	(52,847)	(112,563)	(172,754)	(237,831)
		95,946	39,752	(17,805)	(76,617)	(136,557)	(198,734)	(263,897)
		73,468	17,180	(41,167)	(100,567)	(160,551)	(224,799)	(289,962)
		50,991	(6,125)	(64,679)	(124,560)	(185,724)	(250,864)	(316,096)
		28,474	(29,486)	(88,570)	(148,554)	(211,766)	(276,929)	(342,288)
		5,556	(52,847)	(112,563)	(172,754)	(237,831)	(303,000)	(368,480)
		(17,805)	(76,617)	(136,557)	(198,734)	(263,897)	(329,192)	(394,673)
		(41,167)	(100,567)	(160,551)	(224,799)	(289,962)	(355,384)	(420,901)
		(64,679)	(124,560)	(185,724)	(250,864)	(316,096)	(381,576)	(447,221)
		(88,570)	(148,554)	(211,766)	(276,929)	(342,288)	(407,769)	(473,540)

TABLE 4

Balance (RLV - BLV £ per acre (n))	1	Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-		385,985	357,449	328,912	300,375	271,839	243,302	214,765
2,000		363,857	335,320	306,784	278,247	249,710	221,174	192,637
LCC TSA Contributions		341,662	313,126	284,589	256,052	227,516	198,979	170,442
21,671		319,386	290,849	262,313	233,776	205,240	176,703	148,166
		297,014	268,477	239,940	211,404	182,867	154,330	125,794
		274,536	246,000	217,463	188,926	160,390	131,853	103,316
		252,059	223,522	194,986	166,449	137,912	109,376	80,839
		229,582	201,045	172,508	143,972	115,435	86,898	58,362
		207,104	178,568	150,031	121,494	92,958	64,421	35,885
		184,627	156,090	127,554	99,017	70,481	41,944	13,334
		162,066	133,529	104,993	76,456	47,919	19,383	(10,001)
		139,479	110,943	82,406	53,869	25,333	(3,847)	(33,362)
		116,892	88,356	59,819	31,283	2,307	(27,208)	(56,723)
		94,306	65,769	37,232	8,461	(21,054)	(50,569)	(80,579)
		71,719	43,182	14,615	(14,900)	(44,415)	(74,289)	(104,457)
		49,075	20,538	(8,806)	(38,321)	(68,060)	(98,227)	(128,395)
		26,378	(2,766)	(32,281)	(61,886)	(92,054)	(122,221)	(152,388)
		3,275	(26,240)	(55,755)	(85,880)	(116,047)	(146,215)	(176,899)
		(20,200)	(49,715)	(79,706)	(109,873)	(140,041)	(170,225)	(202,838)
		(43,700)	(73,558)	(103,726)	(133,893)	(164,060)	(196,192)	(228,805)
		(67,502)	(97,669)	(127,836)	(158,004)	(189,644)	(222,257)	(254,871)
		(91,612)	(121,779)	(151,947)	(183,096)	(215,709)	(248,323)	(280,936)
		(115,722)	(145,890)	(176,548)	(209,161)	(241,775)	(274,388)	(307,001)
		(139,833)	(170,000)	(202,613)	(235,227)	(267,840)	(300,453)	(333,067)
		(164,054)	(196,185)	(228,798)	(261,412)	(294,025)	(326,638)	(359,252)
		(189,764)	(222,377)	(254,991)	(287,604)	(320,217)	(352,831)	(385,444)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

No Units: **15**
Greenfield/Brownfield: **Small 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))	1	-	-	-	-	-	-	-
		206,193	186,193	166,193	146,193	126,193	106,193	86,193
	2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
LCC TSA Contributions	4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
	6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
	8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
	10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
	12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
	14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
	16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
	18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
	20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
	22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
	24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
	26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
	28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
	30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
	32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
	34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
	36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
	38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
	40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
	42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
	44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
	46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
	48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
	50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

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))	1	-	-	-	-	-	-	-
		390,272	341,524	292,544	243,302	193,724	143,719	93,459
	2,000	368,479	319,632	270,559	221,174	171,423	121,242	70,981
LCC TSA Contributions	4,000	346,656	297,724	248,507	198,979	149,025	98,764	48,504
	6,000	324,788	275,739	226,403	176,703	126,547	76,287	25,975
	8,000	302,886	253,711	204,234	154,330	104,070	53,810	2,971
	10,000	280,919	231,633	181,969	131,853	81,593	31,306	(20,390)
	12,000	258,916	209,466	159,614	109,376	59,116	8,485	(43,751)
	14,000	236,843	187,223	137,159	86,898	36,638	(14,876)	(67,320)
	16,000	214,696	164,894	114,681	64,421	14,000	(38,237)	(91,224)
	18,000	192,478	142,464	92,204	41,944	(9,361)	(61,684)	(115,218)
	20,000	170,174	119,987	69,727	19,383	(32,723)	(85,561)	(139,212)
	22,000	147,770	97,510	47,250	(3,847)	(56,084)	(109,554)	(163,205)
	24,000	125,293	75,032	24,714	(27,208)	(79,925)	(133,548)	(188,593)
	26,000	102,815	52,555	1,667	(50,569)	(103,891)	(157,542)	(214,650)
	28,000	80,338	30,046	(21,694)	(74,289)	(127,884)	(182,471)	(240,715)
	30,000	57,861	7,181	(45,055)	(98,227)	(151,878)	(208,497)	(266,780)
	32,000	35,377	(16,180)	(68,653)	(122,221)	(176,348)	(234,563)	(292,846)
	34,000	12,696	(39,541)	(92,564)	(146,215)	(202,345)	(260,628)	(318,994)
	36,000	(10,665)	(63,017)	(116,557)	(170,225)	(228,410)	(286,693)	(345,186)
	38,000	(34,027)	(86,900)	(140,551)	(196,192)	(254,475)	(312,811)	(371,378)
	40,000	(57,388)	(110,894)	(164,545)	(222,257)	(280,541)	(339,003)	(397,570)
	42,000	(81,258)	(134,887)	(190,041)	(248,323)	(306,629)	(365,196)	(423,813)
	44,000	(105,230)	(158,881)	(216,105)	(274,388)	(332,821)	(391,388)	(450,132)
	46,000	(129,224)	(183,918)	(242,170)	(300,453)	(359,013)	(417,600)	(476,452)
	48,000	(153,217)	(209,952)	(268,235)	(326,638)	(385,205)	(443,920)	(502,772)
	50,000	(177,796)	(236,018)	(294,301)	(352,831)	(411,397)	(470,239)	(529,111)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

No Units: **15**
Greenfield/Brownfield: **Small 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%
-		75,127	131,498	187,597	243,302	298,713	353,909	408,929
2,000		52,650	109,021	165,305	221,174	276,728	332,008	387,105
LCC TSA Contributions		30,173	86,543	142,914	198,979	254,660	310,063	365,254
21,671		7,358	64,066	120,437	176,703	232,542	288,078	343,352
	8,000	(16,003)	41,589	97,960	154,330	210,361	266,018	321,413
	10,000	(39,364)	19,076	75,482	131,853	188,096	243,911	299,428
	12,000	(62,836)	(4,164)	53,005	109,376	165,732	221,743	277,376
	14,000	(86,714)	(27,525)	30,523	86,898	143,269	199,478	255,280
	16,000	(110,670)	(50,886)	7,675	64,421	120,792	177,130	233,114
	18,000	(134,664)	(74,613)	(15,686)	41,944	98,315	154,685	210,860
	20,000	(158,657)	(98,525)	(39,047)	19,383	75,837	132,208	188,528
	22,000	(183,676)	(122,518)	(62,512)	(3,847)	53,360	109,731	166,102
	24,000	(209,704)	(146,512)	(86,390)	(27,208)	30,829	87,254	143,624
	26,000	(235,769)	(170,546)	(110,373)	(50,569)	7,992	64,776	121,147
	28,000	(261,835)	(196,512)	(134,366)	(74,289)	(15,369)	42,276	98,670
	30,000	(287,900)	(222,577)	(158,360)	(98,227)	(38,730)	19,689	76,192
	32,000	(314,059)	(248,642)	(183,355)	(122,221)	(62,189)	(3,530)	53,715
	34,000	(340,252)	(274,707)	(209,385)	(146,215)	(86,082)	(26,891)	31,136
	36,000	(366,444)	(300,791)	(235,450)	(170,225)	(110,076)	(50,252)	8,309
	38,000	(392,636)	(326,983)	(261,515)	(196,192)	(134,069)	(73,965)	(15,052)
	40,000	(418,931)	(353,175)	(287,580)	(222,257)	(158,063)	(97,930)	(38,413)
	42,000	(445,250)	(379,367)	(313,715)	(248,323)	(183,034)	(121,924)	(61,865)
	44,000	(471,570)	(405,572)	(339,907)	(274,388)	(209,065)	(145,917)	(85,785)
	46,000	(497,890)	(431,892)	(366,099)	(300,453)	(235,130)	(169,911)	(109,778)
	48,000	(524,323)	(458,211)	(392,291)	(326,638)	(261,196)	(195,873)	(133,772)
	50,000	(550,770)	(484,531)	(418,533)	(352,831)	(287,261)	(221,938)	(157,766)

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Appraisal Ref: **R** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: Location / Value Zone: **Soar Valley Area** No Units: **30**
 Notes: Median BCIS Greenfield/Brownfield: **Medium 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) 0.00 £ 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	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	131	1,405	131	1,405
2 bed House	389	4,182	300	3,226	688	7,408
3 bed House	1,074	11,562	209	2,252	1,283	13,814
4 bed House	483	5,199	46	499	529	5,698
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
	1,946	20,943	686	7,382	2,631	28,325

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	190,000	3,276	304	427,500
2 bed House	280,000	3,784	352	2,604,000
3 bed House	360,000	3,871	360	4,968,000
4 bed House	450,000	3,913	364	2,092,500
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
				10,092,000

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

No Units: **30**
Greenfield/Brownfield: **Medium 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	@	360,000	4,158,000
4 bed House	4.2	@	450,000	1,890,000
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	-
	21.0			7,518,000
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	@	162,000	244,215
4 bed House	0.3	@	202,500	61,054
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	-
	6.0			776,061
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	0.7	@	133,000	98,753
2 bed House	1.3	@	196,000	261,954
3 bed House	0.7	@	252,000	187,110
4 bed House	0.1	@	315,000	46,778
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	-
	3.0	9.0		594,594
Sub-total GDV Residential				
	30			8,888,655
AH on-site cost analysis:	13.54% % of GDV		£MV (no AH) less £GDV (inc. AH)	1,203,345
	457 £ psm (total GIA sqm)		40,112 £ per unit (total units)	
Grant	9	AH units @	0 per unit	-
Total GDV				
				8,888,655

