Accommodation Schedule & GDV

House Type	Storeys	Type	No. Units	Size (sqft)	Size (sqm)	Beds	Value/Sqm (£)	Value/Unit (£)	Total Sqm	GDV (£)		Parking/Garage	Plot Numbers
Market													
Dee	2	Semi	8	732	68	2	2,471	168,000	544	1,344,000		2 x OR/None	16,17,18,19,20,21,42,43
Clyde	2	Semi	12	783	73	3	2,425	177,000	876	2,124,000		2 x OR/Single	5, 6, 10, 11, 12, 13, 22, 23, 60, 61, 63, 64
Aire	2	Semi	6	870	81	3	2,346	190,000	486	1,140,000		2 x OR/Single	7, 8, 33, 34, 58, 59
Avon	2	Semi	8	910	85	3	2,318	197,000	680	1,576,000		2 x OR/Single	28, 29, 30, 31, 55, 56, 65, 66
Coronation	2	Semi	2	932	87	3	2,322	202,000	174	404,000		2 x OR/Single	54, 75
Nene	2	Det	9	1,077	100	3	2,300	230,000	900	2,070,000		2 x OR/Single	3, 4, 32, 35, 45, 49, 53, 57, 72
Lock	2	Det	5	1,079	100	3	2,300	230,000	500	1,150,000		2 x OR/Single	15, 46, 48, 62, 69
Mere	2	Det	8	1,079	100	3	2,300	230,000	800	1,840,000		2 x OR/Single	2, 14, 24, 25, 26, 52, 68, 70
Ribble	2	Det	2	1,283	119	4	2,101	250,000	238	500,000		2 x OR/Double	44, 67
Severn	2	Det	4	1,229	114	4	2,193	250,000	456	1,000,000		2 x OR/Single Int	27, 50, 51, 71
Balmoral	2	Det	2	1,460	136	4	1,985	270,000	272	540,000		2 x OR/Single Int	1, 74
Tay	2	Det	3	1,770	164	4	1,799	295,000	492	885,000		2 x OR/Double	9, 47, 73
			69	Ave.	102	Ave.	2,238		6,418	**14,573,000**	**14,573,000**		
Shared Ownership													
A732	2	Semi	1	732	68	2	2,471	168,000	68	168,000		2 x OR/None	36
A902	2	Semi	1	902	84	3	2,262	190,000	84	190,000		2 x OR/None	39
			2						152	**358,000**	**358,000**		
Affordable Rented											**Rent (£/w)**		
A732	2	Semi/E-Terr	1	732	68	2	2,471	168,000	68	168,000	132.00	2 x OR/None	38
A732	2	Mid-Terr	1	732	68	2	2,397	163,000	68	163,000	132.00	2 x OR/None	37
A902	2	Semi/E-Terr	1	902	84	3	2,262	190,000	84	190,000	150.00	2 x OR/None	41
A902	2	Mid-Terr	1	902	84	3	2,202	185,000	84	185,000	150.00	2 x OR/None	40
			4						304	**706,000**			
			75						6,874	**1,064,000**			
									AH	@ 65% =	**691,600**		(likely contribution from Housing Association
										Total GDV =	**15,622,600**		



KEY:

SITE BOUNDARY:

1800mm Facing Brick wall: (brick to match adjacent property)

Bin Collection Areas:

Affordable housing locations: *

SCHEDULE:

	Unit	Beds	Storey	Sq Ft	Parking	No
Market						
	Dee	2	2	732	ps	8
	Clyde	3	2	783	sg	12
	Aire	3	2	870	sg	6
	Avon	3	2	910	sg	6
	Carnation	3	2	932	sg	2
	Nene	3	2	1,077	sg	9
	Lock	3	2	1,079	sg	5
	Mere	3	2	1,079	sg	8
	Ribble	4	2	1,283	dg	2
	Severn	4	2	1,229	sig	4
	Balmoral	4	2	1,480	sig	2
	Tay	4	2	1,770	dg	3
					Sub-Tot	89
Affordable Housing *						
	A732	2	2	732	ps	3
	A902	3	2	902	ps	3
					Sub-Tot	6
					Total	75

REVISIONS:

Rev A: Electric cable easement added.	26.2.20
Rev B: Updated to Planners comments, numbers reduced to 77.	29.6.20
Rev C: Electricity Sub station added.	24.7.20
Rev D: Affordable provision amended.	6.8.20
Rev E: Plot 47 position adjusted.	7.8.20
Rev F: Fences to plots 22/23 & 37/38 updated.	7.8.20
Rev G: Sub station removed.	18.8.20
Rev H: POS footpath link indicated	25.8.20
Rev J: Site boundary indicated	28.9.20

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PROJECT: SUNNYDALE CLOSE, SURFLEET

TITLE: PLANNING LAYOUT

CLIENT:

ASHWOOD HOMES
1 GOODISON ROAD, LINCS GATEWAY BUSINESS PARK
SPALDING, LINCOLNSHIRE
PE12 6 FY 01406 490590

SCALE	DATE	DRAWN
1:500 - A1	FEBRUARY 2020	NKW

DRAWING NUMBER: 1280-003

REVISION: J

Surplus (Deficit) from Input land valuation at 20/7/2020	-£86,407

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY DETAIL

SCHEME

Site Address	Site at Sunnydale Close, Surfleet, Spalding	Date of appraisal	20/07/2020
Site Reference	20087	Net Residential Site Area	2.9
File Source		Author & Organisation	Maxey Grounds, 22-24 Market Place, March PE15 9JH
Scheme Description	75 Units with 6 Affordable Units and S106 Cash Contributions	Registered Provider (whei	0

