

# 1 RESIDENTIAL DEVELOPMENT

## Introduction

- 1.1 The Chichester CIL examiner has requested additional information in respect of the following:

**Further evidence requested from Chichester District Council in respect of proposed CIL Draft Charging Schedule**

**1. Residential Development**

Revise and re-run the appraisals of residential development in the Viability Study (VS), using the following amended inputs:

- a. Sales values based on current residential sales, evidenced by data from an appropriate range of property transactions within Chichester district (as opposed to values of properties on the market) for 2015.
- b. Build costs based on the latest data for 2015 from recognised industry sources.
- c. An allowance for stamp duty based on the current rates for SDLT introduced by the government in December 2014.

The appraisals should be re-run across the full range of scheme scenarios and typologies listed in Table 6-1 and the apparent discrepancies between the residual land values in the summary Table 8-1 and those in the appraisals at Appendix A corrected.

The implications for the maximum chargeable CIL rate for each scheme scenario should be set out in a revised Table 8-1.

- 1.2 We have continued with our same methodology in the viability report. That is
- A high level review of new and existing stock by postcode across the whole of the district broken down by map and by ward
  - A commentary on recent sales across Chichester

## Updated Value Maps (April 2015)

- 1.3 The data shows that the Chichester housing market continues to perform well. As an average the data shows that house prices have increased by 5-6% across the whole of the district in line with the South East Housing market. The trend is expected to continue as a consequence of the continuing shortfall in housing supply (as evidenced in the Local Plan), the changes in residential stamp duty rates in December 2014 and the removal of the potential so called Mansion Tax if there had been a change in government in May of this year.

## Impact of stamp duty changes

- 1.4 In December 2014 HMRC amended stamp duty rates for residential property in England and Wales. The effect was to produce savings for purchasers on mid-range housing. To illustrate the impact we have calculated the savings on stamp-duty on housing from houses of £200,000 up to £600,000 in Table 1.1.

**Table 1.1 - Impact of stamp duty changes on residential house prices**

<b>House Price</b>	<b>Pre December 2014 stamp duty rate</b>	<b>Current stamp duty rates</b>	<b>Saving to purchasers</b>
200,000	2,000	1,500	-£500
300,000	9,000	5,000	£4,000
400,000	12,000	10,000	£2,000
500,000	15,000	15,000	0
600,000	24,000	20,000	£4,000

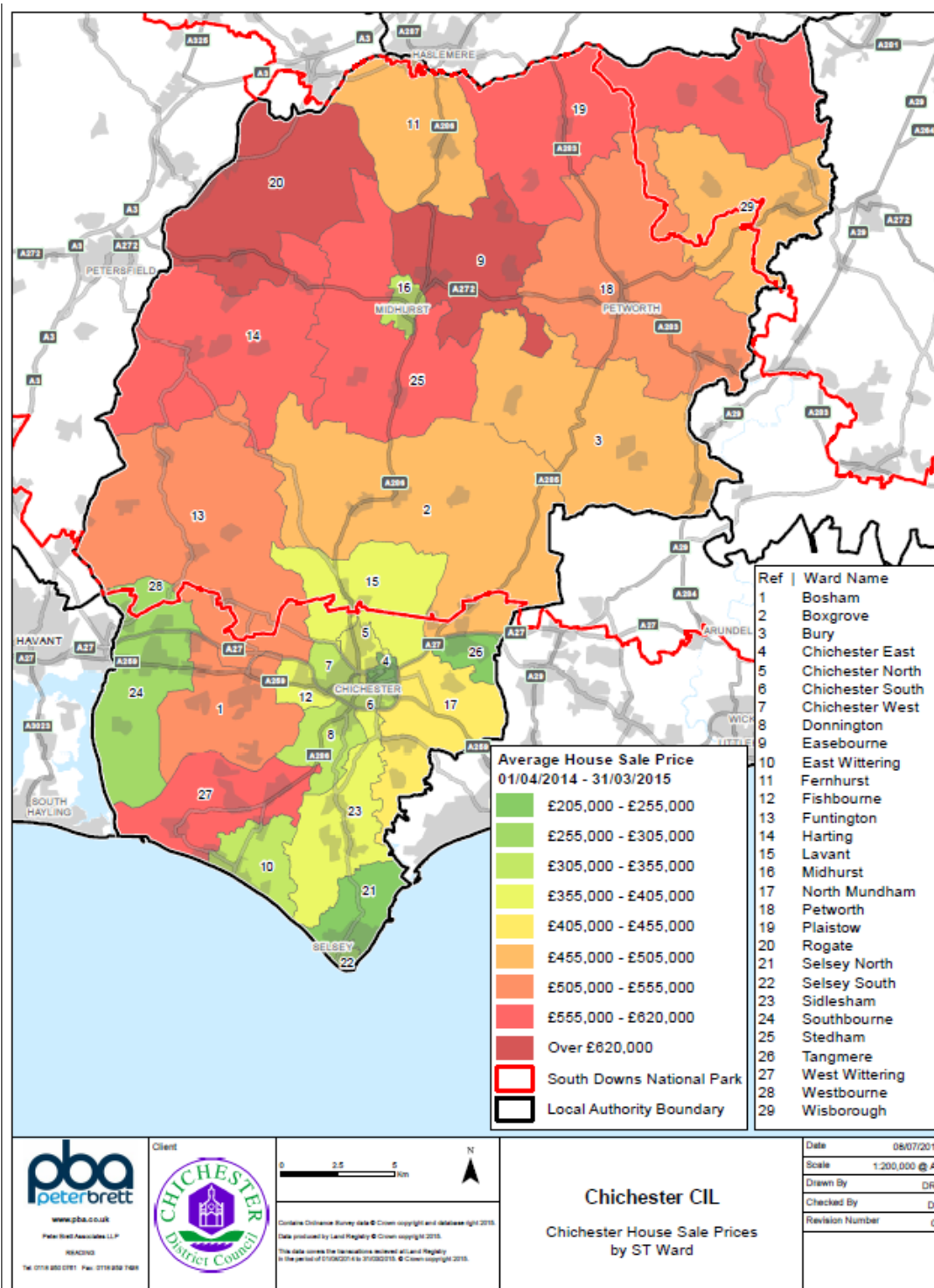
- 1.5 The savings on stamp duty will have the greatest impact on properties of around £250,000 to £400,000 which is typical of new build sales prices in the vast majority of Chichester. Using the comparable of a 90m<sup>2</sup> house a saving of £4,000 equates to £44m<sup>2</sup>.
- 1.6 Changes on all stamp duty rates are ultimately reflected in the sales values for residential property in the appraisals as stamp duty is paid for by the purchaser and not the developer.

## **Charging zones**

- 1.7 A combination of land registry data and local consultations plus an analysis of where the majority of future housing development is planned led us to conclude that 2 charging zones were appropriate for Chichester. It was debated at the examination whether this was appropriate and whether further charging zones were required particularly for the lower value areas. We would not agree with this approach for the following reasons:
- Within these areas there are extremes in values. Coastal locations command high premiums comparable with areas north of the South Downs National Park as evidenced by areas such as West Wittering
  - The Local Plan housing allocation for the settlements within the Manhood Peninsula is relatively low with the majority of development planned for the East to West Corridor of the District with good access to the A27.

1.8 Figure 1.1 updates the heat map in the August 2014 viability report.

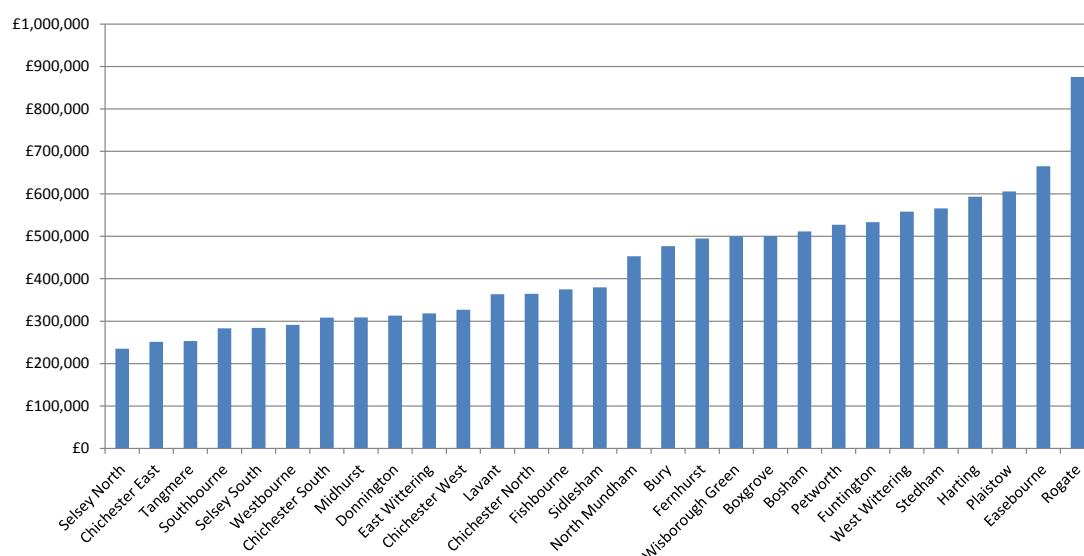
**Figure 1.1 - Heat Map – Chichester District 1.4.14 – 31.3.15**



1.9 Figure 1.2 confirms the findings of a broad split in the housing market between the north and south of the district.

1.10 We have also updated the average prices by Census Statistical Ward over the same time period.

**Figure 1.2 - Average house prices of all homes by ST ward (April 2014- March 2015)**



**Table 1.2 - Average sold house prices of all homes by ST ward (April 2014- March 2015)**

St Ward	Sales Count	Average Sale Price	National park	South or north of NP?
Selsey North	172	£235,248	Not in NP	South of NP
Chichester East	141	£251,243	Not in NP	South of NP
Tangmere	52	£253,095	Not in NP	South of NP
Southbourne	120	£283,192	Not in NP	South of NP
Selsey South	115	£283,870	Not in NP	South of NP
Westbourne	38	£291,378	Partially in NP	South of NP
Chichester South	149	£308,490	Not in NP	South of NP
Midhurst	119	£308,754	Entirely in NP	
Donnington	67	£313,132	Not in NP	South of NP
East Wittering	126	£318,521	Not in NP	South of NP
Chichester West	79	£326,913	Not in NP	South of NP
Lavant	32	£363,528	Partially in NP	South of NP
Chichester North	181	£364,653	Not in NP	South of NP
Fishbourne	40	£374,824	Not in NP	South of NP
Sidlesham	36	£379,671	Not in NP	South of NP
North Mundham	25	£452,730	Not in NP	South of NP
Bury	22	£476,773	Entirely in NP	
Fernhurst	95	£494,584	Partially in NP	North of NP
Wisborough Green	35	£499,662	Partially in NP	North of NP
Boxgrove	30	£500,618	Partially in NP	South of NP
Bosham	79	£511,391	Not in NP	South of NP
Petworth	85	£526,884	Partially in NP	North of NP
Funtington	26	£533,344	Partially in NP	South of NP
West Wittering	119	£558,171	Not in NP	South of NP
Stedham	39	£565,564	Entirely in NP	
Harting	31	£592,956	Entirely in NP	
Plaistow	70	£605,522	Partially in NP	North of NP
Easebourne	47	£664,882	Entirely in NP	
Rogate	35	£875,114	Entirely in NP	

Source: land registry/PBA

- 1.11 For ease of reference we have reproduced Table 1.3 from the September 2014 PBA viability report for Chichester which used house price data up to January 2014

**Table 1.3 - Average sold house prices by ST ward (Jan 2012 – Jan 2014)**

St Ward	Sales Count	Average Sale Price	National park	South or north of NP
Selsey North	253	£204,505	Not in NP	South of NP
Chichester East	252	£220,827	Not in NP	South of NP
Tangmere	68	£264,809	Not in NP	South of NP
Selsey South	180	£268,670	Not in NP	South of NP
Midhurst	196	£276,532	Entirely in NP	
Southbourne	203	£286,763	Not in NP	South of NP
Chichester West	160	£299,678	Not in NP	South of NP
East Wittering	193	£317,136	Not in NP	South of NP
Chichester South	272	£324,572	Not in NP	South of NP
Fishbourne	83	£332,802	Not in NP	South of NP
Donnington	77	£333,745	Not in NP	South of NP
Westbourne	71	£342,899	Partially in NP	South of NP
Sidlesham	77	£364,258	Not in NP	South of NP
Chichester North	215	£395,169	Not in NP	South of NP
North Mundham	54	£403,068	Not in NP	South of NP
Lavant	78	£408,676	Partially in NP	South of NP
Petworth	149	£419,060	Partially in NP	North of NP
Fernhurst	164	£489,996	Partially in NP	North of NP
Boxgrove	48	£520,862	Partially in NP	South of NP
Harting	48	£530,787	Entirely in NP	
West Wittering	218	£536,522	Not in NP	South of NP
Bosham	149	£548,972	Not in NP	South of NP
Wisborough Green	74	£556,240	Partially in NP	North of NP
Easebourne	82	£569,972	Entirely in NP	
Plaistow	148	£583,694	Partially in NP	North of NP
Bury	68	£596,088	Entirely in NP	
Rogate	79	£598,492	Entirely in NP	
Stedham	71	£642,200	Entirely in NP	
Funtington	76	£655,964	Partially in NP	South of NP

Source: Land Registry, PBA

- 1.12 The data shows strong uplifts in nearly all the wards with notable increases in some of the historically less valuable areas. In particular Selsey has seen rises of over 15% in the past year and Chichester East of 14%.
- 1.13 One exception is Tangmere where prices have fallen by 6% though it should be noted that with all data it is prone to some variation depending on the type and scale of the transactions in that area.