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

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

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(13,860)
Planning Application Professional Fees, Surveys and reports					(40,000)
CIL (Mrkt only + garages)		1,946 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	30 units @		20,805 per unit	(624,150)
	S106 analysis:	7.02% % of GDV		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	30 units @		29,145 per unit	(874,339)
	S106 analysis:	9.84% % of GDV		29,145 £ per unit (total units)	
	TOTAL S106 analysis:	16.86% % of GDV		49,950 £ per unit (total units)	
AH Commuted Sum		2,631 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:	0.00% % of GDV		0 £ per unit (total units)	
1 bed House		131 sqm @		1,468 psm	(191,574)
2 bed House		688 sqm @		1,468 psm	(1,010,278)
3 bed House		1,283 sqm @		1,468 psm	(1,884,031)
4 bed House		529 sqm @		1,468 psm	(777,086)
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)	12	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	4	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @ 600 psm	-
External works		3,862,969 @		10.0%	(386,297)
	Ext. Works analysis:			12,877 £ 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)		4,425,005 @		3.0%	(132,750)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:	BETA scheme	No Units:	30
Site Typology:	Location / Value Zone: Soar Valley Area	Greenfield/Brownfield:	Medium Greenfield
Notes:	Median BCIS		
Professional Fees	4,425,005 @	7.0%	(309,750)
Disposal Costs -			
OMS Marketing and Promotion	7,518,000 OMS @	3.00%	7,518 £ per unit (225,540)
Residential Sales Agent Costs	7,518,000 OMS @	1.00%	2,506 £ per unit (75,180)
Residential Sales Legal Costs	7,518,000 OMS @	0.25%	627 £ per unit (18,795)
Affordable Sale Legal Costs			lump sum (10,000)
Empty Property Costs			-
Disposal Cost analysis:			10,984 £ per unit (exc. EPC)
Interest (on Development Costs) -	6.00% APR	0.487% pcm	(85,364)
Developers Profit -			
Profit on OMS	7,518,000	20.00%	(1,503,600)
Margin on AH	1,370,655	6.00% on AH values	(82,239)
Profit analysis:	8,888,655	17.84% blended GDV	(1,585,839)
	6,834,735	23.20% on costs	(1,585,839)
TOTAL COSTS			(8,420,574)

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)
			4.73% % 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:	2,631	sqm/ha (net)	11,463 sqft/ac (net)
	24	dph (gross)	
Benchmark Land Value (net)	14,002 £ per plot	420,070 £ per ha (net)	170,000 £ per acre (net)
BLV analysis:		336,056 £ per ha (gross)	136,000 £ per acre (gross)
			4.73% % BLV / GDV

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	442,993	390,495	337,944	285,341	232,644	179,832	126,852
	2,000	421,169	368,633	316,042	263,356	210,577	157,666	104,548
Other CBC/LCC S106 Contributions	4,000	399,322	346,731	294,068	241,319	188,446	135,412	82,125
	6,000	377,421	324,780	272,061	219,226	166,237	113,057	59,648
	8,000	355,492	302,795	249,988	197,059	143,935	90,587	37,171
	10,000	333,507	280,730	227,839	174,797	121,525	68,109	14,694
	12,000	311,472	258,619	205,622	152,445	99,048	45,632	(7,784)
	14,000	289,399	236,447	183,323	129,986	76,571	23,155	(30,351)
	16,000	267,233	214,183	160,925	107,509	54,093	664	(52,938)
	18,000	245,008	191,832	138,448	85,032	31,616	(21,923)	(75,524)
	20,000	222,710	169,386	115,970	62,555	9,092	(44,510)	(98,827)
	22,000	200,325	146,909	93,493	40,077	(13,495)	(67,097)	(122,393)
	24,000	177,847	124,432	71,016	17,519	(36,082)	(90,110)	(146,387)
	26,000	155,370	101,954	48,534	(5,067)	(58,669)	(113,510)	(170,411)
	28,000	132,893	79,477	25,947	(27,654)	(81,393)	(137,496)	(196,350)
	30,000	110,416	56,962	3,361	(50,241)	(104,812)	(161,490)	(222,382)
	32,000	87,938	34,375	(19,226)	(72,827)	(128,606)	(186,739)	(248,447)
	34,000	65,390	11,789	(41,813)	(96,114)	(152,600)	(212,756)	(274,512)
	36,000	42,803	(10,798)	(64,399)	(119,716)	(177,128)	(238,821)	(300,618)
	38,000	20,217	(33,385)	(87,416)	(143,709)	(203,129)	(264,886)	(326,810)
	40,000	(2,370)	(55,972)	(110,891)	(167,703)	(229,194)	(290,951)	(353,002)
	42,000	(24,957)	(78,718)	(134,819)	(193,503)	(255,260)	(317,132)	(379,194)
	44,000	(47,562)	(102,193)	(158,813)	(219,568)	(281,325)	(343,324)	(405,502)
	46,000	(70,259)	(125,929)	(183,876)	(245,633)	(307,454)	(369,516)	(431,822)
	48,000	(93,495)	(149,922)	(209,942)	(271,699)	(333,646)	(395,737)	(458,142)
	50,000	(117,038)	(174,250)	(236,007)	(297,776)	(359,838)	(422,056)	(484,528)

TABLE 2

		Affordable Housing - % on site 30%						
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40%
	-	533,654	481,306	428,894	376,477	324,003	271,497	218,906
	2,000	511,972	459,560	407,143	354,677	302,179	249,596	196,939
LCC TSA Contributions	4,000	490,227	437,810	385,351	332,853	280,285	227,651	174,914
	6,000	468,476	416,025	363,527	310,974	258,363	205,656	152,817
	8,000	446,699	394,201	341,663	289,072	236,378	183,583	130,633
	10,000	424,875	372,352	319,762	267,090	214,325	161,431	108,346
	12,000	403,042	350,451	297,802	245,067	192,210	139,193	85,943
	14,000	381,140	328,514	275,809	222,990	170,018	116,856	63,465
	16,000	359,226	306,529	253,737	200,824	147,734	94,404	40,988
	18,000	337,241	284,479	231,604	178,578	125,342	71,927	18,511
	20,000	315,221	262,383	209,404	156,243	102,865	49,449	(3,967)
	22,000	293,148	240,217	187,121	133,804	80,388	26,972	(26,515)
	24,000	270,997	217,964	164,742	111,326	57,911	4,495	(49,102)
	26,000	248,789	195,631	142,265	88,849	35,433	(18,087)	(71,689)
	28,000	226,509	173,203	119,788	66,372	12,927	(40,674)	(94,860)
	30,000	204,140	150,726	97,310	43,894	(9,659)	(63,261)	(118,318)
	32,000	181,665	128,249	74,833	21,355	(32,246)	(86,143)	(142,312)
	34,000	159,187	105,772	52,356	(1,231)	(54,833)	(109,524)	(166,305)
	36,000	136,710	83,294	29,783	(23,818)	(77,426)	(133,422)	(191,945)
	38,000	114,233	60,798	7,196	(46,405)	(100,825)	(157,415)	(217,955)
	40,000	91,755	38,211	(15,390)	(68,992)	(124,531)	(182,334)	(244,021)
	42,000	69,226	15,624	(37,977)	(92,127)	(148,525)	(208,329)	(270,086)
	44,000	46,639	(6,962)	(60,564)	(115,641)	(172,723)	(234,394)	(296,170)
	46,000	24,052	(29,549)	(83,429)	(139,635)	(198,703)	(260,460)	(322,362)
	48,000	1,466	(52,136)	(106,904)	(163,628)	(224,768)	(286,525)	(348,554)
	50,000	(21,121)	(74,814)	(130,744)	(189,076)	(250,833)	(312,684)	(374,746)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

29,145

		Other CBC/LCC S106 Contributions				20,805			
		-	5,000	10,000	15,000	20,000	25,000	30,000	
-	-	549,379	495,451	441,400	387,191	332,787	278,149	223,210	
2,000	527,817	473,831	419,718	365,441	310,963	256,219	201,132		
4,000	506,256	452,211	398,035	343,690	289,100	234,235	178,966		
6,000	484,641	430,559	376,316	321,875	267,199	212,173	156,715		
8,000	463,021	408,876	354,565	300,051	245,227	190,049	134,369		
10,000	441,400	387,191	332,787	278,149	223,210	167,847	111,912		
12,000	419,718	365,441	310,963	256,219	201,132	145,553	89,435		
14,000	398,035	343,690	289,100	234,235	178,966	123,151	66,958		
16,000	376,316	321,875	267,199	212,173	156,715	100,674	44,480		
18,000	354,565	300,051	245,227	190,049	134,369	78,196	22,003		
20,000	332,787	278,149	223,210	167,847	111,912	55,719	(568)		
22,000	310,963	256,219	201,132	145,553	89,435	33,242	(23,155)		
24,000	289,100	234,235	178,966	123,151	66,958	10,725	(45,742)		
26,000	267,199	212,173	156,715	100,674	44,480	(11,862)	(68,328)		
28,000	245,227	190,049	134,369	78,196	22,003	(34,448)	(91,384)		
30,000	223,210	167,847	111,912	55,719	(568)	(57,035)	(114,874)		
32,000	201,132	145,553	89,435	33,242	(23,155)	(79,704)	(138,867)		
34,000	178,966	123,151	66,958	10,725	(45,742)	(103,114)	(162,861)		
36,000	156,715	100,674	44,480	(11,862)	(68,328)	(126,871)	(188,221)		
38,000	134,369	78,196	22,003	(34,448)	(91,384)	(150,864)	(214,277)		
40,000	111,912	55,719	(568)	(57,035)	(114,874)	(175,252)	(240,342)		
42,000	89,435	33,242	(23,155)	(79,704)	(138,867)	(201,244)	(266,407)		
44,000	66,958	10,725	(45,742)	(103,114)	(162,861)	(227,309)	(292,473)		
46,000	44,480	(11,862)	(68,328)	(126,871)	(188,221)	(253,375)	(318,656)		
48,000	22,003	(34,448)	(91,384)	(150,864)	(214,277)	(279,440)	(344,848)		
50,000	(568)	(57,035)	(114,874)	(175,252)	(240,342)	(305,560)	(371,040)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

