

Spelthorne Borough Council

Local Plan & potential CIL review -

Viability Assessment

Appendix IIa:

Residential Results - Typologies

**Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa -
Residential Typology Results - Table 1a: 9 Houses**

Typology:	9	Houses
Site Type:	GF/PDL	
Density:	35	dph
Net Land Area (ha):	0.26	
Gross Land Area (ha):	0.30	

Value Levels	0% AH		
	CIL Zone 1 @ £128.31	CIL Zone 2 @ £179.63	CIL Zone 3 @ £205.29
	Residual Land Value (£)		
VL1 £4,500	£817,984	£778,722	£759,091
VL2 £5,000	£1,120,435	£1,081,173	£1,061,542
VL3 £5,250	£1,271,660	£1,232,398	£1,212,767
VL4 £5,500	£1,422,886	£1,383,624	£1,363,993
VL5 £5,750	£1,574,111	£1,534,849	£1,515,218
VL6 £6,000	£1,725,336	£1,686,075	£1,666,444
VL7 £6,250	£1,876,985	£1,837,724	£1,818,093
VL8 £6,500	£2,028,211	£1,988,949	£1,969,318
VL9 £7,000	£2,330,662	£2,291,400	£2,271,769
	Residual Land Value (£/ha)		
VL1 £4,500	£2,766,130	£2,633,360	£2,566,975
VL2 £5,000	£3,788,910	£3,656,141	£3,589,756
VL3 £5,250	£4,300,301	£4,167,531	£4,101,146
VL4 £5,500	£4,811,691	£4,678,921	£4,612,536
VL5 £5,750	£5,323,081	£5,190,311	£5,123,926
VL6 £6,000	£5,834,471	£5,701,701	£5,635,316
VL7 £6,250	£6,347,292	£6,214,524	£6,148,139
VL8 £6,500	£6,858,684	£6,725,914	£6,659,529
VL9 £7,000	£7,881,464	£7,748,695	£7,682,310

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£500,000/ha)
Indicative viability (Greenfield)	Viability Test Range 1 (RLV £500,000/ha to £950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 5 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 6 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£500,000	Greenfield Enhancement (upper) - reflecting smaller scale development
£950,000	
£1,500,000	
£2,000,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£3,500,000	
£4,000,000	Typical/medium PDL - Industrial /Commercial
£5,000,000	
	Upper PDL Benchmark/Residential land values

DSP (2022)

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1b: 10 Houses

Typology:	10	Houses
Site Type:	GF/PDL	
Density:	35	dph
Net Land Area (ha):	0.29	
Gross Land Area (ha):	0.33	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£837,446	£806,909	£791,634	£764,384	£738,210	£725,117
VL2 £5,000	£1,133,551	£1,103,014	£1,087,740	£1,045,044	£1,018,870	£1,005,777
VL3 £5,250	£1,281,604	£1,251,067	£1,235,792	£1,185,375	£1,159,200	£1,146,108
VL4 £5,500	£1,429,656	£1,399,119	£1,383,845	£1,325,705	£1,299,530	£1,286,438
VL5 £5,750	£1,577,709	£1,547,172	£1,531,897	£1,466,035	£1,439,860	£1,426,768
VL6 £6,000	£1,725,762	£1,695,225	£1,679,950	£1,606,365	£1,580,191	£1,567,098
VL7 £6,250	£1,874,229	£1,843,692	£1,828,417	£1,747,088	£1,720,914	£1,707,821
VL8 £6,500	£2,022,282	£1,991,744	£1,976,470	£1,887,419	£1,861,244	£1,848,152
VL9 £7,000	£2,318,387	£2,287,850	£2,272,575	£2,168,079	£2,141,904	£2,128,812
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£2,548,748	£2,455,809	£2,409,322	£2,326,386	£2,246,725	£2,206,878
VL2 £5,000	£3,449,938	£3,356,999	£3,310,512	£3,180,570	£3,100,908	£3,061,062
VL3 £5,250	£3,900,533	£3,807,594	£3,761,107	£3,607,662	£3,528,000	£3,488,154
VL4 £5,500	£4,351,128	£4,258,189	£4,211,702	£4,034,754	£3,955,092	£3,915,246
VL5 £5,750	£4,801,723	£4,708,784	£4,662,297	£4,461,846	£4,382,184	£4,342,337
VL6 £6,000	£5,252,318	£5,159,379	£5,112,891	£4,888,938	£4,809,276	£4,769,429
VL7 £6,250	£5,704,175	£5,611,236	£5,564,749	£5,317,226	£5,237,564	£5,197,717
VL8 £6,500	£6,154,770	£6,061,831	£6,015,344	£5,744,318	£5,664,656	£5,624,809
VL9 £7,000	£7,055,960	£6,963,021	£6,916,533	£6,598,501	£6,518,839	£6,478,993

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£500,000/ha)
Indicative viability (Greenfield)	Viability Test Range 1 (RLV £500,000/ha to £950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 5 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 6 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£500,000	Greenfield Enhancement (upper) - reflecting smaller scale development
£950,000	
£1,500,000	
£2,000,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£3,500,000	
£4,000,000	Typical/medium PDL - Industrial /Commercial
£5,000,000	
	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1c: 15 Flats (PDL)

Typology:	15	Flats
Site Type:	PDL	
Density:	75	dph
Net Land Area (ha):	0.20	
Gross Land Area (ha):	0.23	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£174,015	£142,594	£126,761	£129,174	£100,685	£86,435
VL2 £5,000	£424,659	£394,186	£378,943	£375,676	£348,250	£334,532
VL3 £5,250	£548,919	£518,445	£503,202	£497,141	£469,715	£455,996
VL4 £5,500	£673,178	£642,704	£627,462	£618,605	£591,179	£577,461
VL5 £5,750	£797,437	£766,964	£751,721	£740,070	£712,644	£698,925
VL6 £6,000	£921,696	£891,223	£875,980	£861,534	£834,108	£820,390
VL7 £6,250	£1,046,304	£1,015,830	£1,000,587	£983,339	£955,913	£942,194
VL8 £6,500	£1,170,563	£1,140,089	£1,124,847	£1,104,802	£1,077,377	£1,063,659
VL9 £7,000	£1,419,081	£1,388,608	£1,373,365	£1,347,732	£1,320,306	£1,306,588
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£756,589	£619,973	£551,133	£561,624	£437,760	£375,804
VL2 £5,000	£1,846,345	£1,713,851	£1,647,578	£1,633,376	£1,514,131	£1,454,486
VL3 £5,250	£2,386,603	£2,254,109	£2,187,836	£2,161,482	£2,042,238	£1,982,592
VL4 £5,500	£2,926,860	£2,794,366	£2,728,094	£2,689,588	£2,570,344	£2,510,698
VL5 £5,750	£3,467,118	£3,334,624	£3,268,351	£3,217,695	£3,098,450	£3,038,805
VL6 £6,000	£4,007,376	£3,874,882	£3,808,609	£3,745,801	£3,626,556	£3,566,911
VL7 £6,250	£4,549,147	£4,416,653	£4,350,380	£4,275,386	£4,156,142	£4,096,497
VL8 £6,500	£5,089,404	£4,956,910	£4,890,638	£4,803,489	£4,684,248	£4,624,603
VL9 £7,000	£6,169,919	£6,037,426	£5,971,153	£5,859,705	£5,740,461	£5,680,815

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1di: 50 Mixed (Greenfield)

Typology:	50	Mixed (Houses/Flats)
Site Type:	GF	
Density:	40	dph
Net Land Area (ha):	1.25	
Gross Land Area (ha):	1.44	