## Trajectory of sales prices

- 1.14 We have undertaken a further analysis of sales prices reported on the RightMove of new properties that have been sold subject to contract. This data is in the Table 1.4.

**Table 1.4 - Latest new build houses in Chichester sold subject to contract**

Address	ST Ward	House type	number of beds	estimated size	sale price	rate per m <sup>2</sup>	comments
Roman Fields, Lavant Road, Chichester, PO19	Lavant	Detached	4	160	£ 795,000	£ 4,968	Reserved - under construction
Lower Walls Walk, Chichester PO19	Chichester East	Townhouse	3	137	£ 710,000	£ 5,182	Sold STC
Oving Road, Chichester, PO19	Chichester East	Terraced	3	90	£ 340,000	£ 3,777	Under offer
Clay Lane, Fishbourne, Chichester, PO19	Fishbourne	detached	3	96	£ 340,000	£ 3,541	under offer
Clay Lane, Fishbourne, Chichester, PO19	Fishbourne	detached	3	96	£ 330,000	£ 3,437	under offer
Roman Fields, Lavant Road, Chichester, PO19	Lavant	semi	2	72	£ 325,000	£ 4,513	reserved
Clay Lane, Fishbourne, Chichester, PO19	Fishbourne	semi detached	2 to 3	78	£ 299,000	£ 3,833	under offer
Clay Lane, Fishbourne, Chichester, PO19	Fishbourne	semi detached	2 to 3	78	£ 290,950	£ 3,730	under offer
Clay Lane, Fishbourne, Chichester, PO19	Fishbourne	semi detached	2 to 3	78	£ 270,000	£ 3,461	under offer
Chapel Street, Chichester PO19	Chichester South	apartment	2	70	£ 245,000	£ 3,500	Under offer

1.15 What is apparent from the revised data evidence and the reported sold prices in the table below is that house prices are on a solid upwards trajectory in Chichester with sites to the north of the southern zone showing good levels of increase.

## Updated sales analysis

1.16 Taking into account the available sales analysis our appraisals have adopted a rate of £3,400 per m<sup>2</sup>. This is an increase of 3% on the previously used figure from August 2014.

1.17 A 3% figure has also been adopted on the affordable housing element to keep the figures consistent. This increase is part supported by new evidence on shared ownership sales. In the table below.

## Build Costs

1.18 We have used the latest hard copy (issue 137) published data from BCIS to estimate construction costs dated May 2015. The figure for 2 storey estate style housing is £929m<sup>2</sup> and applying the advised uplift of 10% produces a figure of £1,022m<sup>2</sup>. For flats we have assumed that such development will be 3-5 storeys and used the figure of £1,079m<sup>2</sup> and again applied the 1.1 multiplier to adopt a figure of £1186. A copy of the extract is in Appendix B

1.19 We have not sought to use the online version for the reasons highlighted at the examination. The online BCIS indices are updated on a regular basis when new information is received. Therefore previously online figures will vary and, will be updated retrospectively. The published version from May 2015 refers to data from the 4<sup>th</sup> Quarter of 2014.

## Overall approach on charging

1.20 The Chichester East Ward and areas inland from the coast do show lower house prices. The issue is whether these areas require a lower charging zone to enable successful delivery of the plan. Having considered the issue further we are not proposing to create a 3<sup>rd</sup> zone for the following reasons

- There is little proposed new housing development in these lower value areas –. The exception is Tangmere however is it arguable that prices in this area are lower than the surrounding ST wards because of the lack of amenities and social infrastructure in the area. The proposed SDL in this area will address this and lead to price increase.



- Our appraisals are generic for the entire area – the build costs and sale values have been averaged out as have the benchmark land values. This is because ultimately the testing is high level and does not seek to model every scenario and every geographic area.
- The land values have also been averaged out across the southern and northern zones. In the same way that house prices vary land values will also as they are a direct product of the value and density of housing they can accommodate. It is logical to expect that lower house price areas will have lower benchmark land values.

1.21 Using the same methodology as before with no other changes other than build costs and sales values produces the following updated viability results for the northern and southern zones.

**Table 1.5 - Revised viability update June 2015**

	No of dwellings	Net site area ha	Density	Floor Space per sq.m		Residual land value		Benchmark		Policy Overage for CIL	
				GIA Floor space	CIL Chargeable Floor Space	Per Ha	Per £psm GIA	Per Ha	Per £psm GIA	Per Ha	Per £psm CIL Chargeable
<b>South of NP</b>											
Houses –	4	0.114	35	360	252	£2,995,273	£951	£2,470,000	£784	£525,273	£238
Houses –	5	0.143	35	450	315	£2,978,342	£946	£2,470,000	£784	£508,342	£231
Houses –	9	0.257	35	810	567	£2,905,735	£922	£2,470,000	£784	£435,735	£198
Houses –	10	0.286	35	900	630	£2,897,560	£920	£2,470,000	£784	£427,560	£194
Houses –	50	1.429	35	4,500	3,150	£2,897,560	£920	£2,470,000	£784	£427,560	£194
Houses –	100	2.857	35	9,000	6,300	£2,896,543	£920	£2,470,000	£784	£426,543	£193
Flats -	4	0.040	100	304	213	£4,792,165	£631	£2,750,000	£362	£2,042,165	£384
Flats -	6	0.060	100	456	319	£4,653,531	£612	£2,750,000	£362	£1,903,531	£358
Flats -	12	0.120	100	912	638	£4,671,024	£615	£2,750,000	£362	£1,921,024	£361
Flats -	24	0.240	100	1,824	1,277	£4,631,065	£609	£2,750,000	£362	£1,881,065	£354
<b>North of NP</b>											
Houses –	4	0.114	35	360	252	£4,386,225	£1,392	£3,600,000	£1,143	£786,225	£357
Houses –	5	0.143	35	450	315	£4,361,519	£1,385	£3,600,000	£1,143	£761,519	£345
Houses –	9	0.257	35	810	567	£4,300,558	£1,365	£3,600,000	£1,143	£700,558	£318
Houses –	10	0.286	35	900	630	£4,288,502	£1,361	£3,600,000	£1,143	£688,502	£312
Houses –	50	1.429	35	4,500	3,150	£4,288,502	£1,361	£3,600,000	£1,143	£688,502	£312
Houses –	100	2.857	35	9,000	6,300	£4,287,531	£1,361	£3,600,000	£1,143	£687,531	£312
Flats -	4	0.040	100	304	213	£8,268,913	£1,088	£4,120,000	£542	£4,148,913	£780
Flats -	6	0.060	100	456	319	£8,112,827	£1,067	£4,120,000	£542	£3,992,827	£751
Flats -	12	0.120	100	912	638	£8,228,716	£1,083	£4,120,000	£542	£4,108,716	£772
Flats -	24	0.240	100	1,824	1,277	£8,158,922	£1,074	£4,120,000	£542	£4,038,922	£759

1.22 The appraisals show that the proposed charges of £120m<sup>2</sup> and £200m<sup>2</sup> in the two zones are appropriate in the context of the latest available evidence.

## Conclusions

- 1.23 Our conclusion is that there is no justification for varying the standard residential charge based on the latest available evidence. We have used the latest available cost and value information and re-run the viability appraisals. All scenarios tested show that the CIL rates are well within the maximum theoretical limits of viability.
- 1.24 We have noted that although build costs have increased since the last viability study so have residential rates. The proposed CIL charges still remain affordable in the southern zone being circa 3.5% of private sales values. This will help ensure that the charge will not put development at risk through short term market fluctuations.

# APPENDIX A – REVISED VIABILITY APPRAISALS



## South of National park

ITEM							
Net Site Area	<input type="text" value="0.04"/>						
Yield	<input type="text" value="4"/>	No. of Private 3	No. of affordable 1	Net residual land value per ha £4,792,165 per ha			
<b>1.0</b>	<b>Development Value</b>						
Value Zone	2						
<b>1.1</b>	<b>Private Units</b>		<b>No. of units</b>	<b>Size sq.m</b>	<b>Total sq.m</b>	<b>Epsm</b>	<b>Total Value</b>
	Flats -	3	65	181	£3,780	£683,726	
	Houses -	0	90	0	£3,400	£0	
		3		181			
<b>1.2</b>	<b>Affordable unit</b>		<b>No. of units</b>	<b>Size sq.m</b>	<b>Total sq.m</b>	<b>Epsm</b>	<b>Total Value</b>
	Flats	1	65	78	£2,222	£172,249	
	Houses	0	90	0	£2,037	£0	
		1		78			
		4		258		<b>£855,976</b>	
<b>2.0</b>	<b>Development Cost</b>						
<b>2.1</b>	<b>Site Acquisition</b>						
2.1.1	Site Value					<b>£197,107</b>	
	Less Purchaser Costs (SDLT, legals and agents fees)					2.75%	
	<b>Net residual land value</b>					<b>£191,687</b>	
<b>2.3</b>	<b>Build Costs</b>						
<b>2.3.1</b>	<b>Private units</b>		<b>No. of units</b>	<b>Sq.m per unit</b>	<b>Total sq.m</b>	<b>Cost per sq.m</b>	<b>Total Costs</b>
	Flats -	3	76	212.8	£1,186	£252,380.80	
	Houses -	0	0	0	£1,022	£0.00	
		3		212.8			
<b>2.3.2</b>	<b>Affordable unit</b>		<b>No. of units</b>	<b>Total sq.m</b>	<b>Total sq.m</b>	<b>Cost per sq.m</b>	<b>Total Costs</b>
	Flats	1	76	91.2	£1,186	£108,163.20	
	Houses	0	0	0	£1,022	£0.00	
		1		<b>91.2</b>			
		4		304		<b>£360,544</b>	
<b>2.4</b>	<b>Externals</b>						
2.4.1	Plot external		15%			<input type="text" value="£54,082"/>	
2.4.2	CO2 reduction		£0 per unit			<input type="text" value="£0"/>	
2.4.3	Lifetime homes		£0 per unit			<input type="text" value="£0"/>	
						<b>£54,082</b>	
<b>2.5</b>	<b>Professional Fees</b>						
2.5.1	as percentage of build costs		<input type="text" value="8%"/>			<input type="text" value="£33,170"/>	
						<b>£33,170</b>	
<b>2.6</b>	<b>Contingency</b>						
2.6.1	Based upon percentage of construction costs		<input type="text" value="5%"/>			<input type="text" value="£18,027"/>	
						<b>£18,027</b>	
<b>2.7</b>	<b>Developer contributions</b>						
2.7.1	Site specific S106		<input type="text" value="£1,000"/> per unit			<input type="text" value="£4,000"/>	
2.7.2	CIL low		<input type="text" value="£0"/> per sq.m			<input type="text" value="£0"/>	
2.7.3	Landscape management		<input type="text" value="£0"/> per unit			<input type="text" value="£0"/>	
	<b>Total developer contributions</b>					<b>£4,000</b>	
<b>2.8</b>	<b>Sale cost</b>						
2.8.1	Legals -		<input type="text" value="£500"/>			<input type="text" value="£2,000"/>	
2.8.2	Sales agents fee -		<input type="text" value="1.25%"/>			<input type="text" value="£10,700"/>	
2.8.3	Marketing cost -		<input type="text" value="£1,000"/> per unit			<input type="text" value="£2,800"/>	
						<b>£15,500</b>	
	<b>TOTAL DEVELOPMENT COSTS</b>					<b>£682,430</b>	
<b>3.0</b>	<b>Developers' Profit</b>						
3.1	Based upon percentage of gross development value		Rate				
	Private -	<input type="text" value="20%"/>				<input type="text" value="£136,745"/>	
	Affordable -	<input type="text" value="6%"/>				<input type="text" value="£10,335"/>	
						<b>£147,080</b>	
	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>					<b>£829,510</b>	
	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>					<b>£26,466</b>	
<b>4.00</b>	<b>Finance Costs</b>		APR <input type="text" value="7.00%"/>	PCM <input type="text" value="0.555%"/>	<input type="text" value="£-26,466"/>		
	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

This appraisal has been prepared by Peter Brett Associates on behalf of Chichester District Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform Chichester District Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards March 2012) valuation and should not be relied upon as such.