29,145

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	-	457,112	430,490	403,868	377,246	350,624	324,003	297,381
2,000	435,288	408,666	382,045	355,423	328,801	302,179	275,557	
4,000	413,394	386,772	360,150	333,528	306,907	280,285	253,663	
6,000	391,472	364,850	338,228	311,606	284,985	258,363	231,741	
8,000	369,487	342,865	316,243	289,622	263,000	236,378	209,756	
10,000	347,434	320,813	294,191	267,569	240,947	214,325	187,703	
12,000	325,319	298,698	272,076	245,454	218,832	192,210	165,588	
14,000	303,127	276,505	249,884	223,262	196,640	170,018	143,396	
16,000	280,843	254,221	227,599	200,977	174,356	147,734	121,112	
18,000	258,451	231,830	205,208	178,586	151,964	125,342	98,721	
20,000	235,974	209,352	182,731	156,109	129,487	102,865	76,243	
22,000	213,497	186,875	160,253	133,631	107,010	80,388	53,766	
24,000	191,020	164,398	137,776	111,154	84,532	57,911	31,289	
26,000	168,542	141,920	115,299	88,677	62,055	35,433	8,811	
28,000	146,036	119,415	92,793	66,171	39,549	12,927	(13,694)	
30,000	123,450	96,828	70,206	43,584	16,962	(9,659)	(36,281)	
32,000	100,863	74,241	47,619	20,998	(5,624)	(32,246)	(58,868)	
34,000	78,276	51,654	25,033	(1,589)	(28,211)	(54,833)	(81,600)	
36,000	55,690	29,068	2,446	(24,176)	(50,798)	(77,426)	(104,961)	
38,000	33,066	6,444	(20,178)	(46,799)	(73,421)	(100,825)	(128,681)	
40,000	10,369	(16,253)	(42,874)	(69,496)	(96,766)	(124,531)	(152,674)	
42,000	(12,327)	(38,949)	(65,571)	(92,706)	(120,382)	(148,525)	(177,209)	
44,000	(35,024)	(61,646)	(88,646)	(116,232)	(144,375)	(172,723)	(203,148)	
46,000	(57,756)	(84,624)	(112,158)	(140,264)	(168,407)	(198,703)	(229,128)	
48,000	(80,678)	(108,213)	(136,231)	(164,374)	(194,343)	(224,768)	(255,193)	
50,000	(104,267)	(132,199)	(160,342)	(189,983)	(220,408)	(250,833)	(281,258)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

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
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
LCC TSA Contributions	4,000	133,894	113,894	93,894	73,894	53,894	33,894
29,145	6,000	107,731	87,731	67,731	47,731	27,731	7,731
	8,000	81,569	61,569	41,569	21,569	1,569	(18,431)
	10,000	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
	12,000	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
	14,000	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
	16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)
	18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)
	20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)
	22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)
	24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)
	26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)
	28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)
	30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)
	32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)
	34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)
	36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)
	38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)
	40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)
	42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)
	44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)
	46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)
	48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)
	50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)

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%
-	451,439	409,079	366,609	324,003	281,233	238,274	195,061
2,000	429,806	387,396	344,858	302,179	259,311	216,223	172,877
LCC TSA Contributions	4,000	365,657	323,053	280,285	237,326	194,111	150,603
29,145	6,000	343,906	301,229	258,363	215,274	171,924	128,226
	8,000	322,103	279,336	236,378	193,161	149,647	105,749
	10,000	342,953	300,279	257,415	214,325	170,971	127,265
	12,000	321,153	278,388	235,430	192,210	148,690	104,788
	14,000	299,329	256,466	213,377	170,018	126,304	82,310
	16,000	277,439	234,482	191,260	147,734	103,826	59,833
	18,000	255,518	212,428	169,065	125,342	81,349	37,356
	20,000	233,534	190,310	146,777	102,865	58,872	14,859
	22,000	211,479	168,112	124,381	80,388	36,394	(7,728)
	24,000	189,359	145,821	101,904	57,911	13,893	(30,314)
	26,000	167,159	123,420	79,427	35,433	(8,694)	(52,901)
	28,000	144,864	100,943	56,949	12,927	(31,280)	(75,488)
	30,000	122,459	78,465	34,472	(9,659)	(53,867)	(98,818)
	32,000	99,982	55,988	11,961	(32,246)	(76,454)	(122,479)
	34,000	77,504	33,511	(10,625)	(54,833)	(99,822)	(146,473)
	36,000	55,027	10,996	(33,212)	(77,426)	(123,505)	(170,504)
	38,000	32,550	(11,591)	(55,799)	(100,825)	(147,499)	(196,473)
	40,000	10,030	(34,178)	(78,425)	(124,531)	(171,613)	(222,539)
	42,000	(12,557)	(56,765)	(101,829)	(148,525)	(197,588)	(248,604)
	44,000	(35,144)	(79,424)	(125,557)	(172,723)	(223,653)	(274,669)
	46,000	(57,730)	(102,833)	(149,551)	(198,703)	(249,719)	(300,766)
	48,000	(80,423)	(126,583)	(173,832)	(224,768)	(275,784)	(326,958)
	50,000	(103,837)	(150,577)	(199,817)	(250,833)	(301,886)	(353,150)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

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

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
29,145

	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	169,317	221,102	272,641	324,003	375,221	426,332	477,368
2,000	147,127	199,058	250,725	302,179	353,471	404,632	455,686
4,000	124,840	176,948	228,740	280,285	331,654	382,882	434,003
6,000	102,441	154,758	206,692	258,363	309,830	361,128	412,292
8,000	79,964	132,472	184,579	236,378	287,928	339,305	390,542
10,000	57,487	110,075	162,388	214,325	266,001	317,474	368,779
12,000	35,010	87,598	140,103	192,210	244,016	295,572	346,956
14,000	12,532	65,120	117,709	170,018	221,959	273,638	325,117
16,000	(10,015)	42,643	95,231	147,734	199,841	251,654	303,216
18,000	(32,601)	20,166	72,754	125,342	177,648	229,593	281,276
20,000	(55,188)	(2,367)	50,277	102,865	155,365	207,473	259,291
22,000	(77,794)	(24,954)	27,800	80,388	132,976	185,279	237,226
24,000	(101,156)	(47,541)	5,280	57,911	110,499	162,996	215,104
26,000	(124,869)	(70,127)	(17,307)	35,433	88,021	140,610	192,909
28,000	(148,863)	(93,245)	(39,893)	12,927	65,544	118,132	170,627
30,000	(173,088)	(116,759)	(62,480)	(9,659)	43,067	95,655	148,243
32,000	(199,065)	(140,752)	(85,336)	(32,246)	20,575	73,178	125,766
34,000	(225,130)	(164,746)	(108,761)	(54,833)	(2,012)	50,701	103,289
36,000	(251,195)	(190,259)	(132,642)	(77,426)	(24,599)	28,222	80,812
38,000	(277,261)	(216,321)	(156,635)	(100,825)	(47,186)	5,635	58,334
40,000	(303,403)	(242,386)	(181,491)	(124,531)	(69,772)	(16,952)	35,857
42,000	(329,595)	(268,452)	(207,512)	(148,525)	(92,890)	(39,538)	13,282
44,000	(355,788)	(294,540)	(233,577)	(172,723)	(116,421)	(62,125)	(9,304)
46,000	(381,980)	(320,732)	(259,642)	(198,703)	(140,414)	(84,968)	(31,891)
48,000	(408,291)	(346,924)	(285,708)	(224,768)	(164,408)	(108,430)	(54,478)
50,000	(434,611)	(373,117)	(311,869)	(250,833)	(189,894)	(132,304)	(77,064)

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_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: **Medium Greenfield**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme	55 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) 0.00 £ 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	25.0%	9.6	45.00%	7.4	31%	17.1
3 bed House	55.0%	21.2	25.00%	4.1	46%	25.3
4 bed House	20.0%	7.7	5.00%	0.8	16%	8.5
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	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	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

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	712	7,667	594	6,394	1,306	14,060
3 bed House	1,969	21,197	433	4,662	2,402	25,859
4 bed House	886	9,531	107	1,154	993	10,686
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
	3,567	38,395	1,374	14,786	4,941	53,181

AH % by floor area: 27.80% 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	3,784	352	4,774,000
3 bed House	360,000	3,871	360	9,108,000
4 bed House	450,000	3,913	364	3,836,250
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
				18,502,000

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

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

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	190,000	-
2 bed House	9.6	@	280,000	2,695,000
3 bed House	21.2	@	360,000	7,623,000
4 bed House	7.7	@	450,000	3,465,000
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	-
	38.5			13,783,000
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			16,295,868
AH on-site cost analysis:	13.54% % of GDV		£MV (no AH) less £GDV (inc. AH)	2,206,133
	447 £ psm (total GIA sqm)		40,112 £ per unit (total units)	
Grant	17	AH units @	0 per unit	-
Total GDV				
				16,295,868

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
 Location / Value Zone: **Soar Valley Area**
 Median BCIS

No Units: **55**
 Greenfield/Brownfield: **Medium Greenfield**

DEVELOPMENT COSTS

Initial Payments -

Statutory Planning Fees (Residential)					(23,549)
Planning Application Professional Fees, Surveys and reports					(70,000)
CIL (Mrkt only + garages)		3,567 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	55 units @		20,805 per unit	(1,144,275)
	S106 analysis:	7.02% % of GDV		20,805 £ per unit (total units)	
	624,150 £ per ha				
LCC TSA Contributions	Years (all)	55 units @		25,457 per unit	(1,400,137)
	S106 analysis:	8.59% % of GDV		25,457 £ per unit (total units)	
	763,711 £ per ha				
	TOTAL S106 analysis:	15.61% % of GDV		46,262 £ per unit (total units)	
AH Commuted Sum		4,941 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:	0.00% % of GDV		0 £ per unit (total units)	
	- £ per ha				
1 bed House		239 sqm @		1,468 psm	(351,219)
2 bed House		1,306 sqm @		1,468 psm	(1,917,575)
3 bed House		2,402 sqm @		1,468 psm	(3,526,723)
4 bed House		993 sqm @		1,468 psm	(1,457,357)
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)	21	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	8	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt only)	-	0% units @		18 sqm @ 600 psm	-
External works		7,252,874 @		10.0%	(725,287)
	Ext. Works analysis:			13,187 £ 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)		8,300,352 @		3.0%	(249,011)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

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

Professional Fees	8,300,352 @	7.0%		(581,025)
Disposal Costs -				
OMS Marketing and Promotion	13,783,000 OMS @	3.00%	7,518 £ per unit	(413,490)
Residential Sales Agent Costs	13,783,000 OMS @	1.00%	2,506 £ per unit	(137,830)
Residential Sales Legal Costs	13,783,000 OMS @	0.25%	627 £ per unit	(34,458)
Affordable Sale Legal Costs			lump sum	(10,000)
Empty Property Costs				-
Disposal Cost analysis:			10,832 £ per unit (exc. EPC)	
Interest (on Development Costs) -	6.00% APR		0.487% pcm	(156,222)
Developers Profit -				
Profit on OMS	13,783,000	20.00%		(2,756,600)
Margin on AH	2,512,868	6.00% on AH values		(150,772)
Profit analysis:	16,295,868	17.84% blended GDV	(2,907,372)	
	12,520,348	23.22% on costs	(2,907,372)	
TOTAL COSTS				(15,427,720)

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)	
			4.73% % 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:	2,695 sqm/ha (net)		11,739 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)	
			4.73% % BLV / GDV	