Value Levels	30% AH			40% AH			50% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£2,770,725	£2,660,992	£2,586,128	£2,210,681	£2,120,594	£2,056,425	£1,687,025	£1,580,118	£1,526,644
VL2 £5,000	£4,087,435	£3,977,702	£3,902,838	£3,443,657	£3,353,571	£3,289,401	£2,836,348	£2,729,435	£2,675,962
VL3 £5,250	£4,745,792	£4,636,058	£4,561,195	£4,060,146	£3,970,060	£3,905,891	£3,410,973	£3,304,066	£3,250,592
VL4 £5,500	£5,404,146	£5,294,415	£5,219,550	£4,676,635	£4,586,549	£4,522,380	£3,985,591	£3,878,691	£3,825,217
VL5 £5,750	£6,062,503	£5,952,769	£5,877,907	£5,293,125	£5,203,040	£5,138,870	£4,560,215	£4,453,308	£4,399,834
VL6 £6,000	£6,720,860	£6,611,126	£6,536,261	£5,909,616	£5,819,528	£5,755,359	£5,134,840	£5,027,933	£4,974,466
VL7 £6,250	£7,381,061	£7,271,326	£7,196,462	£6,527,833	£6,437,745	£6,373,576	£5,711,074	£5,604,167	£5,550,701
VL8 £6,500	£8,039,414	£7,929,683	£7,854,819	£7,144,324	£7,054,236	£6,990,066	£6,285,698	£6,178,791	£6,125,326
VL9 £7,000	£9,356,127	£9,246,392	£9,171,528	£8,377,305	£8,287,217	£8,223,048	£7,434,948	£7,328,040	£7,274,566
	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£1,927,461	£1,851,125	£1,799,045	£1,537,865	£1,475,196	£1,430,556	£1,173,583	£1,099,213	£1,062,013
VL2 £5,000	£2,843,433	£2,767,097	£2,715,018	£2,395,587	£2,332,919	£2,288,279	£1,973,112	£1,898,737	£1,861,539
VL3 £5,250	£3,301,420	£3,225,084	£3,173,006	£2,824,449	£2,761,781	£2,717,141	£2,372,851	£2,298,481	£2,261,281
VL4 £5,500	£3,759,406	£3,683,071	£3,630,992	£3,253,311	£3,190,643	£3,146,003	£2,772,585	£2,698,220	£2,661,020
VL5 £5,750	£4,217,394	£4,141,057	£4,088,979	£3,682,174	£3,619,506	£3,574,866	£3,172,324	£3,097,953	£3,060,754
VL6 £6,000	£4,675,381	£4,599,044	£4,546,964	£4,111,037	£4,048,367	£4,003,728	£3,572,062	£3,497,692	£3,460,498
VL7 £6,250	£5,134,651	£5,058,314	£5,006,235	£4,541,101	£4,478,431	£4,433,792	£3,972,921	£3,898,551	£3,861,357
VL8 £6,500	£5,592,636	£5,516,301	£5,464,222	£4,969,964	£4,907,294	£4,862,655	£4,372,660	£4,298,290	£4,261,096
VL9 £7,000	£6,508,610	£6,432,273	£6,380,193	£5,827,690	£5,765,021	£5,720,381	£5,172,138	£5,097,767	£5,060,568

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£250,000/ha)
Indicative viability (Greenfield - reflecting larger-scale development)	Viability Test Range 2 (RLV £250,000/ha to £500,000/ha)
Indicative viability (Greenfield - reflecting smaller scale development)	Viability Test Range 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£250,000	Larger-scale greenfield development
£500,000	Smaller scle greenfield development

DSP (2022)

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1dii: 50 Mixed (Greenfield) incl. FHS 2025

Typology:	50	Mixed (Houses/Flats)
Site Type:	GF	
Density:	40	dph
Net Land Area (ha):	1.25	
Gross Land Area (ha):	1.44	

Value Levels	30% AH			40% AH			50% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£2,683,281	£2,533,612	£2,458,748	£2,127,148	£1,998,859	£1,934,690	£1,570,926	£1,464,019	£1,410,544
VL2 £5,000	£3,999,993	£3,850,323	£3,775,460	£3,360,123	£3,231,836	£3,167,669	£2,720,259	£2,613,348	£2,559,873
VL3 £5,250	£4,658,348	£4,508,678	£4,433,816	£3,976,612	£3,848,326	£3,784,156	£3,294,884	£3,187,977	£3,134,503
VL4 £5,500	£5,316,703	£5,167,035	£5,092,171	£4,593,103	£4,464,815	£4,400,645	£3,869,502	£3,762,602	£3,709,128
VL5 £5,750	£5,975,059	£5,825,392	£5,750,528	£5,209,592	£5,081,305	£5,017,136	£4,444,126	£4,337,219	£4,283,745
VL6 £6,000	£6,633,416	£6,483,746	£6,408,882	£5,826,082	£5,697,794	£5,633,627	£5,018,751	£4,911,844	£4,858,377
VL7 £6,250	£7,293,617	£7,143,947	£7,069,082	£6,444,300	£6,316,011	£6,251,842	£5,594,985	£5,488,078	£5,434,612
VL8 £6,500	£7,951,970	£7,802,303	£7,727,439	£7,060,790	£6,932,502	£6,868,332	£6,169,610	£6,062,702	£6,009,237
VL9 £7,000	£9,268,683	£9,119,013	£9,044,149	£8,293,771	£8,165,483	£8,101,313	£7,318,859	£7,211,952	£7,158,477
	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£1,866,630	£1,762,513	£1,710,433	£1,479,755	£1,390,511	£1,345,871	£1,092,818	£1,018,448	£981,248
VL2 £5,000	£2,782,604	£2,678,485	£2,626,407	£2,337,477	£2,248,234	£2,203,596	£1,892,354	£1,817,981	£1,780,781
VL3 £5,250	£3,240,590	£3,136,472	£3,084,394	£2,766,339	£2,677,096	£2,632,457	£2,292,093	£2,217,723	£2,180,524
VL4 £5,500	£3,698,576	£3,594,459	£3,542,380	£3,195,202	£3,105,958	£3,061,318	£2,691,827	£2,617,462	£2,580,263
VL5 £5,750	£4,156,563	£4,052,447	£4,000,367	£3,624,064	£3,534,821	£3,490,182	£3,091,566	£3,017,196	£2,979,996
VL6 £6,000	£4,614,550	£4,510,432	£4,458,352	£4,052,927	£3,963,682	£3,919,045	£3,491,305	£3,416,935	£3,379,741
VL7 £6,250	£5,073,820	£4,969,702	£4,917,623	£4,482,991	£4,393,747	£4,349,107	£3,892,163	£3,817,793	£3,780,600
VL8 £6,500	£5,531,805	£5,427,689	£5,375,610	£4,911,854	£4,822,610	£4,777,970	£4,291,902	£4,217,532	£4,180,339
VL9 £7,000	£6,447,779	£6,343,661	£6,291,582	£5,769,580	£5,680,336	£5,635,696	£5,091,380	£5,017,010	£4,979,810

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£250,000/ha)
Indicative viability (Greenfield - reflecting larger-scale development)	Viability Test Range 2 (RLV £250,000/ha to £500,000/ha)
Indicative viability (Greenfield - reflecting smaller scale development)	Viability Test Range 3 (RLV >£500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£250,000	Larger-scale greenfield development
£500,000	Smaller scle greenfield development

DSP (2022)

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1diii: 50 Mixed (Greenfield) incl. 20% BNG

Typology:	50	Mixed (Houses/Flats)
Site Type:	GF	
Density:	40	dph
Net Land Area (ha):	1.25	
Gross Land Area (ha):	1.44	

Value Levels	30% AH			40% AH			50% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£2,764,953	£2,615,284	£2,540,420	£2,204,252	£2,075,964	£2,011,794	£1,643,436	£1,536,529	£1,483,055
VL2 £5,000	£4,081,663	£3,931,994	£3,857,132	£3,437,227	£3,308,941	£3,244,771	£2,792,783	£2,685,876	£2,632,402
VL3 £5,250	£4,740,020	£4,590,349	£4,515,483	£4,053,717	£3,925,430	£3,861,261	£3,367,421	£3,260,514	£3,207,040
VL4 £5,500	£5,398,374	£5,248,706	£5,173,842	£4,670,205	£4,541,919	£4,477,749	£3,942,038	£3,835,139	£3,781,664
VL5 £5,750	£6,056,731	£5,907,061	£5,832,199	£5,286,696	£5,158,410	£5,094,240	£4,516,663	£4,409,764	£4,356,289
VL6 £6,000	£6,715,087	£6,565,417	£6,490,553	£5,903,186	£5,774,898	£5,710,728	£5,091,287	£4,984,388	£4,930,914
VL7 £6,250	£7,375,288	£7,225,618	£7,150,754	£6,521,404	£6,393,115	£6,328,946	£5,667,522	£5,560,623	£5,507,149
VL8 £6,500	£8,033,641	£7,883,975	£7,809,111	£7,137,894	£7,009,606	£6,945,436	£6,242,146	£6,135,248	£6,081,773
VL9 £7,000	£9,350,354	£9,200,684	£9,125,820	£8,370,876	£8,242,587	£8,178,417	£7,391,395	£7,284,488	£7,231,014
	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£1,923,446	£1,819,328	£1,767,249	£1,533,393	£1,444,149	£1,399,509	£1,143,260	£1,068,890	£1,031,690
VL2 £5,000	£2,839,417	£2,735,300	£2,683,222	£2,391,115	£2,301,872	£2,257,232	£1,942,806	£1,868,436	£1,831,236
VL3 £5,250	£3,297,405	£3,193,287	£3,141,205	£2,819,977	£2,730,734	£2,686,094	£2,342,554	£2,268,184	£2,230,984
VL4 £5,500	£3,755,391	£3,651,274	£3,599,195	£3,248,838	£3,159,596	£3,114,956	£2,742,287	£2,667,923	£2,630,723
VL5 £5,750	£4,213,378	£4,109,260	£4,057,182	£3,677,701	£3,588,459	£3,543,819	£3,142,026	£3,067,662	£3,030,462
VL6 £6,000	£4,671,365	£4,567,247	£4,515,167	£4,106,564	£4,017,320	£3,972,681	£3,541,765	£3,467,401	£3,430,201
VL7 £6,250	£5,130,635	£5,026,517	£4,974,438	£4,536,629	£4,447,384	£4,402,745	£3,942,624	£3,868,259	£3,831,060
VL8 £6,500	£5,588,620	£5,484,504	£5,432,425	£4,965,492	£4,876,247	£4,831,608	£4,342,363	£4,267,998	£4,230,799
VL9 £7,000	£6,504,594	£6,400,476	£6,348,397	£5,823,218	£5,733,973	£5,689,334	£5,141,840	£5,067,470	£5,030,270

