

# Suffolk Coastal Community Infrastructure Levy Viability Study

PBA Response to Initial Examiner Questions to Council

January 2015

On behalf of **Suffolk Coastal** 



Project Ref: 29815 | Rev: Report Addendum | Date: January 2015





#### **Document Control Sheet**

Project Name: Suffolk Coastal CIL Viability Assessment

Project Ref: 29815

Report Title: Community Infrastructure Levy – Viability Study

Doc Ref: Initial Examiner Questions to the Council

Date: January 2015

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For and on behalf of Peter Brett Associates LLP

# TO BE READ IN CONJUNCTION WITH THE PBA REPORT: 'SUFFOLK COASTAL COMMUNITY INFRASTRUCTURE LEVY VIABILITY STUDY' (SEPTEMBER 2014)

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# 1 Question 1.

"The residential appraisal methodology in Table 5.1 of the Viability Study (May 2014) indicates that an additional cost over BCIS build costs has been allowed for the achievement of Code Level 4. However, the development appraisals in Appendices A and D of the Viability Study appear to use the basic BCIS build costs of £861/m2 for houses and £986/m2 for flats rather than the enhanced rates. Can you confirm whether or not the additional costs have been included, and explain the calculations if necessary. If the additional costs have not been included, what implications does this have for the evidence base and the Charging Schedule?"

1.1.1 The Suffolk Coastal District Local Plan (July 2013) sets out in policy DM24 'Sustainable Construction' that,

The Council will expect all new developments, including redevelopment and refurbishment of

existing buildings, to use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care in order to reduce emissions linked to changes to the climate and take into account the effects of climate change. In order to satisfy this, residential developments should:

Meet at least the following full Code for Sustainable Homes (CSH) star levels once successive updates to Part L of the Building Regulations come into force:

- (a) in 2010 Code level 3
- (b) in 2013 Code level 4
- (c) in 2016 Code level 5
- 1.1.2 We understand it was the intention of the Council that by now (i.e. 2014/15 or the CIL Viability testing date) planning policy as set out above would support the requirement for all new developments to be built to Code Level 4. However in the intervening period Building Regulations have fallen out of line with Code for Sustainable Homes, and as such the Council cannot require development to achieve Code Level 4 through the Local Plan policy set out in Policy DM24. The Council has confirmed that at a minimum therefore all developments would need to conform with Building Regulations at the time of development.
- 1.1.3 As identified the viability appraisals included in the September 2014 report have mistakenly omitted the additional cost over BCIS build costs to allow for the achievement of Code Level 4. The development appraisals have used the base BCIS build costs of £861/m2 for houses and £986/m2 for flats.
- 1.1.4 Although Code Level 4 is no longer a policy requirement, PBA has undertaken further viability testing which includes an allowance for Code Level 4 costs in order to present a theoretical 'worst case scenario' for viability.
- 1.1.5 The costs of Code Level 4 as set out in the September 2014 PBA Report (table 5.1, page 18) are:
  - Code for Sustainable Homes Level 4 Allowance (Houses): £2,004 per unit
  - Code for Sustainable Homes Level 4 Allowance (Flats): £1,319 per unit
- 1.1.6 We have set out the results of the updated viability appraisals in the tables overleaf.



### Suffolk Coastal Low Value Area (Including Allowance for Code for Sustainable Homes Level 4)

			Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	Residual land value after policy contributions		Bencl	hmark	Overage	
	No of dwellings	Net site area ha	Floor Space	Floor Space	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Suffolk Coastal - Low Value										
Houses -	1	0.03	90	90	£1,327,479	£421	£750,000	£238	£577,479	£183
Houses -	5	0.14	450	450	£1,219,952	£387	£750,000	£238	£469,952	£149
Houses -	10	0.29	900	600	£699,610	£222	£500,000	£159	£199,610	£95
Houses -	25	0.71	2,250	1,500	£714,023	£227	£500,000	£159	£214,023	£102
Houses -	50	1.43	4,500	3,000	£689,542	£219	£500,000	£159	£189,542	£90
Flats -	3	0.05	228	228	£8,495	£2	£500,000	£101	-£491,505	-£99
Flats -	25	0.38	1,900	1,267	-£777,784	-£157	£500,000	£101	-£1,277,784	-£388
Flats -	50	0.77	3,800	2,533	-£1,053,806	-£213	£500,000	£101	-£1,553,806	-£472

#### Suffolk Coastal Medium Value Area (Including Allowance for Code for Sustainable Homes Level 4)

			Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	Residual land value after policy contributions Benchmark		Overage			
	No of dwellings	Net site area ha	Floor Space	Floor Space	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Suffolk Coastal - Mid Value										
Houses -	1	0.03	90	90	£2,055,070	£652	£1,250,000	£397	£805,070	£256
Houses -	5	0.14	450	450	£1,921,453	£610	£1,250,000	£397	£671,453	£213
Houses -	10	0.29	900	600	£1,309,132	£416	£1,000,000	£317	£309,132	£147
Houses -	25	0.71	2,250	1,500	£1,335,503	£424	£1,000,000	£317	£335,503	£160
Houses -	50	1.43	4,500	3,000	£1,290,712	£410	£1,000,000	£317	£290,712	£138
Flats -	3	0.05	228	228	£954,132	£193	£1,000,000	£202	-£45,868	-£9
Flats -	25	0.38	1,900	1,267	£37,405	£8	£1,000,000	£202	-£962,595	-£292
Flats -	50	0.77	3,800	2,533	-£301,118	-£61	£1,000,000	£202	-£1,301,118	-£395

### Suffolk Coastal High Value Area (Including Allowance for Code for Sustainable Homes Level 4)

			Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	after p	Residual land value after policy contributions		nmark	ark Overa	
	No of dwellings	Net site area ha	Floor Space	Floor Space	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Suffolk Co	astal - High Va	alue								
Houses -	1	0.03	90	90	£2,661,397	£845	£1,750,000	£556	£911,397	£289
Houses -	5	0.14	450	450	£2,506,038	£796	£1,750,000	£556	£756,038	£240
Houses -	10	0.29	900	600	£1,817,068	£577	£1,250,000	£397	£567,068	£270
Houses -	25	0.71	2,250	1,500	£1,853,403	£588	£1,250,000	£397	£603,403	£287
Houses -	50	1.43	4,500	3,000	£1,791,688	£569	£1,250,000	£397	£541,688	£258
Flats -	3	0.05	228	228	£1,742,162	£353	£1,250,000	£253	£492,162	£100
Flats -	25	0.38	1,900	1,267	£712,378	£144	£1,250,000	£253	-£537,622	-£163
Flats -	50	0.77	3,800	2,533	£317,331	£64	£1,250,000	£253	-£932,669	-£283

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1.1.7 As evidenced by the previous tables we believe that there is still adequate viability evidence to support the proposed Suffolk Coastal CIL charges, whilst also allowing for an appropriate viability buffer. We have included the appraisals in full at Appendix A.



# 2 Question 2.

"The residential appraisal methodology in Table 5.1 of the Viability Study (May 2014) indicates that site purchase fees (stamp duty, legal and surveyor fees) have been included in the viability appraisals. Could you explain how these costs have been incorporated into the viability work, as set out in Appendices A and D of the Viability Study? If the costs have not been included, what implications does this have for the evidence base and the Charging Schedule?"

- 2.1.1 The development appraisal model we have used incorporates purchase fees including stamp duty at the relevant percentage, legal and surveyors fees (at 1.75%) to give a net site value, from which any potential for CIL overage is determined. We believe that it is standard development practice to calculate any overage this way.
- 2.1.2 The fees are incorporated into the appraisal at the line shown highlighted in red on the example below (illustrative only):

Site Purchase Fees

Site Acquisition		
Site Value		£2,715,707
	Less Purchaser Costs	5.75%
		£2,559,554

2.1.3 Stamp duty percentages have been applied as the appropriate threshold sites values have been reached in line with current HMRC stamp duty bands.



# 3 Question 3.

"Can you explain how the 'site value' costs in the residential appraisals in Appendices A and D differ from 'benchmark land values'?

3.1.1 The site value cost in the residential appraisals is equal to the residual land value, which, in a well-functioning market, should equal the value of the site with planning permission. This approach (i.e. using the residual valuation method, as set out in Chapter 4 of the May 2014 Viability Report [Evidence Base reference CIL/EB/I] and updated September 2014 Viability Report [Evidence Base reference CIL/EB/J]) is in line with accepted practice and as recommended by RICS guidance and the Harman Report. The formula for the residual valuation method is set out below:

#### Value of completed development scheme

Less development costs - including build costs, fees, finance costs etc

**Less developer's return (profit)** – the minimum profit acceptable in the market to undertake the scheme

**Less policy costs** – building in (for example) Section 106 costs and other policy requirements

#### Equals residual land value

3.1.2 The site value or residual land value is then compared to the 'benchmark land value'. The benchmark land value is the minimum land value the landowner is likely to accept to release their land for the development specified. The total difference between the benchark land value and the site value is therefore the maximum amount of funds that could feasibly be contributed to CIL, taking all other costs into account (for example affordable housing, professional fees etc.). This is the amount that we have labelled as the 'overage' in the summary tables at Appendices A and D. It is from this amount that we have made recommendations on the appropriate CIL charge(s), taking into account the need for an appropriate viability buffer.



# 4 Question 4.

"Can you provide step by step calculations for the Adastral Park appraisal of 100 units (in Appendix D of the Viability Study) which explains how the residual land value of £842,450/ha was achieved?"

- 4.1.1 The BT Adastral Park site in Martlesham is the largest strategic housing area to serve the Eastern Ipswich Plan Area which is expected to deliver almost all of the 2,100 dwellings proposed for the area.
- 4.1.2 The Adastral Park site has a number of additional site specific S.106/278 requirements, the cost per unit of which is over and above our standard S.106/278 cost assumption (£1,000 per unit). This is likely to significantly impact on viability.
- 4.1.3 Site specific requirements include the following:
  - A two-form entry primary school
  - A 105-place Early Years and Childcare facility
  - The first phase of a secondary school
  - An upgrade to the electricity network
  - The grounding of overhead electricity cables
  - An on-site sewerage pumping station
  - A health centre
  - A community hall
  - A library facility
  - An indoor sports hall
  - Allotments
  - Local Equipped Areas for Play and Neighbourhood Equipped Areas for Play
- 4.1.4 Taking the above into account, we have run a development appraisal (as set out in the response to question 3) which reflects a 100 unit phase of Adastral Park. The appraisal assumes values akin to the mid value area, and affordable housing provision in line with planning policy. All other parameters remain the same as the assumptions for the generic appraisals, apart from the cost of the additional site specific S.106/278 requirements outlined above. The total cost of these requirements has been estimated using the Infrastructure Delivery Plan, as well as being informed through discussions with the Council. Based on these two sources we have assumed a S.106/278 developer contribution cost of £14,551 per unit. This has been factored into the appraisal under the 'Developer contributions' heading.
- 4.1.5 On running the appraisal the net land value was found to be £2,276,893.
- 4.1.6 The residual land value of £842,250 per hectare has been calculated by taking the number of units to be provided (100) and dividing it by the anticipated density (37 dwellings per net ha) to get to a net development area of 2.7ha. The residual land value of £2,276,893 has then been apportioned to get to the residual land value of £842,250 (the net development area figure of

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2.7 ha is not rounded in the appraisal, hence the slight difference in figure of c.£1,000 when undertaking the calculation by hand).