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

No Units: **55**
Greenfield/Brownfield: **Medium 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%
-		470,323	411,024	351,663	292,186	232,595	172,823	112,814
2,000		448,561	389,200	329,764	270,222	210,534	150,644	90,450
Other CBC/LCC S106 Contributions		426,738	367,342	307,849	248,220	188,410	128,369	67,972
20,805		404,914	345,440	285,865	226,147	166,209	105,983	45,495
8,000		383,018	323,492	263,833	203,997	143,916	83,505	23,018
10,000		361,116	301,508	241,751	181,775	121,516	61,028	540
12,000		339,135	279,446	219,585	159,463	99,038	38,551	(21,977)
14,000		317,131	257,338	197,340	137,049	76,561	16,073	(44,564)
16,000		295,059	235,170	175,011	114,571	54,084	(6,443)	(67,150)
18,000		272,925	212,905	152,582	92,094	31,607	(29,030)	(89,737)
20,000		250,735	190,558	130,105	69,617	9,091	(51,616)	(112,324)
22,000		228,470	168,115	107,627	47,140	(13,495)	(74,203)	(135,524)
24,000		206,105	145,638	85,150	24,626	(36,082)	(96,790)	(159,433)
26,000		183,648	123,160	62,673	2,039	(58,669)	(119,440)	(184,515)
28,000		161,171	100,683	40,160	(20,548)	(81,255)	(142,994)	(210,489)
30,000		138,693	78,206	17,573	(43,135)	(103,888)	(166,987)	(236,555)
32,000		116,216	55,694	(5,014)	(65,721)	(126,831)	(192,682)	(262,620)
34,000		93,739	33,107	(27,600)	(88,338)	(150,548)	(218,727)	(288,685)
36,000		71,228	10,521	(50,187)	(111,034)	(174,910)	(244,793)	(314,859)
38,000		48,641	(12,066)	(72,787)	(134,223)	(200,900)	(270,858)	(341,051)
40,000		26,055	(34,653)	(95,484)	(158,102)	(226,966)	(296,941)	(367,244)
42,000		3,468	(57,240)	(118,180)	(183,077)	(253,031)	(323,133)	(393,494)
44,000		(19,119)	(79,933)	(141,663)	(209,139)	(279,096)	(349,325)	(419,813)
46,000		(41,705)	(102,630)	(165,657)	(235,204)	(305,215)	(375,517)	(446,133)
48,000		(64,383)	(125,530)	(191,312)	(261,269)	(331,407)	(401,767)	(472,461)
50,000		(87,079)	(149,218)	(217,377)	(287,335)	(357,599)	(428,086)	(498,909)

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-		520,873	461,659	402,402	343,063	283,649	224,119	164,431
2,000		499,165	439,908	380,601	321,228	261,747	202,117	142,296
LCC TSA Contributions		477,414	418,138	358,777	299,326	239,762	180,044	120,073
25,457		455,664	396,315	336,904	277,389	217,730	157,884	97,746
8,000		433,852	374,482	315,002	255,405	195,637	135,638	75,300
10,000		412,029	352,580	293,032	233,343	173,468	113,293	52,823
12,000		390,158	330,660	271,029	211,224	151,203	90,833	30,346
14,000		368,257	308,675	248,956	189,033	128,840	68,356	7,868
16,000		346,302	286,642	226,811	166,756	106,366	45,879	(14,613)
18,000		324,318	264,565	204,599	144,377	83,889	23,401	(37,200)
20,000		302,255	242,398	182,303	121,900	61,412	921	(59,787)
22,000		280,152	220,164	159,910	99,422	38,935	(21,666)	(82,373)
24,000		257,985	197,850	137,433	76,945	16,455	(44,253)	(104,960)
26,000		235,729	175,443	114,955	54,468	(6,132)	(66,839)	(127,871)
28,000		213,397	152,966	92,478	31,989	(28,718)	(89,426)	(151,610)
30,000		190,976	130,488	70,001	9,403	(51,305)	(112,039)	(176,058)
32,000		168,499	108,011	47,523	(13,184)	(73,892)	(135,262)	(201,997)
34,000		146,021	85,534	24,937	(35,771)	(96,489)	(159,165)	(228,057)
36,000		123,544	63,056	2,350	(58,358)	(119,185)	(184,225)	(254,122)
38,000		101,067	40,471	(20,237)	(80,944)	(142,726)	(210,230)	(280,187)
40,000		78,590	17,884	(42,823)	(103,635)	(166,719)	(236,295)	(306,320)
42,000		56,005	(4,702)	(65,410)	(126,569)	(192,403)	(262,360)	(332,512)
44,000		33,418	(27,289)	(88,084)	(150,280)	(218,468)	(288,426)	(358,704)
46,000		10,832	(49,876)	(110,781)	(174,620)	(244,533)	(314,594)	(384,913)
48,000		(11,755)	(72,534)	(133,960)	(200,641)	(270,599)	(340,786)	(411,233)
50,000		(34,342)	(95,230)	(157,834)	(226,706)	(296,675)	(366,978)	(437,552)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

No Units: **55**
Greenfield/Brownfield: **Medium Greenfield**

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

25,457

		Other CBC/LCC S106 Contributions				20,805			
		-	5,000	10,000	15,000	20,000	25,000	30,000	
-	-	509,545	455,513	401,350	347,020	292,465	237,618	182,393	
2,000	487,943	433,874	379,646	325,222	270,563	215,578	160,165		
4,000	466,323	412,192	357,896	303,398	248,611	193,476	137,844		
6,000	444,703	390,509	336,134	281,514	226,614	171,297	115,414		
8,000	423,033	368,771	314,310	259,603	204,541	149,028	92,936		
10,000	401,350	347,020	292,465	237,618	182,393	126,652	70,459		
12,000	379,646	325,222	270,563	215,578	160,165	104,175	47,982		
14,000	357,896	303,398	248,611	193,476	137,844	81,698	25,504		
16,000	336,134	281,514	226,614	171,297	115,414	59,220	2,960		
18,000	314,310	259,603	204,541	149,028	92,936	36,743	(19,627)		
20,000	292,465	237,618	182,393	126,652	70,459	14,253	(42,214)		
22,000	270,563	215,578	160,165	104,175	47,982	(8,334)	(64,801)		
24,000	248,611	193,476	137,844	81,698	25,504	(30,921)	(87,387)		
26,000	226,614	171,297	115,414	59,220	2,960	(53,507)	(110,050)		
28,000	204,541	149,028	92,936	36,743	(19,627)	(76,094)	(133,204)		
30,000	182,393	126,652	70,459	14,253	(42,214)	(98,702)	(157,062)		
32,000	160,165	104,175	47,982	(8,334)	(64,801)	(121,467)	(181,952)		
34,000	137,844	81,698	25,504	(30,921)	(87,387)	(145,065)	(207,977)		
36,000	115,414	59,220	2,960	(53,507)	(110,050)	(169,059)	(234,042)		
38,000	92,936	36,743	(19,627)	(76,094)	(133,204)	(194,944)	(260,107)		
40,000	70,459	14,253	(42,214)	(98,702)	(157,062)	(221,009)	(286,173)		
42,000	47,982	(8,334)	(64,801)	(121,467)	(181,952)	(247,075)	(312,325)		
44,000	25,504	(30,921)	(87,387)	(145,065)	(207,977)	(273,140)	(338,517)		
46,000	2,960	(53,507)	(110,050)	(169,059)	(234,042)	(299,229)	(364,710)		
48,000	(19,627)	(76,094)	(133,204)	(194,944)	(260,107)	(325,421)	(390,902)		
50,000	(42,214)	(98,702)	(157,062)	(221,009)	(286,173)	(351,613)	(417,185)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

25,457

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	-	416,759	390,137	363,515	336,893	310,271	283,649	257,028
2,000	394,856	368,234	341,612	314,990	288,368	261,747	235,125	
4,000	372,871	346,249	319,627	293,006	266,384	239,762	213,140	
6,000	350,839	324,217	297,595	270,973	244,352	217,730	191,108	
8,000	328,746	302,124	275,502	248,881	222,259	195,637	169,015	
10,000	306,577	279,955	253,334	226,712	200,090	173,468	146,846	
12,000	284,313	257,691	231,069	204,447	177,825	151,203	124,582	
14,000	261,949	235,328	208,706	182,084	155,462	128,840	102,219	
16,000	239,475	212,854	186,232	159,610	132,988	106,366	79,745	
18,000	216,998	190,376	163,755	137,133	110,511	83,889	57,267	
20,000	194,521	167,899	141,277	114,655	88,034	61,412	34,790	
22,000	172,044	145,422	118,800	92,178	65,556	38,935	12,313	
24,000	149,564	122,942	96,320	69,699	43,077	16,455	(10,167)	
26,000	126,977	100,356	73,734	47,112	20,490	(6,132)	(32,753)	
28,000	104,391	77,769	51,147	24,525	(2,097)	(28,718)	(55,340)	
30,000	81,804	55,182	28,560	1,939	(24,683)	(51,305)	(77,927)	
32,000	59,217	32,595	5,974	(20,648)	(47,270)	(73,892)	(100,514)	
34,000	36,620	9,998	(16,623)	(43,245)	(69,867)	(96,489)	(123,238)	
36,000	13,924	(12,698)	(39,320)	(65,942)	(92,564)	(119,185)	(146,875)	
38,000	(8,773)	(35,395)	(62,017)	(88,638)	(115,260)	(142,726)	(170,939)	
40,000	(31,470)	(58,091)	(84,713)	(111,335)	(138,593)	(166,719)	(196,878)	
42,000	(54,175)	(80,797)	(107,419)	(134,543)	(162,579)	(192,403)	(222,828)	
44,000	(76,983)	(103,604)	(130,598)	(158,547)	(188,043)	(218,468)	(248,893)	
46,000	(99,790)	(126,652)	(154,514)	(183,683)	(214,108)	(244,533)	(274,958)	
48,000	(122,707)	(150,481)	(179,324)	(209,749)	(240,174)	(270,599)	(301,023)	
50,000	(146,459)	(174,976)	(205,401)	(235,826)	(266,250)	(296,675)	(327,100)	