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£250,000/ha)
Indicative viability (Greenfield - reflecting larger-scale development)	Viability Test Range 2 (RLV £250,000/ha to £500,000/ha)
Indicative viability (Greenfield - reflecting smaller scale development)	Viability Test Range 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£250,000	Larger-scale greenfield development
£500,000	Smaller scle greenfield development

DSP (2022)

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1div: 50 Mixed (Greenfield) incl. M4(3) @5%

Typology:	50	Mixed (Houses/Flats)
Site Type:	GF	
Density:	40	dph
Net Land Area (ha):	1.25	
Gross Land Area (ha):	1.44	

Value Levels	30% AH			40% AH			50% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£2,869,231	£2,719,563	£2,644,699	£2,308,004	£2,179,715	£2,115,546	£1,746,152	£1,639,245	£1,585,771
VL2 £5,000	£4,185,942	£4,036,274	£3,961,409	£3,540,979	£3,412,691	£3,348,523	£2,895,470	£2,788,557	£2,735,084
VL3 £5,250	£4,844,299	£4,694,629	£4,619,767	£4,157,468	£4,029,182	£3,965,013	£3,470,095	£3,363,188	£3,309,713
VL4 £5,500	£5,502,653	£5,352,986	£5,278,122	£4,773,957	£4,645,671	£4,581,501	£4,044,712	£3,937,813	£3,884,338
VL5 £5,750	£6,161,010	£6,011,340	£5,936,479	£5,390,448	£5,262,162	£5,197,992	£4,619,337	£4,512,430	£4,458,955
VL6 £6,000	£6,819,367	£6,669,697	£6,594,832	£6,006,938	£5,878,650	£5,814,480	£5,193,961	£5,087,062	£5,033,588
VL7 £6,250	£7,479,568	£7,329,898	£7,255,033	£6,625,156	£6,496,867	£6,432,698	£5,770,196	£5,663,288	£5,609,822
VL8 £6,500	£8,137,921	£7,988,254	£7,913,390	£7,241,646	£7,113,357	£7,049,188	£6,344,820	£6,237,913	£6,184,447
VL9 £7,000	£9,454,633	£9,304,963	£9,230,099	£8,474,627	£8,346,339	£8,282,169	£7,494,069	£7,387,162	£7,333,688
	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£1,995,987	£1,891,870	£1,839,790	£1,605,568	£1,516,324	£1,471,684	£1,214,715	£1,140,345	£1,103,145
VL2 £5,000	£2,911,960	£2,807,843	£2,755,763	£2,463,290	£2,374,046	£2,329,407	£2,014,240	£1,939,866	£1,902,667
VL3 £5,250	£3,369,947	£3,265,829	£3,213,751	£2,892,152	£2,802,909	£2,758,270	£2,413,979	£2,339,609	£2,302,409
VL4 £5,500	£3,827,933	£3,723,816	£3,671,737	£3,321,014	£3,231,771	£3,187,131	£2,813,713	£2,739,348	£2,702,148
VL5 £5,750	£4,285,920	£4,181,802	£4,129,724	£3,749,877	£3,660,634	£3,615,995	£3,213,452	£3,139,082	£3,101,882
VL6 £6,000	£4,743,907	£4,639,789	£4,587,710	£4,178,740	£4,089,495	£4,044,856	£3,613,191	£3,538,826	£3,501,626
VL7 £6,250	£5,203,177	£5,099,059	£5,046,980	£4,608,804	£4,519,560	£4,474,920	£4,014,049	£3,939,679	£3,902,485
VL8 £6,500	£5,661,162	£5,557,046	£5,504,967	£5,037,667	£4,948,423	£4,903,783	£4,413,788	£4,339,418	£4,302,224
VL9 £7,000	£6,577,136	£6,473,018	£6,420,939	£5,895,393	£5,806,149	£5,761,509	£5,213,266	£5,138,895	£5,101,696

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£250,000/ha)
Indicative viability (Greenfield - reflecting larger-scale development)	Viability Test Range 2 (RLV £250,000/ha to £500,000/ha)
Indicative viability (Greenfield - reflecting smaller scale development)	Viability Test Range 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£250,000	Larger-scale greenfield development
£500,000	Smaller scle greenfield development

DSP (2022)

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1ei: 50 Mixed (PDL)

Typology:	50	Mixed (Houses/Flats)
Site Type:	PDL	
Density:	55	dph
Net Land Area (ha):	0.91	
Gross Land Area (ha):	1.05	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£3,149,491	£3,039,757	£2,964,894	£2,578,757	£2,488,672	£2,424,503
VL2 £5,000	£4,460,946	£4,351,212	£4,276,347	£3,804,726	£3,714,639	£3,650,471
VL3 £5,250	£5,116,672	£5,006,940	£4,932,076	£4,417,710	£4,327,625	£4,263,455
VL4 £5,500	£5,772,400	£5,662,666	£5,587,802	£5,030,696	£4,940,608	£4,876,441
VL5 £5,750	£6,428,128	£6,318,394	£6,243,530	£5,643,682	£5,553,594	£5,489,425
VL6 £6,000	£7,083,853	£6,974,122	£6,899,258	£6,256,667	£6,166,580	£6,102,410
VL7 £6,250	£7,741,418	£7,631,684	£7,556,823	£6,871,370	£6,781,283	£6,717,113
VL8 £6,500	£8,397,146	£8,287,411	£8,212,547	£7,484,356	£7,394,268	£7,330,099
VL9 £7,000	£9,708,601	£9,598,867	£9,524,003	£8,710,328	£8,620,240	£8,556,071
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£3,012,556	£2,907,594	£2,835,986	£2,466,637	£2,380,469	£2,319,090
VL2 £5,000	£4,266,992	£4,162,029	£4,090,419	£3,639,303	£3,553,133	£3,491,755
VL3 £5,250	£4,894,208	£4,789,247	£4,717,638	£4,225,636	£4,139,467	£4,078,088
VL4 £5,500	£5,521,426	£5,416,463	£5,344,854	£4,811,970	£4,725,799	£4,664,422
VL5 £5,750	£6,148,644	£6,043,681	£5,972,072	£5,398,304	£5,312,133	£5,250,754
VL6 £6,000	£6,775,860	£6,670,899	£6,599,290	£5,984,638	£5,898,468	£5,837,088
VL7 £6,250	£7,404,835	£7,299,871	£7,228,265	£6,572,615	£6,486,444	£6,425,065
VL8 £6,500	£8,032,052	£7,927,089	£7,855,480	£7,158,949	£7,072,778	£7,011,399
VL9 £7,000	£9,286,488	£9,181,525	£9,109,916	£8,331,618	£8,245,447	£8,184,067

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1eii: 50 Mixed (PDL) incl. FHS 2025

Typology:	50	Mixed (Houses/Flats)
Site Type:	PDL	
Density:	55	dph
Net Land Area (ha):	0.91	
Gross Land Area (ha):	1.05	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£3,062,048	£2,912,378	£2,837,515	£2,495,224	£2,366,939	£2,302,770
VL2 £5,000	£4,373,502	£4,223,832	£4,148,969	£3,721,193	£3,592,906	£3,528,737
VL3 £5,250	£5,029,228	£4,879,560	£4,804,696	£4,334,177	£4,205,890	£4,141,721
VL4 £5,500	£5,684,956	£5,535,286	£5,460,424	£4,947,163	£4,818,874	£4,754,707
VL5 £5,750	£6,340,684	£6,191,014	£6,116,150	£5,560,148	£5,431,860	£5,367,690
VL6 £6,000	£6,996,410	£6,846,742	£6,771,878	£6,173,134	£6,044,845	£5,980,676
VL7 £6,250	£7,653,974	£7,504,307	£7,429,443	£6,787,837	£6,659,548	£6,595,379
VL8 £6,500	£8,309,702	£8,160,032	£8,085,171	£7,400,823	£7,272,534	£7,208,365
VL9 £7,000	£9,621,157	£9,471,487	£9,396,623	£8,626,794	£8,498,506	£8,434,336
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£2,928,915	£2,785,753	£2,714,145	£2,386,736	£2,264,028	£2,202,650
VL2 £5,000	£4,183,350	£4,040,187	£3,968,579	£3,559,402	£3,436,693	£3,375,313
VL3 £5,250	£4,810,566	£4,667,405	£4,595,796	£4,145,735	£4,023,025	£3,961,646
VL4 £5,500	£5,437,784	£5,294,622	£5,223,015	£4,732,069	£4,609,358	£4,547,980
VL5 £5,750	£6,065,002	£5,921,840	£5,850,231	£5,318,403	£5,195,692	£5,134,313
VL6 £6,000	£6,692,218	£6,549,058	£6,477,449	£5,904,737	£5,782,026	£5,720,647
VL7 £6,250	£7,321,193	£7,178,033	£7,106,424	£6,492,714	£6,370,003	£6,308,623
VL8 £6,500	£7,948,410	£7,805,248	£7,733,642	£7,079,048	£6,956,337	£6,894,958
VL9 £7,000	£9,202,846	£9,059,684	£8,988,074	£8,251,716	£8,129,005	£8,067,626