# 5 Question 5.

"The Suffolk Coastal Charging Schedule was published prior to publication of the DCLG Ministerial Written Statement on 28th November 2014 which sets out changes to national guidance on affordable housing contributions. What are the implications of the Ministerial Statement for the Charging Schedule and the accompanying evidence base, including the Viability Assessment?"

- 5.1.1 The House of Commons: Written Statement (HCWS50), 'Support for Small Scale Developers, Custom and Self-Builders' (The Written Statement) sets out the measures the government is now implementing to support small scale developers by reducing what the government sees as disproportionate burdens on developer contributions.
- 5.1.2 As such the Written Statement introduces the following changes to national policy with regard to Section 106 planning obligations as follows:
  - For sites of 10 units or less which have a maximum combined gross floor space of 1,000 sq m, affordable housing and tariff style contributions should not be sought (also applicable to residential annexes and extensions);
  - Designated rural areas under S157 of the Housing Act 1985 including National parks and Areas of Outstanding Natural Beauty – Authorities may choose to implement a lower threshold of 5 units or less, beneath which affordable housing and tariff style contributions should not be sought;
  - In the above designated rural areas if a 5 unit threshold is implemented then payment of any affordable housing and tariff style contributions on developments of between 6 – 10 units should be sought as a cash payment only and be commuted until after the completion of units within the development;
  - The above changes should not apply to Rural Exception Sites which should remain available to support the delivery of affordable homes;
  - A financial credit equivalent to the existing gross floorspace of any vacant buildings brought back into lawful use or demolished for re-development should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes (not applicable to vacant buildings which have been abandoned).
- 5.1.3 Of particular relevance to the CIL Viability work undertaken by PBA for Suffolk Coastal is the new requirement that tariff style contributions and affordable housing should not be sought for sites of 10 units or less. With this in mind PBA has re-run its development viability appraisals on the assumption that no affordable housing is required for the 10 unit site.
- 5.1.4 We have tested viability for both a 10 and 11 unit scheme in order to assess whether an 11 unit scheme is able to bear the proposed CIL charges based on the proviso that it will provide an affordable housing contribution and a 10 unit scheme will not. We have tested these schemes as this is the tipping point at which CIL would in theory become more or less viable depending on the new affordable housing requirement. We have set out the viability appraisal summary tables overleaf. The appraisals are included in full at Appendix B.



Suffolk Coastal Low Value Area 10 and 11 unit schemes (Including Allowance for Code for Sustainable Homes Level 4 & Ministerial Statement Revisions)

			Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	Residual la after p contrib	oolicy	Benchmark		Overage	
	No of dwellings	Net site area ha	Floor Space	Floor Space	Per Ha	Per £psm	Per Ha	Per £psm	Per Ha	Per £psm
Suffolk Coa	astal - Low Va	lue								
Houses -	10	0.29	900	900	£1,185,548	£376	£500,000	£159	£685,548	£218
Houses -	11	0.31	990	660	£728,819	£231	£500,000	£159	£228,819	£109

Suffolk Coastal Mid Value Area 10 and 11 unit schemes (Including Allowance for Code for Sustainable Homes Level 4 & Ministerial Statement Revisions)

			Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	Residual la after p contrib	oolicy	Benchmark		Overage	
	No of dwellings	Net site area ha	Floor Space	Floor Space	Per Ha Per £psm		Per Ha	Per £psm	Per Ha	Per £psm
Suffolk Co	astal - Mid Val	ue				•				
Houses -	10	0.29	900	900	£1,867,820	£593	£1,000,000	£317	£867,820	£275
Houses -	11	0.31	990	660	£1,362,573	£433	£1,000,000	£317	£362,573	£173

Suffolk Coastal Mid Value Area 10 and 11 unit schemes (Including Allowance for Code for Sustainable Homes Level 4 & Ministerial Statement Revisions)

			Total Floor Space per sq.m	CIL Chargeable Floor Space per sq.m	Residual la after p contrib	oolicy	Benchmark		Overage	
	No of dwellings	Net site area ha	Floor Space	Floor Space	Per Ha Per £psm		Per Ha	Per £psm	Per Ha	Per £psm
Suffolk Coa	astal - High Va	alue	•	-						
Houses -	10	0.29	900	900	£2,436,381	£773	£1,250,000	£397	£1,186,381	£377
Houses -	11	0.31	990	660	£1,890,701	£600	£1,250,000	£397	£640,701	£305

- 5.1.5 In summary we have tested a 10 and 11 unit scheme for the following reasons:
  - 10 unit scheme: to show the revised viability of a scheme which previously would have had to provide affordable housing, but which under the November Ministerial Statement now does not; and
  - 11 unit scheme: to illustrate the effect on viability of the 'first' scheme (in terms of size) which would now need to make some kind of affordable housing provision. This has been done in order to demonstrate that smaller developments which are on the cusp of triggering affordable housing requirements can still afford to viably contribute to the CIL charge proposed whilst maintaining an appropriate viability buffer.
- 5.1.6 The tables above show that there can be a significant increase in the ability of a 10 unit scheme to contribute to CIL (c.£100 per sq m in some cases) now that the requirement to provide affordable housing has been negated. However we would caution a revision to the proposed charging rates for a number of reasons. Firstly a higher CIL charge for 10 units or less based on the revised affordable housing policy would directly contravene the intended

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purpose of the Ministerial Statement, which is to provide a more forgiving financial environment for small schemes and smaller developers. Secondly the viability buffer still needs to be taken into account, and we would argue that the increased viability buffer shows that the proposed CIL is viable across the District, with a larger buffer evident for schemes of 10 units or less (or really schemes of 3-10 units, as schemes of 2 or less units do not currently have to provide affordable housing under Suffolk Coastal planning policy).

5.1.7 It is therefore our opinion that the Charging Schedule should remain as proposed in the Draft Charging Schedule.



Appendix A Updated Viability Appraisals including allowance for Code

including allowance for Code for Sustainable Homes Level 4 (Response to Question 1)

**Low Value – Generic Appraisals** 

Houses –	1.0	Units			Suffolk Coastal - Lo	w Value	
ITEM							
Net Site Area	0.03						
		Private Affordable					
Yield	1.00	1.00 0.00					
	Development Val	- IIIA					
	Dovolopinom va.						
	Private Units	Houses -	No. of units 1.00	Size sq.m 90	Total sq.m 90	£psm £2,050	Total Value £184,500
		1104000	1.00	_ 00	90	22,000	2.101,000
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	<b>£psm</b> £718	Total Value £0
		1104000	0.00	_ 00	0	2.10	
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,128	Total Value £0
			0.00	="	0		
	Intermediate	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,333	Total Value £0
			0.00	_	0		
			1.00		90		£184,500
	Development Co	st					
	Site Acquisition						
	Site Value						£38,604
				Less Purchase	r Costs		1.75%
							227.020
	Build Costs						£37,928
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	1.00	90	£861		£77,490
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	0	£861		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Additional Costs		1.00	90			£77,490
	Plot external		15%				£11,624
	Professional Fee	\$					£13,628
	as percentage of o			8%	ſ		£7,289
	ao porcontago or c	55/154/454/5/1 555/5		0,0	_		21,200
							£7,289
	Contingency			50/			04550
	as percentage of o	construction costs		5%	l		£4,556
							£4,556
	Developer contril	butions					
	S.106				£1,000	per unit	£1,000
	CIL				£0	per sq.m	£0
							£1,000
	Sale cost						
	Legals -			£500	per unit		£500
	Sales agents fee -	-		1.25%			£2,306
	Marketing cost -				per private unit		£1,000
					, . ,		
							£3,806
	TOTAL DEVELOR	PMENT COSTS					£145,697
	Developers' Profi						•
	Based upon perce	entage of gross development value		Rate			
	Private -			20%			£36,900
	Affordable -			6%	[		£0
							£36,900
	TOTAL BESITES	COOTS IEVO UDINO INTEREST					
		COSTS [EXCLUDING INTEREST]		455		DO::	£182,597
	Finance Costs			APR 7.00%	[	PCM 0.565%	£2,063
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£184,660

Houses –	5.0	Units			Suffolk Coastal - Lo	w Value	
ITEM							
Net Site Area	0.14						
		Private Affordable					
Yield	5.00	5.00 0.00					
	Development Val	-					
	Dovolopinom va.						
	Private Units	Houses -	No. of units 5.00	Size sq.m 90	Total sq.m 450	£psm £2,050	Total Value £922,500
		1104000	5.00	_ 00	450	22,000	2022,000
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	<b>£psm</b> £718	Total Value £0
		1104000	0.00	_ 00	0	2.10	
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,128	Total Value £0
			0.00		0	2.,.22	
	Intermediate	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,333	Total Value £0
			0.00	_	0		
			5.00		450		£922,500
	Development Co	st					
	Site Acquisition						
	Site Value						£179,207
				Less Purchase	r Costs		2.75%
							0474.070
	Build Costs						£174,279
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	5.00 5.00	450	£861		£387,450
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	0	£861		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Additional Costs		5.00	450			£387,450
	Plot external		15%				£58,118
	Professional Fee	\$					£68,138
	as percentage of o			8%	ſ		£36,447
					L		
							£36,447
	Contingency			50/			000 770
	as percentage of o	construction costs		5%	l		£22,779
							£22,779
	Developer contril	butions					
	S.106				£1,000	per unit	£5,000
	CIL				£0	per sq.m	£0
							£5,000
	Sale cost						
	Legals -			£500	per unit		£2,500
	Sales agents fee -	-		1.25%			£11,531
	Marketing cost -				per private unit		£5,000
					, . ,		
							£19,031
	TOTAL DEVELOR	PMENT COSTS					£713,124
	Developers' Profi						•
	Based upon perce	entage of gross development value		Rate			
	Private -			20%			£184,500
	Affordable -			6%	[		£0
							£184,500
	TOTAL BESITES	COOTS IEVO UDINO INTEREST					
		COSTS [EXCLUDING INTEREST]		455		DO::	£897,624
	Finance Costs			APR 7.00%	[	PCM 0.565%	£25,678
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£923,302