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

No Units: **55**
Greenfield/Brownfield: **Medium Greenfield**

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
25,457

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
25,457

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	414,506	371,039	327,429	283,649	239,673	195,445	150,910
2,000	392,823	349,288	305,605	261,747	217,637	173,273	128,543
4,000	371,112	327,509	283,734	239,762	195,541	151,008	106,068
6,000	349,362	305,685	261,833	217,730	173,370	128,642	83,590
8,000	327,588	283,819	239,851	195,637	151,106	106,167	61,113
10,000	305,765	261,917	217,823	173,468	128,741	83,690	38,636
12,000	283,904	239,940	195,733	151,203	106,267	61,213	16,155
14,000	262,002	217,916	173,566	128,840	83,790	38,735	(6,432)
16,000	240,030	195,828	151,301	106,366	61,312	16,255	(29,019)
18,000	218,008	173,662	128,940	83,889	38,835	(6,332)	(51,605)
20,000	195,924	151,399	106,466	61,412	16,355	(28,918)	(74,192)
22,000	173,758	129,039	83,989	38,935	(6,232)	(51,505)	(96,790)
24,000	151,497	106,566	61,511	16,455	(28,818)	(74,092)	(119,490)
26,000	129,138	84,088	39,034	(6,132)	(51,405)	(96,690)	(143,044)
28,000	106,665	61,611	16,555	(28,718)	(73,992)	(119,387)	(167,038)
30,000	84,188	39,134	(6,032)	(51,305)	(96,589)	(142,938)	(192,749)
32,000	61,711	16,655	(28,618)	(73,892)	(119,286)	(166,932)	(218,814)
34,000	39,233	(5,932)	(51,205)	(96,489)	(142,832)	(192,634)	(244,880)
36,000	16,755	(28,518)	(73,792)	(119,185)	(166,825)	(218,699)	(270,945)
38,000	(5,831)	(51,105)	(96,388)	(142,726)	(192,518)	(244,764)	(297,023)
40,000	(28,418)	(73,692)	(119,085)	(166,719)	(218,583)	(270,829)	(323,216)
42,000	(51,005)	(96,288)	(142,619)	(192,403)	(244,649)	(296,907)	(349,408)
44,000	(73,592)	(118,984)	(166,613)	(218,468)	(270,714)	(323,100)	(375,600)
46,000	(96,187)	(142,513)	(192,287)	(244,533)	(296,791)	(349,292)	(401,809)
48,000	(118,884)	(166,507)	(218,352)	(270,599)	(322,984)	(375,484)	(428,129)
50,000	(142,407)	(192,172)	(244,418)	(296,675)	(349,176)	(401,692)	(454,448)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Median BCIS

No Units: **55**
Greenfield/Brownfield: **Medium Greenfield**

TABLE 7

Balance (RLV - BLV £ per acre (n))

Market Values 100%

LCC TSA Contributions
25,457

	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	128,313	180,375	232,124	283,649	335,001	386,212	437,318
2,000	105,943	158,208	210,096	261,747	313,177	364,461	415,623
4,000	83,465	135,943	188,006	239,762	291,293	342,652	393,872
6,000	60,988	113,576	165,838	217,730	269,384	320,828	372,121
8,000	38,511	91,099	143,573	195,637	247,400	298,937	350,303
10,000	16,034	68,622	121,209	173,468	225,364	277,022	328,479
12,000	(6,487)	46,144	98,733	151,203	203,268	255,038	306,580
14,000	(29,074)	23,667	76,255	128,840	181,099	232,997	284,660
16,000	(51,660)	1,160	53,778	106,366	158,834	210,899	262,675
18,000	(74,247)	(21,426)	31,301	83,889	136,472	188,729	240,631
20,000	(96,834)	(44,013)	8,808	61,412	114,000	166,464	218,530
22,000	(119,509)	(66,600)	(13,779)	38,935	91,523	144,103	196,359
24,000	(143,063)	(89,186)	(36,366)	16,455	69,045	121,634	174,094
26,000	(167,057)	(111,833)	(58,952)	(6,132)	46,568	99,156	151,734
28,000	(192,765)	(135,048)	(81,539)	(28,718)	24,091	76,679	129,267
30,000	(218,830)	(158,946)	(104,161)	(51,305)	1,516	54,202	106,790
32,000	(244,895)	(183,989)	(127,113)	(73,892)	(21,071)	31,725	84,313
34,000	(270,961)	(210,021)	(150,836)	(96,489)	(43,658)	9,163	61,836
36,000	(297,073)	(236,086)	(175,221)	(119,185)	(66,244)	(13,424)	39,358
38,000	(323,265)	(262,152)	(201,212)	(142,726)	(88,831)	(36,010)	16,810
40,000	(349,457)	(288,217)	(227,277)	(166,719)	(111,513)	(58,597)	(5,776)
42,000	(375,649)	(314,402)	(253,342)	(192,403)	(134,718)	(81,184)	(28,363)
44,000	(401,929)	(340,594)	(279,408)	(218,468)	(158,609)	(103,841)	(50,950)
46,000	(428,249)	(366,786)	(305,538)	(244,533)	(183,624)	(126,783)	(73,537)
48,000	(454,569)	(392,999)	(331,731)	(270,599)	(209,659)	(150,498)	(96,169)
50,000	(480,893)	(419,319)	(357,923)	(296,675)	(235,724)	(174,856)	(118,866)

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Appraisal Ref: **T** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area** No Units: **125**
 Notes: **Lower Quartile BCIS** Greenfield/Brownfield: **Large 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) 0.00 £ 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	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	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%	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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology: **BETA scheme** No Units: **125**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

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
AH on-site cost analysis:	13.52% % of GDV		£MV (no AH) less £GDV (inc. AH)	5,013,938
	420 £ psm (total GIA sqm)		40,112 £ per unit (total units)	
Grant	38	AH units @	0 per unit	-
Total GDV				37,079,813

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Scheme Typology: **BETA scheme** No Units: **125**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(33,209)
Planning Application Professional Fees, Surveys and reports					(100,000)
CIL (Mrkt only + garages)		9,078 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	125 units @		20,805 per unit	(2,600,625)
	S106 analysis:	7.01% % of GDV		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	125 units @		21,330 per unit	(2,666,300)
	S106 analysis:	7.19% % of GDV		21,330 £ per unit (total units)	
	TOTAL S106 analysis:	14.20% % of GDV		42,135 £ 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 (Mrkt only)	39	0% units @		18 sqm @ 600 psm	-
Garages for 4B House (Mrkt only)	22	0% units @		18 sqm @ 600 psm	-
Garages for 5B House (Mrkt 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: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

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	(336,512)
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

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS

No Units: **125**
Greenfield/Brownfield: **Large 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%
-	-	471,397	421,294	371,138	320,967	270,756	220,506	170,179
2,000	2,000	445,928	395,757	345,586	295,358	245,108	194,770	144,366
Other CBC/LCC S106 Contributions	4,000	420,376	370,205	319,960	269,703	219,361	168,953	118,448
20,805	6,000	394,812	344,561	294,294	243,952	193,539	143,036	92,407
	8,000	369,163	318,885	268,542	218,125	167,625	117,004	66,226
	10,000	343,476	293,133	242,712	192,213	141,601	90,838	40,003
	12,000	317,724	267,298	216,801	166,197	115,449	64,614	13,779
	14,000	291,884	241,389	190,794	140,061	89,226	38,391	(12,444)
	16,000	265,978	215,391	164,672	113,837	63,002	12,167	(38,668)
	18,000	239,987	189,284	138,449	87,614	36,779	(14,056)	(65,018)
	20,000	213,891	163,060	112,225	61,390	10,555	(40,374)	(91,369)
	22,000	187,672	136,837	86,002	35,167	(15,729)	(66,725)	(117,720)
	24,000	161,448	110,613	59,778	8,915	(42,081)	(93,076)	(144,071)
	26,000	135,225	84,390	33,555	(17,436)	(68,432)	(119,427)	(170,466)
	28,000	109,001	58,166	7,208	(43,787)	(94,783)	(145,778)	(197,046)
	30,000	82,778	31,852	(19,143)	(70,139)	(121,134)	(172,250)	(225,274)
	32,000	56,497	5,501	(45,494)	(96,490)	(147,555)	(198,891)	(255,536)
	34,000	30,146	(20,850)	(71,845)	(122,860)	(174,035)	(227,313)	(285,930)
	36,000	3,794	(47,201)	(98,197)	(149,340)	(200,737)	(257,607)	(316,340)
	38,000	(22,557)	(73,552)	(124,644)	(175,819)	(229,352)	(288,016)	(346,749)
	40,000	(48,908)	(99,949)	(151,124)	(202,582)	(259,692)	(318,426)	(377,228)
	42,000	(75,259)	(126,429)	(177,603)	(231,392)	(290,102)	(348,835)	(407,785)
	44,000	(101,734)	(152,908)	(204,431)	(261,778)	(320,511)	(379,319)	(438,343)
	46,000	(128,213)	(179,388)	(233,455)	(292,188)	(350,921)	(409,876)	(468,909)
	48,000	(154,693)	(206,317)	(263,864)	(322,597)	(381,409)	(440,434)	(499,616)
	50,000	(181,172)	(235,541)	(294,274)	(353,007)	(411,967)	(470,991)	(530,322)

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-	-	478,086	427,983	377,851	327,680	277,494	227,244	176,944
2,000	2,000	452,625	402,470	352,299	302,096	251,846	201,535	151,160
LCC TSA Contributions	4,000	427,089	376,918	326,698	276,447	226,126	175,746	125,272
21,330	6,000	401,537	351,299	301,049	250,717	200,333	149,860	99,263
	8,000	375,901	325,650	275,307	224,919	174,449	123,860	73,115
	10,000	350,241	299,898	249,505	199,037	148,456	97,727	46,892
	12,000	324,489	274,092	223,625	173,053	122,338	71,503	20,668
	14,000	298,678	248,213	197,649	146,950	96,115	45,280	(5,556)
	16,000	272,802	222,238	171,553	120,726	69,891	19,056	(31,779)
	18,000	246,826	196,150	145,338	94,503	43,668	(7,167)	(58,096)
	20,000	220,746	169,949	119,114	68,279	17,444	(33,451)	(84,447)
	22,000	194,561	143,726	92,891	42,056	(8,807)	(59,802)	(110,798)
	24,000	168,337	117,502	66,667	15,832	(35,158)	(86,154)	(137,149)
	26,000	142,114	91,279	40,444	(10,514)	(61,509)	(112,505)	(163,510)
	28,000	115,890	65,055	14,131	(36,865)	(87,860)	(138,856)	(189,989)
	30,000	89,667	38,775	(12,221)	(63,216)	(114,212)	(165,294)	(217,525)
	32,000	63,419	12,424	(38,572)	(89,567)	(140,599)	(191,774)	(247,586)
	34,000	37,068	(13,927)	(64,923)	(115,918)	(167,078)	(219,411)	(277,941)
	36,000	10,717	(40,279)	(91,274)	(142,383)	(193,558)	(249,625)	(308,351)
	38,000	(15,634)	(66,630)	(117,688)	(168,863)	(221,402)	(280,027)	(338,760)
	40,000	(41,985)	(92,993)	(144,168)	(195,387)	(251,704)	(310,437)	(369,200)
	42,000	(68,337)	(119,473)	(170,647)	(223,442)	(282,113)	(340,846)	(399,758)
	44,000	(94,778)	(145,952)	(197,233)	(253,790)	(312,523)	(371,291)	(430,315)
	46,000	(121,257)	(172,431)	(225,481)	(284,199)	(342,932)	(401,849)	(460,873)
	48,000	(147,736)	(199,078)	(255,876)	(314,609)	(373,382)	(432,406)	(491,549)
	50,000	(174,216)	(227,552)	(286,285)	(345,018)	(403,939)	(462,964)	(522,255)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