ITEM						
Net Site Area	<input type="text" value="0.11"/>					
Yield	<input type="text" value="4"/>	No. of Private 3	No. of affordable 1	Net residual land value per ha £2,995,273 per ha		
<b>1.0 Development Value</b>						
Value Zone	2					
1.1 Private Units	No. of units	Size sq.m	Total sq.m	Epm	Total Value	
Flats -	0	65	0	£3,780	<input type="text" value="£0"/>	
Houses -	3	90	252	£3,400	<input type="text" value="£856,800"/>	
	3		252			
1.2 Affordable unit	No. of units	Size sq.m	Total sq.m	Epm	Total Value	
Flats	0	65	0	£2,222	<input type="text" value="£0"/>	
Houses	1	90	108	£2,037	<input type="text" value="£219,996"/>	
	1		108			
	4		360		<b>£1,076,796</b>	
<b>2.0 Development Cost</b>						
2.1 Site Acquisition						
2.1.1 Site Value						<input type="text" value="£359,388"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					4.75%
<b>Net residual land value</b>						<b>£342,317</b>
<b>2.3 Build Costs</b>						
2.3.1 Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats -	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses -	3	252	£1,022	<input type="text" value="£257,544.00"/>		
	3	252				
2.3.2 Affordable unit	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses	1	108	£1,022	<input type="text" value="£110,376.00"/>		
	1	108				
	4	360		<b>£367,920</b>		
<b>2.4 Externals</b>						
2.4.1 Plot external	15%					<input type="text" value="£55,188"/>
2.4.2 CO2 reduction	£0	per unit				<input type="text" value="£0"/>
2.4.3 Lifetime homes	£0	per unit				<input type="text" value="£0"/>
						<b>£55,188</b>
<b>2.5 Professional Fees</b>						
2.5.1 as percentage of build costs	<input type="text" value="8%"/>					<input type="text" value="£33,849"/>
						<b>£33,849</b>
<b>2.6 Contingency</b>						
2.6.1 Based upon percentage of construction costs	<input type="text" value="5%"/>					<input type="text" value="£18,396"/>
						<b>£18,396</b>
<b>2.7 Developer contributions</b>						
2.7.1 Site specific S106	<input type="text" value="£1,000"/> per unit					<input type="text" value="£4,000"/>
2.7.2 CIL low	<input type="text" value="£0"/> per sq.m					<input type="text" value="£0"/>
2.7.3 Landscape management	<input type="text" value="£0"/> per unit					<input type="text" value="£0"/>
<b>Total developer contributions</b>						<b>£4,000</b>
<b>2.8 Sale cost</b>						
2.8.1 Legals -	<input type="text" value="£500"/>					<input type="text" value="£2,000"/>
2.8.2 Sales agents fee -	<input type="text" value="1.25%"/>					<input type="text" value="£13,460"/>
2.8.3 Marketing cost -	<input type="text" value="£1,000"/> per unit					<input type="text" value="£2,800"/>
						<b>£18,260</b>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£857,000</b>
<b>3.0 Developers' Profit</b>						
3.1 Based upon percentage of gross development value	Rate					
Private -	<input type="text" value="20%"/>					<input type="text" value="£171,360"/>
Affordable -	<input type="text" value="6%"/>					<input type="text" value="£13,200"/>
						<b>£184,560</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£1,041,560</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£35,236</b>
4.00 Finance Costs	APR	<input type="text" value="7.00%"/>	PCM	<input type="text" value="0.565%"/>	<input type="text" value="£35,236"/>	
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="0.14"/>					
Yield	<input type="text" value="5"/>	No. of Private 4	No. of affordable 2	Net residual land value per ha £2,978,342 per ha		
<b>1.0 Development Value</b>						
Value Zone	2					
1.1 Private Units	No. of units	Size sq.m	Total sq.m	Epm	Total Value	
Flats -	0	65	0	£3,780	<input type="text" value="£0"/>	
Houses -	4	90	315	£3,400	<input type="text" value="£1,071,000"/>	
	4		315			
1.2 Affordable unit	No. of units	Size sq.m	Total sq.m	Epm	Total Value	
Flats	0	65	0	£2,222	<input type="text" value="£0"/>	
Houses	2	90	135	£2,037	<input type="text" value="£274,995"/>	
	2		135			
	5		450		<b>£1,345,995</b>	
<b>2.0 Development Cost</b>						
2.1 Site Acquisition						
2.1.1 Site Value						<input type="text" value="£446,696"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					4.75%
<b>Net residual land value</b>						<b>£425,477</b>
<b>2.3 Build Costs</b>						
2.3.1 Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats -	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses -	4	315	£1,022	<input type="text" value="£321,930.00"/>		
	4		315			
2.3.2 Affordable unit	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses	2	135	£1,022	<input type="text" value="£137,970.00"/>		
	2		135			
	5	450		<b>£459,900</b>		
<b>2.4 Externals</b>						
2.4.1 Plot external	15%					<input type="text" value="£68,985"/>
2.4.2 CO2 reduction	£0	per unit				<input type="text" value="£0"/>
2.4.3 Lifetime homes	£0	per unit				<input type="text" value="£0"/>
						<b>£68,985</b>
<b>2.5 Professional Fees</b>						
2.5.1 as percentage of build costs	<input type="text" value="8%"/>					<input type="text" value="£42,311"/>
						<b>£42,311</b>
<b>2.6 Contingency</b>						
2.6.1 Based upon percentage of construction costs	<input type="text" value="5%"/>					<input type="text" value="£22,995"/>
						<b>£22,995</b>
<b>2.7 Developer contributions</b>						
2.7.1 Site specific S106	<input type="text" value="£1,000"/> per unit					<input type="text" value="£5,000"/>
2.7.2 CIL low	<input type="text" value="£0"/> per sq.m					<input type="text" value="£0"/>
2.7.3 Landscape management	<input type="text" value="£0"/> per unit					<input type="text" value="£0"/>
<b>Total developer contributions</b>						<b>£5,000</b>
<b>2.8 Sale cost</b>						
2.8.1 Legals -	<input type="text" value="£500"/>					<input type="text" value="£2,500"/>
2.8.2 Sales agents fee -	<input type="text" value="1.25%"/>					<input type="text" value="£16,825"/>
2.8.3 Marketing cost -	<input type="text" value="£1,000"/> per unit					<input type="text" value="£3,500"/>
						<b>£22,825</b>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£1,068,711</b>
<b>3.0 Developers' Profit</b>						
3.1 Based upon percentage of gross development value	Rate					
Private -	<input type="text" value="20%"/>					<input type="text" value="£214,200"/>
Affordable -	<input type="text" value="6%"/>					<input type="text" value="£16,500"/>
						<b>£230,700</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£1,299,411</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£46,584</b>
4.00 Finance Costs	APR <input type="text" value="7.00%"/>		PCM <input type="text" value="0.565%"/>		<input type="text" value="£46,584"/>	
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM							
Net Site Area	<input type="text" value="0.06"/>						
Yield	<input type="text" value="6"/>	No. of Private 4.20	No. of affordable 1.80	Net residual land value per ha £4,653,531 per ha			
1.0	<b>Development Value</b>						
Value Zone	2						
1.1	<b>Private Units</b>		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats -	4	65	271	£3,780	<input type="text" value="£1,025,590"/>	
	Houses -	0	90	0	£3,400	<input type="text" value="£0"/>	
		4		271			
1.2	<b>Affordable unit</b>		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats	2	65	116	£2,222	<input type="text" value="£258,374"/>	
	Houses	0	90	0	£2,037	<input type="text" value="£0"/>	
		2		116			
		6		388		<b>£1,283,964</b>	
2.0	<b>Development Cost</b>						
2.1	<b>Site Acquisition</b>						
2.1.1	Site Value <input type="text" value="£293,136"/>						
	Less Purchaser Costs (SDLT, legals and agents fees) 4.75%						
	<b>Net residual land value £279,212</b>						
2.3	<b>Build Costs</b>						
2.3.1	<b>Private units</b>		No. of units	Sq.m per unit	Total sq.m	Cost per sq.m	Total Costs
	Flats -	4	76	319.2	£1,186	<input type="text" value="£378,571.20"/>	
	Houses -	0	0	0	£1,022	<input type="text" value="£0.00"/>	
		4		319.2			
2.3.2	<b>Affordable unit</b>		No. of units	Total sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats	2	76	136.8	£1,186	<input type="text" value="£162,244.80"/>	
	Houses	0	0	0	£1,022	<input type="text" value="£0.00"/>	
		2		<b>136.8</b>			
		6		456		<b>£540,816</b>	
2.4	<b>Externals</b>						
2.4.1	Plot external 15% <input type="text" value="£81,122"/>						
2.4.2	CO2 reduction £0 per unit <input type="text" value="£0"/>						
2.4.3	Lifetime homes £0 per unit <input type="text" value="£0"/>						
	<b>£81,122</b>						
2.5	<b>Professional Fees</b>						
2.5.1	as percentage of build costs <input type="text" value="8%"/> <input type="text" value="£49,755"/>						
	<b>£49,755</b>						
2.6	<b>Contingency</b>						
2.6.1	Based upon percentage of construction costs <input type="text" value="5%"/> <input type="text" value="£27,041"/>						
	<b>£27,041</b>						
2.7	<b>Developer contributions</b>						
2.7.1	Site specific S106 <input type="text" value="£1,000"/> per unit <input type="text" value="£6,000"/>						
2.7.2	CIL low <input type="text" value="£0"/> per sq.m <input type="text" value="£0"/>						
2.7.3	Landscape management <input type="text" value="£0"/> per unit <input type="text" value="£0"/>						
	<b>Total developer contributions £6,000</b>						
2.8	<b>Sale cost</b>						
2.8.1	Legals - <input type="text" value="£500"/> <input type="text" value="£3,000"/>						
2.8.2	Sales agents fee - <input type="text" value="1.25%"/> <input type="text" value="£16,050"/>						
2.8.3	Marketing cost - <input type="text" value="£1,000"/> per unit <input type="text" value="£4,200"/>						
	<b>£23,250</b>						
	<b>TOTAL DEVELOPMENT COSTS £1,021,120</b>						
3.0	<b>Developers' Profit</b>						
3.1	Based upon percentage of gross development value Rate						
	Private -	<input type="text" value="20%"/>				<input type="text" value="£205,118"/>	
	Affordable -	<input type="text" value="6%"/>				<input type="text" value="£15,502"/>	
	<b>£220,620</b>						
	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST] £1,241,740</b>						
	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £42,224</b>						
4.00	<b>Finance Costs</b>		APR	PCM	<input type="text" value="-£42,224"/>		
			<input type="text" value="7.00%"/>	<input type="text" value="0.565%"/>			
	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="0.26"/>					
Yield	<input type="text" value="9"/>	No. of Private 9	No. of affordable 0	Net residual land value per ha £2,905,735 per ha		
<b>1.0 Development Value</b>						
Value Zone	2					
1.1 Private Units	No. of units	Size sq.m	Total sq.m	Epm	Total Value	
Flats -	0	65	0	£3,780	<input type="text" value="£0"/>	
Houses -	6	90	567	£3,400	<input type="text" value="£1,927,800"/>	
	6		567			
1.2 Affordable unit	No. of units	Size sq.m	Total sq.m	Epm	Total Value	
Flats	0	65	0	£2,222	<input type="text" value="£0"/>	
Houses	3	90	243	£2,037	<input type="text" value="£494,991"/>	
	3		243			
	9		810		<b>£2,422,791</b>	
<b>2.0 Development Cost</b>						
2.1 Site Acquisition						
2.1.1 Site Value						<input type="text" value="£792,773"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%
<b>Net residual land value</b>						<b>£747,189</b>
<b>2.3 Build Costs</b>						
2.3.1 Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats -	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses -	6	567	£1,022	<input type="text" value="£579,474.00"/>		
	6		567			
2.3.2 Affordable unit	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses	3	243	£1,022	<input type="text" value="£248,346.00"/>		
	3		243			
	9		810	<b>£827,820</b>		
<b>2.4 Externals</b>						
2.4.1 Plot external	15%					<input type="text" value="£124,173"/>
2.4.2 CO2 reduction	£0	per unit				<input type="text" value="£0"/>
2.4.3 Lifetime homes	£0	per unit				<input type="text" value="£0"/>
						<b>£124,173</b>
<b>2.5 Professional Fees</b>						
2.5.1 as percentage of build costs	<input type="text" value="8%"/>					<input type="text" value="£76,159"/>
						<b>£76,159</b>
<b>2.6 Contingency</b>						
2.6.1 Based upon percentage of construction costs	<input type="text" value="5%"/>					<input type="text" value="£41,391"/>
						<b>£41,391</b>
<b>2.7 Developer contributions</b>						
2.7.1 Site specific S106	<input type="text" value="£1,000"/> per unit					<input type="text" value="£9,000"/>
2.7.2 CIL low	<input type="text" value="£0"/> per sq.m					<input type="text" value="£0"/>
2.7.3 Landscape management	<input type="text" value="£0"/> per unit					<input type="text" value="£0"/>
<b>Total developer contributions</b>						<b>£9,000</b>
<b>2.8 Sale cost</b>						
2.8.1 Legals -	<input type="text" value="£500"/>					<input type="text" value="£4,500"/>
2.8.2 Sales agents fee -	<input type="text" value="1.25%"/>					<input type="text" value="£30,285"/>
2.8.3 Marketing cost -	<input type="text" value="£1,000"/> per unit					<input type="text" value="£6,300"/>
						<b>£41,085</b>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£1,912,402</b>
<b>3.0 Developers' Profit</b>						
3.1 Based upon percentage of gross development value	Rate					
Private -	<input type="text" value="20%"/>					<input type="text" value="£385,560"/>
Affordable -	<input type="text" value="6%"/>					<input type="text" value="£29,699"/>
						<b>£415,259</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£2,327,661</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£95,130</b>
4.00 Finance Costs	APR <input type="text" value="7.00%"/>		PCM <input type="text" value="0.565%"/>		<input type="text" value="£95,130"/>	
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="0.29"/>					
Mix	<input type="text" value="1"/>					
Yield	<input type="text" value="10"/>	No. of Private	No. of affordable	Net residual land value per ha		
		7	3	£2,897,560 per ha		
<b>1.0 Development Value</b>						
Value Zone	2					
1.1	Private Units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats -	0	65	0	£3,780	<input type="text" value="£0"/>
	Houses -	7	90	630	£3,400	<input type="text" value="£2,142,000"/>
		7		630		
1.2	Affordable unit	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats	0	65	0	£2,222	<input type="text" value="£0"/>
	Houses	3	90	270	£2,037	<input type="text" value="£549,990"/>
		3		270		
		10		900		<input type="text" value="£2,691,990"/>
<b>2.0 Development Cost</b>						
2.1	<b>Site Acquisition</b>					
2.1.1	Site Value					<input type="text" value="£878,381"/>
				Less Purchaser Costs (SDLT, legals and agents fees)	5.75%	
	<b>Net residual land value</b>					<input type="text" value="£827,874"/>
<b>2.3 Build Costs</b>						
2.3.1	Private units	No. of units	Total sq.m	Cost per sq.m		Total Costs
	Flats -	0	0	£1,186		<input type="text" value="£0.00"/>
	Houses -	7	630	£1,022		<input type="text" value="£643,860.00"/>
		7	630			
2.3.2	Affordable unit	No. of units	Total sq.m	Cost per sq.m		Total Costs
	Flats	0	0	£1,186		<input type="text" value="£0.00"/>
	Houses	3	270	£1,022		<input type="text" value="£275,940.00"/>
		3	270			
		10	900			<input type="text" value="£919,800"/>
<b>2.4 Externals</b>						
2.4.1	Plot external		15%			<input type="text" value="£137,970"/>
2.4.2	CO2 reduction	£0	per unit			<input type="text" value="£0"/>
2.4.3	Lifetime homes	£0	per unit			<input type="text" value="£0"/>
						<input type="text" value="£137,970"/>