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1eiii: 50 Mixed (PDL) incl. 20% BNG

Typology:	50	Mixed (Houses/Flats)
Site Type:	PDL	
Density:	55	dph
Net Land Area (ha):	0.91	
Gross Land Area (ha):	1.05	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£3,179,941	£3,030,272	£2,955,408	£2,607,709	£2,479,424	£2,415,255
VL2 £5,000	£4,491,396	£4,341,726	£4,266,862	£3,833,679	£3,705,390	£3,641,222
VL3 £5,250	£5,147,122	£4,997,454	£4,922,590	£4,446,663	£4,318,376	£4,254,207
VL4 £5,500	£5,802,850	£5,653,180	£5,578,316	£5,059,648	£4,931,360	£4,867,193
VL5 £5,750	£6,458,579	£6,308,908	£6,234,044	£5,672,634	£5,544,345	£5,480,176
VL6 £6,000	£7,114,304	£6,964,637	£6,889,772	£6,285,620	£6,157,331	£6,093,162
VL7 £6,250	£7,771,868	£7,622,198	£7,547,337	£6,900,323	£6,772,034	£6,707,865
VL8 £6,500	£8,427,596	£8,277,926	£8,203,062	£7,513,308	£7,385,020	£7,320,850
VL9 £7,000	£9,739,052	£9,589,382	£9,514,517	£8,739,280	£8,610,991	£8,546,822
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£3,041,683	£2,898,521	£2,826,912	£2,494,330	£2,371,623	£2,310,244
VL2 £5,000	£4,296,118	£4,152,955	£4,081,346	£3,666,997	£3,544,286	£3,482,908
VL3 £5,250	£4,923,335	£4,780,174	£4,708,565	£4,253,330	£4,130,621	£4,069,241
VL4 £5,500	£5,550,553	£5,407,390	£5,335,781	£4,839,664	£4,716,953	£4,655,576
VL5 £5,750	£6,177,771	£6,034,608	£5,962,999	£5,425,998	£5,303,287	£5,241,908
VL6 £6,000	£6,804,986	£6,661,826	£6,590,217	£6,012,332	£5,889,621	£5,828,242
VL7 £6,250	£7,433,961	£7,290,798	£7,219,192	£6,600,309	£6,477,598	£6,416,218
VL8 £6,500	£8,061,179	£7,918,016	£7,846,407	£7,186,643	£7,063,932	£7,002,553
VL9 £7,000	£9,315,615	£9,172,452	£9,100,843	£8,359,311	£8,236,600	£8,175,221

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1eiv: 50 Mixed (PDL) incl. M4(3) @ 5%

Typology:	50	Mixed (Houses/Flats)
Site Type:	PDL	
Density:	55	dph
Net Land Area (ha):	0.91	
Gross Land Area (ha):	1.05	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£3,247,997	£3,098,328	£3,023,465	£2,676,079	£2,547,793	£2,483,625
VL2 £5,000	£4,559,453	£4,409,783	£4,334,919	£3,902,049	£3,773,760	£3,709,593
VL3 £5,250	£5,215,179	£5,065,511	£4,990,647	£4,515,033	£4,386,746	£4,322,577
VL4 £5,500	£5,870,907	£5,721,237	£5,646,373	£5,128,019	£4,999,730	£4,935,563
VL5 £5,750	£6,526,635	£6,376,965	£6,302,101	£5,741,004	£5,612,716	£5,548,546
VL6 £6,000	£7,182,360	£7,032,693	£6,957,829	£6,353,990	£6,225,701	£6,161,532
VL7 £6,250	£7,839,925	£7,690,255	£7,615,394	£6,968,693	£6,840,404	£6,776,235
VL8 £6,500	£8,495,653	£8,345,983	£8,271,118	£7,581,679	£7,453,390	£7,389,221
VL9 £7,000	£9,807,108	£9,657,438	£9,582,574	£8,807,650	£8,679,362	£8,615,192
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£3,106,780	£2,963,619	£2,892,010	£2,559,728	£2,437,019	£2,375,642
VL2 £5,000	£4,361,216	£4,218,053	£4,146,444	£3,732,395	£3,609,684	£3,548,306
VL3 £5,250	£4,988,432	£4,845,271	£4,773,662	£4,318,727	£4,196,018	£4,134,639
VL4 £5,500	£5,615,650	£5,472,488	£5,400,878	£4,905,061	£4,782,350	£4,720,973
VL5 £5,750	£6,242,868	£6,099,706	£6,028,096	£5,491,395	£5,368,685	£5,307,305
VL6 £6,000	£6,870,084	£6,726,924	£6,655,315	£6,077,730	£5,955,019	£5,893,639
VL7 £6,250	£7,499,058	£7,355,896	£7,284,290	£6,665,706	£6,542,995	£6,481,616
VL8 £6,500	£8,126,276	£7,983,114	£7,911,504	£7,252,040	£7,129,330	£7,067,950
VL9 £7,000	£9,380,712	£9,237,550	£9,165,940	£8,424,709	£8,301,998	£8,240,619

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1f: 100 Mixed (Greenfield)

Typology:	100	Mixed (Houses/Flats)
Site Type:	GF	
Density:	40	dph
Net Land Area (ha):	2.50	
Gross Land Area (ha):	3.25	

Value Levels	30% AH			40% AH			50% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£5,271,958	£5,051,162	£4,901,445	£4,189,535	£4,008,083	£3,879,745	£3,199,259	£2,985,445	£2,878,497
VL2 £5,000	£7,866,127	£7,645,331	£7,495,603	£6,618,870	£6,437,418	£6,309,080	£5,463,843	£5,250,029	£5,143,080
VL3 £5,250	£9,163,211	£8,942,415	£8,792,687	£7,833,537	£7,652,085	£7,523,747	£6,596,135	£6,382,321	£6,275,372
VL4 £5,500	£10,460,296	£10,239,500	£10,089,772	£9,048,205	£8,866,752	£8,738,415	£7,728,427	£7,514,613	£7,407,664
VL5 £5,750	£11,757,380	£11,536,584	£11,386,857	£10,262,872	£10,081,420	£9,953,081	£8,860,719	£8,646,905	£8,539,956
VL6 £6,000	£13,054,464	£12,833,668	£12,683,940	£11,477,540	£11,296,087	£11,167,749	£9,993,011	£9,779,197	£9,672,248
VL7 £6,250	£14,355,181	£14,134,386	£13,984,658	£12,695,610	£12,514,157	£12,385,819	£11,128,475	£10,914,661	£10,807,712
VL8 £6,500	£15,652,266	£15,431,469	£15,281,743	£13,910,277	£13,728,825	£13,600,487	£12,260,767	£12,046,953	£11,940,004
VL9 £7,000	£18,246,434	£18,025,637	£17,875,909	£16,339,612	£16,158,159	£16,029,821	£14,525,351	£14,311,537	£14,204,588
	Residual Land Value (£/ha)			Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£1,622,141	£1,554,204	£1,508,137	£1,289,088	£1,233,256	£1,193,768	£984,387	£918,599	£885,691
VL2 £5,000	£2,420,347	£2,352,410	£2,306,339	£2,036,575	£1,980,744	£1,941,255	£1,681,182	£1,615,393	£1,582,486
VL3 £5,250	£2,819,450	£2,751,512	£2,705,442	£2,410,319	£2,354,488	£2,314,999	£2,029,580	£1,963,791	£1,930,884
VL4 £5,500	£3,218,552	£3,150,615	£3,104,545	£2,784,063	£2,728,231	£2,688,743	£2,377,977	£2,312,189	£2,279,281
VL5 £5,750	£3,617,655	£3,549,718	£3,503,648	£3,157,807	£3,101,975	£3,062,487	£2,726,375	£2,660,586	£2,627,679
VL6 £6,000	£4,016,758	£3,948,821	£3,902,751	£3,531,551	£3,475,719	£3,436,230	£3,074,773	£3,008,984	£2,976,076
VL7 £6,250	£4,416,979	£4,349,042	£4,302,972	£3,906,342	£3,850,510	£3,811,021	£3,424,146	£3,358,357	£3,325,450
VL8 £6,500	£4,816,082	£4,748,144	£4,702,075	£4,280,085	£4,224,254	£4,184,765	£3,772,544	£3,706,755	£3,673,847
VL9 £7,000	£5,614,287	£5,546,350	£5,500,280	£5,027,573	£4,971,741	£4,932,253	£4,469,339	£4,403,550	£4,370,642

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£250,000/ha)
Indicative viability (Greenfield - reflecting larger-scale development)	Viability Test Range 2 (RLV £250,000/ha to £500,000/ha)
Indicative viability (Greenfield - reflecting smaller scale development)	Viability Test Range 3 (RLV >£500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£250,000	Larger-scale greenfield development
£500,000	Smaller scle greenfield development