21,330

		Other CBC/LCC S106 Contributions				20,805			
			5,000	10,000	15,000	20,000	25,000	30,000	
-	-	541,432	478,349	415,077	351,573	287,794	223,615	158,928	
2,000	516,209	453,052	389,701	326,112	262,169	197,811	132,864		
4,000	490,986	427,756	364,303	300,570	236,491	171,916	106,670		
6,000	465,701	402,389	338,842	274,994	210,739	145,912	80,446		
8,000	440,404	377,013	313,346	249,345	184,881	119,781	54,223		
10,000	415,077	351,573	287,794	223,615	158,928	93,558	27,999		
12,000	389,701	326,112	262,169	197,811	132,864	67,334	1,775		
14,000	364,303	300,570	236,491	171,916	106,670	41,111	(24,552)		
16,000	338,842	274,994	210,739	145,912	80,446	14,887	(50,903)		
18,000	313,346	249,345	184,881	119,781	54,223	(11,376)	(77,254)		
20,000	287,794	223,615	158,928	93,558	27,999	(37,727)	(103,605)		
22,000	262,169	197,811	132,864	67,334	1,775	(64,078)	(129,956)		
24,000	236,491	171,916	106,670	41,111	(24,552)	(90,430)	(156,420)		
26,000	210,739	145,912	80,446	14,887	(50,903)	(116,781)	(182,900)		
28,000	184,881	119,781	54,223	(11,376)	(77,254)	(143,181)	(210,030)		
30,000	158,928	93,558	27,999	(37,727)	(103,605)	(169,660)	(239,484)		
32,000	132,864	67,334	1,775	(64,078)	(129,956)	(196,212)	(269,874)		
34,000	106,670	41,111	(24,552)	(90,430)	(156,420)	(224,353)	(300,283)		
36,000	80,446	14,887	(50,903)	(116,781)	(182,900)	(254,669)	(330,693)		
38,000	54,223	(11,376)	(77,254)	(143,181)	(210,030)	(285,078)	(361,102)		
40,000	27,999	(37,727)	(103,605)	(169,660)	(239,484)	(315,488)	(391,640)		
42,000	1,775	(64,078)	(129,956)	(196,212)	(269,874)	(345,897)	(422,197)		
44,000	(24,552)	(90,430)	(156,420)	(224,353)	(300,283)	(376,361)	(452,755)		
46,000	(50,903)	(116,781)	(182,900)	(254,669)	(330,693)	(406,919)	(483,312)		
48,000	(77,254)	(143,181)	(210,030)	(285,078)	(361,102)	(437,476)	(514,002)		
50,000	(103,605)	(169,660)	(239,484)	(315,488)	(391,640)	(468,034)	(544,708)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

21,330

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	433,005	401,903	370,801	339,699	308,597	277,494	246,392	
2,000	407,356	376,254	345,152	314,050	282,948	251,846	220,743	
4,000	381,637	350,534	319,432	288,330	257,228	226,126	195,024	
6,000	355,843	324,741	293,639	262,537	231,435	200,333	169,230	
8,000	329,959	298,857	267,755	236,653	205,551	174,449	143,346	
10,000	303,967	272,865	241,763	210,661	179,558	148,456	117,354	
12,000	277,849	246,747	215,645	184,542	153,440	122,338	91,236	
14,000	251,625	220,523	189,421	158,319	127,217	96,115	65,012	
16,000	225,402	194,300	163,198	132,095	100,993	69,891	38,789	
18,000	199,178	168,076	136,974	105,872	74,770	43,668	12,565	
20,000	172,955	141,853	110,751	79,648	48,546	17,444	(13,658)	
22,000	146,704	115,602	84,500	53,397	22,295	(8,807)	(39,909)	
24,000	120,353	89,251	58,148	27,046	(4,056)	(35,158)	(66,260)	
26,000	94,002	62,899	31,797	695	(30,407)	(61,509)	(92,611)	
28,000	67,650	36,548	5,446	(25,656)	(56,758)	(87,860)	(118,963)	
30,000	41,299	10,197	(20,905)	(52,007)	(83,109)	(114,212)	(145,314)	
32,000	14,912	(16,190)	(47,293)	(78,395)	(109,497)	(140,599)	(171,701)	
34,000	(11,568)	(42,670)	(73,772)	(104,874)	(135,976)	(167,078)	(198,323)	
36,000	(38,047)	(69,149)	(100,251)	(131,354)	(162,456)	(193,558)	(226,686)	
38,000	(64,526)	(95,629)	(126,731)	(157,833)	(188,935)	(221,402)	(256,948)	
40,000	(91,040)	(122,142)	(153,245)	(184,347)	(216,447)	(251,704)	(287,249)	
42,000	(117,649)	(148,751)	(179,853)	(211,696)	(246,568)	(282,113)	(317,659)	
44,000	(144,257)	(175,359)	(206,945)	(241,432)	(276,978)	(312,523)	(348,068)	
46,000	(170,865)	(202,240)	(236,296)	(271,842)	(307,387)	(342,932)	(378,478)	
48,000	(197,628)	(231,200)	(266,746)	(302,291)	(337,836)	(373,382)	(408,927)	
50,000	(226,213)	(261,758)	(297,303)	(332,849)	(368,394)	(403,939)	(439,485)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS

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

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
-		206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000		180,056	160,056	140,056	120,056	100,056	80,056	60,056
LCC TSA Contributions		4,000	133,894	113,894	93,894	73,894	53,894	33,894
21,330		6,000	127,731	107,731	87,731	67,731	47,731	27,731
		8,000	101,569	81,569	61,569	41,569	21,569	1,569
		10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)
		12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)
		14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)
		16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)
		18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)
		20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)
		22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)
		24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)
		26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)
		28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)
		30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)
		32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)
		34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)
		36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)
		38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)
		40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)
		42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)
		44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)
		46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)
		48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)
		50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)

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%
-		433,701	381,830	329,776	277,494	224,916	171,997	118,623
2,000		408,376	356,419	304,253	251,846	199,114	145,991	92,399
LCC TSA Contributions		4,000	383,001	330,958	278,696	226,126	173,223	119,861
21,330		6,000	357,601	305,445	253,047	200,333	147,224	93,638
		8,000	332,140	279,893	227,336	174,449	121,100	67,414
		10,000	306,637	254,249	201,551	148,456	94,876	41,191
		12,000	281,085	228,546	175,674	122,338	68,653	14,967
		14,000	255,450	202,769	149,689	96,115	42,429	(11,296)
		16,000	229,757	176,900	123,576	69,891	16,206	(37,647)
		18,000	203,988	150,921	97,353	43,668	(10,051)	(63,998)
		20,000	178,126	124,815	71,129	17,444	(36,403)	(90,349)
		22,000	152,150	98,591	44,906	(8,807)	(62,754)	(116,700)
		24,000	126,053	72,368	18,682	(35,158)	(89,105)	(143,100)
		26,000	99,830	46,144	(7,562)	(61,509)	(115,456)	(169,579)
		28,000	73,606	19,921	(33,914)	(87,860)	(141,850)	(196,129)
		30,000	47,383	(6,318)	(60,265)	(114,212)	(168,329)	(224,261)
		32,000	21,159	(32,669)	(86,616)	(140,599)	(194,835)	(254,576)
		34,000	(5,074)	(59,020)	(112,967)	(167,078)	(222,832)	(284,986)
		36,000	(31,425)	(85,371)	(139,349)	(193,558)	(253,140)	(315,395)
		38,000	(57,776)	(111,723)	(165,828)	(221,402)	(283,549)	(345,805)
		40,000	(84,127)	(138,098)	(192,307)	(251,704)	(313,959)	(376,268)
		42,000	(110,478)	(164,577)	(219,975)	(282,113)	(344,368)	(406,825)
		44,000	(136,848)	(191,057)	(250,268)	(312,523)	(374,825)	(437,383)
		46,000	(163,327)	(218,653)	(280,677)	(342,932)	(405,382)	(467,941)
		48,000	(189,806)	(248,832)	(311,087)	(373,382)	(435,940)	(498,555)
		50,000	(217,331)	(279,241)	(341,496)	(403,939)	(466,497)	(529,262)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS

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

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions

21,330

Market Values 100%

	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	95,363	156,474	217,136	277,494	337,604	397,528	457,299
2,000	69,140	130,480	191,345	251,846	312,062	372,075	431,923
4,000	42,916	104,355	165,461	226,126	286,489	346,614	406,545
6,000	16,693	78,131	139,468	200,333	260,840	321,064	381,085
8,000	(9,531)	51,908	113,346	174,449	235,116	295,484	355,617
10,000	(35,831)	25,684	87,123	148,456	209,320	269,835	330,065
12,000	(62,182)	(539)	60,899	122,338	183,436	244,106	304,479
14,000	(88,533)	(26,823)	34,676	96,115	157,445	218,308	278,830
16,000	(114,884)	(53,174)	8,452	69,891	131,330	192,423	253,097
18,000	(141,235)	(79,525)	(17,815)	43,668	105,106	166,433	227,296
20,000	(167,711)	(105,876)	(44,166)	17,444	78,883	140,321	201,410
22,000	(194,196)	(132,227)	(70,517)	(8,807)	52,659	114,098	175,421
24,000	(222,125)	(158,673)	(96,868)	(35,158)	26,436	87,874	149,313
26,000	(252,424)	(185,153)	(123,219)	(61,509)	201	61,651	123,089
28,000	(282,834)	(212,412)	(149,636)	(87,860)	(26,150)	35,427	96,866
30,000	(313,243)	(242,059)	(176,116)	(114,212)	(52,501)	9,204	70,642
32,000	(343,653)	(272,457)	(202,889)	(140,599)	(78,852)	(17,142)	44,419
34,000	(374,144)	(302,867)	(231,731)	(167,078)	(105,204)	(43,493)	18,195
36,000	(404,702)	(333,276)	(262,081)	(193,558)	(131,562)	(69,845)	(8,134)
38,000	(435,259)	(363,704)	(292,490)	(221,402)	(158,041)	(96,196)	(34,486)
40,000	(465,817)	(394,262)	(322,900)	(251,704)	(184,521)	(122,547)	(60,837)
42,000	(496,505)	(424,819)	(353,309)	(282,113)	(211,744)	(149,004)	(87,188)
44,000	(527,211)	(455,377)	(383,822)	(312,523)	(241,336)	(175,484)	(113,539)
46,000	(557,917)	(485,986)	(414,379)	(342,932)	(271,737)	(202,235)	(139,967)
48,000	(588,656)	(516,692)	(444,937)	(373,382)	(302,146)	(231,008)	(166,446)
50,000	(619,511)	(547,399)	(475,494)	(403,939)	(332,556)	(261,360)	(192,926)