<b>2.5 Professional Fees</b>						
2.5.1	as percentage of build costs	<input type="text" value="8%"/>				<input type="text" value="£84,622"/>
						<input type="text" value="£84,622"/>
<b>2.6 Contingency</b>						
2.6.1	Based upon percentage of construction costs	<input type="text" value="5%"/>				<input type="text" value="£45,990"/>
						<input type="text" value="£45,990"/>
<b>2.7 Developer contributions</b>						
2.7.1	Site specific S106	<input type="text" value="£1,000"/>	per unit			<input type="text" value="£10,000"/>
2.7.2	CIL low	<input type="text" value="£0"/>	per sq.m			<input type="text" value="£0"/>
2.7.3	Landscape management	<input type="text" value="£0"/>	per unit			<input type="text" value="£0"/>
	<b>Total developer contributions</b>					<input type="text" value="£10,000"/>
<b>2.8 Sale cost</b>						
2.8.1	Legals -	<input type="text" value="£500"/>				<input type="text" value="£5,000"/>
2.8.2	Sales agents fee -	<input type="text" value="1.25%"/>				<input type="text" value="£33,660"/>
2.8.3	Marketing cost -	<input type="text" value="£1,000"/>	per unit			<input type="text" value="£7,000"/>
						<input type="text" value="£45,660"/>
						<input type="text" value="£45,660"/>
<b>TOTAL DEVELOPMENT COSTS</b>						<input type="text" value="£2,122,413"/>
<b>3.0 Developers' Profit</b>						
3.1	Based upon percentage of gross development value		Rate			
	Private -	<input type="text" value="20%"/>				<input type="text" value="£428,400"/>
	Affordable -	<input type="text" value="6%"/>				<input type="text" value="£32,999"/>
						<input type="text" value="£461,399"/>
						<input type="text" value="£461,399"/>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<input type="text" value="£2,583,812"/>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<input type="text" value="£108,178"/>
4.00	Finance Costs		APR	PCM		
			<input type="text" value="7.00%"/>	<input type="text" value="0.565%"/>		<input type="text" value="£108,178"/>
						<input type="text" value="£108,178"/>
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM							
Net Site Area	<input type="text" value="0.12"/>						
Yield	<input type="text" value="12"/>	No. of Private 8	No. of affordable 4	Net residual land value per ha £4,671,024 per ha			
<b>1.0</b>	<b>Development Value</b>						
Value Zone	2						
<b>1.1</b>	<b>Private Units</b>		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats -	8	65	543	£3,780	<input type="text" value="£2,051,179"/>	
	Houses -	0	90	0	£3,400	<input type="text" value="£0"/>	
		8		543			
<b>1.2</b>	<b>Affordable unit</b>		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats	4	65	233	£2,222	<input type="text" value="£516,748"/>	
	Houses	0	90	0	£2,037	<input type="text" value="£0"/>	
		4		233			
		12		775		<b>£2,567,928</b>	
<b>2.0</b>	<b>Development Cost</b>						
<b>2.1</b>	<b>Site Acquisition</b>						
2.1.1	Site Value					<input type="text" value="£594,719"/>	
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%	
	<b>Net residual land value</b>					<b>£560,523</b>	
<b>2.3</b>	<b>Build Costs</b>						
<b>2.3.1</b>	<b>Private units</b>		No. of units	Sq.m per unit	Total sq.m	Cost per sq.m	Total Costs
	Flats -	8	76	638.4	£1,186	<input type="text" value="£757,142.40"/>	
	Houses -	0	0	0	£1,022	<input type="text" value="£0.00"/>	
		8		638.4			
<b>2.3.2</b>	<b>Affordable unit</b>		No. of units	Total sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats	4	76	273.6	£1,186	<input type="text" value="£324,489.60"/>	
	Houses	0	0	0	£1,022	<input type="text" value="£0.00"/>	
		4		<b>273.6</b>			
		12		912		<b>£1,081,632</b>	
<b>2.4</b>	<b>Externals</b>						
2.4.1	Plot external					<input type="text" value="£162,245"/>	
2.4.2	CO2 reduction					<input type="text" value="£0"/>	
2.4.3	Lifetime homes					<input type="text" value="£0"/>	
						<b>£162,245</b>	
<b>2.5</b>	<b>Professional Fees</b>						
2.5.1	as percentage of build costs		<input type="text" value="8%"/>		<input type="text" value="£99,510"/>		
						<b>£99,510</b>	
<b>2.6</b>	<b>Contingency</b>						
2.6.1	Based upon percentage of construction costs		<input type="text" value="5%"/>		<input type="text" value="£54,082"/>		
						<b>£54,082</b>	
<b>2.7</b>	<b>Developer contributions</b>						
2.7.1	Site specific S106		<input type="text" value="£1,000"/> per unit		<input type="text" value="£12,000"/>		
2.7.2	CIL low		<input type="text" value="£0"/> per sq.m		<input type="text" value="£0"/>		
2.7.3	Landscape management		<input type="text" value="£0"/> per unit		<input type="text" value="£0"/>		
	<b>Total developer contributions</b>					<b>£12,000</b>	
<b>2.8</b>	<b>Sale cost</b>						
2.8.1	Legals -		<input type="text" value="£500"/>		<input type="text" value="£6,000"/>		
2.8.2	Sales agents fee -		<input type="text" value="1.25%"/>		<input type="text" value="£32,099"/>		
2.8.3	Marketing cost -		<input type="text" value="£1,000"/> per unit		<input type="text" value="£8,400"/>		
						<b>£46,499</b>	
	<b>TOTAL DEVELOPMENT COSTS</b>					<b>£2,050,687</b>	
<b>3.0</b>	<b>Developers' Profit</b>						
3.1	Based upon percentage of gross development value		Rate				
	Private -	<input type="text" value="20%"/>		<input type="text" value="£410,236"/>			
	Affordable -	<input type="text" value="6%"/>		<input type="text" value="£31,005"/>			
						<b>£441,241</b>	
	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>					<b>£2,491,928</b>	
	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>					<b>£76,000</b>	
<b>4.00</b>	<b>Finance Costs</b>		APR	PCM			
			<input type="text" value="7.00%"/>	<input type="text" value="0.565%"/>	<input type="text" value="£76,000"/>		
	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="0.24"/>					
Yield	<input type="text" value="24"/>	No. of Private 17	No. of affordable 7	Net residual land value per ha £4,631,065 per ha		
<b>1.0 Development Value</b>						
Value Zone	2					
<b>1.1 Private Units</b>						
	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats -	17	65	1,085	£3,780	<input type="text" value="£4,102,358"/>	
Houses -	0	90	0	£3,400	<input type="text" value="£0"/>	
	17		1085			
<b>1.2 Affordable unit</b>						
	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats	7	65	465	£2,222	<input type="text" value="£1,033,497"/>	
Houses	0	90	0	£2,037	<input type="text" value="£0"/>	
	7		465			
	24		1550		<b>£5,135,855</b>	
<b>2.0 Development Cost</b>						
<b>2.1 Site Acquisition</b>						
2.1.1	Site Value					<input type="text" value="£1,179,263"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%
<b>Net residual land value</b>						<b>£1,111,456</b>
<b>2.3 Build Costs</b>						
<b>2.3.1 Private units</b>						
	No. of units	Sq.m per unit	Total sq.m	Cost per sq.m	Total Costs	
Flats -	17	76	1276.8	£1,186	<input type="text" value="£1,514,284.80"/>	
Houses -	0	0	0	£1,022	<input type="text" value="£0.00"/>	
	17		1276.8			
<b>2.3.2 Affordable unit</b>						
	No. of units	Total sq.m	Total sq.m	Cost per sq.m	Total Costs	
Flats	7	76	547.2	£1,186	<input type="text" value="£648,979.20"/>	
Houses	0	0	0	£1,022	<input type="text" value="£0.00"/>	
	7		<b>547.2</b>			
	24		1824		<b>£2,163,264</b>	
<b>2.4 Externals</b>						
2.4.1	Plot external	15%				<input type="text" value="£324,490"/>
2.4.2	CO2 reduction	£0	per unit	<input type="text" value="£0"/>		
2.4.3	Lifetime homes	£0	per unit	<input type="text" value="£0"/>		
						<b>£324,490</b>
<b>2.5 Professional Fees</b>						
2.5.1	as percentage of build costs	<input type="text" value="8%"/>				<input type="text" value="£199,020"/>
						<b>£199,020</b>
<b>2.6 Contingency</b>						
2.6.1	Based upon percentage of construction costs	<input type="text" value="5%"/>				<input type="text" value="£108,163"/>
						<b>£108,163</b>
<b>2.7 Developer contributions</b>						
2.7.1	Site specific S106	<input type="text" value="£1,000"/> per unit				<input type="text" value="£24,000"/>
2.7.2	CIL low	<input type="text" value="£0"/> per sq.m				<input type="text" value="£0"/>
2.7.3	Landscape management	<input type="text" value="£0"/> per unit				<input type="text" value="£0"/>
<b>Total developer contributions</b>						<b>£24,000</b>
<b>2.8 Sale cost</b>						
2.8.1	Legals -	<input type="text" value="£500"/>				<input type="text" value="£12,000"/>
2.8.2	Sales agents fee -	<input type="text" value="1.25%"/>				<input type="text" value="£64,198"/>
2.8.3	Marketing cost -	<input type="text" value="£1,000"/> per unit				<input type="text" value="£16,800"/>
						<b>£92,998</b>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£4,091,199</b>
<b>3.0 Developers' Profit</b>						
3.1	Based upon percentage of gross development value	Rate				
	Private -	<input type="text" value="20%"/>				<input type="text" value="£820,472"/>
	Affordable -	<input type="text" value="6%"/>				<input type="text" value="£62,010"/>
						<b>£882,481</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£4,973,680</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£162,175</b>
<b>4.00 Finance Costs</b>						
		APR	PCM	<input type="text" value="-£162,175"/>		
		<input type="text" value="7.00%"/>	<input type="text" value="0.565%"/>			
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="1.43"/>					
Yield	<input type="text" value="50"/>	No. of Private 35	No. of affordable 15	Net residual land value per ha £2,897,560 per ha		
<b>1.0 Development Value</b>						
Value Zone	2					
1.1 Private Units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats -		0	65	0	£3,780	<input type="text" value="£0"/>
Houses -		35	90	3,150	£3,400	<input type="text" value="£10,710,000"/>
		35		3150		
1.2 Affordable unit		No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats		0	65	0	£2,222	<input type="text" value="£0"/>
Houses		15	90	1,350	£2,037	<input type="text" value="£2,749,950"/>
		15		1350		
		50		4500		<input type="text" value="£13,459,950"/>
<b>2.0 Development Cost</b>						
2.1 Site Acquisition						
2.1.1 Site Value						<input type="text" value="£4,391,905"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%
<b>Net residual land value</b>						<b>£4,139,371</b>
<b>2.3 Build Costs</b>						
2.3.1 Private units		No. of units	Total sq.m	Cost per sq.m		Total Costs
Flats -		0	0	£1,186		<input type="text" value="£0.00"/>
Houses -		35	3150	£1,022		<input type="text" value="£3,219,300.00"/>
		35	3150			
2.3.2 Affordable unit		No. of units	Total sq.m	Cost per sq.m		Total Costs
Flats		0	0	£1,186		<input type="text" value="£0.00"/>
Houses		15	1350	£1,022		<input type="text" value="£1,379,700.00"/>
		15	1350			
		50	4500			<input type="text" value="£4,599,000"/>
<b>2.4 Externals</b>						
2.4.1 Plot external		15%				<input type="text" value="£689,850"/>
2.4.2 CO2 reduction		£0	per unit			<input type="text" value="£0"/>
2.4.3 Lifetime homes		£0	per unit			<input type="text" value="£0"/>
						<input type="text" value="£689,850"/>
<b>2.5 Professional Fees</b>						
2.5.1 as percentage of build costs		<input type="text" value="8%"/>				<input type="text" value="£423,108"/>
						<input type="text" value="£423,108"/>
<b>2.6 Contingency</b>						
2.6.1 Based upon percentage of construction costs		<input type="text" value="5%"/>				<input type="text" value="£229,950"/>
						<input type="text" value="£229,950"/>
<b>2.7 Developer contributions</b>						
2.7.1 Site specific S106		<input type="text" value="£1,000"/>	per unit			<input type="text" value="£50,000"/>
2.7.2 CIL low		<input type="text" value="£0"/>	per sq.m			<input type="text" value="£0"/>
2.7.3 Landscape management		<input type="text" value="£0"/>	per unit			<input type="text" value="£0"/>
						<input type="text" value="£50,000"/>
<b>Total developer contributions</b>						<b>£50,000</b>
<b>2.8 Sale cost</b>						
2.8.1 Legals -		<input type="text" value="£500"/>				<input type="text" value="£25,000"/>
2.8.2 Sales agents fee -		<input type="text" value="1.25%"/>				<input type="text" value="£168,249"/>
2.8.3 Marketing cost -		<input type="text" value="£1,000"/>	per unit			<input type="text" value="£35,000"/>
						<input type="text" value="£228,249"/>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£10,612,063</b>
<b>3.0 Developers' Profit</b>						
3.1 Based upon percentage of gross development value		Rate				
Private -		<input type="text" value="20%"/>				<input type="text" value="£2,142,000"/>
Affordable -		<input type="text" value="6%"/>				<input type="text" value="£164,997"/>
						<input type="text" value="£2,306,997"/>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£12,919,060</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£540,890</b>
4.00 Finance Costs		APR <input type="text" value="7.00%"/>		PCM <input type="text" value="0.565%"/>		<input type="text" value="-.£540,890"/>
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	2.86					
Yield	100	No. of Private 70	No. of affordable 30	Net residual land value per ha £2,896,543 per ha		
<b>1.0 Development Value</b>						
<b>Value Zone 2</b>						
1.1	<b>Private Units</b>	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats –	0	65	0	£3,780	£0
	Houses –	70	90	6,300	£3,400	£21,420,000
		70		6300		
1.2	<b>Affordable unit</b>	No. of units	Size sq.m	Total sq.m	£psm	Total Value
	Flats	0	65	0	£2,222	£0
	Houses	30	90	2,700	£2,037	£5,499,900
		30		2700		
		100		9000		£26,919,900
<b>2.0 Development Cost</b>						
<b>2.1 Site Acquisition</b>						
2.1.1	Site Value					£8,780,731
Less Purchaser Costs (SDLT, legals and agents fees)						5.75%
<b>Net residual land value</b>						£8,275,839
<b>2.3 Build Costs</b>						
2.3.1	<b>Private units</b>	No. of units	Total sq.m	Cost per sq.m	Total Costs	
	Flats –	0	0	£1,186	£0.00	
	Houses –	70	6300	£1,022	£6,438,600.00	
		70	6300			
2.3.2	<b>Affordable unit</b>	No. of units	Total sq.m	Cost per sq.m	Total Costs	
	Flats	0	0	£1,186	£0.00	
	Houses	30	2700	£1,022	£2,759,400.00	
		30	2700			
		100	9000		£9,198,000	
<b>2.4 Externals</b>						
2.4.1	Plot external	15%		£1,379,700		
2.4.2	CO2 reduction	£0	per unit	£0		
2.4.3	Lifetime homes	£0	per unit	£0		
						£1,379,700
<b>2.5 Professional Fees</b>						
2.5.1	as percentage of build costs	8%		£846,216		
						£846,216
<b>2.6 Contingency</b>						
2.6.1	Based upon percentage of construction costs	5%		£459,900		
						£459,900
<b>2.7 Developer contributions</b>						
2.7.1	Site specific S106	£1,000 per unit		£100,000		
2.7.2	CIL low	£0 per sq.m		£0		
2.7.3	Landscape management	£0 per unit		£0		
<b>Total developer contributions</b>						£100,000
<b>2.8 Sale cost</b>						
2.8.1	Legals -	£500		£50,000		
2.8.2	Sales agents fee -	1.25%		£336,499		
2.8.3	Marketing cost -	£1,000 per unit		£70,000		
						£456,499
<b>TOTAL DEVELOPMENT COSTS</b>						£21,221,045
<b>3.0 Developers' Profit</b>						
3.1	Based upon percentage of gross development value	Rate				
	Private -	20%		£4,284,000		
	Affordable -	6%		£329,994		
						£4,613,994
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						£25,835,039
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						£1,084,861
4.00	<b>Finance Costs</b>	APR	7.00%	PCM	0.565%	£-1,084,861
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