DSP (2022)

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1g: 100 Mixed (PDL)

Typology:	100	Mixed (Houses/Flats)
Site Type:	PDL	
Density:	55	dph
Net Land Area (ha):	1.82	
Gross Land Area (ha):	2.36	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£6,228,504	£5,051,162	£4,901,445	£5,179,177	£4,008,083	£3,879,745
VL2 £5,000	£8,817,261	£7,645,331	£7,495,603	£7,600,936	£6,437,418	£6,309,080
VL3 £5,250	£10,111,639	£8,942,415	£8,792,687	£8,811,815	£7,652,085	£7,523,747
VL4 £5,500	£11,406,017	£10,239,500	£10,089,772	£10,022,694	£8,866,752	£8,738,415
VL5 £5,750	£12,700,396	£11,536,584	£11,386,857	£11,233,573	£10,081,420	£9,953,081
VL6 £6,000	£13,994,774	£12,833,668	£12,683,940	£12,444,452	£11,296,087	£11,167,749
VL7 £6,250	£15,292,778	£14,134,386	£13,984,658	£13,658,723	£12,514,157	£12,385,819
VL8 £6,500	£16,587,156	£15,431,469	£15,281,743	£14,869,602	£13,728,825	£13,600,487
VL9 £7,000	£19,175,912	£18,025,637	£17,875,909	£17,291,360	£16,158,159	£16,029,821
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£2,635,136	£2,137,030	£2,073,688	£2,191,190	£1,695,727	£1,641,430
VL2 £5,000	£3,730,380	£3,234,563	£3,171,217	£3,215,780	£2,723,523	£2,669,226
VL3 £5,250	£4,278,001	£3,783,330	£3,719,983	£3,728,075	£3,237,421	£3,183,124
VL4 £5,500	£4,825,623	£4,332,096	£4,268,750	£4,240,371	£3,751,318	£3,697,022
VL5 £5,750	£5,373,244	£4,880,862	£4,817,516	£4,752,666	£4,265,216	£4,210,919
VL6 £6,000	£5,920,866	£5,429,629	£5,366,282	£5,264,961	£4,779,114	£4,724,817
VL7 £6,250	£6,470,022	£5,979,933	£5,916,586	£5,778,691	£5,294,451	£5,240,154
VL8 £6,500	£7,017,643	£6,528,699	£6,465,353	£6,290,986	£5,808,349	£5,754,052
VL9 £7,000	£8,112,886	£7,626,231	£7,562,885	£7,315,576	£6,836,144	£6,781,847

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1h: 100 Flats (PDL)

Typology:	100	Flats (3-5 Storey)
Site Type:	PDL	
Density:	150	dph
Net Land Area (ha):	0.67	
Gross Land Area (ha):	0.87	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£742,356	£529,041	£422,342	£195,323	£5,837	-£92,386
VL2 £5,000	£2,281,508	£2,068,193	£1,961,494	£1,673,426	£1,490,584	£1,399,128
VL3 £5,250	£3,051,084	£2,837,769	£2,731,070	£2,411,712	£2,228,871	£2,137,414
VL4 £5,500	£3,820,660	£3,607,345	£3,500,646	£3,149,999	£2,967,157	£2,875,701
VL5 £5,750	£4,590,236	£4,376,914	£4,270,222	£3,888,285	£3,705,444	£3,613,987
VL6 £6,000	£5,359,813	£5,146,497	£5,039,798	£4,626,567	£4,443,730	£4,352,274
VL7 £6,250	£6,131,544	£5,918,229	£5,811,530	£5,366,926	£5,184,085	£5,092,628
VL8 £6,500	£6,901,121	£6,687,806	£6,581,106	£6,105,213	£5,922,371	£5,830,915
VL9 £7,000	£8,440,273	£8,226,958	£8,120,259	£7,581,786	£7,398,945	£7,307,488
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£856,564	£610,432	£487,317	£225,373	£6,735	-£106,599
VL2 £5,000	£2,632,509	£2,386,377	£2,263,262	£1,930,876	£1,719,905	£1,614,378
VL3 £5,250	£3,520,482	£3,274,349	£3,151,235	£2,782,745	£2,571,774	£2,466,247
VL4 £5,500	£4,408,454	£4,162,321	£4,039,207	£3,634,614	£3,423,643	£3,318,116
VL5 £5,750	£5,296,427	£5,050,286	£4,927,179	£4,486,483	£4,275,512	£4,169,985
VL6 £6,000	£6,184,399	£5,938,266	£5,815,152	£5,338,346	£5,127,381	£5,021,854
VL7 £6,250	£7,074,859	£6,828,726	£6,705,612	£6,192,607	£5,981,636	£5,876,110
VL8 £6,500	£7,962,832	£7,716,699	£7,593,584	£7,044,477	£6,833,506	£6,727,979
VL9 £7,000	£9,738,777	£9,492,644	£9,369,530	£8,748,215	£8,537,244	£8,431,717

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1i: 300 Flats (PDL)

Typology:	300	Flats (6+ Storey)
Site Type:	PDL	
Density:	200	dph
Net Land Area (ha):	1.50	
Gross Land Area (ha):	1.95	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	-£2,988,368	-£3,705,322	-£4,065,637	-£4,821,526	-£5,440,669	-£5,751,176
VL2 £5,000	£1,933,822	£1,293,877	£973,780	£109,221	-£483,176	-£787,084
VL3 £5,250	£4,244,674	£3,604,729	£3,284,632	£2,330,016	£1,781,492	£1,507,123
VL4 £5,500	£6,555,526	£5,915,581	£5,595,484	£4,546,493	£3,997,969	£3,723,600
VL5 £5,750	£8,866,378	£8,226,433	£7,906,336	£6,762,970	£6,214,446	£5,940,077
VL6 £6,000	£11,177,230	£10,537,285	£10,217,188	£8,979,447	£8,430,923	£8,156,554
VL7 £6,250	£13,494,555	£12,854,610	£12,534,513	£11,202,133	£10,653,609	£10,379,240
VL8 £6,500	£15,805,407	£15,165,462	£14,845,344	£13,418,610	£12,870,086	£12,595,717
VL9 £7,000	£20,427,112	£19,787,167	£19,467,069	£17,851,565	£17,303,040	£17,028,671
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	-£1,532,496	-£1,900,165	-£2,084,942	-£2,472,577	-£2,790,087	-£2,949,321
VL2 £5,000	£991,704	£663,527	£499,374	£56,011	-£247,783	-£403,633
VL3 £5,250	£2,176,756	£1,848,579	£1,684,427	£1,194,880	£913,585	£772,883
VL4 £5,500	£3,361,808	£3,033,631	£2,869,479	£2,331,535	£2,050,240	£1,909,538
VL5 £5,750	£4,546,861	£4,218,684	£4,054,531	£3,468,190	£3,186,895	£3,046,193
VL6 £6,000	£5,731,913	£5,403,736	£5,239,584	£4,604,845	£4,323,550	£4,182,848
VL7 £6,250	£6,920,285	£6,592,108	£6,427,955	£5,744,684	£5,463,389	£5,322,687
VL8 £6,500	£8,105,337	£7,777,160	£7,612,997	£6,881,339	£6,600,044	£6,459,342
VL9 £7,000	£10,475,442	£10,147,265	£9,983,113	£9,154,649	£8,873,354	£8,732,652

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1j: 30 Flats Sheltered

Typology:	30	Flats Sheltered
Site Type:	PDL	
Density:	125	dph
Net Land Area (ha):	0.24	
Gross Land Area (ha):	0.28	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL6 £6,000	£1,263,328	£1,184,573	£1,145,180	£983,677	£916,172	£882,407
VL7 £6,250	£1,774,105	£1,695,350	£1,655,957	£1,475,082	£1,407,578	£1,373,813
VL8 £6,500	£2,284,882	£2,206,127	£2,166,734	£1,966,488	£1,898,984	£1,865,218
VL9 £7,000	£2,795,660	£2,716,904	£2,677,511	£2,457,894	£2,390,390	£2,356,624
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL6 £6,000	£4,577,276	£4,291,931	£4,149,203	£3,564,045	£3,319,464	£3,197,126
VL7 £6,250	£6,427,918	£6,142,573	£5,999,845	£5,344,501	£5,099,920	£4,977,582
VL8 £6,500	£8,278,560	£7,993,215	£7,850,487	£7,124,957	£6,880,376	£6,758,038
VL9 £7,000	£10,129,201	£9,843,857	£9,701,129	£8,905,413	£8,660,832	£8,538,494

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	Typical/medium PDL - Industrial /Commercial
£3,500,000	
£4,000,000	Upper PDL Benchmark/Residential land values
£5,000,000	