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Appraisal Ref: **U** (see Typologies Matrix)
 Scheme Typology: **BETA scheme**
 Site Typology: **Soar Valley Area** No Units: **230**
 Notes: **Lower Quartile BCIS** Greenfield/Brownfield: **Large 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%
	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) 0.00 £ 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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology: **BETA scheme** No Units: **230**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

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		£MV (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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology: BETA scheme
Site Typology: Location / Value Zone: Soar Valley Area
Notes: Lower Quartile BCIS
 No Units: 230
 Greenfield/Brownfield: Large Greenfield

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(46,319)
Planning Application Professional Fees, Surveys and reports					(140,000)
CIL (Mrkt only + garages)		15,978 sqm		0.00 £ psm	-
	CIL analysis:	0.00% % of GDV		0 £ per unit (total units)	
Other CBC/LCC S106 Contributions	Years (all)	220 units @		20,805 per unit	(4,577,100)
	S106 analysis:	7.01% % of GDV		20,805 £ per unit (total units)	
LCC TSA Contributions	Years (all)	220 units @		21,565 per unit	(4,744,284)
	S106 analysis:	7.27% % of GDV		21,565 £ per unit (total units)	
	TOTAL S106 analysis:	14.28% % of GDV		42,370 £ 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:	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 (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		27,161,663 @		20.0%	(5,432,333)
	Ext. Works analysis:			24,692 £ per unit (total units)	
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)

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology: **BETA scheme** No Units: **230**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile BCIS**

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	(587,275)
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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1

Scheme Typology: **BETA scheme** No Units: **230**
 Site Typology: Location / Value Zone: **Soar Valley Area** Greenfield/Brownfield: **Large Greenfield**
 Notes: **Lower Quartile 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%
-		471,367	421,264	371,114	320,943	270,738	220,487	170,165
2,000		445,904	395,733	345,562	295,339	245,089	194,756	144,357
Other CBC/LCC S106 Contributions		420,352	370,181	319,941	269,690	219,347	168,943	118,443
20,805		394,793	344,543	294,280	243,938	193,530	143,031	92,405
8,000		369,144	318,871	268,529	218,116	167,619	117,001	66,226
10,000		343,462	293,119	242,702	192,207	141,598	90,838	40,003
12,000		317,710	267,289	216,796	166,195	115,449	64,614	13,779
14,000		291,875	241,384	190,791	140,061	89,226	38,391	(12,444)
16,000		265,972	215,388	164,672	113,837	63,002	12,167	(38,668)
18,000		239,985	189,284	138,449	87,614	36,779	(14,056)	(65,016)
20,000		213,888	163,060	112,225	61,390	10,555	(40,371)	(91,367)
22,000		187,672	136,837	86,002	35,167	(15,727)	(66,722)	(117,718)
24,000		161,448	110,613	59,778	8,917	(42,078)	(93,074)	(144,069)
26,000		135,225	84,390	33,555	(17,434)	(68,429)	(119,425)	(170,461)
28,000		109,001	58,166	7,211	(43,785)	(94,780)	(145,776)	(196,940)
30,000		82,778	31,855	(19,141)	(70,136)	(121,132)	(172,245)	(224,681)
32,000		56,499	5,504	(45,492)	(96,487)	(147,550)	(198,725)	(254,943)
34,000		30,148	(20,848)	(71,843)	(122,855)	(174,030)	(226,720)	(285,334)
36,000		3,797	(47,199)	(98,194)	(149,335)	(200,509)	(257,011)	(315,744)
38,000		(22,554)	(73,550)	(124,639)	(175,814)	(228,759)	(287,420)	(346,153)
40,000		(48,906)	(99,944)	(151,119)	(202,293)	(259,097)	(317,830)	(376,629)
42,000		(75,257)	(126,424)	(177,598)	(230,799)	(289,506)	(348,239)	(407,187)
44,000		(101,729)	(152,903)	(204,078)	(261,183)	(319,916)	(378,720)	(437,744)
46,000		(128,208)	(179,383)	(232,859)	(291,592)	(350,325)	(409,277)	(468,308)
48,000		(154,688)	(205,883)	(263,269)	(322,002)	(380,811)	(439,835)	(499,014)
50,000		(181,167)	(234,945)	(293,678)	(352,411)	(411,368)	(470,393)	(529,720)

TABLE 2

Balance (RLV - BLV £ per acre (n))		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
-		481,041	430,938	380,823	330,652	280,481	230,233	179,950
2,000		455,580	405,442	355,271	305,085	254,834	204,541	154,183
LCC TSA Contributions		430,060	379,890	329,687	279,436	229,132	178,769	128,312
21,565		404,509	354,288	304,038	253,723	203,356	152,901	102,321
8,000		378,890	328,640	278,313	227,942	177,489	126,917	76,190
10,000		353,241	302,904	252,528	202,077	151,513	100,802	49,967
12,000		327,495	277,115	226,665	176,102	125,413	74,578	23,743
14,000		301,701	251,254	200,690	150,014	99,190	48,355	(2,481)
16,000		275,840	225,278	174,611	123,801	72,966	22,131	(28,704)
18,000		249,866	199,207	148,413	97,578	46,743	(4,092)	(55,003)
20,000		223,804	173,024	122,189	71,354	20,519	(30,359)	(81,354)
22,000		197,636	146,801	95,966	45,131	(5,714)	(56,710)	(107,705)
24,000		171,412	120,577	69,742	18,907	(32,066)	(83,061)	(134,057)
26,000		145,189	94,354	43,519	(7,421)	(58,417)	(109,412)	(160,408)
28,000		118,965	68,130	17,223	(33,772)	(84,768)	(135,763)	(186,879)
30,000		92,742	41,867	(9,128)	(60,124)	(111,119)	(162,184)	(213,694)
32,000		66,512	15,516	(35,479)	(86,475)	(137,489)	(188,664)	(243,445)
34,000		40,160	(10,835)	(61,830)	(112,826)	(163,968)	(215,580)	(273,780)
36,000		13,809	(37,186)	(88,182)	(139,273)	(190,448)	(245,484)	(304,189)
38,000		(12,542)	(63,537)	(114,578)	(165,753)	(217,466)	(275,866)	(334,599)
40,000		(38,893)	(89,888)	(141,058)	(192,232)	(247,542)	(306,275)	(365,019)
42,000		(65,244)	(116,363)	(167,537)	(219,353)	(277,952)	(336,685)	(395,576)
44,000		(91,668)	(142,842)	(194,017)	(249,628)	(308,361)	(367,109)	(426,134)
46,000		(118,147)	(169,321)	(221,339)	(280,038)	(338,771)	(397,667)	(456,691)
48,000		(144,626)	(195,801)	(251,714)	(310,447)	(369,200)	(428,224)	(487,347)
50,000		(171,106)	(223,391)	(282,124)	(340,857)	(399,757)	(458,782)	(518,053)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS

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

TABLE 3

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
21,565

		Other CBC/LCC S106 Contributions				20,805			
			5,000	10,000	15,000	20,000	25,000	30,000	
-	-	544,337	481,270	418,015	354,528	290,766	226,621	161,968	
2,000	519,114	455,974	392,639	329,067	265,158	200,834	135,921		
4,000	493,891	430,677	367,258	303,542	239,497	174,956	109,745		
6,000	468,622	405,327	341,797	277,983	213,745	148,969	83,521		
8,000	443,326	379,951	316,318	252,334	187,904	122,856	57,297		
10,000	418,015	354,528	290,766	226,621	161,968	96,633	31,074		
12,000	392,639	329,067	265,158	200,834	135,921	70,409	4,850		
14,000	367,258	303,542	239,497	174,956	109,745	44,186	(21,459)		
16,000	341,797	277,983	213,745	148,969	83,521	17,962	(47,810)		
18,000	316,318	252,334	187,904	122,856	57,297	(8,284)	(74,162)		
20,000	290,766	226,621	161,968	96,633	31,074	(34,635)	(100,513)		
22,000	265,158	200,834	135,921	70,409	4,850	(60,986)	(126,864)		
24,000	239,497	174,956	109,745	44,186	(21,459)	(87,337)	(153,310)		
26,000	213,745	148,969	83,521	17,962	(47,810)	(113,688)	(179,790)		
28,000	187,904	122,856	57,297	(8,284)	(74,162)	(140,071)	(206,305)		
30,000	161,968	96,633	31,074	(34,635)	(100,513)	(166,550)	(235,343)		
32,000	135,921	70,409	4,850	(60,986)	(126,864)	(193,030)	(265,712)		
34,000	109,745	44,186	(21,459)	(87,337)	(153,310)	(220,211)	(296,121)		
36,000	83,521	17,962	(47,810)	(113,688)	(179,790)	(250,507)	(326,531)		
38,000	57,297	(8,284)	(74,162)	(140,071)	(206,305)	(280,917)	(356,940)		
40,000	31,074	(34,635)	(100,513)	(166,550)	(235,343)	(311,326)	(387,458)		
42,000	4,850	(60,986)	(126,864)	(193,030)	(265,712)	(341,736)	(418,016)		
44,000	(21,459)	(87,337)	(153,310)	(220,211)	(296,121)	(372,179)	(448,573)		
46,000	(47,810)	(113,688)	(179,790)	(250,507)	(326,531)	(402,737)	(479,131)		
48,000	(74,162)	(140,071)	(206,305)	(280,917)	(356,940)	(433,294)	(509,800)		
50,000	(100,513)	(166,550)	(235,343)	(311,326)	(387,458)	(463,852)	(540,506)		

TABLE 4

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
21,565

		Profit 20%						
		15%	16%	17%	18%	19%	20%	21%
-	-	435,992	404,890	373,788	342,685	311,583	280,481	249,379
2,000	410,345	379,243	348,141	317,039	285,937	254,834	223,732	
4,000	384,643	353,540	322,438	291,336	260,234	229,132	198,030	
6,000	358,866	327,764	296,662	265,560	234,458	203,356	172,253	
8,000	333,000	301,897	270,795	239,693	208,591	177,489	146,387	
10,000	307,024	275,922	244,820	213,718	182,615	151,513	120,411	
12,000	280,924	249,822	218,720	187,617	156,515	125,413	94,311	
14,000	254,700	223,598	192,496	161,394	130,292	99,190	68,087	
16,000	228,477	197,375	166,273	135,170	104,068	72,966	41,864	
18,000	202,253	171,151	140,049	108,947	77,845	46,743	15,640	
20,000	176,030	144,928	113,825	82,723	51,621	20,519	(10,583)	
22,000	149,796	118,694	87,592	56,490	25,388	(5,714)	(36,817)	
24,000	123,445	92,343	61,241	30,139	(963)	(32,066)	(63,168)	
26,000	97,094	65,992	34,890	3,788	(27,315)	(58,417)	(89,519)	
28,000	70,743	39,641	8,539	(22,564)	(53,666)	(84,768)	(115,870)	
30,000	44,392	13,290	(17,813)	(48,915)	(80,017)	(111,119)	(142,221)	
32,000	18,022	(13,080)	(44,183)	(75,285)	(106,387)	(137,489)	(168,591)	
34,000	(8,458)	(39,560)	(70,662)	(101,764)	(132,866)	(163,968)	(195,071)	
36,000	(34,937)	(66,039)	(97,141)	(128,244)	(159,346)	(190,448)	(222,544)	
38,000	(61,416)	(92,519)	(123,621)	(154,723)	(185,825)	(217,466)	(252,806)	
40,000	(87,913)	(119,015)	(150,117)	(181,219)	(212,597)	(247,542)	(283,088)	
42,000	(114,521)	(145,623)	(176,725)	(207,916)	(242,406)	(277,952)	(313,497)	
44,000	(141,129)	(172,231)	(203,334)	(237,271)	(272,816)	(308,361)	(343,907)	
46,000	(167,738)	(198,840)	(232,135)	(267,680)	(303,225)	(338,771)	(374,316)	
48,000	(194,363)	(227,019)	(262,564)	(298,109)	(333,655)	(369,200)	(404,745)	
50,000	(222,031)	(257,576)	(293,121)	(328,667)	(364,212)	(399,757)	(435,303)	

