Surplus (Deficit) from Input land valuation at 18/8/2022 **-£3,384,111**

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY DETAIL

SCHEME

Site Address	Site at Seagate Road, Long Sutton	Date of appraisal	18/08/2022
Site Reference	21206E	Net Residential Site Area	10.6
File Source		Author & Organisation	Maxey Grounds, 22-24 Market Place, March PE15 9JH
Scheme Description	180 Units with 25% Affordable Housing and Cash S106 Contributions	Registered Provider (wher	0

Housing Mix (Affordable + Open Market)

Total Number of Units	180	*units*
Total Number of Open Market Units	135	*units*
Total Number of Affordable Units	45	*units*
Total Net Internal Area (sq m)	25,270	*sq m*
% Affordable by Unit	25.0%	
% Affordable by Area	12.8%	
Density	17	*units/ hectare*
Total Number of A/H Persons	0	*Persons*
Total Number of Open Market Persons	0	*Persons*
Total Number of Persons	0	*Persons*
Gross site Area	10.60	*hectares*
Net Site Area	10.60	*hectares*
Net Internal Housing Area / Hectare	2,384	*sq m / hectare*

equals 10,383 sqft per acre

***Average* value (£ per unit)**	**Open Market Phase 1:**	**Open Market Phase 2:**	**Open Market Phase 3:**	**Open Market Phase 4:**	**Open Market Phase 5:**	**Total**
1 Bed Flat Low rise	£0	£0	£0	£0	£0	
2 Bed Flat Low rise	£0	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£180,000	£0	£0	£0	£0	
3 Bed House	£321,111	£0	£0	£0	£0	
4 Bed + House	£510,377	£0	£0	£0	£0	
Total Revenue £	**£51,970,000**	**£0**	**£0**	**£0**	**£0**	**£51,970,000**
Net Area (sq m)	22,030	-	-	-	-	22,030
Revenue (£ / sq m)	£2,359	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES **£51,970,000**

Capital Value of Private Rental	
Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	**£0**

CAPITAL VALUE OF OPEN MARKET HOUSING			**£51,970,000**	£ 2,359 psqm
BUILD COST OF OPEN MARKET HOUSING inc Contingency	**£30,393,690**	£ 1,380 psqm		
CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING				**£21,576,311**

AH Residential Values

AH & RENTAL VALUES BASED ON NET RENTS

Type of Unit	**Social Rented**	**Shared Ownership (all phases)**	**Affordable Rent (all phases)**	**Total**
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£1,057,089	£1,407,852	£2,464,941
3 Bed House		£685,150	£1,497,775	£2,182,925
4 Bed + House				
	£0	£1,742,239	£2,905,627	**£4,647,866**
£ psqm of CV (phase 1)	-	1,582	1,306	

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)	**£4,647,866**
RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Use of AR rent conversion income	£0
Other source of AH funding	£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	**£0**
CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)	**£4,647,866**

BUILD COST OF AFFORDABLE HOUSING inc Contingency **£4,470,066** £ 1,380 psqm

CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING **£177,800**

Car Parking

No. of Spaces	Price per Space (£)	Value
363	-	£0

Value of Residential Car Parking		**£0**
Car Parking Build Costs	£217,800	

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
Capitalised Annual Ground Rents	**£0**

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		**£56,617,866**
TOTAL BUILD COST OF RESIDENTIAL SCHEME	**£35,081,556**	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		**£21,536,310**

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	

CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		**£0**
COSTS OF NON-RESIDENTIAL SCHEME	**£0**	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		**£0**

GROSS DEVELOPMENT VALUE OF SCHEME		**£56,617,866**
TOTAL BUILD COSTS	**£35,081,556**	
TOTAL CONTRIBUTION TO SCHEME COSTS		**£21,536,310**

External Works & Infrastructure Costs (£)		Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£25,000	139	0.0%	2,358
Roads and Sewers	£3,936,500	21,869	7.0%	371,368
SUDs and Storm Attenuation	£100,000	556	0.2%	9,434
Plot specific external works	£450,000	2,500	0.8%	42,453
Dewatering	£203,750	1,132	0.4%	19,222
Additional fill to raise site levels	£795,000	4,417	1.4%	75,000
General Site Landscaping	£50,000	278	0.1%	4,717
Additional electrical infrastructure in Phase 1 e/o standard connecti	£112,920	627	0.2%	10,653
Garages	£1,338,000	7,433	2.4%	126,226
Off Site Works	£184,674	1,026	0.3%	17,422
	£7,195,844		12.7%	678,853
Other site costs				
Fees and certification 6.0%	£2,053,873	11,410	3.6%	193,762
Other Acquisition Costs (£)	£0			
Site Abnormals (£)				
De-canting tenants	£0			
Decontamination	£0			
Other	£0			
Other 2	£0			
Other 3	£0			
Other 4	£0			
Other 5	£0			
	£0			
Total Site Costs inc Fees	**£9,249,717**	51,387		
Statutory 106 Costs (£)				
Education	£1,067,955	5,933		
Sport & Recreation	£0			
Social Infrastructure	£0			
Public Realm	£0			
Affordable Housing	£0			
Transport	£0			
Highway	£0			
Health	£118,800	660		
Public Art	£0			
Flood work	£0			
Community Infrastructure Levy	£0			
Other Tariff	£0			
Other 1	£0			
Other 2	£0			
Other 3	£0			
Other 4	£0			
Statutory 106 costs	**£1,186,755**	6,593		

Marketing (Open Market Housing ONLY)			per OM unit			
Sales/letting Fees	3.0%	£1,559,100	11,549			
Legal Fees (per Open Market unit):	£750	£101,250	750			
Marketing (Affordable Housing)			per affordable unit			
Developer cost of sale to RP (£)		£15,000	333			
RP purchase costs (£)		£0				
Intermediate Housing Sales and Marketing (£)		£0				
Total Marketing Costs		**£1,675,350**				
Total Direct Costs			**£47,193,378**			
Finance and acquisition costs						
Land Payment		£2,900,000	21,481	per OM home	273,585	per hectare
Arrangement Fee		£20,000	1.4%	of interest		
Misc Fees (Surveyors etc)		£8,000	0.01%	of scheme value		
Agents Fees		£0				
Legal Fees		£21,750				
Stamp Duty		£134,500				
Total Interest Paid		£1,429,369				
Total Finance and Acquisition Costs			**£4,513,619**			
Developer's return for risk and profit						
Residential						
Market Housing Return (inc OH) on Valu	17.5%	£9,094,750	67,369	per OM unit		
Affordable Housing Return on Cost	6.0%	£261,662	5,815	per affordable unit		
Return on sale of Private Rent	0.0%	£0	#DIV/0!	per PR unit		
Non-residential						
Office	£0					
Retail	£0					
Industrial	£0					
Leisure	£0					
Community-use	£0	**£0**				
Total Operating Profit			**£9,356,412**			

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST	**£61,063,409**
Surplus/(Deficit) at completion 1/3/2027	**(£4,445,543)**
Present Value of Surplus (Deficit) at 18/8/2022	**(£3,384,111)**

Scheme Investment MIRR **13.4%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	5.1%	Peak Cash Requirement	-£12,182,499
Site Value (PV) per hectare	-£319,256 per hectare	-£169,725 per acre	