Houses –	10.0	Units			Suffolk Coastal - Lo	w Value		
ITEM								
Net Site Area	0.29	]						
		Private Affordable						
Yield	10.00	10.00 0.00						
	Development Val	lue						
	Dovolopinont val							
	Private Units	Houses -	No. of units 10.00	Size sq.m 90	Total sq.m 900	£psm £2,050	Total Value £1,845,000	
			10.00		900	==,	2.,2.13,333	
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	<b>£psm</b> £718	Total Value £0	
		1100000	0.00	_ 00	0	2.10		
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,128	Total Value £0	
			0.00	="	0			
	Intermediate	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m 0	£psm £1,333	Total Value £0	
			0.00	<del>-</del> "	0			
			10.00		900		£1,845,000	
	Development Co	st						
	Site Acquisition							
	Site Value						£355,620	
				Less Purchase	r Costs		4.75%	
	Build Costs						£338,728	
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	10.00	900	£861		£774,900	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Additional Costs		10.00	900			£774,900	
	Plot external		15%				£116,235	
	Professional Fee	es e					£136,275	
	as percentage of			8%			£72,894	
	,							
	Cantinganau						£72,894	
	as percentage of o	construction costs		E9/			£45,559	
	as percentage or t	CONSTRUCTION COSTS		5%			£43,009	
							£45,559	
	Developer contri	butions						
	S.106				£1,000	per unit	£10,000	
	CIL				£0	per sq.m	£0	
							£10,000	
	Sale cost						·	
	Legals -			£500	per unit		£5,000	
	Sales agents fee	-		1.25%	•		£23,063	
	Marketing cost -			£1,000	per private unit		£10,000	
							£38,063	
	TOTAL DEVELO	PMENT COSTS					£1,416,418	
	Developers' Prof							
		entage of gross development value		Rate				
	Private -			20%	•		£369,000	
	Affordable -			6%	:		03	
							£369,000	
	TOTAL DROJECT	T COSTS [EXCLUDING INTEREST]					£1,785,418	
	Finance Costs	. SSOTO [EXOLUDING INTEREST]		APR		PCM	£1,700,410	
	rmance COSTS			7.00%	:	0.565%	£61,185	
	TOTAL PROJECT	T COSTS [INCLUDING INTEREST]					£1,846,603	

Houses –	25.0	Units			Suffolk Coastal - Lo	w Value		
ITEM								
Net Site Area	0.71	]						
		Private Affordable						
Yield	25.00	16.67 8.33						
	Davidanment Val	-						
	Development Val	ue						
	Private Units	Heren	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Houses -	16.67 16.67	_ 90	1,500 1500	£2,050	£3,074,693	
	Social Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Houses -	0.00	_ 90	0	£718	£0	
	Affordable Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Houses -	6.67	90	600 600	£1,128	£676,432	
	Intermediate		No. of units		Total sq.m	£psm	Total Value	
		Houses -	1.67	90	150 150	£1,333	£199,855	
			25.00		2250		C2 050 000	
	Development Co	st	25.00		2250		£3,950,980	
	Site Acquisition							
	Site Value						£541,132	
				Less Purchase	r Costs		5.75%	
							£510,017	
	<b>Build Costs</b>							
	Private units	Houses -	No. of units	Size sq.m 1,500	Cost per sq.m £861		Total Costs £1,291,371	
		nouses -	16.67 16.67	_ 1,500	1001		£1,291,371	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	6.67 6.67	600	£861		£516,548	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	1.67	150	£861		£129,137	
	Additional Costs		25.00	2,250			£1,937,056	
	Plot external		15%				£290,558	
	Professional Fee						£340,658	
				99/			0400.047	
	as percentage of o	construction costs		8%			£182,217	
							£182,217	
	Contingency							
	as percentage of	construction costs		5%			£113,886	
							£113,886	
	Developer contri	butions					2110,000	
	S.106			1	£1,000	per unit	£25,000	
	CIL			İ	£0	per sq.m	£0	
				·	_		,	
							£25,000	
	Sale cost							
	Legals -			£500	per unit		£12,499	
	Sales agents fee	•		1.25%			£38,434	
	Marketing cost -			£1,000	per private unit		£16,665	
							£67,597	
							201,001	
	TOTAL DEVELO						£3,176,432	
	Developers' Prof							
		entage of gross development value		Rate				
	Private -			20%			£614,939	
	Affordable -			6%			£52,577	
							£667,516	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£3,843,947	
	Finance Costs	[ENGLODING INTEREST]		APR		PCM	~0,040,041	
	rmance COSTS			7.00%		0.565%	£111,040	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£3,954,988	

Houses –	50.0	Units			Suffolk Coastal - Lo	w Value		
ITEM								
Net Site Area	1.43	3						
		Private Affordable						
Yield	50.00	33.33 16.67						
	Development Val	lue						
	Private Units	Houses -	No. of units 33.33	Size sq.m 90	Total sq.m 3,000	£psm £2,050	Total Value £6,149,385	
			33.33		3000			
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m 0	<b>£psm</b> £718	Total Value £0	
	Affordable Rent		0.00		0			
	Affordable Rent	Houses -	No. of units 13.33 13.33	Size sq.m 90	1,200 1200	£psm £1,128	Total Value £1,352,865	
	Intermediate		No. of units	Sizo ca m	Total sq.m	£psm	Total Value	
	intermediate	Houses -	3.33	90	300	£1,333	£399,710	
	Development Co	st	50.00		4500		£7,901,960	
	Site Acquisition							
	Site Value						£1,045,157	
				Less Purchase	r Costs		5.75%	
							£985,060	
	Build Costs							
	Private units	Houses -	No. of units 33.33	Size sq.m 3,000	Cost per sq.m £861		Total Costs £2,582,742	
			33.33					
	Social Rent	Houses -	No. of units 0.00	Size sq.m	Cost per sq.m £861		Total Costs £0	
	Affordable Rent		0.00 No. of units	Size sq.m	Cost per sq.m		Total Costs	
	Allordable Kelik	Houses -	13.33 13.33	1,200	£861		£1,033,097	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	3.33	300	£861		£258,274	
			50.00	4,500			£3,874,113	
	Additional Costs Plot external		15%				£581,117	
	r lot oxtornal		1070				2001,111	
	Professional Fee	•					£681,317	
	as percentage of o			8%	i		£364,434	
	ao porcontago or c	3011011 00010		0,0	_		2001,101	
	0						£364,434	
	Contingency			E0/	i		C207 774	
	as percentage of o	construction costs		5%			£227,771	
							£227,771	
	Developer contril	butions						
	S.106				£1,000	per unit	£50,000	
	CIL				£0	per sq.m	£0	
							£50,000	
	Sale cost							
	Legals -			£500	per unit		£24,998	
	Sales agents fee -			1.25%	[		£76,867	
	Marketing cost -			£1,000	per private unit		£33,330	
							£135,195	
							2.00,.00	
	TOTAL DEVELOR Developers' Profi						£6,317,890	
		entage of gross development value		Rate				
	Private -			20%	Ī		£1,229,877	
	Affordable -			6%	· [		£105,154	
							£1,335,031	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£7,652,922	
	Finance Costs			APR 7.00%	Ī	PCM 0.565%	£257,054	
					•			
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£7,909,976	

Flats -	3.0	Units			Suffolk Coastal - Lo	w Value	
ITEM							
Net Site Area	0.09	]					
		Private Affordable					
Yield	3.00	3.00 0.00					
	Development Val	-					
	Development val	ue					
	Private Units	Flats -	No. of units 3.00	Size sq.m 65	Total sq.m 194	£psm £2,050	Total Value £397,290
		ridio -	3.00	_ 00	194	22,000	2331,230
	Social Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	<b>£psm</b> £718	Total Value £0
		rials -	0.00	_ 05	0	2710	EU
	Affordable Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	£psm £1,128	Total Value £0
		ridio -	0.00	_ 00	0	21,120	20
	Intermediate	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	<b>£psm</b> £1,333	Total Value £0
		T MO	0.00	_ 00	0	21,000	20
			3.00		194		£397,290
	Development Co	st					
	Site Acquisition						
	Site Value						£399
				Less Purchase	r Costs		1.75%
	Build Costs						£392
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs
	Titalo unilo	Flats-	3.00	228	£986		£224,808
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
			3.00	228			£224,808
	Additional Costs Plot external		15%				£33,721
	Professional Fee	•					£37,678
	as percentage of o			8%	i		£20,999
	as percentage or c	Sonstituction costs		070	Į.		LE0,333
							£20,999
	Contingency						
	as percentage of o	construction costs		5%			£13,124
							£13,124
	Developer contri	butions					
	S.106				£1,000	per unit	£3,000
	CIL				£0	per sq.m	£0
							£3,000
	Sale cost						20,000
	Legals -			£500	per unit		£1,500
	Sales agents fee -			1.25%			£4,966
	Marketing cost -				per private unit		£3,000
					, . ,		
							£9,466
	TOTAL DEVELOR	PMENT COSTS					£309,468
	Developers' Profi						
	Based upon perce	entage of gross development value		Rate			
	Private -			20%			£79,458
	Affordable -			6%	[		£0
							£79,458
	TOTAL DECISE	COSTS (EVO) UDINO INTEREST					
		COSTS [EXCLUDING INTEREST]		455		DO::	£388,926
	Finance Costs			APR 7.00%	[	PCM 0.565%	£8,681
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£397,607

Flats -	25.0	Units			Suffolk Coastal - Lo	w Value	
ITEM							
Net Site Area	0.71	]					
		Private Affordable					
Yield	25.00	16.67 8.33					
	Davidenment Val	-					
	Development Val	ue					
	Private Units	_	No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats -	16.67 16.67	65	1,077 1077	£2,050	£2,206,946
	Social Rent		No. of units		Total sq.m	£psm	Total Value
		Flats -	0.00	65	0	£718	£0
	Affordable Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats -	6.67	_ 65	431 431	£1,128	£485,528
	Intermediate		No. of units		Total sq.m	£psm	Total Value
		Flats -	1.67	65	108 108	£1,333	£143,451
			25.00		ACAE		C2 025 026
	Development Co:	st	25.00		1615		£2,835,926
	Site Acquisition						
	Site Value						-£304,476
				Less Purchase	r Costs		1.75%
							-£299,148
	Build Costs						
	Private units	Flats-	No. of units	Size sq.m	Cost per sq.m £986		Total Costs £1,248,808
		ridis-	16.67 16.67	1,267	1900		£1,240,000
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	6.67 6.67	507	£986		£499,523
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	1.67 1.67	127	£986		£124,881
	Additional Costs		25.00	1900			£1,873,213
	Plot external		15%				£280,982
	Professional Fee						£313,957
				8%			£174,974
	as percentage of o	CONSTRUCTION COSTS		0 /6			£174,574
							£174,974
	Contingency						
	as percentage of o	construction costs		5%			£109,358
							£109,358
	Developer contril	butions					2100,000
	S.106			ĺ	£1,000	per unit	£25,000
	CIL			1	£0	per sq.m	03
				·			
							£25,000
	Sale cost						
	Legals -			£500	per unit		£12,499
	Sales agents fee -			1.25%			£27,587
	Marketing cost -			£1,000	per private unit		£16,665
							£56,751
							,
	TOTAL DEVELOR						£2,254,104
	Developers' Profi			Dete			
		entage of gross development value		Rate			C444 200
	Private -			20%			£441,389
	Affordable -			6%			£37,739
							£479,128
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£2,733,232
	Finance Costs			APR		PCM	,,,
				7.00%		0.565%	£105,331
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£2,838,564