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS

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

TABLE 5

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
21,565

	BLV (£ per acre)						
	100,000	120,000	140,000	160,000	180,000	200,000	220,000
-	206,193	186,193	166,193	146,193	126,193	106,193	86,193
2,000	180,056	160,056	140,056	120,056	100,056	80,056	60,056
4,000	153,894	133,894	113,894	93,894	73,894	53,894	33,894
6,000	127,731	107,731	87,731	67,731	47,731	27,731	7,731
8,000	101,569	81,569	61,569	41,569	21,569	1,569	(18,431)
10,000	75,335	55,335	35,335	15,335	(4,665)	(24,665)	(44,665)
12,000	49,025	29,025	9,025	(10,975)	(30,975)	(50,975)	(70,975)
14,000	22,714	2,714	(17,286)	(37,286)	(57,286)	(77,286)	(97,286)
16,000	(3,596)	(23,596)	(43,596)	(63,596)	(83,596)	(103,596)	(123,596)
18,000	(29,931)	(49,931)	(69,931)	(89,931)	(109,931)	(129,931)	(149,931)
20,000	(56,390)	(76,390)	(96,390)	(116,390)	(136,390)	(156,390)	(176,390)
22,000	(83,145)	(103,145)	(123,145)	(143,145)	(163,145)	(183,145)	(203,145)
24,000	(112,136)	(132,136)	(152,136)	(172,136)	(192,136)	(212,136)	(232,136)
26,000	(142,841)	(162,841)	(182,841)	(202,841)	(222,841)	(242,841)	(262,841)
28,000	(173,603)	(193,603)	(213,603)	(233,603)	(253,603)	(273,603)	(293,603)
30,000	(204,364)	(224,364)	(244,364)	(264,364)	(284,364)	(304,364)	(324,364)
32,000	(235,161)	(255,161)	(275,161)	(295,161)	(315,161)	(335,161)	(355,161)
34,000	(266,097)	(286,097)	(306,097)	(326,097)	(346,097)	(366,097)	(386,097)
36,000	(297,032)	(317,032)	(337,032)	(357,032)	(377,032)	(397,032)	(417,032)
38,000	(327,968)	(347,968)	(367,968)	(387,968)	(407,968)	(427,968)	(447,968)
40,000	(359,035)	(379,035)	(399,035)	(419,035)	(439,035)	(459,035)	(479,035)
42,000	(390,145)	(410,145)	(430,145)	(450,145)	(470,145)	(490,145)	(510,145)
44,000	(421,256)	(441,256)	(461,256)	(481,256)	(501,256)	(521,256)	(541,256)
46,000	(452,423)	(472,423)	(492,423)	(512,423)	(532,423)	(552,423)	(572,423)
48,000	(483,709)	(503,709)	(523,709)	(543,709)	(563,709)	(583,709)	(603,709)
50,000	(514,996)	(534,996)	(554,996)	(574,996)	(594,996)	(614,996)	(634,996)

TABLE 6

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
21,565

	Build Cost 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	436,623	384,768	332,731	280,481	227,921	175,037	121,698
2,000	411,315	359,374	307,225	254,834	202,137	149,049	95,474
4,000	385,939	333,913	281,673	229,132	176,263	122,936	69,251
6,000	360,556	308,417	256,036	203,356	150,281	96,713	43,027
8,000	335,095	282,865	230,342	177,489	124,175	70,489	16,804
10,000	309,609	257,237	204,574	151,513	97,951	44,266	(9,448)
12,000	284,057	231,552	178,713	125,413	71,728	18,042	(35,799)
14,000	258,439	205,792	152,739	99,190	45,504	(8,203)	(62,150)
16,000	232,763	179,932	126,650	72,966	19,281	(34,554)	(88,501)
18,000	207,011	153,965	100,428	46,743	(6,959)	(60,906)	(114,852)
20,000	181,150	127,882	74,204	20,519	(33,310)	(87,257)	(141,241)
22,000	155,190	101,666	47,981	(5,714)	(59,661)	(113,608)	(167,720)
24,000	129,115	75,443	21,757	(32,066)	(86,012)	(139,990)	(194,199)
26,000	102,905	49,219	(4,470)	(58,417)	(112,364)	(166,469)	(221,548)
28,000	76,681	22,996	(30,821)	(84,768)	(138,740)	(192,949)	(251,851)
30,000	50,458	(3,228)	(57,172)	(111,119)	(165,219)	(220,119)	(282,260)
32,000	24,234	(29,577)	(83,523)	(137,489)	(191,698)	(250,414)	(312,670)
34,000	(1,989)	(55,928)	(109,875)	(163,968)	(218,788)	(280,824)	(343,079)
36,000	(28,332)	(82,279)	(136,239)	(190,448)	(248,978)	(311,233)	(373,529)
38,000	(54,683)	(108,630)	(162,718)	(217,466)	(279,388)	(341,643)	(404,087)
40,000	(81,035)	(134,988)	(189,197)	(247,542)	(309,797)	(372,086)	(434,644)
42,000	(107,386)	(161,467)	(216,144)	(277,952)	(340,207)	(402,644)	(465,202)
44,000	(133,738)	(187,947)	(246,106)	(308,361)	(370,643)	(433,201)	(495,803)
46,000	(160,217)	(214,822)	(276,516)	(338,771)	(401,200)	(463,759)	(526,510)
48,000	(186,696)	(244,670)	(306,925)	(369,200)	(431,758)	(494,353)	(557,216)
50,000	(213,500)	(275,080)	(337,335)	(399,757)	(462,316)	(525,059)	(587,922)

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Scheme Typology:
Site Typology:
Notes:

BETA scheme
Location / Value Zone: **Soar Valley Area**
Lower Quartile BCIS

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

TABLE 7

Balance (RLV - BLV £ per acre (n))

LCC TSA Contributions
21,565

	Market Values 100%						
	92.5%	95.0%	97.5%	100.0%	102.5%	105.0%	107.5%
-	98,438	159,515	220,141	280,481	340,559	400,466	460,237
2,000	72,215	133,537	194,368	254,834	315,034	375,030	434,862
4,000	45,991	107,430	168,502	229,132	289,478	349,569	409,486
6,000	19,768	81,206	142,525	203,356	263,829	324,036	384,040
8,000	(6,456)	54,983	116,421	177,489	238,122	298,473	358,579
10,000	(32,738)	28,759	90,198	151,513	212,343	272,824	333,037
12,000	(59,089)	2,536	63,974	125,413	186,476	247,112	307,468
14,000	(85,440)	(23,730)	37,751	99,190	160,500	221,331	281,819
16,000	(111,792)	(50,081)	11,527	72,966	134,405	195,463	256,103
18,000	(138,143)	(76,433)	(14,722)	46,743	108,181	169,487	230,319
20,000	(164,601)	(102,784)	(41,074)	20,519	81,958	143,394	204,450
22,000	(191,080)	(129,135)	(67,425)	(5,714)	55,734	117,173	178,474
24,000	(218,135)	(155,563)	(93,776)	(32,066)	29,511	90,949	152,382
26,000	(248,263)	(182,043)	(120,127)	(58,417)	3,287	64,726	126,164
28,000	(278,672)	(208,635)	(146,526)	(84,768)	(23,058)	38,502	99,941
30,000	(309,082)	(237,917)	(173,006)	(111,119)	(49,409)	12,279	73,717
32,000	(339,491)	(268,295)	(199,485)	(137,489)	(75,760)	(14,050)	47,494
34,000	(369,963)	(298,705)	(227,589)	(163,968)	(102,111)	(40,401)	21,270
36,000	(400,520)	(329,114)	(257,919)	(190,448)	(128,462)	(66,752)	(5,042)
38,000	(431,078)	(359,524)	(288,328)	(217,466)	(154,931)	(93,103)	(31,393)
40,000	(461,635)	(390,080)	(318,738)	(247,542)	(181,411)	(119,454)	(57,744)
42,000	(492,303)	(420,638)	(349,147)	(277,952)	(207,981)	(145,894)	(84,095)
44,000	(523,009)	(451,195)	(379,640)	(308,361)	(237,195)	(172,373)	(110,447)
46,000	(553,715)	(481,784)	(410,197)	(338,771)	(267,575)	(198,853)	(136,857)
48,000	(584,433)	(512,490)	(440,755)	(369,200)	(297,985)	(226,867)	(163,336)
50,000	(615,289)	(543,196)	(471,312)	(399,757)	(328,394)	(257,198)	(189,816)

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

240626 Charnwood LCC_TCS Appraisals_Soar Valley Area_Q_V_v1 - Summary Table

Appraisal Ref:	P	Q	R	S	T	U
No Units:	7	15	30	55	125	230
Greenfield/Brownfield:	Small Greenfield	Small Greenfield	Medium Greenfield	Medium Greenfield	Large Greenfield	Large Greenfield
Notes:	Median BCIS	Median BCIS	Median BCIS	Median BCIS	Lower Quartile BCIS	Lower Quartile BCIS
Total GDV (£)	2,686,250	4,736,868	8,888,655	16,295,868	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%
Other CBC/LCC S106 (£ per unit)	20,805.00	20,805.00	20,805.00	20,805	20,805	20,805
LCC TSA S106 (£ per unit)	44,185.54	21,670.57	29,145	25,457	21,330	21,565
Sub-total CIL+S106+Infrastructure (£ per unit)	64,990.54	42,475.57	49,950	46,262	42,135	42,370
Total S106 as % of GDV	16.94%	13.45%	16.86%	15.61%	14.20%	14.28%
Profit KPI's						
Developers Profit (% on costs)	26.30%	23.18%	23.20%	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%	17.84%	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%	4.73%	4.73%	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%	4.73%	4.73%	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

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