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1k: 60 Flats Extra Care

Typology:	60	Flats Extra Care
Site Type:	PDL	
Density:	125	dph
Net Land Area (ha):	0.48	
Gross Land Area (ha):	0.55	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL6 £6,000	-£111,950	-£319,545	-£424,433	-£698,799	-£880,065	-£970,944
VL7 £6,250	£868,073	£678,755	£584,060	£300,385	£134,747	£50,435
VL8 £6,500	£1,831,448	£1,642,131	£1,547,436	£1,227,097	£1,064,825	£983,658
VL9 £7,000	£2,794,824	£2,605,507	£2,510,812	£2,153,808	£1,991,537	£1,910,369
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL6 £6,000	-£202,807	-£578,886	-£768,901	-£1,265,941	-£1,594,321	-£1,758,956
VL7 £6,250	£1,572,595	£1,229,629	£1,058,080	£544,176	£244,108	£91,369
VL8 £6,500	£3,317,841	£2,974,876	£2,803,326	£2,223,002	£1,929,031	£1,781,988
VL9 £7,000	£5,063,088	£4,720,122	£4,548,572	£3,901,827	£3,607,856	£3,460,814

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	Typical/medium PDL - Industrial /Commercial
£3,500,000	
£4,000,000	Upper PDL Benchmark/Residential land values
£5,000,000	

DSP (2022)

Spelthorne Borough Council - Local Plan & potential CIL review Viability Assessment - Appendix IIa - Residential Typology Results - Table 1I: 100 Flats GF Retail

Typology:	100	Flats GF Retail
Site Type:	PDL	
Density:	150	dph
Net Land Area (ha):	0.67	
Gross Land Area (ha):	0.87	

Value Levels	30% AH			40% AH		
	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99	CIL Zone 1 @ £0.00	CIL Zone 2 @ £51.32	CIL Zone 3 @ £76.99
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,500	£990,311	£776,996	£670,297	£444,808	£261,967	£168,222
VL2 £5,000	£2,529,463	£2,316,148	£2,209,449	£1,921,381	£1,738,539	£1,647,083
VL3 £5,250	£3,299,039	£3,085,724	£2,979,025	£2,659,668	£2,476,826	£2,385,370
VL4 £5,500	£4,068,615	£3,855,300	£3,748,601	£3,397,954	£3,215,113	£3,123,656
VL5 £5,750	£4,838,191	£4,624,876	£4,518,177	£4,136,241	£3,953,399	£3,861,943
VL6 £6,000	£5,607,768	£5,394,453	£5,287,753	£4,874,527	£4,691,686	£4,600,229
VL7 £6,250	£6,379,499	£6,166,184	£6,059,485	£5,614,882	£5,432,040	£5,340,584
VL8 £6,500	£7,149,075	£6,935,757	£6,829,061	£6,353,169	£6,170,327	£6,078,871
VL9 £7,000	£8,688,228	£8,474,913	£8,368,214	£7,829,742	£7,646,901	£7,555,444
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,500	£1,142,667	£896,534	£773,419	£513,240	£302,270	£194,103
VL2 £5,000	£2,918,611	£2,672,479	£2,549,364	£2,216,978	£2,006,007	£1,900,481
VL3 £5,250	£3,806,584	£3,560,451	£3,437,337	£3,068,847	£2,857,876	£2,752,350
VL4 £5,500	£4,694,556	£4,448,423	£4,325,309	£3,920,716	£3,709,745	£3,604,219
VL5 £5,750	£5,582,529	£5,336,396	£5,213,282	£4,772,585	£4,561,614	£4,456,088
VL6 £6,000	£6,470,501	£6,224,368	£6,101,254	£5,624,455	£5,413,484	£5,307,957
VL7 £6,250	£7,360,961	£7,114,828	£6,991,714	£6,478,710	£6,267,739	£6,162,212
VL8 £6,500	£8,248,933	£8,002,796	£7,879,686	£7,330,579	£7,119,608	£7,014,082
VL9 £7,000	£10,024,879	£9,778,746	£9,655,631	£9,034,318	£8,823,347	£8,717,820

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£950,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £950,000 to £1,500,000/ha)
	Viability Test Range 3 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium value PDL	Viability Test Range 4 (RLV £2,000,000 to £3,500,000/ha)
	Viability Test Range 5 (RLV £3,500,000 to £4,000,000/ha)
Viable indications - Medium to higher value PDL	Viability Test Range 6 (RLV £4,000,000 to £5,000,000/ha)
Viable indications on higher value PDL	Viability Test Range 7 (RLV >£5,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£950,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£1,500,000	
£2,000,000	
£3,500,000	Typical/medium PDL - Industrial /Commercial
£4,000,000	
£5,000,000	Upper PDL Benchmark/Residential land values

Spelthorne Borough Council

Local Plan & potential CIL review -

Viability Assessment

Appendix IIa: Residential Results

Appraisal Summaries

- Residential Typologies

50 Mixed
Spelthorne Borough Council

50 Mixed GF 50% AH / £0 CIL @ VL5
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

50 Mixed
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	25	2,315.00	5,749.80	532,431	13,310,787
AH - AR	14	974.40	2,817.40	196,091	2,745,277
AH - SO	5	382.50	3,737.37	285,909	1,429,544
AH - FH	6	323.40	4,024.86	216,940	1,301,640
Totals	50	3,995.30			18,787,247

NET REALISATION18,787,247

OUTLAY

ACQUISITION COSTS

Residualised Price (1.44 Ha @ 3,166,816.09 /Hect)		4,560,215	
			4,560,215
Stamp Duty		219,011	
Effective Stamp Duty Rate	4.80%		
Agent Fee	1.50%	68,403	
Legal Fee	0.75%	34,202	
			321,616

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market Housing	2,357.50	1,478.00	3,484,385	
AH - AR	1,045.80	1,478.00	1,545,692	
AH - SO	402.00	1,478.00	594,156	
AH - FH	380.40	1,478.00	562,231	
Totals	4,185.70 m²		6,186,465	
Contingency		5.00%	427,986	
Site Works & Infrastructure	1.44 ha	500,000.00 /ha	720,000	
S106	50.00 un	3,000.00 /un	150,000	
				7,484,450
Other Construction				
Externals		15.00%	927,970	
Carbon Reduction (Market units)		4.01%	139,724	
Carbon Reduction (AR Units)		3.15%	48,689	
Carbon Reduction (AHO units)		3.49%	19,622	
Electric Vehicle Charging (Market)	25.00 un	1,051.00 /un	26,275	
Electric Vehicle Charging (AR)	14.00 un	1,468.00 /un	20,552	
Electric Vehicle Charging (SO/FH)	11.00 un	1,303.00 /un	14,333	
M4(2) 90%			100,022	
M4(3) 10%			118,505	
BNG		3.84%	237,560	
				1,653,252

PROFESSIONAL FEES

Professional Fees		10.00%	855,972	
				855,972

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	563,617	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				601,117

MISCELLANEOUS FEES

AH Profit		6.00%	250,489	
Market Profit		17.50%	2,329,388	
First Homes		12.00%	156,197	
				2,736,074

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				574,542

TOTAL COSTS18,787,238

50 Mixed
Spelthorne Borough Council

50 Mixed GF 50% AH / £76.99 CIL @ VL5
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

50 Mixed
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	25	2,315.00	5,749.80	532,431	13,310,787
AH - AR	14	974.40	2,817.40	196,091	2,745,277
AH - SO	5	382.50	3,737.37	285,909	1,429,544
AH - FH	6	323.40	4,024.86	216,940	1,301,640
Totals	50	3,995.30			18,787,247

NET REALISATION18,787,247

OUTLAY

ACQUISITION COSTS

Residualised Price (1.44 Ha @ 3,055,440.08 /Hect)		4,399,834	
			4,399,834
Stamp Duty		210,992	
Effective Stamp Duty Rate	4.80%		
Agent Fee	1.50%	65,998	
Legal Fee	0.75%	32,999	
			309,988

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market Housing	2,357.50	1,478.00	3,484,385	
AH - AR	1,045.80	1,478.00	1,545,692	
AH - SO	402.00	1,478.00	594,156	
AH - FH	380.40	1,478.00	562,231	
Totals	4,185.70 m²		6,186,465	
Contingency		5.00%	427,986	
Site Works & Infrastructure	1.44 ha	500,000.00 /ha	720,000	
Indexed CIL		1.00%	181,504	
S106	50.00 un	3,000.00 /un	150,000	
				7,665,954
Other Construction				
Externals		15.00%	927,970	
Carbon Reduction (Market units)		4.01%	139,724	
Carbon Reduction (AR Units)		3.15%	48,689	
Carbon Reduction (AHO units)		3.49%	19,622	
Electric Vehicle Charging (Market)	25.00 un	1,051.00 /un	26,275	
Electric Vehicle Charging (AR)	14.00 un	1,468.00 /un	20,552	
Electric Vehicle Charging (SO/FH)	11.00 un	1,303.00 /un	14,333	
M4(2) 90%			100,022	
M4(3) 10%			118,505	
BNG		3.84%	237,560	
				1,653,252

PROFESSIONAL FEES

Professional Fees		10.00%	855,972	
				855,972

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	563,617	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				601,117

MISCELLANEOUS FEES

AH Profit		6.00%	250,489	
Market Profit		17.50%	2,329,388	
First Homes		12.00%	156,197	
				2,736,074