Flats -	50.0	Units			Suffolk Coastal - Lo	w Value		
ITEM								
Net Site Area	1.43	]						
		Private Affordable						
Yield	50.00	33.33 16.67						
	Development Val	-						
	Development val	ue						
	Private Units	Flats -	No. of units 33.33	Size sq.m 65	Total sq.m 2,153	£psm £2,050	Total Value £4,413,892	
		ridio -	33.33	_ 00	2153	22,000	24,410,032	
	Social Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	<b>£psm</b> £718	Total Value £0	
		rials -	0.00	_ 05	0	El 10	EU	
	Affordable Rent	Flats -	No. of units 13.33	Size sq.m 65	Total sq.m 861	£psm £1,128	Total Value £971,056	
		ridio -	13.33	_ 05	861	21,120	2371,030	
	Intermediate	Flats -	No. of units	Size sq.m 65	Total sq.m 215	£psm £1,333	Total Value £286,903	
			3.33		215	,		
			50.00		3230		£5,671,851	
	Development Co	st						
	Site Acquisition							
	Site Value						-£825,058	
				Less Purchase	r Costs		1.75%	
	Build Costs						-£810,620	
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
	Titalo unilo	Flats-	33.33	2,533	£986		£2,497,617	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	0.00	_ 0	£986		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	13.33	1,013	£986		£999,047	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	3.33	253	£986		£249,762	
			50.00	3800			£3,746,425	
	Additional Costs Plot external		15%				£561,964	
	Professional Fee	•					£627,914	
	as percentage of o			8%			£349,947	
	as percentage or c	Sonstituction costs		070	•		2040,041	
							£349,947	
	Contingency							
	as percentage of o	construction costs		5%	:		£218,717	
							£218,717	
	Developer contri	butions						
	S.106				£1,000	per unit	£50,000	
	CIL				£0	per sq.m	£0	
							£50,000	
	Sale cost						,	
	Legals -			£500	per unit		£24,998	
	Sales agents fee -			1.25%			£55,174	
	Marketing cost -				per private unit		£33,330	
					,			
							£113,501	
	TOTAL DEVELOR	PMENT COSTS					£4,295,885	
	Developers' Profi							
	Based upon perce	entage of gross development value		Rate				
	Private -			20%	:		£882,778	
	Affordable -			6%			£75,478	
							£958,256	
	TOTAL DECISE	COSTS (EVC) LIDING INTEREST						
		COSTS [EXCLUDING INTEREST]		455		DO::	£5,254,141	
	Finance Costs			APR 7.00%		PCM 0.565%	£422,986	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£5,677,127	



Mid Value - Generic Appraisals

Houses -	1.0	Units			Suffolk Coastal - Mi	d Value		
ITEM								
Net Site Area	0.03							
		Private Affordable						
Yield	1.00	1.00 0.00						
	Development Val	lue						
	Dovolopinom va.							
	Private Units	Houses -	No. of units 1.00	Size sq.m 90	Total sq.m 90	£psm £2,350	Total Value £211,500	
			1.00		90	,		
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £823	Total Value £0	
		1100000	0.00	_ 00	0	2020		
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	<b>£psm</b> £1,293	Total Value £0	
			0.00	="	0			
	Intermediate	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m 0	£psm £1,528	Total Value £0	
			0.00	<del>-</del> "	0			
			1.00		90		£211,500	
	Development Co	st						
	Site Acquisition							
	Site Value						£59,762	
				Less Purchase	r Costs		1.75%	
	Build Costs						£58,716	
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	1.00	90	£861		£77,490	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Additional Costs		1.00	90			£77,490	
	Plot external		15%				£11,624	
							·	
	Professional Fee	s					£13,628	
	as percentage of o			8%	ſ		£7,289	
	,				L			
	Cantinganau						£7,289	
	as percentage of c	construction costs		E9/	f		£4,556	
	as percentage or c	construction costs		5%	<u>L</u>		£4,000	
							£4,556	
	Developer contri	butions						
	S.106				£1,000	per unit	£1,000	
	CIL				£0	per sq.m	£0	
							£1,000	
	Sale cost						·	
	Legals -			£500	per unit		£500	
	Sales agents fee -			1.25%	· ·		£2,644	
	Marketing cost -			£1,000	per private unit		£1,000	
							£4,144	
	TOTAL DEVELOR	PMENT COSTS					£166,823	
	Developers' Profi							
	Based upon perce	entage of gross development value		Rate				
	Private -			20%	Į.		£42,300	
	Affordable -			6%	Į.		£0	
							£42,300	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£209,123	
	Finance Costs	. 55510 [EXOLUDING INTEREST]		APR		PCM	.203,123	
	rmance COSTS			7.00%	Í	0.565%	£2,537	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£211,660	

Houses –	5.0	Units			Suffolk Coastal - Mi	d Value	
ITEM							
Net Site Area	0.14	]					
		Private Affordable					
Yield	5.00	5.00 0.00					
	Development Val	-					
	Development val	ue					
	Private Units	Houses -	No. of units 5.00	Size sq.m 90	Total sq.m 450	£psm £2,350	Total Value £1,057,500
		riouses -	5.00	_ 30	450	22,550	21,007,000
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £823	Total Value £0
		riouses -	0.00	_ 30	0	2023	20
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,293	Total Value £0
		riouses -	0.00	_ 30	0	21,200	20
	Intermediate	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,528	Total Value £0
			0.00		0	2.,.22	
			5.00		450		£1,057,500
	Development Co	st					
	Site Acquisition						
	Site Value						£288,182
				Less Purchase	r Costs		4.75%
	Build Costs						274,493
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs
	Titalo unilo	Houses -	5.00	450	£861		£387,450
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	0	£861		£0
			5.00	450			£387,450
	Additional Costs Plot external		15%				£58,118
	Professional Fee	•					£68,138
	as percentage of o			8%			£36,447
	as percentage or c	construction costs		0 /0			£30,447
							£36,447
	Contingency						
	as percentage of o	construction costs		5%			£22,779
							£22,779
	Developer contri	butions					
	S.106				£1,000	per unit	£5,000
	CIL				£0	per sq.m	£0
							£5,000
	Sale cost						20,000
	Legals -			£500	per unit		£2,500
	Sales agents fee -			1.25%			£13,219
	Marketing cost -				per private unit		£5,000
	g 000t -				,		
							£20,719
<u> </u>	TOTAL DEVELOR	PMENT COSTS					£815,026
	Developers' Profi						
	Based upon perce	entage of gross development value		Rate			
	Private -			20%			£211,500
	Affordable -			6%	:		£0
							£211,500
		COSTS [EXCLUDING INTEREST]					£1,026,526
	Finance Costs			APR 7.00%	:	PCM 0.565%	£31,776
				_		_	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£1,058,302

Houses –	10.0	Units			Suffolk Coastal - Mi	d Value		
ITEM								
Net Site Area	0.29	]						
		Private Affordable						
Yield	10.00	10.00 0.00						
	Development Val	-						
	Development val	lue						
	Private Units	Houses -	No. of units 10.00	Size sq.m 90	Total sq.m 900	£psm £2,350	Total Value £2,115,000	
		riouses -	10.00	_ 30	900	22,330	£2,113,000	
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £823	Total Value £0	
		Houses -	0.00	_ 50	0	1023	EU	
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,293	Total Value £0	
		riouses -	0.00	_ 30	0	21,200	20	
	Intermediate	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,528	Total Value £0	
			0.00	_ **	0	,		
			10.00		900		£2,115,000	
	Development Co	st						
	Site Acquisition							
	Site Value						£566,221	
				Less Purchase	r Costs		5.75%	
	Build Costs						533,663	
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
	Tivalo anno	Houses -	10.00	900	£861		£774,900	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
	oodai rom	Houses -	0.00	0	£861		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
			10.00	900			£774,900	
	Additional Costs Plot external		15%				£116,235	
	r lot oxiomal		1070				2110,200	
	Professional Fee						£136,275	
				90/			672.904	
	as percentage of o	construction costs		8%			£72,894	
							£72,894	
	Contingency							
	as percentage of	construction costs		5%			£45,559	
							£45,559	
	Developer contri	butions						
	S.106			ļ	£1,000	per unit	£10,000	
	CIL			Į	£0	per sq.m	£0	
							£10,000	
	Sale cost						£10,000	
	Legals -			£500	per unit		£5,000	
	Sales agents fee	_		1.25%	per unit		£26,438	
	Marketing cost -				per private unit		£10,000	
	warketing cost -			21,000	per private unii		210,000	
							£41,438	
	TOTAL DEVELO	PMENT COSTS					£1,614,728	
	Developers' Prof						~.,017,120	
	Based upon perce	entage of gross development value		Rate				
	Private -			20%			£423,000	
	Affordable -			6%			03	
							£423,000	
		T COSTS [EXCLUDING INTEREST]					£2,037,728	
	Finance Costs			APR 7.00%		PCM 0.565%	£78,875	
						_	_	
	TOTAL PROJECT	T COSTS [INCLUDING INTEREST]					£2,116,603	

Houses –	25.0	Units			Suffolk Coastal - Mi	d Value		
ITEM								
Net Site Area	0.71	]						
		Private Affordable						
Yield	25.00	16.67 8.33						
	Davidenment Val	-						
	Development Val	ue						
	Private Units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Houses -	16.67 16.67	_ 90	1,500 1500	£2,350	£3,524,648	
	Social Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Houses -	0.00	90	0	£823	£0	
	Affordable Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Houses -	6.67	90	600	£1,293	£775,422	
	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Houses -	1.67	90	150 150	£1,528	£229,102	
	Development Co:	st	25.00		2250		£4,529,172	
	Site Acquisition							
	Site Value						£1,012,128	
				Less Purchase	r Costs		5.75%	
							953,931	
	Build Costs							
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	16.67 16.67	1,500	£861		£1,291,371	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	6.67 6.67	600	£861		£516,548	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	1.67	150	£861		£129,137	
			25.00	2,250			£1,937,056	
	Additional Costs Plot external		15%				£290,558	
	riot external		1376				£290,536	
							£340,658	
	Professional Fee							
	as percentage of o	construction costs		8%			£182,217	
							£182,217	
	Contingency							
	as percentage of o	construction costs		5%			£113,886	
	Developer contril	butions					£113,886	
	S.106			1	£1,000	per unit	£25,000	
	CIL				£0	per sq.m	£0	
	0.2			Į.	20	por oq	2.0	
							£25,000	
	Sale cost							
	Legals -			£500	per unit		£12,499	
	Sales agents fee -	•		1.25%			£44,058	
	Marketing cost -			£1,000	per private unit		£16,665	
							672 222	
							£73,222	
	TOTAL DEVELOR						£3,625,970	
	Developers' Profi							
		entage of gross development value		Rate				
	Private -			20%			£704,930	
	Affordable -			6%			£60,271	
							£765,201	
	TOTAL DECISE	COSTS [EXCLUDING INTEREST]				·	£4,391,171	
		1 00079 [ENGLODING INTEREST]		ADD		DCM	14,031,1/1	
	Finance Costs			APR 7.00%		PCM 0.565%	£142,009	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£4,533,180	

