Surplus (Deficit) from Input land valuation at 28/10/2020 **-£640,126**

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY DETAIL

SCHEME

Site Address	Weston Spadling	Date of appraisal	28/10/2020
Site Reference		Net Residential Site Area	3.54
File Source		Author & Organisation	Atlas Development Solutions
Scheme Description		Registered Provider (whe	0

Housing Mix (Affordable + Open Market)

Total Number of Units	150	*units*
Total Number of Open Market Units	112	*units*
Total Number of Affordable Units	38	*units*
Total Net Internal Area (sq m)	12,746	*sq m*
% Affordable by Unit	25.3%	
% Affordable by Area	21.6%	
Density	42	*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	6.13	*hectares*
Net Site Area	3.54	*hectares*
Net Internal Housing Area / Hectare	3,601	*sq m / hectare*

equals 15,682 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	£155,000	£0	£0	£0	£0	
3 Bed House	£195,000	£0	£0	£0	£0	
4 Bed + House	£225,000	£0	£0	£0	£0	
Total Revenue £	**£22,410,000**	**£0**	**£0**	**£0**	**£0**	**£22,410,000**
Net Area (sq m)	9,996	-	-	-	-	9,996
Revenue (£ / sq m)	£2,242	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES **£22,410,000**

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 **£22,410,000** £ 2,242 psqm

BUILD COST OF OPEN MARKET HOUSING inc Contingency **£12,562,062** £ 1,257 psqm

CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING **£9,847,938**

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			£513,451	£513,451
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		£658,362	£855,752	£1,514,114
3 Bed House		£655,945	£770,177	£1,426,122
4 Bed + House			£106,969	£106,969
	£0	£1,314,307	£2,246,349	**£3,560,656**
£ psqm of CV (phase 1)	-	1,322	1,189	

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) **£3,560,656**

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) **£3,560,656**

BUILD COST OF AFFORDABLE HOUSING inc Contingency **£3,455,087** £ 1,257 psqm

CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING **£105,569**

Car Parking

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

Value of Residential Car Parking **£0**

Car Parking Build Costs			£0		
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				**£25,970,656**	
TOTAL BUILD COST OF RESIDENTIAL SCHEME			**£16,017,149**		
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME					**£9,953,507**
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				**£25,970,656**	
TOTAL BUILD COSTS			**£16,017,149**		
TOTAL CONTRIBUTION TO SCHEME COSTS					**£9,953,507**
External Works & Infrastructure Costs (£)			Per unit	% of GDV	per Hectare
Site Preparation/Demolition		£0			
Roads and Sewers		£0			
Services (Power, Water, Gas, Telco and IT)		£0			
Strategic Landscaping		£0			
Off Site Works		£0			
Public Open Space		£0			
Site Specific Sustainability Initiatives		£0			
Plot specific external works		£0			
Other 1		£0			
Other 2		£0			
		£0			
Other site costs					
Fees and certification	6.0%	£937,589	6,251	3.6%	152,951
Other Acquisition Costs (£)		£0			
Site Abnormals (£)					
SEE ATTACHED SCHEDULE		£2,643,300	17,622	10.2%	431,207
Decontamination		£0			
Other		£0			
Other 2		£0			
Other 3		£0			
Other 4		£0			
Other 5		£0			
		£2,643,300		10.2%	431,207
Total Site Costs inc Fees		**£3,580,889**	23,873		
Statutory 106 Costs (£)					
Healthcare Contribution		£99,000	660		
Education contribution		£661,928	4,413		
Travel Plan		£25,000	167		
0		£0			
0		£0			
0		£0			
0		£0			
0		£0			
0		£0			
0		£0			
Community Infrastructure Levy		£0			
Other Tariff		£0			
Other 1		£0			
Other 2		£0			
Other 3		£0			
Other 4		£0			
Statutory 106 costs		**£785,928**	5,240		
Marketing (Open Market Housing ONLY)			per OM unit		
Sales/letting Fees	2.0%	£448,200	4,002		
Legal Fees (per Open Market unit):	£500	£56,000	500		
Marketing (Affordable Housing)			per affordable unit		
Developer cost of sale to RP (£)		£38,000	1,000		
RP purchase costs (£)		£0			
Intermediate Housing Sales and Marketing (£)		£0			
Total Marketing Costs		**£542,200**			
Total Direct Costs			**£20,926,166**		

Finance and acquisition costs

Land Payment		£1,093,750	9,766	per OM home	178,426	per hectare
Arrangement Fee		£0	0.0%	of interest		
Misc Fees (Surveyors etc)		£0	0.00%	of scheme value		
Agents Fees		£5,469				
Legal Fees		£5,469				
Stamp Duty		£32,813				
Total Interest Paid		£591,135				
Total Finance and Acquisition Costs			**£1,728,635**			

Developer's return for risk and profit

Residential				
Market Housing Return (inc OH) on Valu	17.5%	£3,921,750	35,016	per OM unit
Affordable Housing Return on Cost	6.0%	£202,249	5,322	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	**£4,123,999**

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

TOTAL COST	**£26,778,800**

Surplus/(Deficit) at completion 1/11/2024	**(£808,145)**
Present Value of Surplus (Deficit) at 28/10/2020	**(£640,126)**

Scheme Investment MIRR **18.0%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	4.2%	Peak Cash Requirement	-£5,319,179
Site Value (PV) per hectare	-£180,827 per hectare	-£92,387 per acre	