## North of National Park



ITEM						
Net Site Area	<input type="text" value="0.04"/>					
Yield	<input type="text" value="4"/>	No. of Private 3	No. of affordable 1	Net residual land value per ha £8,268,913 per ha		
<b>1.0 Development Value</b>						
Value Zone	3					
1.1 Private Units	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
Flats -	3	65	181	£4,635	<input type="text" value="£838,379"/>	
Houses -	0	90	0	£4,120	<input type="text" value="£0"/>	
	3		181			
1.2 Affordable unit	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
Flats	1	65	78	£2,725	<input type="text" value="£211,242"/>	
Houses	0	90	0	£2,422	<input type="text" value="£0"/>	
	1		78			
	4		258		<b>£1,049,621</b>	
<b>2.0 Development Cost</b>						
2.1 Site Acquisition						
2.1.1 Site Value						<input type="text" value="£347,251"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					4.75%
	Net residual land value					£330,757
<b>2.3 Build Costs</b>						
2.3.1 Private units	No. of units	Sq.m per unit	Total sq.m	Cost per sq.m	Total Costs	
Flats -	3	76	212.8	£1,186	<input type="text" value="£252,380.80"/>	
Houses -	0	0	0	£1,022	<input type="text" value="£0.00"/>	
	3		212.8			
2.3.2 Affordable unit	No. of units	Total sq.m	Total sq.m	Cost per sq.m	Total Costs	
Flats	1	76	91.2	£1,186	<input type="text" value="£108,163.20"/>	
Houses	0	0	0	£1,022	<input type="text" value="£0.00"/>	
	1		91.2			
	4		304		<b>£360,544</b>	
<b>2.4 Externals</b>						
2.4.1 Plot external	15%					<input type="text" value="£54,082"/>
2.4.2 CO2 reduction	£0 per unit					<input type="text" value="£0"/>
2.4.3 Lifetime homes	£0 per unit					<input type="text" value="£0"/>
						<b>£54,082</b>
<b>2.5 Professional Fees</b>						
2.5.1 as percentage of build costs	<input type="text" value="8%"/>					<input type="text" value="£33,170"/>
						<b>£33,170</b>
<b>2.6 Contingency</b>						
2.6.1 Based upon percentage of construction costs	<input type="text" value="5%"/>					<input type="text" value="£18,027"/>
						<b>£18,027</b>
<b>2.7 Developer contributions</b>						
2.7.1 Site specific S106	<input type="text" value="£1,000"/> per unit					<input type="text" value="£4,000"/>
2.7.2 CIL low	<input type="text" value="£0"/> per sq.m					<input type="text" value="£0"/>
2.7.3 Landscape management	<input type="text" value="£0"/> per unit					<input type="text" value="£0"/>
	Total developer contributions					<b>£4,000</b>
<b>2.8 Sale cost</b>						
2.8.1 Legals -	<input type="text" value="£500"/>					<input type="text" value="£2,000"/>
2.8.2 Sales agents fee -	<input type="text" value="1.25%"/>					<input type="text" value="£13,120"/>
2.8.3 Marketing cost -	<input type="text" value="£1,000"/> per unit					<input type="text" value="£2,800"/>
						<b>£17,920</b>
	<b>TOTAL DEVELOPMENT COSTS</b>					<b>£834,994</b>
<b>3.0 Developers' Profit</b>						
3.1 Based upon percentage of gross development value	Rate					
Private -	<input type="text" value="20%"/>					<input type="text" value="£167,676"/>
Affordable -	<input type="text" value="6%"/>					<input type="text" value="£12,675"/>
						<b>£180,350</b>
	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>					<b>£1,015,344</b>
	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>					<b>£34,276</b>
4.0 Finance Costs	APR <input type="text" value="7.00%"/>		PCM <input type="text" value="0.565%"/>		<input type="text" value="£34,276"/>	
	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>					