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				565,047

TOTAL COSTS18,787,238

50 Mixed PDL
Spelthorne Borough Council

50 Mixed PDL 30% AH / £0 CIL @ VL5
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

APPRAISAL SUMMARY

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50 Mixed PDL
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	35	3,241.00	5,749.80	532,431	18,635,102
AH - AR	8	556.80	2,817.40	196,091	1,568,729
AH - SO	3	208.80	3,737.37	260,121	780,363
AH - FH	4	215.60	4,024.86	216,940	867,760
Totals	50	4,222.20			21,851,954

NET REALISATION21,851,954

OUTLAY

ACQUISITION COSTS

Residualised Price (1.05 Ha @ 6,160,060.97 /Hect)		6,468,064	
			6,468,064
Stamp Duty		314,403	
Effective Stamp Duty Rate	4.86%		
Agent Fee	1.50%	97,021	
Legal Fee	0.75%	48,510	
			459,935

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Market Housing	3,300.50	1,478.00	4,878,139
AH - AR	597.60	1,478.00	883,253
AH - SO	224.10	1,478.00	331,220
AH - FH	253.60	1,478.00	374,821
Totals	4,375.80 m²		6,467,432
Contingency		5.00%	426,349
Site Works & Infrastructure	1.05 ha	500,000.00 /ha	525,000
S106	50.00 un	3,000.00 /un	150,000
			7,568,781
Other Construction			
Externals		15.00%	970,115
Carbon Reduction (Market units)		4.01%	195,613
Carbon Reduction (AR Units)		3.15%	27,822
Carbon Reduction (AHO units)		3.49%	13,081
Electric Vehicle Charging (Market)	35.00 un	1,051.00 /un	36,785
Electric Vehicle Charing (AR)	8.00 un	1,468.00 /un	11,744
Electric Vehicle Charing (SO/FH)	7.00 un	1,303.00 /un	9,121
M4(2) 90%			100,022
M4(3) 10%			118,505
BNG		0.80%	51,739
			1,534,548

PROFESSIONAL FEES

Professional Fees		10.00%	852,698
			852,698

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	655,559
Sales Legal Fee	50.00 un	750.00 /un	37,500
			693,059

MISCELLANEOUS FEES

AH Profit		6.00%	140,946
Market Profit		17.50%	3,261,143
First Homes		12.00%	104,131
			3,506,220

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			768,646

TOTAL COSTS21,851,951

50 Mixed PDL
Spelthorne Borough Council

50 Mixed PDL 30% AH / £76.99 CIL @ VL5
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

50 Mixed PDL
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	35	3,241.00	5,749.80	532,431	18,635,102
AH - AR	8	556.80	2,817.40	196,091	1,568,729
AH - SO	3	208.80	3,737.37	260,121	780,363
AH - FH	4	215.60	4,024.86	216,940	867,760
Totals	50	4,222.20			21,851,954

NET REALISATION21,851,954

OUTLAY

ACQUISITION COSTS

Residualised Price (1.05 Ha @ 5,946,218.82 /Hect)		6,243,530	
			6,243,530
Stamp Duty		303,176	
Effective Stamp Duty Rate	4.86%		
Agent Fee	1.50%	93,653	
Legal Fee	0.75%	46,826	
			443,656

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Market Housing	3,300.50	1,478.00	4,878,139
AH - AR	597.60	1,478.00	883,253
AH - SO	224.10	1,478.00	331,220
AH - FH	253.60	1,478.00	374,821
Totals	4,375.80 m²		6,467,432
Contingency		5.00%	426,349
Site Works & Infrastructure	1.05 ha	500,000.00 /ha	525,000
Indexed CIL		1.00%	254,105
S106	50.00 un	3,000.00 /un	150,000
			7,822,887
Other Construction			
Externals		15.00%	970,115
Carbon Reduction (Market units)		4.01%	195,613
Carbon Reduction (AR Units)		3.15%	27,822
Carbon Reduction (AHO units)		3.49%	13,081
Electric Vehicle Charging (Market)	35.00 un	1,051.00 /un	36,785
Electric Vehicle Charing (AR)	8.00 un	1,468.00 /un	11,744
Electric Vehicle Charing (SO/FH)	7.00 un	1,303.00 /un	9,121
M4(2) 90%			100,022
M4(3) 10%			118,505
BNG		0.80%	51,739
			1,534,548

PROFESSIONAL FEES

Professional Fees		10.00%	852,698
			852,698

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	655,559
Sales Legal Fee	50.00 un	750.00 /un	37,500
			693,059

MISCELLANEOUS FEES

AH Profit		6.00%	140,946
Market Profit		17.50%	3,261,143
First Homes		12.00%	104,131
			3,506,220

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			755,353

TOTAL COSTS21,851,950

This appraisal report does not constitute a formal valuation.

300 Flats PDL
Spelthorne Borough Council

300 Flats PDL 30% AH / £0 CIL @ VL7
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

APPRAISAL SUMMARY

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300 Flats PDL
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	210	12,012.00	6,250.30	357,517	75,078,604	0	75,078,604
AH - AR	50	2,860.00	3,062.65	175,183	8,759,170	0	8,759,170
AH - SO	17	972.40	4,062.70	232,386	3,950,565	0	3,950,565
AH - FH	23	1,239.70	4,375.21	235,824	5,423,948	0	5,423,948
Totals	300	17,084.10			93,212,286		93,212,286

NET REALISATION93,212,286

OUTLAY

ACQUISITION COSTS

Residualised Price (0.87 Ha @ 15,510,983.03 /Hect)		13,494,555	
			13,494,555
Stamp Duty		665,728	
Effective Stamp Duty Rate	4.93%		
Agent Fee	1.50%	202,418	
Legal Fee	0.75%	101,209	
			969,355

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Market Housing	14,112.00	1,877.00	26,488,224
AH - AR	3,360.00	1,877.00	6,306,720
AH - SO	1,142.40	1,877.00	2,144,285
AH - FH	1,458.20	1,877.00	2,737,041
Totals	20,072.60 m²		37,676,270
Contingency		5.00%	2,222,022
Site Works & Infrastructure	0.87 ha	500,000.00 /ha	435,000
S106	300.00 un	3,000.00 /un	900,000
			41,233,292
Other Construction			
Externals		10.00%	3,767,627
Carbon Reduction (Market units)		2.13%	564,199
Carbon Reduction (AR Units)		2.13%	134,333
Carbon Reduction (AHO units)		2.13%	58,299
Electric Vehicle Charging	300.00 un	1,961.00 /un	588,300
M4(2) 90%	300.00 un	1,481.00 /un	444,300
M4(3) 10%	300.00 un	1,569.00 /un	470,700
BNG		0.80%	301,410
			6,329,168

PROFESSIONAL FEES

Professional Fees		10.00%	4,444,044
			4,444,044

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	2,796,369
Sales Legal Fee	300.00 un	750.00 /un	225,000
			3,021,369

MISCELLANEOUS FEES

AH Profit		6.00%	762,584
Market Profit		17.50%	13,138,756
First Homes		12.00%	650,874
			14,552,213

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			9,168,289

TOTAL COSTS93,212,286

This appraisal report does not constitute a formal valuation.

300 Flats PDL
Spelthorne Borough Council

300 Flats PDL 30% AH / £76.99 CIL @ VL7
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

300 Flats PDL
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	210	12,012.00	6,250.30	357,517	75,078,604	0	75,078,604
AH - AR	50	2,860.00	3,062.65	175,183	8,759,170	0	8,759,170
AH - SO	17	972.40	4,062.70	232,386	3,950,565	0	3,950,565
AH - FH	23	1,239.70	4,375.21	235,824	5,423,948	0	5,423,948
Totals	300	17,084.10			93,212,286		93,212,286

NET REALISATION93,212,286

OUTLAY

ACQUISITION COSTS

Residualised Price (0.87 Ha @ 14,407,485.96 /Hect)		12,534,513	
			12,534,513
Stamp Duty		617,726	
Effective Stamp Duty Rate	4.93%		
Agent Fee	1.50%	188,018	
Legal Fee	0.75%	94,009	
			899,752

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Market Housing	14,112.00	1,877.00	26,488,224
AH - AR	3,360.00	1,877.00	6,306,720
AH - SO	1,142.40	1,877.00	2,144,285
AH - FH	1,458.20	1,877.00	2,737,041
Totals	20,072.60 m²		37,676,270
Contingency		5.00%	2,222,022
Site Works & Infrastructure	0.87 ha	500,000.00 /ha	435,000
Indexed CIL		1.00%	1,086,483
S106	300.00 un	3,000.00 /un	900,000
			42,319,775
Other Construction			
Externals		10.00%	3,767,627
Carbon Reduction (Market units)		2.13%	564,199
Carbon Reduction (AR Units)		2.13%	134,333
Carbon Reduction (AHO units)		2.13%	58,299
Electric Vehicle Charging	300.00 un	1,961.00 /un	588,300
M4(2) 90%	300.00 un	1,481.00 /un	444,300
M4(3) 10%	300.00 un	1,569.00 /un	470,700
BNG		0.80%	301,410
			6,329,168

PROFESSIONAL FEES

Professional Fees		10.00%	4,444,044
			4,444,044

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	2,796,369
Sales Legal Fee	300.00 un	750.00 /un	225,000
			3,021,369

MISCELLANEOUS FEES

AH Profit		6.00%	762,584
Market Profit		17.50%	13,138,756
First Homes		12.00%	650,874
			14,552,213

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			9,111,452

TOTAL COSTS93,212,286

This appraisal report does not constitute a formal valuation.