Houses –	50.0	Units			Suffolk Coastal - Mi	d Value		
ITEM								
Net Site Area	1.43	3						
		Private Affordable						
Yield	50.00	33.33 16.67						
	Development Val	lue						
	Private Units	Houses -	No. of units 33.33	Size sq.m 90	Total sq.m 3,000	£psm £2,350	Total Value £7,049,295	
			33.33		3000			
	Social Rent	Houses -	0.00 0.00	Size sq.m 90	Total sq.m 0 0	<b>£psm</b> £823	Total Value £0	
	Affordable Rent		No. of units	Sizo ca m	Total sq.m	£nem.	Total Value	
	Allordable Kelit	Houses -	13.33	90	1,200 1200	<b>£psm</b> £1,293	£1,550,845	
	Intermediate		No. of units	Size sa.m	Total sq.m	£psm	Total Value	
		Houses -	3.33 3.33	90	300 300	£1,528	£458,204	
							CO 050 244	
	Development Co	st	50.00		4500		£9,058,344	
	Site Acquisition						04 050 000	
	Site Value			Less Purchase	r Cooto		£1,956,366 5.75%	
				Less Fulcilase	Costs		3.7376	
	Build Costs						1,843,875	
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
	i iivate units	Houses -	33.33	3,000	£861		£2,582,742	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	13.33 13.33	1,200	£861		£1,033,097	
	Intermediate	Ususan	No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	3.33	_ 300	£861		£258,274	
			50.00	4,500			£3,874,113	
	Additional Costs		30.00	4,000			23,074,113	
	Plot external		15%				£581,117	
							£681,317	
	Professional Fee	s					2001,011	
	as percentage of o	construction costs		8%			£364,434	
							£364,434	
	Contingency						200-1-10-1	
	as percentage of o	construction costs		5%			£227,771	
							£227,771	
	Developer contril	butions					LEET, ITT	
	S.106			1	£1,000	per unit	£50,000	
	CIL			ļ	£0	per sq.m	£0	
							£50,000	
	Sale cost						200,000	
	Legals -			£500	per unit		£24,998	
	Sales agents fee -			1.25%			£88,116	
	Marketing cost -			£1,000	per private unit		£33,330	
							£146,444	
	TOTAL DEVELOR						£7,187,954	
	Developers' Profi			Date				
	Private -	entage of gross development value		Rate 20%			£1,409,859	
	Affordable -			6%			£1,409,659	
							£1,530,402	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£8,718,356	
	Finance Costs			APR 7.00%		PCM 0.565%	£348,004	
				7.3070		0.00070	2010,004	
	TOTAL PROJECT	F COSTS [INCLUDING INTEREST]					£9,066,360	
							******	

Flats -	3.0	Units			Suffolk Coastal - Mi	d Value	
ITEM							
Net Site Area	0.09	]					
		Private Affordable					
Yield	3.00	3.00 0.00					
	Development Val	-					
	Development val	lue					
	Private Units	Flats -	No. of units 3.00	Size sq.m 65	Total sq.m 194	£psm £2,350	Total Value £455,430
		i idio -	3.00	_ 00	194	22,330	2400,400
	Social Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	£psm £823	Total Value £0
		riais -	0.00	_ 05	0	1023	EU
	Affordable Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	£psm £1,293	Total Value £0
		i idio -	0.00	_ 05	0	21,200	20
	Intermediate	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	£psm £1,528	Total Value £0
			0.00	_ 00	0	21,020	20
			3.00		194		£455,430
	Development Co	st					
	Site Acquisition						
	Site Value						£44,821
				Less Purchase	r Costs		1.75%
	Build Costs						44,037
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs
	Tivalo anno	Flats-	3.00	228	£986		£224,808
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	0	£986		£0
			3.00	228			£224,808
	Additional Costs Plot external		15%				£33,721
							,
	Professional Fee						£37,678
	as percentage of o			8%	i		£20,999
	as percentage or t	Sonstituction costs		070	Į.		220,555
							£20,999
	Contingency						
	as percentage of	construction costs		5%			£13,124
							£13,124
	Developer contri	butions					
	S.106				£1,000	per unit	£3,000
	CIL				£0	per sq.m	£0
							£3,000
	Sale cost						20,000
	Legals -			£500	per unit		£1,500
	Sales agents fee	-		1.25%			£5,693
	Marketing cost -				per private unit		£3,000
					, . ,		
							£10,193
	TOTAL DEVELO	PMENT COSTS					£353,839
	Developers' Prof						•
	Based upon perce	entage of gross development value		Rate			
	Private -			20%			£91,086
	Affordable -			6%	[		£0
							£91,086
	TOTAL DECISE	T COSTS IEVOLUDINO INTEREST					
		T COSTS [EXCLUDING INTEREST]		455		DO::	£444,925
	Finance Costs			APR 7.00%	[	PCM 0.565%	£10,821
	TOTAL PROJECT	T COSTS [INCLUDING INTEREST]					£455,747

Flats -	25.0	Units			Suffolk Coastal - M	id Value		
ITEM								
Net Site Area	0.71	]						
		Private Affordable						
Yield	25.00	16.67 8.33						
	Development Val	lue						
	Dovolopinom va.							
	Private Units	Flats -	No. of units 16.67	Size sq.m 65	Total sq.m 1,077	£psm £2,350	Total Value £2,529,914	
			16.67		1077	22,000		
	Social Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	£psm £823	Total Value £0	
			0.00	_ 00	0	2020	2.0	
	Affordable Rent	Flats -	No. of units 6.67	Size sq.m 65	Total sq.m 431	£psm £1,293	Total Value £556,581	
			6.67	_	431			
	Intermediate	Flats -	No. of units 1.67	Size sq.m 65	Total sq.m 108	£psm £1,528	Total Value £164,444	
			1.67		108			
			25.00		1615		£3,250,939	
	Development Co	st						
	Site Acquisition							
	Site Value						£14,643	
				Less Purchase	r Costs		1.75%	
							14,386	
	Build Costs						,,000	
	Private units	Floto	No. of units	Size sq.m	Cost per sq.m £986		Total Costs	
		Flats-	16.67 16.67	1,267	1900		£1,248,808	
	Social Rent	Flats-	No. of units 0.00	Size sq.m	Cost per sq.m £986		Total Costs £0	_
		rials-	0.00	_ 0	1900		EU	
	Affordable Rent	Flats-	No. of units 6.67	Size sq.m 507	Cost per sq.m £986		Total Costs £499,523	
			6.67	_				
	Intermediate	Flats-	No. of units 1.67	Size sq.m 127	Cost per sq.m £986		Total Costs £124,881	
			1.67	_				
			25.00	1900			£1,873,213	
	Additional Costs							
	Plot external		15%				£280,982	
							£313,957	
	Professional Fee	s						
	as percentage of o	construction costs		8%	:		£174,974	
							£174,974	
	Contingency							
	as percentage of o	construction costs		5%	:		£109,358	
							0400.050	
	Developer contril	butions					£109,358	
	S.106				£1,000	per unit	£25,000	
	CIL				£0	per sq.m	£0	
	0-1-						£25,000	
	Sale cost			CE00	por unit		640,400	
	Legals - Sales agents fee -	_		£500	per unit		£12,499 £31,624	
	Marketing cost -				per private unit		£16,665	
	amoung oost *			21,000	pro private um		210,000	
							£60,788	
	TOTAL DEVELOR	PMENT COSTS					£2,571,676	
	Developers' Profi						. ,,	
	Based upon perce	entage of gross development value		Rate				
	Private -			20%			£505,983	
	Affordable -			6%	:		£43,262	
							£549,244	
	TOTAL PROJECT	T COSTS [EXCLUDING INTEREST]					£3,120,920	
	Finance Costs	. SSSTO [ENGLODING INTEREST]		APR		PCM	20,120,320	
	. mance costs			7.00%		0.565%	£132,657	
	TOTAL PROJECT	T COSTS [INCLUDING INTEREST]					£3,253,577	

Flats -	50.0	Units			Suffolk Coastal - Mi	d Value		
ITEM								
Net Site Area	1.43	]						
		Private Affordable						
Yield	50.00	33.33 16.67						
	Development Val	-						
	Development val	ue						
	Private Units	Flats -	No. of units 33.33	Size sq.m 65	Total sq.m 2,153	£psm £2,350	Total Value £5,059,827	
		ridio -	33.33	_ 00	2153	22,330	25,055,021	
	Social Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	£psm £823	Total Value £0	
		rials -	0.00	_ 05	0	1023	EU	
	Affordable Rent	Flats -	No. of units 13.33	Size sq.m 65	Total sq.m 861	<b>£psm</b> £1,293	Total Value £1,113,162	
		ridio -	13.33	_ 00	861	21,230	21,110,102	
	Intermediate	Flats -	No. of units	Size sq.m 65	Total sq.m 215	£psm £1,528	Total Value £328,889	
			3.33		215	,		
			50.00		3230		£6,501,878	
	Development Co	st						
	Site Acquisition							
	Site Value						-£235,755	
				Less Purchase	r Costs		1.75%	
	Build Costs						-231,629	
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
	Titalo unilo	Flats-	33.33	2,533	£986		£2,497,617	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	0.00	_ 0	£986		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	13.33	1,013	£986		£999,047	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	3.33	253	£986		£249,762	
			50.00	3800			£3,746,425	
	Additional Costs Plot external		15%				£561,964	
	r lot oxtornal		1070				2001,001	
	Professional Fee						£627,914	
				8%			£349,947	
	as percentage of o	construction costs		0%			£349,947	
							£349,947	
	Contingency							
	as percentage of o	construction costs		5%			£218,717	
							£218,717	
	Developer contril	butions						
	S.106			ļ	£1,000	per unit	£50,000	
	CIL			Į	60	per sq.m	£0	
							£50,000	
	Sale cost						230,000	
	Legals -			£500	per unit		£24,998	
	Sales agents fee -			1.25%	per unit		£63,248	
	Marketing cost -				per private unit		£33,330	
	warketing cost -			21,000	per private unii		250,000	
							£121,575	
	TOTAL DEVELOR	PMENT COSTS					£4,882,949	
	Developers' Profi						~-,002,0 <del>1</del> 0	
	Based upon perce	entage of gross development value		Rate				
	Private -			20%			£1,011,965	
	Affordable -			6%			£86,523	
							£1 008 480	
							£1,098,489	
		COSTS [EXCLUDING INTEREST]					£5,981,438	
	Finance Costs			APR 7.00%		PCM 0.565%	£525,716	
						-		
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£6,507,154	
					<u> </u>			



**High Value – Generic Appraisals** 

Houses –	1.0	Units			Suffolk Coastal - Hi	gh Value	
ITEM							
Net Site Area	0.03						
		Private Affordable					
Yield	1.00	1.00 0.00					
	Development Val	- IIIA					
	Dovolopinom va.						
	Private Units	Houses -	No. of units 1.00	Size sq.m 90	Total sq.m 90	£psm £2,600	Total Value £234,000
		1104000	1.00	_ 00	90	22,000	2201,000
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	<b>£psm</b> £910	Total Value £0
		1104000	0.00	_ 00	0	2010	2.0
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,430	Total Value £0
			0.00	="	0		
	Intermediate	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,690	Total Value £0
			0.00	_	0		
			1.00		90		£234,000
	Development Co	st					
	Site Acquisition						
	Site Value						£77,394
				Less Purchase	r Costs		1.75%
	Build Costs						£76,040
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	1.00	90	£861		£77,490
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Additional Costs		1.00	90			£77,490
	Plot external		15%				£11,624
	Professional Fee	s					£13,628
	as percentage of o			8%	ſ		£7,289
	,						
	Cantinganau						£7,289
	as percentage of c	construction costs		E9/	f		£4,556
	as percentage or c	construction costs		5%	<u> </u>		£4,000
							£4,556
	Developer contri	butions					
	S.106				£1,000	per unit	£1,000
	CIL				£0	per sq.m	03
							£1,000
	Sale cost						·
	Legals -			£500	per unit		£500
	Sales agents fee -			1.25%			£2,925
	Marketing cost -			£1,000	per private unit		£1,000
							£4,425
<u></u>	TOTAL DEVELOR	PMENT COSTS					£184,428
	Developers' Profi						
		entage of gross development value		Rate			
	Private -			20%	I		£46,800
	Affordable -			6%	Į.		£0
							£46,800
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£231,228
	Finance Costs	. 55510 [LAGLODING INTEREST]		APR		PCM	4231,220
	rmance COSTS			7.00%	Í	0.565%	£2,933
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£234,160
1							