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ITEM						
Net Site Area	<input type="text" value="0.11"/>					
Yield	<input type="text" value="4"/>	No. of Private 3	No. of affordable 1	Net residual land value per ha £4,386,225 per ha		
<b>1.0 Development Value</b>						
Value Zone	3					
<b>1.1 Private Units</b>						
	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats -	0	65	0	£4,635	<input type="text" value="£0"/>	
Houses -	3	90	252	£4,120	<input type="text" value="£1,038,240"/>	
	3		252			
<b>1.2 Affordable unit</b>						
	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats	0	65	0	£2,725	<input type="text" value="£0"/>	
Houses	1	90	108	£2,422	<input type="text" value="£261,576"/>	
	1		108			
	4		360		<b>£1,299,816</b>	
<b>2.0 Development Cost</b>						
<b>2.1 Site Acquisition</b>						
2.1.1	Site Value				<input type="text" value="£531,865"/>	
	Less Purchaser Costs (SDLT, legals and agents fees)				5.75%	
<b>Net residual land value</b>					<b>£501,283</b>	
<b>2.3 Build Costs</b>						
<b>2.3.1 Private units</b>						
	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats -	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses -	3	252	£1,022	<input type="text" value="£257,544.00"/>		
	3	252				
<b>2.3.2 Affordable unit</b>						
	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses	1	108	£1,022	<input type="text" value="£110,376.00"/>		
	1	108				
	4	360		<b>£367,920</b>		
<b>2.4 Externals</b>						
2.4.1	Plot external		15%	<input type="text" value="£55,188"/>		
2.4.2	CO2 reduction		£0 per unit	<input type="text" value="£0"/>		
2.4.3	Lifetime homes		£0 per unit	<input type="text" value="£0"/>		
					<b>£55,188</b>	
<b>2.5 Professional Fees</b>						
2.5.1	as percentage of build costs		<input type="text" value="8%"/>	<input type="text" value="£33,849"/>		
					<b>£33,849</b>	
<b>2.6 Contingency</b>						
2.6.1	Based upon percentage of construction costs		<input type="text" value="5%"/>	<input type="text" value="£18,396"/>		
					<b>£18,396</b>	
<b>2.7 Developer contributions</b>						
2.7.1	Site specific S106		<input type="text" value="£1,000"/> per unit	<input type="text" value="£4,000"/>		
2.7.2	CIL low		<input type="text" value="£0"/> per sq.m	<input type="text" value="£0"/>		
2.7.3	Landscape management		<input type="text" value="£0"/> per unit	<input type="text" value="£0"/>		
	<b>Total developer contributions</b>				<b>£4,000</b>	
<b>2.8 Sale cost</b>						
2.8.1	Legals -		<input type="text" value="£500"/>	<input type="text" value="£2,000"/>		
2.8.2	Sales agents fee -		<input type="text" value="1.25%"/>	<input type="text" value="£16,248"/>		
2.8.3	Marketing cost -		<input type="text" value="£1,000"/> per unit	<input type="text" value="£2,800"/>		
					<b>£21,048</b>	
<b>TOTAL DEVELOPMENT COSTS</b>					<b>£1,032,265</b>	
<b>3.0 Developers' Profit</b>						
3.1	Based upon percentage of gross development value		Rate			
	Private -	<input type="text" value="20%"/>		<input type="text" value="£207,648"/>		
	Affordable -	<input type="text" value="6%"/>		<input type="text" value="£15,695"/>		
					<b>£223,343</b>	
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>					<b>£1,255,608</b>	
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>					<b>£44,208</b>	
<b>4.0 Finance Costs</b>						
	APR	<input type="text" value="7.00%"/>	PCM	<input type="text" value="0.565%"/>	<input type="text" value="-£44,208"/>	
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="0.14"/>					
Yield	<input type="text" value="5"/>	No. of Private 4	No. of affordable 2	Net residual land value per ha £4,361,519 per ha		
<b>1.0 Development Value</b>						
Value Zone	3					
<b>1.1 Private Units</b>						
	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats -	0	65	0	£4,635	<input type="text" value="£0"/>	
Houses -	4	90	315	£4,120	<input type="text" value="£1,297,800"/>	
	4		315			
<b>1.2 Affordable unit</b>						
	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats	0	65	0	£2,725	<input type="text" value="£0"/>	
Houses	2	90	135	£2,422	<input type="text" value="£326,970"/>	
	2		135			
	5		450		<b>£1,624,770</b>	
<b>2.0 Development Cost</b>						
<b>2.1 Site Acquisition</b>						
2.1.1	Site Value					<input type="text" value="£661,087"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%
<b>Net residual land value</b>						<b>£623,074</b>
<b>2.3 Build Costs</b>						
<b>2.3.1 Private units</b>						
	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats -	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses -	4	315	£1,022	<input type="text" value="£321,930.00"/>		
	4	315				
<b>2.3.2 Affordable unit</b>						
	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses	2	135	£1,022	<input type="text" value="£137,970.00"/>		
	2	135				
	5	450		<b>£459,900</b>		
<b>2.4 Externals</b>						
2.4.1	Plot external	15%				<input type="text" value="£68,985"/>
2.4.2	CO2 reduction	£0	per unit	<input type="text" value="£0"/>		
2.4.3	Lifetime homes	£0	per unit	<input type="text" value="£0"/>		
						<b>£68,985</b>
<b>2.5 Professional Fees</b>						
2.5.1	as percentage of build costs	<input type="text" value="8%"/>				<input type="text" value="£42,311"/>
						<b>£42,311</b>
<b>2.6 Contingency</b>						
2.6.1	Based upon percentage of construction costs	<input type="text" value="5%"/>				<input type="text" value="£22,995"/>
						<b>£22,995</b>
<b>2.7 Developer contributions</b>						
2.7.1	Site specific S106	<input type="text" value="£1,000"/>	per unit	<input type="text" value="£5,000"/>		
2.7.2	CIL low	<input type="text" value="£0"/>	per sq.m	<input type="text" value="£0"/>		
2.7.3	Landscape management	<input type="text" value="£0"/>	per unit	<input type="text" value="£0"/>		
<b>Total developer contributions</b>						<b>£5,000</b>
<b>2.8 Sale cost</b>						
2.8.1	Legals -	<input type="text" value="£500"/>				<input type="text" value="£2,500"/>
2.8.2	Sales agents fee -	<input type="text" value="1.25%"/>				<input type="text" value="£20,310"/>
2.8.3	Marketing cost -	<input type="text" value="£1,000"/>	per unit	<input type="text" value="£3,500"/>		
						<b>£26,310</b>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£1,286,587</b>
<b>3.0 Developers' Profit</b>						
3.1	Based upon percentage of gross development value	Rate				
	Private -	<input type="text" value="20%"/>				<input type="text" value="£259,560"/>
	Affordable -	<input type="text" value="6%"/>				<input type="text" value="£19,618"/>
						<b>£279,178</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£1,565,765</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£59,005</b>
<b>4.00 Finance Costs</b>						
		APR	PCM			
		<input type="text" value="7.00%"/>	<input type="text" value="0.565%"/>	<input type="text" value="£59,005"/>		
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="0.06"/>					
Yield	<input type="text" value="6"/>	No. of Private 4	No. of affordable 2	Net residual land value per ha £8,112,827 per ha		
1.0	<b>Development Value</b>					
Value Zone	3					
1.1	<b>Private Units</b>	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats -	4	65	271	£4,635	<input type="text" value="£1,257,568"/>
	Houses -	0	90	0	£4,120	<input type="text" value="£0"/>
		4		271		
1.2	<b>Affordable unit</b>	No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats	2	65	116	£2,725	<input type="text" value="£316,863"/>
	Houses	0	90	0	£2,422	<input type="text" value="£0"/>
		2		116		
		6		388		<b>£1,574,431</b>
2.0	<b>Development Cost</b>					
2.1	<b>Site Acquisition</b>					
2.1.1	Site Value <input type="text" value="£516,466"/>					
	Less Purchaser Costs (SDLT, legals and agents fees) 5.75%					
	<b>Net residual land value £486,770</b>					
2.3	<b>Build Costs</b>					
2.3.1	<b>Private units</b>	No. of units	Sq.m per unit	Total sq.m	Cost per sq.m	Total Costs
	Flats -	4	76	319.2	£1,186	<input type="text" value="£378,571.20"/>
	Houses -	0	0	0	£1,022	<input type="text" value="£0.00"/>
		4		319.2		
2.3.2	<b>Affordable unit</b>	No. of units	Total sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats	2	76	136.8	£1,186	<input type="text" value="£162,244.80"/>
	Houses	0	0	0	£1,022	<input type="text" value="£0.00"/>
		2		<b>136.8</b>		
		6		456		<b>£540,816</b>
2.4	<b>Externals</b>					
2.4.1	Plot external 15% <input type="text" value="£81,122"/>					
2.4.2	CO2 reduction £0 per unit <input type="text" value="£0"/>					
2.4.3	Lifetime homes £0 per unit <input type="text" value="£0"/>					
	<b>£81,122</b>					
2.5	<b>Professional Fees</b>					
2.5.1	as percentage of build costs <input type="text" value="8%"/> <input type="text" value="£49,755"/>					
	<b>£49,755</b>					
2.6	<b>Contingency</b>					
2.6.1	Based upon percentage of construction costs <input type="text" value="5%"/> <input type="text" value="£27,041"/>					
	<b>£27,041</b>					
2.7	<b>Developer contributions</b>					
2.7.1	Site specific S106 <input type="text" value="£1,000"/> per unit <input type="text" value="£6,000"/>					
2.7.2	CIL low <input type="text" value="£0"/> per sq.m <input type="text" value=""/>					
2.7.3	Landscape management <input type="text" value="£0"/> per unit <input type="text" value="£0"/>					
	<b>Total developer contributions £6,000</b>					
2.8	<b>Sale cost</b>					
2.8.1	Legals - <input type="text" value="£500"/> <input type="text" value="£3,000"/>					
2.8.2	Sales agents fee - <input type="text" value="1.25%"/> <input type="text" value="£19,680"/>					
2.8.3	Marketing cost - <input type="text" value="£1,000"/> per unit <input type="text" value="£4,200"/>					
	<b>£26,880</b>					
	<b>TOTAL DEVELOPMENT COSTS £1,248,081</b>					
3.0	<b>Developers' Profit</b>					
3.1	Based upon percentage of gross development value Rate					
	Private -	<input type="text" value="20%"/>				<input type="text" value="£251,514"/>
	Affordable -	<input type="text" value="6%"/>				<input type="text" value="£19,012"/>
	<b>£270,525</b>					
	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST] £1,518,607</b>					
	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £55,825</b>					
4.00	<b>Finance Costs</b>					
		APR	PCM	<input type="text" value="-£55,825"/>		
		<input type="text" value="7.00%"/>	<input type="text" value="0.565%"/>			
	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>					