Housing Mix (Affordable + Open Market)

Total Number of Units	75	*units*
Total Number of Open Market Units	69	*units*
Total Number of Affordable Units	6	*units*
Total Net Internal Area (sq m)	6,874	*sq m*
% Affordable by Unit	8.0%	
% Affordable by Area	6.6%	
Density	26	*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	2.90	*hectares*
Net Site Area	2.90	*hectares*
Net Internal Housing Area / Hectare	2,370	*sq m / hectare*

equals 10,324 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	£168,000	£0	£0	£0	£0	
3 Bed House	£206,080	£0	£0	£0	£0	
4 Bed + House	£265,909	£0	£0	£0	£0	
Total Revenue £	**£14,573,000**	**£0**	**£0**	**£0**	**£0**	**£14,573,000**
Net Area (sq m)	6,418	-	-	-	-	6,418
Revenue (£ / sq m)	£2,271	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES **£14,573,000**

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 **£14,573,000** £ 2,271 psqm
BUILD COST OF OPEN MARKET HOUSING inc Contingency **£7,104,726** £ 1,107 psqm
CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING **£7,468,274**

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		£109,624	£204,665	£314,289
3 Bed House		£123,980	£232,574	£356,553
4 Bed + House				
	£0	£233,604	£437,239	**£670,842**
£ psqm of CV (phase 1)	-	1,410	1,438	

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) **£670,842**

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) **£670,842**
BUILD COST OF AFFORDABLE HOUSING inc Contingency **£504,792** £ 1,107 psqm
CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING **£166,050**

Car Parking

No. of Spaces	Price per Space (£)	Value
154	-	£0

Value of Residential Car Parking		£0
Car Parking Build Costs	£92,400	

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		**£15,243,842**	
TOTAL BUILD COST OF RESIDENTIAL SCHEME	**£7,701,918**		
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME			**£7,541,924**

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		**£15,243,842**	
TOTAL BUILD COSTS	**£7,701,918**		
TOTAL CONTRIBUTION TO SCHEME COSTS			**£7,541,924**

External Works & Infrastructure Costs (£)			Per unit	% of GDV	per Hectare
Site Preparation/Demolition		£15,000	200	0.1%	5,172
Roads and Sewers		£1,247,734	16,636	8.2%	430,253
Housing Foundations (Wide Strip) and Increase Slab Levels (Ave.		£277,640	3,702	1.8%	95,738
Filling around Plots to Raise Levels (Ave. 890mm)		£253,629	3,382	1.7%	87,458
Well Point Dewatering (both sides)		£98,580	1,314	0.6%	33,993
Public Open Space		£42,690	569	0.3%	14,721
SUDS & Drainage		£262,710	3,503	1.7%	90,590
Plot specific external works		£208,516	2,780	1.4%	71,902
Garages		£449,500	5,993	2.9%	155,000
HV 260m Electric Diversion Cost		£22,359	298	0.1%	7,710
		£2,878,358		18.9%	992,537
Other site costs					
Fees and certification	6.0%	£450,979	6,013	3.0%	155,510
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		**£3,329,337**	44,391		
Statutory 106 Costs (£)					
Education		£200,000	2,667		
Sport & Recreation		£0			
Social Infrastructure		£0			
Public Realm		£0			
Affordable Housing		£0			
Transport		£0			
Highway		£0			
NHS Contribution		£0			
S106 Indexation		£0			
Monitoring and Legal Costs		£0			
Community Infrastructure Levy		£0			
Other Tariff		£0			
Other 1		£0			
Other 2		£0			
Other 3		£0			
Other 4		£0			
Statutory 106 costs		**£200,000**	2,667		
Marketing (Open Market Housing ONLY)			per OM unit		
Sales/letting Fees	2.5%	£364,325	5,280		
Legal Fees (per Open Market unit):	£750	£51,750	750		
Marketing (Affordable Housing)			per affordable unit		
Developer cost of sale to RP (£)		£10,000	1,667		
RP purchase costs (£)		£0			
Intermediate Housing Sales and Marketing (£)		£0			
Total Marketing Costs		**£426,075**			

Total Direct Costs			**£11,657,330**		
Finance and acquisition costs					
Land Payment		£795,000	11,522	per OM home	274,138 per hectare
Arrangement Fee		£15,000	5.8%	of interest	
Misc Fees (Surveyors etc)		£5,000	0.03%	of scheme value	
Agents Fees		£0			
Legal Fees		£5,963			
Stamp Duty		£29,250			
Total Interest Paid		£258,044			
Total Finance and Acquisition Costs			**£1,108,257**		
Developer's return for risk and profit					
Residential					
Market Housing Return (inc OH) on Valu	17.5%	£2,550,275	36,961	per OM unit	
Affordable Housing Return on Cost	6.0%	£29,549	4,925	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			**£2,579,824**		

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

TOTAL COST	**£15,345,411**	
Surplus/(Deficit) at completion 1/4/2023		(£101,569)
Present Value of Surplus (Deficit) at 20/7/2020		(£86,407)

Scheme Investment MIRR **25.9%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	5.2%	Peak Cash Requirement	-£3,934,660
Site Value (PV) per hectare	-£29,796 per hectare	-£14,174 per acre	