30 Flats Sheltered
Spelthorne Borough Council

30 Flats Sheltered - 30% AH / CIL £0 @ VL8
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

30 Flats Sheltered
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	21	1,302.00	7,500.00	465,000	9,765,000
AH - AR	7	476.00	3,675.00	249,900	1,749,300
AH - SO	<u>2</u>	<u>124.00</u>	4,875.00	302,250	<u>604,500</u>
Totals	30	1,902.00			12,118,800

NET REALISATION12,118,800

OUTLAY

ACQUISITION COSTS

Residualised Price (0.35 Ha @ 6,528,235.53 /Hect)		2,284,882	
			2,284,882
Stamp Duty		105,244	
Effective Stamp Duty Rate	4.61%		
Agent Fee	1.50%	34,273	
Legal Fee	0.75%	17,137	
			156,654

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market Housing	1,736.70	1,770.00	3,073,959	
AH - AR	634.90	1,770.00	1,123,773	
AH - SO	<u>165.40</u>	1,770.00	<u>292,758</u>	
Totals	2,537.00 m²		4,490,490	
Contingency		5.00%	266,897	
Site Works & Infrastructure	0.35 ha	500,000.00 /ha	175,000	
S106	30.00 un	3,000.00 /un	90,000	
				5,022,387
Other Construction				
Externals		7.50%	336,787	
Carbon Reduction (Market units)		2.13%	65,475	
Carbon Reduction (AR Units)		2.13%	23,936	
Electric Vehicle Charging	30.00 un	1,961.00 /un	58,830	
M4(2) 90%	30.00 un	1,481.00 /un	44,430	
M4(3) 10%	30.00 un	1,569.00 /un	47,070	
BNG		0.80%	35,924	
Empty Property Costs	30.00 un	2,000.00 /un	60,000	
				672,452

PROFESSIONAL FEES

Professional Fees	10.00%	533,794	
			533,794

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	363,564	
Sales Legal Fee	30.00 un	750.00 /un	22,500	
				386,064

MISCELLANEOUS FEES

AH Profit		6.00%	141,228	
Market Profit		17.50%	1,708,875	
				1,850,103

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,212,463

TOTAL COSTS12,118,800

30 Flats Sheltered
Spelthorne Borough Council

30 Flats Sheltered - 30% AH / £76.99 CIL @ VL8
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

30 Flats Sheltered
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	21	1,302.00	7,500.00	465,000	9,765,000
AH - AR	7	476.00	3,675.00	249,900	1,749,300
AH - SO	<u>2</u>	<u>124.00</u>	4,875.00	302,250	<u>604,500</u>
Totals	30	1,902.00			12,118,800

NET REALISATION12,118,800

OUTLAY

ACQUISITION COSTS

Residualised Price (0.35 Ha @ 6,190,669.58 /Hect)		2,166,734	
			2,166,734
Stamp Duty		99,337	
Effective Stamp Duty Rate	4.58%		
Agent Fee	1.50%	32,501	
Legal Fee	0.75%	16,251	
			148,088

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market Housing	1,736.70	1,770.00	3,073,959	
AH - AR	634.90	1,770.00	1,123,773	
AH - SO	<u>165.40</u>	1,770.00	<u>292,758</u>	
Totals	2,537.00 m²		4,490,490	
Contingency		5.00%	266,897	
Site Works & Infrastructure	0.35 ha	500,000.00 /ha	175,000	
Indexed CIL		1.00%	133,709	
S106	30.00 un	3,000.00 /un	90,000	
				5,156,096
Other Construction				
Externals		7.50%	336,787	
Carbon Reduction (Market units)		2.13%	65,475	
Carbon Reduction (AR Units)		2.13%	23,936	
Electric Vehicle Charging	30.00 un	1,961.00 /un	58,830	
M4(2) 90%	30.00 un	1,481.00 /un	44,430	
M4(3) 10%	30.00 un	1,569.00 /un	47,070	
BNG		0.80%	35,924	
Empty Property Costs	30.00 un	2,000.00 /un	60,000	
				672,452

PROFESSIONAL FEES

Professional Fees		10.00%	533,794	
				533,794

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	363,564	
Sales Legal Fee	30.00 un	750.00 /un	22,500	
				386,064

MISCELLANEOUS FEES

AH Profit		6.00%	141,228	
Market Profit		17.50%	1,708,875	
				1,850,103

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,205,468

TOTAL COSTS12,118,800

PROFIT

60 Flats Extra Care
Spelthorne Borough Council

60 Flats Extra Care 30% AH / £0 CIL @ VL8
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

60 Flats Extra Care
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	42	2,713.20	7,500.00	484,500	20,349,000
AH - AR	14	978.60	3,675.00	256,883	3,596,355
AH - SO	4	258.40	4,875.00	314,925	1,259,700
Totals	60	3,950.20			25,205,055

NET REALISATION25,205,055

OUTLAY

ACQUISITION COSTS

Residualised Price (0.55 Ha @ 3,329,906.25 /Hect)		1,831,448		1,831,448
Stamp Duty		82,572		
Effective Stamp Duty Rate	4.51%			
Agent Fee	1.50%	27,472		
Legal Fee	0.75%	13,736		
				123,780

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market Housing	4,174.80	1,770.00	7,389,396	
AH - AR	1,505.00	1,770.00	2,663,850	
AH - SO	397.60	1,770.00	703,752	
Totals	6,077.40 m²		10,756,998	
Contingency		5.00%	636,981	
Site Works & Infrastructure	0.55 ha	500,000.00 /ha	275,000	
S106	60.00 un	3,000.00 /un	180,000	
				11,848,979
Other Construction				
Externals		7.50%	806,775	
Carbon Reduction (Market units)		2.13%	157,394	
Carbon Reduction (AR Units)		2.13%	56,740	
Electric Vehicle Charging	60.00 un	1,961.00 /un	117,660	
M4(2) 90%	60.00 un	1,481.00 /un	88,860	
M4(3) 10%	60.00 un	1,569.00 /un	94,140	
BNG		0.80%	86,056	
Empty Property Costs	60.00 un	5,000.00 /un	300,000	
				1,707,625

PROFESSIONAL FEES

Professional Fees	10.00%	1,273,962		1,273,962
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DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	756,152		
Sales Legal Fee	60.00 un	750.00 /un	45,000	
				801,152

MISCELLANEOUS FEES

AH Profit	6.00%	291,363		
Market Profit	17.50%	3,561,075		
				3,852,438

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				3,765,670

TOTAL COSTS25,205,055

60 Flats Extra Care
Spelthorne Borough Council

60 Flats Extra Care 30% AH / £76.99 CIL @ VL8
17.5% Profit GDV / 6% Profit GDV AH
12% Profit GDV First Homes

60 Flats Extra Care
Spelthorne Borough Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	42	2,713.20	7,500.00	484,500	20,349,000
AH - AR	14	978.60	3,675.00	256,883	3,596,355
AH - SO	4	258.40	4,875.00	314,925	1,259,700
Totals	60	3,950.20			25,205,055

NET REALISATION25,205,055

OUTLAY

ACQUISITION COSTS

Residualised Price (0.55 Ha @ 2,813,519.79 /Hect)		1,547,436	
			1,547,436
Stamp Duty		68,372	
Effective Stamp Duty Rate	4.42%		
Agent Fee	1.50%	23,212	
Legal Fee	0.75%	11,606	
			103,189

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Market Housing	4,174.80	1,770.00	7,389,396
AH - AR	1,505.00	1,770.00	2,663,850
AH - SO	397.60	1,770.00	703,752
Totals	6,077.40 m²		10,756,998
Contingency		5.00%	636,981
Site Works & Infrastructure	0.55 ha	500,000.00 /ha	275,000
Indexed CIL		1.00%	321,418
S106	60.00 un	3,000.00 /un	180,000
			12,170,397
Other Construction			
Externals		7.50%	806,775
Carbon Reduction (Market units)		2.13%	157,394
Carbon Reduction (AR Units)		2.13%	56,740
Electric Vehicle Charging	60.00 un	1,961.00 /un	117,660
M4(2) 90%	60.00 un	1,481.00 /un	88,860
M4(3) 10%	60.00 un	1,569.00 /un	94,140
BNG		0.80%	86,056
Empty Property Costs	60.00 un	5,000.00 /un	300,000
			1,707,625

PROFESSIONAL FEES

Professional Fees		10.00%	1,273,962
			1,273,962

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	756,152
Sales Legal Fee	60.00 un	750.00 /un	45,000
			801,152

MISCELLANEOUS FEES

AH Profit		6.00%	291,363
Market Profit		17.50%	3,561,075
			3,852,438

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			3,748,856

TOTAL COSTS25,205,055