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ITEM						
Net Site Area	<input type="text" value="0.26"/>					
Yield	<input type="text" value="9"/>	No. of Private 6	No. of affordable 3	Net residual land value per ha £4,300,558 per ha		
<b>1.0 Development Value</b>						
Value Zone	3					
1.1 Private Units	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats -	0	65	0	£4,635	<input type="text" value="£0"/>	
Houses -	6	90	567	£4,120	<input type="text" value="£2,336,040"/>	
	6		567			
1.2 Affordable unit	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats	0	65	0	£2,725	<input type="text" value="£0"/>	
Houses	3	90	243	£2,422	<input type="text" value="£588,546"/>	
	3		243			
	9		810		<b>£2,924,586</b>	
<b>2.0 Development Cost</b>						
2.1 Site Acquisition						
2.1.1 Site Value						<input type="text" value="£1,173,324"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%
<b>Net residual land value</b>						<b>£1,105,858</b>
<b>2.3 Build Costs</b>						
2.3.1 Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats -	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses -	6	567	£1,022	<input type="text" value="£579,474.00"/>		
	6		567			
2.3.2 Affordable unit	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses	3	243	£1,022	<input type="text" value="£248,346.00"/>		
	3		243			
	9	810		<b>£827,820</b>		
<b>2.4 Externals</b>						
2.4.1 Plot external	15%					<input type="text" value="£124,173"/>
2.4.2 CO2 reduction	£0	per unit				<input type="text" value="£0"/>
2.4.3 Lifetime homes	£0	per unit				<input type="text" value="£0"/>
						<b>£124,173</b>
<b>2.5 Professional Fees</b>						
2.5.1 as percentage of build costs	<input type="text" value="8%"/>					<input type="text" value="£76,159"/>
						<b>£76,159</b>
<b>2.6 Contingency</b>						
2.6.1 Based upon percentage of construction costs	<input type="text" value="5%"/>					<input type="text" value="£41,391"/>
						<b>£41,391</b>
<b>2.7 Developer contributions</b>						
2.7.1 Site specific S106	<input type="text" value="£1,000"/> per unit					<input type="text" value="£9,000"/>
2.7.2 CIL low	<input type="text" value="£0"/> per sq.m					<input type="text" value="£0"/>
2.7.3 Landscape management	<input type="text" value="£0"/> per unit					<input type="text" value="£0"/>
<b>Total developer contributions</b>						<b>£9,000</b>
<b>2.8 Sale cost</b>						
2.8.1 Legals -	<input type="text" value="£500"/>					<input type="text" value="£4,500"/>
2.8.2 Sales agents fee -	<input type="text" value="1.25%"/>					<input type="text" value="£36,557"/>
2.8.3 Marketing cost -	<input type="text" value="£1,000"/> per unit					<input type="text" value="£6,300"/>
						<b>£47,357</b>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£2,299,225</b>
<b>3.0 Developers' Profit</b>						
3.1 Based upon percentage of gross development value	Rate					
Private -	<input type="text" value="20%"/>					<input type="text" value="£467,208"/>
Affordable -	<input type="text" value="6%"/>					<input type="text" value="£35,313"/>
						<b>£502,521</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£2,801,746</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£122,840</b>
4.00 Finance Costs	APR <input type="text" value="7.00%"/>		PCM <input type="text" value="0.565%"/>		<input type="text" value="£-122,840"/>	
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="0.29"/>					
Yield	<input type="text" value="10"/>	No. of Private 7	No. of affordable 3	Net residual land value per ha £4,288,502 per ha		
<b>1.0 Development Value</b>						
Value Zone	3					
<b>1.1 Private Units</b>						
		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
Flats -		0	65	0	£4,635	<input type="text" value="£0"/>
Houses -		7	90	630	£4,120	<input type="text" value="£2,595,600"/>
		7		630		
<b>1.2 Affordable unit</b>						
		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
Flats		0	65	0	£2,725	<input type="text" value="£0"/>
Houses		3	90	270	£2,422	<input type="text" value="£653,940"/>
		3		270		
		10		900		<input type="text" value="£3,249,540"/>
<b>2.0 Development Cost</b>						
<b>2.1 Site Acquisition</b>						
2.1.1	Site Value					<input type="text" value="£1,300,039"/>
		Less Purchaser Costs (SDLT, legals and agents fees)				5.75%
<b>Net residual land value</b>						<b>£1,225,286</b>
<b>2.3 Build Costs</b>						
<b>2.3.1 Private units</b>						
		No. of units	Total sq.m	Cost per sq.m	Total Costs	
Flats -		0	0	£1,186	<input type="text" value="£0.00"/>	
Houses -		7	630	£1,022	<input type="text" value="£643,860.00"/>	
		7	630			
<b>2.3.2 Affordable unit</b>						
		No. of units	Total sq.m	Cost per sq.m	Total Costs	
Flats		0	0	£1,186	<input type="text" value="£0.00"/>	
Houses		3	270	£1,022	<input type="text" value="£275,940.00"/>	
		3	270			
		10	900		<input type="text" value="£919,800"/>	
<b>2.4 Externals</b>						
2.4.1	Plot external	15%				<input type="text" value="£137,970"/>
2.4.2	CO2 reduction	£0	per unit			<input type="text" value="£0"/>
2.4.3	Lifetime homes	£0	per unit			<input type="text" value="£0"/>
						<input type="text" value="£137,970"/>
<b>2.5 Professional Fees</b>						
2.5.1	as percentage of build costs	<input type="text" value="8%"/>				<input type="text" value="£84,622"/>
						<input type="text" value="£84,622"/>
<b>2.6 Contingency</b>						
2.6.1	Based upon percentage of construction costs	<input type="text" value="5%"/>				<input type="text" value="£45,990"/>
						<input type="text" value="£45,990"/>
<b>2.7 Developer contributions</b>						
2.7.1	Site specific S106	<input type="text" value="£1,000"/> per unit				<input type="text" value="£10,000"/>
2.7.2	CIL low	<input type="text" value="£0"/> per sq.m				<input type="text" value="£0"/>
2.7.3	Landscape management	<input type="text" value="£0"/> per unit				<input type="text" value="£0"/>
<b>Total developer contributions</b>						<b>£10,000</b>
<b>2.8 Sale cost</b>						
2.8.1	Legals -	<input type="text" value="£500"/>				<input type="text" value="£5,000"/>
2.8.2	Sales agents fee -	<input type="text" value="1.25%"/>				<input type="text" value="£40,619"/>
2.8.3	Marketing cost -	<input type="text" value="£1,000"/> per unit				<input type="text" value="£7,000"/>
						<input type="text" value="£52,619"/>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£2,551,039</b>
<b>3.0 Developers' Profit</b>						
3.1	Based upon percentage of gross development value	Rate				
	Private -	<input type="text" value="20%"/>				<input type="text" value="£519,120"/>
	Affordable -	<input type="text" value="6%"/>				<input type="text" value="£39,236"/>
						<input type="text" value="£558,356"/>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£3,109,396</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£140,144</b>
4.00	Finance Costs	APR <input type="text" value="7.00%"/>		PCM <input type="text" value="0.565%"/>		<input type="text" value="£-140,144"/>
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM							
Net Site Area	<input type="text" value="0.12"/>						
Yield	<input type="text" value="12"/>	No. of Private 8	No. of affordable 4	Net residual land value per ha £8,228,716 per ha			
<b>1.0</b>	<b>Development Value</b>						
Value Zone	3						
<b>1.1</b>	<b>Private Units</b>		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats -	8	65	543	£4,635	£2,515,136	
	Houses -	0	90	0	£4,120	£0	
		8		543			
<b>1.2</b>	<b>Affordable unit</b>		No. of units	Size sq.m	Total sq.m	Epsm	Total Value
	Flats	4	65	233	£2,725	£633,726	
	Houses	0	90	0	£2,422	£0	
		4		233			
		12		775		<b>£3,148,862</b>	
<b>2.0</b>	<b>Development Cost</b>						
<b>2.1</b>	<b>Site Acquisition</b>						
2.1.1	Site Value					<b>£1,047,688</b>	
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%	
	<b>Net residual land value</b>					<b>£987,446</b>	
<b>2.3</b>	<b>Build Costs</b>						
<b>2.3.1</b>	<b>Private units</b>		No. of units	Sq.m per unit	Total sq.m	Cost per sq.m	Total Costs
	Flats -	8	76	638.4	£1,186	£757,142.40	
	Houses -	0	0	0	£1,022	£0.00	
		8		638.4			
<b>2.3.2</b>	<b>Affordable unit</b>		No. of units	Total sq.m	Total sq.m	Cost per sq.m	Total Costs
	Flats	4	76	273.6	£1,186	£324,489.60	
	Houses	0	0	0	£1,022	£0.00	
		4		<b>273.6</b>			
		12		912		<b>£1,081,632</b>	
<b>2.4</b>	<b>Externals</b>						
2.4.1	Plot external		15%		<input type="text" value="£162,245"/>		
2.4.2	CO2 reduction		£0 per unit		<input type="text" value="£0"/>		
2.4.3	Lifetime homes		£0 per unit		<input type="text" value="£0"/>		
						<b>£162,245</b>	
<b>2.5</b>	<b>Professional Fees</b>						
2.5.1	as percentage of build costs		<input type="text" value="8%"/>		<input type="text" value="£99,510"/>		
						<b>£99,510</b>	
<b>2.6</b>	<b>Contingency</b>						
2.6.1	Based upon percentage of construction costs		<input type="text" value="5%"/>		<input type="text" value="£54,082"/>		
						<b>£54,082</b>	
<b>2.7</b>	<b>Developer contributions</b>						
2.7.1	Site specific S106		<input type="text" value="£1,000"/> per unit		<input type="text" value="£12,000"/>		
2.7.2	CIL low		<input type="text" value="£0"/> per sq.m		<input type="text" value=""/>		
2.7.3	Landscape management		<input type="text" value="£0"/> per unit		<input type="text" value="£0"/>		
	<b>Total developer contributions</b>					<b>£12,000</b>	
<b>2.8</b>	<b>Sale cost</b>						
2.8.1	Legals -		<input type="text" value="£500"/>		<input type="text" value="£6,000"/>		
2.8.2	Sales agents fee -		<input type="text" value="1.25%"/>		<input type="text" value="£39,361"/>		
2.8.3	Marketing cost -		<input type="text" value="£1,000"/> per unit		<input type="text" value="£8,400"/>		
						<b>£53,761</b>	
	<b>TOTAL DEVELOPMENT COSTS</b>					<b>£2,510,917</b>	
<b>3.0</b>	<b>Developers' Profit</b>						
3.1	Based upon percentage of gross development value		Rate				
	Private -	<input type="text" value="20%"/>			<input type="text" value="£503,027"/>		
	Affordable -	<input type="text" value="6%"/>			<input type="text" value="£38,024"/>		
						<b>£541,051</b>	
	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>					<b>£3,051,968</b>	
	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>					<b>£96,894</b>	
<b>4.00</b>	<b>Finance Costs</b>		APR <input type="text" value="7.00%"/>	PCM <input type="text" value="0.565%"/>	<input type="text" value="£-96,894"/>		
	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM							
Net Site Area	<input type="text" value="0.24"/>						
Yield	<input type="text" value="24"/>	No. of Private 17	No. of affordable 7	Net residual land value per ha £8,158,922 per ha			
<b>1.0</b>	<b>Development Value</b>						
Value Zone	3						
<b>1.1</b>	<b>Private Units</b>		<b>No. of units</b>	<b>Size sq.m</b>	<b>Total sq.m</b>	<b>Epsm</b>	<b>Total Value</b>
	Flats -	17	65	1,085	£4,635	<input type="text" value="£5,030,273"/>	
	Houses -	0	90	0	£4,120	<input type="text" value="£0"/>	
		17		1085			
<b>1.2</b>	<b>Affordable unit</b>		<b>No. of units</b>	<b>Size sq.m</b>	<b>Total sq.m</b>	<b>Epsm</b>	<b>Total Value</b>
	Flats	7	65	465	£2,725	<input type="text" value="£1,267,452"/>	
	Houses	0	90	0	£2,422	<input type="text" value="£0"/>	
		7		465			
		<b>24</b>		<b>1550</b>		<b>£6,297,725</b>	
<b>2.0</b>	<b>Development Cost</b>						
<b>2.1</b>	<b>Site Acquisition</b>						
2.1.1	Site Value					<input type="text" value="£2,077,604"/>	
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%	
	<b>Net residual land value</b>					<b>£1,958,141</b>	
<b>2.3</b>	<b>Build Costs</b>						
<b>2.3.1</b>	<b>Private units</b>		<b>No. of units</b>	<b>Sq.m per unit</b>	<b>Total sq.m</b>	<b>Cost per sq.m</b>	<b>Total Costs</b>
	Flats -	17	76	1276.8	£1,186	<input type="text" value="£1,514,284.80"/>	
	Houses -	0	0	0	£1,022	<input type="text" value="£0.00"/>	
		17		1276.8			
<b>2.3.2</b>	<b>Affordable unit</b>		<b>No. of units</b>	<b>Total sq.m</b>	<b>Total sq.m</b>	<b>Cost per sq.m</b>	<b>Total Costs</b>
	Flats	7	76	547.2	£1,186	<input type="text" value="£648,979.20"/>	
	Houses	0	0	0	£1,022	<input type="text" value="£0.00"/>	
		7		<b>547.2</b>			
		<b>24</b>		<b>1824</b>		<b>£2,163,264</b>	
<b>2.4</b>	<b>Externals</b>						
2.4.1	Plot external		15%		<input type="text" value="£324,490"/>		
2.4.2	CO2 reduction		£0 per unit		<input type="text" value="£0"/>		
2.4.3	Lifetime homes		£0 per unit		<input type="text" value="£0"/>		
						<b>£324,490</b>	
<b>2.5</b>	<b>Professional Fees</b>						
2.5.1	as percentage of build costs		<input type="text" value="8%"/>		<input type="text" value="£199,020"/>		
						<b>£199,020</b>	
<b>2.6</b>	<b>Contingency</b>						
2.6.1	Based upon percentage of construction costs		<input type="text" value="5%"/>		<input type="text" value="£108,163"/>		
						<b>£108,163</b>	
<b>2.7</b>	<b>Developer contributions</b>						
2.7.1	Site specific S106		<input type="text" value="£1,000"/> per unit		<input type="text" value="£24,000"/>		
2.7.2	CIL low		<input type="text" value="£0"/> per sq.m		<input type="text" value=""/>		
2.7.3	Landscape management		<input type="text" value="£0"/> per unit		<input type="text" value="£0"/>		
	<b>Total developer contributions</b>					<b>£24,000</b>	
<b>2.8</b>	<b>Sale cost</b>						
2.8.1	Legals -		<input type="text" value="£500"/>		<input type="text" value="£12,000"/>		
2.8.2	Sales agents fee -		<input type="text" value="1.25%"/>		<input type="text" value="£78,722"/>		
2.8.3	Marketing cost -		<input type="text" value="£1,000"/> per unit		<input type="text" value="£16,800"/>		
						<b>£107,522</b>	
	<b>TOTAL DEVELOPMENT COSTS</b>					<b>£5,004,062</b>	
<b>3.0</b>	<b>Developers' Profit</b>						
3.1	Based upon percentage of gross development value		Rate				
	Private -	<input type="text" value="20%"/>		<input type="text" value="£1,006,055"/>			
	Affordable -	<input type="text" value="6%"/>		<input type="text" value="£76,047"/>			
						<b>£1,082,102</b>	
	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>					<b>£6,086,164</b>	
	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>					<b>£211,561</b>	
<b>4.00</b>	<b>Finance Costs</b>		APR	PCM	<input type="text" value="£-211,561"/>		
			<input type="text" value="7.00%"/>	<input type="text" value="0.565%"/>			
	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="1.43"/>					
Yield	<input type="text" value="50"/>	No. of Private 35	No. of affordable 15	Net residual land value per ha £4,288,502 per ha		
<b>1.0 Development Value</b>						
Value Zone	3					
1.1 Private Units	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats -	0	65	0	£4,635	<input type="text" value="£0"/>	
Houses -	35	90	3,150	£4,120	<input type="text" value="£12,978,000"/>	
	35		3150			
1.2 Affordable unit	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats	0	65	0	£2,725	<input type="text" value="£0"/>	
Houses	15	90	1,350	£2,422	<input type="text" value="£3,269,700"/>	
	15		1350			
	50		4500		<b>£16,247,700</b>	
<b>2.0 Development Cost</b>						
2.1 Site Acquisition						
2.1.1 Site Value						<input type="text" value="£6,500,193"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%
<b>Net residual land value</b>						<b>£6,126,432</b>
<b>2.3 Build Costs</b>						
2.3.1 Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats -	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses -	35	3150	£1,022	<input type="text" value="£3,219,300.00"/>		
	35	3150				
2.3.2 Affordable unit	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses	15	1350	£1,022	<input type="text" value="£1,379,700.00"/>		
	15	1350				
	50	4500		<b>£4,599,000</b>		
<b>2.4 Externals</b>						
2.4.1 Plot external	15%					<input type="text" value="£689,850"/>
2.4.2 CO2 reduction	£0	per unit				<input type="text" value="£0"/>
2.4.3 Lifetime homes	£0	per unit				<input type="text" value="£0"/>
						<b>£689,850</b>
<b>2.5 Professional Fees</b>						
2.5.1 as percentage of build costs	<input type="text" value="8%"/>					<input type="text" value="£423,108"/>
						<b>£423,108</b>
<b>2.6 Contingency</b>						
2.6.1 Based upon percentage of construction costs	<input type="text" value="5%"/>					<input type="text" value="£229,950"/>
						<b>£229,950</b>
<b>2.7 Developer contributions</b>						
2.7.1 Site specific S106	<input type="text" value="£1,000"/> per unit					<input type="text" value="£50,000"/>
2.7.2 CIL low	<input type="text" value="£0"/> per sq.m					<input type="text" value="£0"/>
2.7.3 Landscape management	<input type="text" value="£0"/> per unit					<input type="text" value="£0"/>
						<b>£50,000</b>
<b>2.8 Sale cost</b>						
2.8.1 Legals -	<input type="text" value="£500"/>					<input type="text" value="£25,000"/>
2.8.2 Sales agents fee -	<input type="text" value="1.25%"/>					<input type="text" value="£203,096"/>
2.8.3 Marketing cost -	<input type="text" value="£1,000"/> per unit					<input type="text" value="£35,000"/>
						<b>£263,096</b>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£12,755,197</b>
<b>3.0 Developers' Profit</b>						
3.1 Based upon percentage of gross development value	Rate					
Private -	<input type="text" value="20%"/>					<input type="text" value="£2,595,600"/>
Affordable -	<input type="text" value="6%"/>					<input type="text" value="£196,182"/>
						<b>£2,791,782</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£15,546,979</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£700,721</b>
4.00 Finance Costs	APR <input type="text" value="7.00%"/>		PCM <input type="text" value="0.565%"/>		<input type="text" value="£-700,721"/>	
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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ITEM						
Net Site Area	<input type="text" value="2.86"/>					
Yield	<input type="text" value="100"/>	No. of Private 70	No. of affordable 30	Net residual land value per ha £4,287,531 per ha		
<b>1.0 Development Value</b>						
Value Zone	3					
1.1 Private Units	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats -	0	65	0	£4,635	<input type="text" value="£0"/>	
Houses -	70	90	6,300	£4,120	<input type="text" value="£25,956,000"/>	
	70		6300			
1.2 Affordable unit	No. of units	Size sq.m	Total sq.m	Epsm	Total Value	
Flats	0	65	0	£2,725	<input type="text" value="£0"/>	
Houses	30	90	2,700	£2,422	<input type="text" value="£6,539,400"/>	
	30		2700			
	100		9000		<input type="text" value="£32,495,400"/>	
<b>2.0 Development Cost</b>						
2.1 Site Acquisition						
2.1.1 Site Value						<input type="text" value="£12,997,440"/>
	Less Purchaser Costs (SDLT, legals and agents fees)					5.75%
<b>Net residual land value</b>						<b>£12,250,087</b>
<b>2.3 Build Costs</b>						
2.3.1 Private units	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats -	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses -	70	6300	£1,022	<input type="text" value="£6,438,600.00"/>		
	70	6300				
2.3.2 Affordable unit	No. of units	Total sq.m	Cost per sq.m	Total Costs		
Flats	0	0	£1,186	<input type="text" value="£0.00"/>		
Houses	30	2700	£1,022	<input type="text" value="£2,759,400.00"/>		
	30	2700				
	100	9000		<input type="text" value="£9,198,000"/>		
<b>2.4 Externals</b>						
2.4.1 Plot external	15%					<input type="text" value="£1,379,700"/>
2.4.2 CO2 reduction	£0	per unit				<input type="text" value="£0"/>
2.4.3 Lifetime homes	£0	per unit				<input type="text" value="£0"/>
						<b>£1,379,700</b>
<b>2.5 Professional Fees</b>						
2.5.1 as percentage of build costs	<input type="text" value="8%"/>					<input type="text" value="£846,216"/>
						<b>£846,216</b>
<b>2.6 Contingency</b>						
2.6.1 Based upon percentage of construction costs	<input type="text" value="5%"/>					<input type="text" value="£459,900"/>
						<b>£459,900</b>
<b>2.7 Developer contributions</b>						
2.7.1 Site specific S106	<input type="text" value="£1,000"/> per unit					<input type="text" value="£100,000"/>
2.7.2 CIL low	<input type="text" value="£0"/> per sq.m					<input type="text" value="£0"/>
2.7.3 Landscape management	<input type="text" value="£0"/> per unit					<input type="text" value="£0"/>
<b>Total developer contributions</b>						<b>£100,000</b>
<b>2.8 Sale cost</b>						
2.8.1 Legals -	<input type="text" value="£500"/>					<input type="text" value="£50,000"/>
2.8.2 Sales agents fee -	<input type="text" value="1.25%"/>					<input type="text" value="£406,193"/>
2.8.3 Marketing cost -	<input type="text" value="£1,000"/> per unit					<input type="text" value="£70,000"/>
						<b>£526,193</b>
<b>TOTAL DEVELOPMENT COSTS</b>						<b>£25,507,448</b>
<b>3.0 Developers' Profit</b>						
3.1 Based upon percentage of gross development value	Rate					
Private -	<input type="text" value="20%"/>					<input type="text" value="£5,191,200"/>
Affordable -	<input type="text" value="6%"/>					<input type="text" value="£392,364"/>
						<b>£5,583,564</b>
<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>						<b>£31,091,012</b>
<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>						<b>£1,404,388</b>
4.00 Finance Costs	APR <input type="text" value="7.00%"/>		PCM <input type="text" value="0.565%"/>		<input type="text" value="£1,404,388"/>	
<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>						