Houses –	5.0	Units			Suffolk Coastal - Hi	gh Value	
ITEM							
Net Site Area	0.14	]					
		Private Affordable					
Yield	5.00	5.00 0.00					
	Development Val	-					
	Development val	ue					
	Private Units	Houses -	No. of units 5.00	Size sq.m 90	Total sq.m 450	£psm £2,600	Total Value £1,170,000
		riouses -	5.00	_ 30	450	22,000	21,110,000
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	<b>£psm</b> £910	Total Value £0
		riouses -	0.00	_ 30	0	2310	20
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,430	Total Value £0
		riouses -	0.00	_ 30	0	21,400	20
	Intermediate	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,690	Total Value £0
		1100000	0.00	_ 00	0	21,000	20
			5.00		450		£1,170,000
	Development Co	st					
	Site Acquisition						
	Site Value						£375,859
				Less Purchase	r Costs		4.75%
	Build Costs						£358,005
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs
	Titalo unilo	Houses -	5.00	450	£861		£387,450
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
			5.00	450			£387,450
	Additional Costs Plot external		15%				£58,118
	r lot oxtornal		1070				200,110
	Bester dend Fre						£68,138
	Professional Fee			90/			626.447
	as percentage of o	construction costs		8%			£36,447
							£36,447
	Contingency						
	as percentage of o	construction costs		5%			£22,779
							£22,779
	Developer contril	butions					
	S.106			ļ	£1,000	per unit	£5,000
	CIL			Į	£0	per sq.m	£0
							CE 000
	Sale cost						£5,000
	Legals -			£500	per unit		£2,500
	Sales agents fee -			1.25%	per unit		£14,625
	Marketing cost -				per private unit		£5,000
	manoung cook			21,000	por privato arm		20,000
							£22,125
	TOTAL DEVELOR	PMENT COSTS					£899,944
	Developers' Profi						2000,077
	Based upon perce	entage of gross development value		Rate			
	Private -			20%			£234,000
	Affordable -			6%			£0
							£234,000
		COSTS [EXCLUDING INTEREST]					£1,133,944
	Finance Costs			APR 7.00%		PCM 0.565%	£36,857
						-	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£1,170,802

Houses –	10.0	Units			Suffolk Coastal - Hi	gh Value		
ITEM								
Net Site Area	0.29	3						
		Private Affordable						
Yield	10.00	6.67 3.33						
	Development Val	lue						
	Private Units	Houses -	No. of units 6.67	Size sq.m 90	Total sq.m 600	£psm £2,600	Total Value £1,559,844	
			6.67		600			
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	<b>£psm</b> £910	Total Value £0	
	= .		0.00		0			
	Affordable Rent	Houses -	No. of units 2.67 2.67	Size sq.m 90	Total sq.m 240 240	£psm £1,430	Total Value £343,166	
	Intermediate		No. of units	Sizo ca m	Total sq.m	£psm	Total Value	
	intermediate	Houses -	0.67 0.67	90	60	£1,690	£101,390	
	Development Co	st	10.00		900		£2,004,400	
	Site Acquisition							
	Site Value						£550,835	
				Less Purchase	r Costs		5.75%	
							£519,162	
	<b>Build Costs</b>							
	Private units	Houses -	No. of units 6.67	Size sq.m 600	Cost per sq.m £861		Total Costs £516,548	
			6.67					
	Social Rent	Houses -	No. of units	Size sq.m	Cost per sq.m £861		Total Costs £0	
	Affordable Rent		0.00	Size sq.m	Cost per sq.m		Total Costs	
	Anordable Kent	Houses -	2.67 2.67	240	£861		£206,619	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
	momorato	Houses -	0.67	60	£861		£51,655	
			10.00	900			£774,823	
	Additional Costs Plot external		15%				£116,223	
	T lot oxiomal		1070				2110,220	
	Professional Fee	•					£136,263	
	as percentage of o			8%			£72,887	
	ao porcontago or c	3011011 00010		0,0			272,007	
	0						£72,887	
	Contingency			E0/			CAF FFA	
	as percentage of o	construction costs		5%			£45,554	
							£45,554	
	Developer contril	butions						
	S.106				£1,000	per unit	£10,000	
	CIL			ļ	03	per sq.m	£0	
							£10,000	
	Sale cost							
	Legals -			£500	per unit		£5,000	
	Sales agents fee -			1.25%			£19,498	
	Marketing cost -			£1,000	per private unit		£6,666	
							£31,164	
	TOTAL DEVELOR  Developers' Profi						£1,589,853	
		entage of gross development value		Rate				
	Private -	- ·		20%			£311,969	
	Affordable -			6%			£26,673	
			·		<u> </u>		£338,642	
		COSTS [EXCLUDING INTEREST]					£1,928,495	
	Finance Costs			APR 7.00%		PCM 0.565%	£77,508	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£2,006,003	

Houses –	25.0	Units			Suffolk Coastal - Hi	gh Value		
ITEM								
Net Site Area	0.71							
		Private Affordable						
Yield	25.00	16.67 8.33						
	Development Val	- IIIA						
	Dovolopinone val							
	Private Units	Houses -	No. of units 16.67	Size sq.m 90	Total sq.m 1,500	£psm £2,600	Total Value £3,899,610	
		1104000	16.67	_ 00	1500	22,000	20,000,010	
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	<b>£psm</b> £910	Total Value £0	
		1104000	0.00	_ 00	0	2010	20	
	Affordable Rent	Houses -	No. of units 6.67	Size sq.m 90	Total sq.m 600	£psm £1,430	Total Value £857,914	
			6.67	-	600			
	Intermediate	Houses -	No. of units 1.67	Size sq.m 90	Total sq.m 150	£psm £1,690	Total Value £253,475	
			1.67	_	150			
			25.00		2250		£5,010,999	
	Development Co	st						
	Site Acquisition							
	Site Value						£1,404,625	
				Less Purchase	r Costs		5.75%	
							04 000 050	
	Build Costs						£1,323,859	
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	16.67 16.67	1,500	£861		£1,291,371	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	_ 0	£861		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	6.67 6.67	600	£861		£516,548	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	1.67 1.67	150	£861		£129,137	
	Additional Costs		25.00	2,250			£1,937,056	
	Plot external		15%				£290,558	
	Professional Fee	s					£340,658	
	as percentage of			8%	ſ		£182,217	
					L			
	Cantinganau						£182,217	
	as percentage of o	construction costs		E9/	f		£113,886	
	as percentage or t	construction costs		5%	<u>L</u>		£113,000	
							£113,886	
	Developer contri	butions						
	S.106				£1,000	per unit	£25,000	
	CIL				£0	per sq.m	£0	
							£25,000	
	Sale cost						·	
	Legals -			£500	per unit		£12,499	
	Sales agents fee			1.25%	· ·		£48,745	
	Marketing cost -			£1,000	per private unit		£16,665	
	-							
							£77,909	
<u></u>	TOTAL DEVELO	PMENT COSTS					£4,000,586	
	Developers' Prof							
	Based upon perce	entage of gross development value		Rate				
	Private -			20%	Į.		£779,922	
	Affordable -			6%	Į.		£66,683	
							£846,605	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£4,847,191	
	Finance Costs	. 55510 [EXOLUDING INTEREST]		APR		PCM	47,041,131	
	rmance COSTS			7.00%	Í	0.565%	£167,816	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£5,015,007	

Houses –	50.0	Units			Suffolk Coastal - Hig	gh Value	
ITEM							
Net Site Area	1.43	3					
		Private Affordable					
Yield	50.00	33.33 16.67					
	Development Val	lue					
	Private Units	Houses -	No. of units 33.33	Size sq.m 90	Total sq.m 3,000	£psm £2,600	Total Value £7,799,220
			33.33		3000		
	Social Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m 0	<b>£psm</b> £910	Total Value £0
	Affordable Rent		0.00		0		
	Affordable Rent	Houses -	No. of units 13.33 13.33	Size sq.m 90	Total sq.m 1,200 1200	<b>£psm</b> £1,430	Total Value £1,715,828
	Intermediate		No. of units	Sizo oa m	Total sq.m	£psm	Total Value
	intermediate	Houses -	3.33	90	300	£1,690	£506,949
	Development Co	st	50.00		4500		£10,021,998
	Site Acquisition						
	Site Value						£2,715,707
				Less Purchase	r Costs		5.75%
							£2,559,554
	Build Costs						<b>.</b>
	Private units	Houses -	No. of units 33.33	Size sq.m 3,000	Cost per sq.m £861		Total Costs £2,582,742
			33.33				
	Social Rent	Houses -	No. of units	Size sq.m	Cost per sq.m £861		Total Costs £0
	Affordable Rent		0.00 No. of units	Size sq.m	Cost per sq.m		Total Costs
	Anordable Kent	Houses -	13.33	1,200	£861		£1,033,097
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	3.33	300	£861		£258,274
			50.00	4,500			£3,874,113
	Additional Costs Plot external		15%				£581,117
	T lot oxiomal		1070				2001,111
	Professional Fee	•					£681,317
	as percentage of o			8%			£364,434
	ao porcontago or c	3011011 00010		0,0			2001,101
	0						£364,434
	Contingency			F0/			C227 774
	as percentage of o	construction costs		5%			£227,771
							£227,771
	Developer contril	butions					
	S.106				£1,000	per unit	£50,000
	CIL			ļ	£0	per sq.m	£0
							£50,000
	Sale cost						
	Legals -			£500	per unit		£24,998
	Sales agents fee -	-		1.25%			£97,490
	Marketing cost -			£1,000	per private unit		£33,330
							£155,818
	TOTAL DEVELOR  Developers' Profi						£7,913,007
		entage of gross development value		Rate			
	Private -	- ·		20%			£1,559,844
	Affordable -			6%			£133,367
					<u> </u>		£1,693,211
		COSTS [EXCLUDING INTEREST]					£9,606,217
	Finance Costs			APR 7.00%		PCM 0.565%	£423,796
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£10,030,014

Flats -	3.0	Units			Suffolk Coastal - Hig	gh Value	
ITEM							
Net Site Area	0.09	]					
		Private Affordable					
Yield	3.00	3.00 0.00					
	Development Val	-					
	Development val	ue					
	Private Units	Flats -	No. of units 3.00	Size sq.m 65	Total sq.m 194	£psm £2,600	Total Value £503,880
		ridio -	3.00	_ 00	194	22,000	2303,000
	Social Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	<b>£psm</b> £910	Total Value £0
		rials -	0.00	_ 05	0	2910	EU
	Affordable Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	£psm £1,430	Total Value £0
		ridio -	0.00	_ 00	0	21,430	20
	Intermediate	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	£psm £1,690	Total Value £0
		T MO	0.00	_ 00	0	21,000	20
			3.00		194		£503,880
	Development Co	st					
	Site Acquisition						
	Site Value						£81,840
				Less Purchase	r Costs		1.75%
	Build Costs						£80,407
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs
	Titalo unilo	Flats-	3.00	228	£986		£224,808
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Flats-	0.00	_ 0	£986		£0
			3.00	228			£224,808
	Additional Costs Plot external		15%				£33,721
	Professional Fee						£37,678
				90/			C20,000
	as percentage of o	construction costs		8%			£20,999
							£20,999
	Contingency						
	as percentage of o	construction costs		5%			£13,124
							£13,124
	Developer contril	butions					
	S.106			ļ	£1,000	per unit	£3,000
	CIL			Į	60	per sq.m	£0
							63 000
	Sale cost						£3,000
	Legals -			£500	per unit		£1,500
	Sales agents fee -			1.25%	per unit		£6,299
	Marketing cost -				per private unit		£3,000
	warketing cost -			21,000	per private unii		25,000
							£10,799
	TOTAL DEVELOR	PMENT COSTS					£390,815
	Developers' Profi						2000/010
	Based upon perce	entage of gross development value		Rate			
	Private -			20%			£100,776
	Affordable -			6%			£0
							£100,776
		COSTS [EXCLUDING INTEREST]					£491,591
	Finance Costs			APR 7.00%		PCM 0.565%	£12,605
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£504,197
					<u> </u>		

Flats -	25.0	Units			Suffolk Coastal - Hi	gh Value	
ITEM							
Net Site Area	0.71	]					
		Private Affordable					
Yield	25.00	16.67 8.33					
	Development Val	-					
	Development val	ue					
	Private Units	Flore	No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats -	16.67 16.67	_ 65	1,077	£2,600	£2,799,053
	Social Rent		No. of units		Total sq.m	£psm	Total Value
		Flats -	0.00	_ 65	0	£910	£0
	Affordable Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats -	6.67 6.67	65	431 431	£1,430	£615,792
	Intermediate	_	No. of units		Total sq.m	£psm	Total Value
		Flats -	1.67	65	108	£1,690	£181,938
			25.00		1615		£3,596,784
	Development Co	st	23.00		1013		£3,330,7 04
	Site Acquisition						
	Site Value						£287,655
				Less Purchase	r Costs		4.75%
							£273,991
	Build Costs						
	Private units	Flats-	No. of units 16.67	Size sq.m 1,267	Cost per sq.m £986		Total Costs £1,248,808
		i idio-	16.67	_ 1,207	2300		21,240,000
	Social Rent	Flats-	No. of units	Size sq.m	Cost per sq.m £986		Total Costs £0
		ridis-	0.00	_ 0	1900		20
	Affordable Rent	Flats-	No. of units 6.67	Size sq.m 507	Cost per sq.m £986		Total Costs £499,523
		riats*	6.67		1900		£499,323
	Intermediate	Flats-	No. of units	Size sq.m 127	Cost per sq.m		Total Costs
		riais-	1.67		£986		£124,881
	Additional Costs		25.00	1900			£1,873,213
	Plot external		15%				£280,982
	Professional Fee	9					£313,957
	as percentage of o			8%	ſ		£174,974
	as percentage or c	Sonstituction costs		070	Į.		2114,314
							£174,974
	Contingency						
	as percentage of o	construction costs		5%	l		£109,358
							£109,358
	Developer contril	butions					
	S.106				£1,000	per unit	£25,000
	CIL				£0	per sq.m	£0
							£25,000
	Sale cost						
	Legals -				per unit		£12,499
	Sales agents fee -			1.25%			£34,988
	Marketing cost -			£1,000	per private unit		£16,665
							£64,152
	TOTAL DEVELOR  Developers' Profi						£2,834,645
		entage of gross development value		Rate			
	Private -	U - U		20%	Ī		£559,811
	Affordable -			6%	· [		£47,864
				•	•		
							£607,674
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£3,442,319
	Finance Costs			APR		PCM	
				7.00%	l	0.565%	£157,102
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]	-				£3,599,422

Flats -	50.0	Units			Suffolk Coastal - Hig	gh Value		
ITEM								
Net Site Area	1.43	]						
		Private Affordable						
Yield	50.00	33.33 16.67						
	Development Val	-						
	Development val	lue						
	Private Units	Flats -	No. of units 33.33	Size sq.m 65	Total sq.m 2,153	£psm £2,600	Total Value £5,598,107	
		i idio -	33.33	_ 00	2153	22,000	23,330,107	
	Social Rent	Flats -	No. of units 0.00	Size sq.m 65	Total sq.m	<b>£psm</b> £910	Total Value £0	
		riais -	0.00	_ 05	0	2910	EU	
	Affordable Rent	Flats -	No. of units 13.33	Size sq.m 65	Total sq.m 861	£psm £1,430	Total Value £1,231,583	
		i idio -	13.33	_ 05	861	21,430	21,231,000	
	Intermediate	Flats -	No. of units	Size sq.m 65	Total sq.m 215	£psm £1,690	Total Value £363,877	
			3.33		215	2.,222		
			50.00		3230		£7,193,567	
	Development Co	st						
	Site Acquisition							
	Site Value						£256,273	
				Less Purchase	r Costs		4.75%	
	Build Costs						£244,100	
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
	Titalo unilo	Flats-	33.33	2,533	£986		£2,497,617	
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	0.00	_ 0	£986		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	13.33	1,013	£986		£999,047	
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Flats-	3.33	253	£986		£249,762	
			50.00	3800			£3,746,425	
	Additional Costs Plot external		15%				£561,964	
	i lot external		1370				2301,304	
							£627,914	
	Professional Fee			1				
	as percentage of o	construction costs		8%			£349,947	
							£349,947	
	Contingency							
	as percentage of o	construction costs		5%	•		£218,717	
							£218,717	
	Developer contri	butions						
	S.106				£1,000	per unit	£50,000	
	CIL				£0	per sq.m	£0	
							070.000	
	Cala assi						£50,000	
	Sale cost			£500	per unit		£24,998	
	Legals -			1.25%	per unit			
	Sales agents fee - Marketing cost -	•			per private unit		£69,976 £33,330	
	warketing cost -			£1,000	per private unii		£33,330	
							£128,304	
	TOTAL DEVELOR	PMENT COSTS					£5,365,407	
	Developers' Profi						20,300,401	
	Based upon perce	entage of gross development value		Rate				
	Private -			20%			£1,119,621	
	Affordable -			6%			£95,728	
							C4 04E 040	
							£1,215,349	
		T COSTS [EXCLUDING INTEREST]					£6,580,756	
	Finance Costs			APR 7.00%	:	PCM 0.565%	£618,087	
					•			
	TOTAL PROJECT	T COSTS [INCLUDING INTEREST]					£7,198,843	
							·	



## Appendix B 10 and 11 Unit Viability Appraisals (Response to Question 5).

Low Value Area 10 unit scheme (no affordable housing)

Houses –	10.0	Units		;	Suffolk Coastal - Lo	w Value	
ITEM							
Net Site Area	0.29	]					
		Private Affordable					
Yield	10.00	10.00 0.00					
	Development Val	-					
	Development val	ue					
	Private Units	H	No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Houses -	10.00	90	900 900	£2,050	£1,845,000
	Social Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Houses -	0.00	90	0	£718	£0
	Affordable Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Houses -	0.00	90	0	£1,128	£0
	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Houses -	0.00	90	0	£1,333	£0
	Development Cos	st	10.00		900		£1,845,000
	Site Acquisition						
	Site Value						£355,620
				Less Purchaser	Costs		4.75%
							£338,728
	<b>Build Costs</b>						-, -
	Private units	Herres	No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	10.00	900	£861		£774,900
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	_ 0	£861		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	. 0	£861		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	. 0	£861		£0
			10.00	900			£774,900
	Additional Costs Plot external		15%				£116,235
	riot external		1376				£110,233
							£136,275
	Professional Fees						
	as percentage of co	onstruction costs		8%			£72,894
							£72,894
	Contingency						
	as percentage of co	onstruction costs		5%			£45,559
	Developer contrib	putions					£45,559
	S.106			Г	£1,000	per unit	£10,000
	CIL				£0	per sq.m	£0
	0.2			L	Lu	por oq	2.0
							£10,000
	Sale cost						
	Legals -			£500	per unit		£5,000
	Sales agents fee -			1.25%			£23,063
	Marketing cost -			£1,000	er private unit		£10,000
							C20 0C2
							£38,063
	TOTAL DEVELOP						£1,416,418
	Developers' Profi						
		ntage of gross development value		Rate			
	Private -			20%			£369,000
	Affordable -			6%			£0
							£369,000
	TOTAL DDG IFC	COSTS IEVOLUDINO INTEREST					
		COSTS [EXCLUDING INTEREST]		400		P014	£1,785,418
	Finance Costs			APR 7.00%		PCM 0.565%	£61,185
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£1,846,603



Low Value Area 11 unit scheme

Houses -	11.0	Units			Suffolk Coastal - Lo	w value		
ITEM								
	0.24	1						
Net Site Area	0.31	J						
		Private Affordable						
Yield	11.00	7.33 3.67						
		•						
	Development Val	ue						
	Private Units	Houses -	No. of units 7.33	Size sq.m 90	Total sq.m 660	£psm £2,050	Total Value £1,352,865	
			7.33		660	,	21,532,532	
	Social Rent		No. of units	Size sa.m	Total sq.m	£psm	Total Value	
		Houses -	0.00	90	0	£718	£0	
					U			
	Affordable Rent	Houses -	No. of units 2.93	Size sq.m 90	Total sq.m 264	£psm £1,128	Total Value £297,630	
		Houses -	2.93	30	264	£1,120	1237,030	
	Intermediate		No. of units	Size sa.m	Total sq.m	£psm	Total Value	
		Houses -	0.73	90	66	£1,333	£87,936	
			0.73		66			
			11.00		990		£1,738,431	
	Development Cos	st						
	Site Acquisition							
	Site Value						£235,535	
	•			Less Purchaser	Coete		2.75%	
				LGSS FUICHASE	CUSIS		2.13%	
		<u> </u>				<u> </u>	£229,057	
	Build Costs							
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	7.33	660	£861		£568,203	
			7.33				<del>-</del>	
	Social Rent	H	No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	. 0	£861		£0	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
	Anordable Kent	Houses -	2.93	264	£861		£227,281	
			2.93					
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.73	66	£861		£56,820	
			11.00	990			£852,305	
	Additional Costs						·	
	Plot external		15%				£127,846	
							£149,890	
	Professional Fees	s						
	as percentage of co	onstruction costs		8%			£80,176	
							£80,176	
	Contingency							
	as percentage of co	onstruction costs		5%			£50,110	
							£50,110	
	Developer contrib	outions						
	S.106			Ť	£1,000	per unit	£11,000	
				L			·	
	CIL			ļ	£0	per sq.m	£0	
							£44 000	
							£11,000	
	Sale cost							
	Legals -			£500	per unit		£5,499	
	Sales agents fee -			1.25%			£16,911	
	Marketing cost -				per private unit			
	warkening cost -			£1,000	poi private titili		£7,333	
							£29,743	
							220,, 70	
	TOTAL DEVELOP	PMENT COSTS					£1,402,280	
	Developers' Profi							
	Based upon percei	ntage of gross development value		Rate				
		5 - 5					0070 570	
	Private -			20%			£270,573	
	Affordable -			6%			£23,134	
							£293,707	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£1,695,987	
-	Finance Costs			APR	-	PCM		
	i illanice Costs			7.00%		0.565%	£44,208	
						<del></del>		
	IOTAL PROJECT	COSTS [INCLUDING INTEREST]					£1,740,195	



Mid Value Area 10 unit scheme (no affordable housing)

Houses –	10.0	Units		;	Suffolk Coastal - Mi	d Value	
ITEM							
Net Site Area	0.29	]					
		Private Affordable					
Yield	10.00	10.00 0.00					
	Development Val						
	Development van	ue					
	Private Units	Harris	No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Houses -	10.00	90	900	£2,350	£2,115,000
	Social Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Houses -	0.00	90 _	0	£823	£0
	Affordable Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Houses -	0.00	90	0	£1,293	£0
	Intermediate		No. of units		Total sq.m	£psm	Total Value
		Houses -	0.00	90	0	£1,528	£0
			40.00		000		C2 44E 000
	Development Cos	st	10.00		900		£2,115,000
	Site Acquisition						
	Site Value						£566,221
				Less Purchaser	Costs		5.75%
							533,663
	<b>Build Costs</b>						
	Private units	Houses -	No. of units 10.00	Size sq.m 900	Cost per sq.m £861		Total Costs £774,900
		nouses -	10.00	900	1001		£774,900
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	. 0	£861		£0
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	. 0	£861		£0
	Intermediate		No. of units	Size sq.m	Cost per sq.m		Total Costs
		Houses -	0.00	0	£861		£0
	Additional Costs		10.00	900			£774,900
	Plot external		15%				£116,235
	Professional Fees						£136,275
				99/			070.004
	as percentage of co	onstruction costs		8%			£72,894
							£72,894
	Contingency						
	as percentage of co	onstruction costs		5%			£45,559
							CAE EEO
	Developer contrib	outions					£45,559
	S.106			Ī	£1,000	per unit	£10,000
	CIL			Γ	£0	per sq.m	£0
				-			
							£10,000
	Sale cost						
	Legals -			£500	er unit		£5,000
	Sales agents fee -			1.25%			£26,438
	Marketing cost -			£1,000	er private unit		£10,000
							£41,438
							£-1,400
	TOTAL DEVELOP						£1,614,728
	Developers' Profi			-			
		ntage of gross development value		Rate			·
	Private -			20%			£423,000
	Affordable -			6%			£0
							£423,000
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£2,037,728
	Finance Costs	223.0 [ENGLODING INTEREST]		APR		PCM	majoUI jI AU
	i mance Costs			7.00%		0.565%	£78,875
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£2,116,603



Mid Value Area 11 unit scheme

Houses -	11.0	Units			Suffolk Coastal - Mi	u value		
ITEM								
Net Site Area	0.31	7						
		-						
		Private Affordable						
Yield	11.00	7.33 3.67						
	Development Val	lue						
	Private Units	Harris	No. of units	Size sq.m	Total sq.m	£psm	Total	
		Houses -	7.33	90	660	£2,350	£1,55	J,045
	Social Rent		No. of units	Size sq.m	Total sq.m	£psm	Total '	Value
		Houses -	0.00	90	0	£823	£	0
	Affordable Rent	Houses -	No. of units 2.93	Size sq.m 90	Total sq.m 264	£psm £1,293	Total 1 £341	,186
			2.93		264			
	Intermediate	Houses -	No. of units 0.73	Size sq.m 90	Total sq.m 66	£psm £1,528	Total 1	Value
		riouses -	0.73	_ 30	66	21,520	2100	,000
			11.00		990		£1,99	2 026
	Development Co	st	11.00		990		£1,33.	2,030
	•							
	Site Acquisition							
	Site Value						£449	,593
				Less Purchase	er Costs		4.75	Ÿ
				Grondae			4.74	
							428,	237
	<b>Build Costs</b>							
	Private units	Hauses	No. of units	Size sq.m	Cost per sq.m		Total	Costs
		Houses -	7.33 7.33	660	£861		£568	,ՀU3
	Social Rent		No. of units	Size sq.m	Cost per sq.m		Total (	Costs
		Houses -	0.00	_ 0	£861		£	0
	Affordable Rent		No. of units	Sizo ca m	Cost per sa m		Total	Costs
	Allordable Rent	Houses -	2.93	Size sq.m 264	Cost per sq.m £861		Total (	
			2.93					
	Intermediate	Houses -	No. of units 0.73	Size sq.m 66	Cost per sq.m £861		Total ( £56,	Costs 820
		riouses -	0.73	_ 00	2001		250,	020
			11.00	990			£852	,305
	Additional Costs							
	Plot external		15%				£127	,846
							£149	890
	Professional Fee	s						,
	as percentage of c	construction costs		8%	T		£80,	176
					•			<u>.</u>
							£80,	176
	Contingency							
	as percentage of c	construction costs		5%	I		£50,	110
							£50,	110
	Developer contril	butions						
	S.106				£1,000	per unit	£11,	000
	CIL				£0	per sq.m	£	0
							4	000
							£11,	UUU
	Sale cost	<u> </u>						
	Legals -			£500	per unit		£5,4	199
	Sales agents fee -			1.25%	I		£19,	386
	Marketing cost -			£1,000	per private unit		£7,3	333
				_				
							£32,	218
	TOTA:	OMENT COOTS						2005
	TOTAL DEVELOR  Developers' Profi						£1,60	ა,ყან
		ntage of gross development value		Rate				
		go or gross development value			т		***	100
	Private -			20%	1		£310	
	Affordable -			6%	I		£26,	519
							£336	688
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£1,94	0,623
	Finance Costs			APR	T	PCM		070
				7.00%	1	0.565%	£53,	9/6
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£1,99	4,599
1								



**High Value Area 10 unit scheme (no affordable housing)** 

Houses -	10.0	Units			Suffolk Coastal - Hig	jh Value		
ITEM								
	0.00	1						
Net Site Area	0.29	J						
		Private Affordable						
Yield	10.00	10.00 0.00						
	Development Val	ue						
	Private Units	Houses -	No. of units 10.00	Size sq.m 90	Total sq.m 900	£psm £2,600	Total Value £2,340,000	
			10.00		900			
	Social Rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Houses -	0.00	90	0	£910	£0	
	Affordable Rent	Houses -	No. of units 0.00	Size sq.m 90	Total sq.m	£psm £1,430	Total Value £0	
		Tibuses -	0.00	. 30	0	21,400	20	
	Intermediate		No. of units	Size sa.m	Total sq.m	£psm	Total Value	
		Houses -	0.00	90	0	£1,690	£0	
			0.00		0			
			10.00		900		£2,340,000	
	Development Cos	st						
	Site Acquisition							
	Site Value						£738,577	
				Less Purchaser	Costs		5.75%	
							****	
							£696,109	
	<b>Build Costs</b>							
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	10.00	900	£861		£774,900	
	Social Rent	Houses -	No. of units 0.00	Size sq.m	Cost per sq.m £861		Total Costs £0	
		Tibuses -	0.00	. •	2001		20	
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	0.00	. 0	£861		£0	
	Intermediate	Houses -	No. of units 0.00	Size sq.m	Cost per sq.m £861		Total Costs £0	
		1.00000	0.00	-	2001			
			10.00	900			£774,900	
	<b>Additional Costs</b>							
	Plot external		15%				£116,235	
							£136,275	
	Professional Fees	S						
	as percentage of co	onstruction costs		8%			£72,894	
							£72,894	
	Contingency							
	as percentage of co	onstruction costs		5%			£45,559	
							£45,559	
	Developer contrib	outions						
	S.106			1	£1,000	per unit	£10,000	
	CIL			Г	£0	per sq.m	£0	
					<u></u>			
							£10,000	
	Sale cost							
				£500	per unit		£5,000	
	Legals -				por unik		£5,000	
	Sales agents fee -			1.25%			£29,250	
	Marketing cost -			£1,000	per private unit		£10,000	
			_				£44,250	
	TOTAL DEVELOP  Developers' Profi						£1,779,987	
				_				
		ntage of gross development value		Rate				
	Private -			20%			£468,000	
	Affordable -			6%			£0	
							£468,000	
	TOTAL DOOLEST	COSTS [EXCLUDING INTEREST]					£2,247,987	
		COOTS [ENGLODING INTEREST]					12,241,301	
	Finance Costs			APR 7.00%		PCM 0.565%	£93,617	
				1.5070		0.00070	200,011	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£2,341,603	



**High Value Area 11 unit scheme** 

Houses -	11.0	Units			Suffolk Coastal - Hig	jh Value		
ITEM								
	0.24							
Net Site Area	0.31							
		Private Affordable						
Yield	11.00	7.33 3.67						
	Development Val	ue						
	Private Units	Houses -	No. of units 7.33	Size sq.m 90	Total sq.m 660	£psm £2,600	Total Value £1,715,828	
			7.33		660	,	21,112,022	
	Social Rent		No. of units	Size sa.m	Total sq.m	£psm	Total Value	
		Houses -	0.00	90	0	£910	£0	
	Affordable Rent	Houses -	No. of units 2.93	Size sq.m 90	Total sq.m 264	£psm £1,430	Total Value £377,482	
		Tiouses -	2.93	. 30	264	21,400	EST 1,40E	
	Intermediate		No. of units	Size sa.m	Total sq.m	£psm	Total Value	
		Houses -	0.73	90	66 66	£1,690	£111,529	
			0.73		00			
			11.00		990		£2,204,839	
	Development Cos	st						
	Site Acquisition							
	Site Value						£630,473	
				Less Purchaser	Costs		5.75%	
							£594,220	
	Build Costs							
	Private units		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	7.33 7.33	660	£861		£568,203	
	Social Rent	Houses -	No. of units 0.00	Size sq.m	Cost per sq.m £861		Total Costs £0	
			0.00		2001			
	Affordable Rent		No. of units	Size sq.m	Cost per sq.m		Total Costs	
		Houses -	2.93	264	£861		£227,281	
	Intermediate	Houses -	No. of units 0.73	Size sq.m 66	Cost per sq.m £861		Total Costs £56,820	
			0.73		2001		200,020	
			11.00	990			£852,305	
	<b>Additional Costs</b>							
	Plot external		15%				£127,846	
							£149,890	
	Professional Fees	8						
	as percentage of co	onstruction costs		8%			£80,176	
							£80,176	
	Contingency							
	as percentage of co	onstruction costs		5%			£50,110	
							£50,110	
	Developer contrib	outions						
	S.106			Ĭ	£1,000	per unit	£11,000	
	CIL			ſ	£0	per sq.m	£0	
				,		•		
							£11,000	
	Sale cost							
				CEOC	nor unit		05.400	
	Legals -				per unit		£5,499	
	Sales agents fee -			1.25%			£21,448	
	Marketing cost -			£1,000	per private unit		£7,333	
_			_				£34,280	
	TOTAL DEVELOP  Developers' Profi						£1,771,980	
	Based upon percer	ntage of gross development value		Rate				
	Private -			20%			£343,166	
	Affordable -			6%			£29,341	
				1				
							£372,506	
	TOTAL PRO 15	. 00010 (EVOLUDI): 2 ":======						
	IOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£2,144,486	
	Finance Costs			APR		PCM 0.5659/	CG2 447	
				7.00%		0.565%	£62,117	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£2,206,603	