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# APPENDIX B BCIS COSTS



Table 4: Average building prices (4th quarter 2014 estimates)

(Based on a Tender Price Index of 2)

CI/SfB	Building Function – New Build Description	MEAN	MEAN	MEDIAN	MEDIAN	RANGE	INTER-QUARTILE RANGE	SAMP
		£/sq.ft	£/m <sup>2</sup>	£/sq.ft	£/m <sup>2</sup>	£/m <sup>2</sup>	£/m <sup>2</sup>	SIZE
<b>800</b>	<b>Residential facilities</b>							
810	Housing, mixed developments (15)	92	986	89	960	485–2133	845–1101	952
810.1	Estate housing—generally (15)	89	955	86	931	468–1939	817–1056	1751
	–single storey (15)	97	1048	95	1018	562–1787	901–1191	286
	–2-storey (15)	87	935	85	918	468–1848	812–1030	1332
	–3-storey (15)	88	952	84	901	615–1939	781–1052	132
	–4-storey or above (25)	126	1358	115	1235	1019–1821		3
810.11	Estate housing detached (15)	95	1024	98	1059	736–1324	857–1150	16
810.12	Estate housing semi detached—generally (15)	89	954	86	931	492–1787	830–1049	398
	–single storey (15)	102	1094	101	1087	659–1787	928–1245	64
	–2-storey (15)	86	929	85	915	492–1618	824–1021	315
	–3-storey (15)	83	892	81	874	663–1391	741–961	19
810.13	Estate housing terraced—generally (15)	90	971	87	935	483–1939	812–1089	389
	–single storey (15)	96	1035	89	954	623–1639	855–1232	56
	–2-storey (15)	89	961	87	935	483–1848	813–1075	275
	–3-storey (15)	89	957	83	897	615–1939	780–1013	58
816	Flats (apartments)—generally (15)	106	1144	102	1099	564–3037	934–1207	795
	–1-2 storey (15)	100	1079	97	1046	638–2083	934–1207	191
	–3-5 storey (15)	105	1127	102	1097	564–2249	953–1291	528
	–6+ storey (15)	133	1431	130	1400	846–3037	1168–1550	72
818	Housing with shops, offices, workshops or the like (15)	124	1337	111	1196	664–3440	997–1521	63
820.1	'One-off' housing detached (3 units or less)							
	–generally (15)	147	1585	128	1376	637–4695	1154–1806	117
	–single storey (15)	118	1268	112	1210	637–2032	1080–1398	46
	–2-storey (15)	146	1570	131	1405	765–3449	1180–1846	48
	–3-storey (15)	183	1969	172	1855	1227–3583	1664–2144	16
	–4-storey or above (15)	270	2911	254	2736	1364–4695	2020–3799	
820.2	'One-off' housing semi-detached (3 units or less) (15)	101	1090	100	1074	722–1628	961–1219	121
820.3	'One-off' housing terraced (3 units or less) (15)	127	1368	93	1003	843–5170	940–1115	17
841	Housing provided in connection with other facilities (15)	116	1250	108	1164	1002–1667		4
843	Sheltered housing—generally (15)	112	1202	106	1142	606–2571	1031–1307	111
	–single storey (15)	128	1379	117	1256	867–2571	1095–1505	11
	–2-storey (15)	108	1164	101	1086	606–1933	963–1295	38
	–3-storey (15)	108	1166	103	1105	678–1673	1051–1276	38
	–4-storey or above (15)	109	1168	108	1159	881–1681	1016–1220	18
843.1	Sheltered housing with shops, restaurants or the like (10)	102	1098	96	1034	763–1715	1001–1138	18
852	Hotels (15)	143	1537	138	1489	911–2340	1325–1805	21
853	Motels (15)	98	1050	94	1008	789–1282	989–1183	1
856.1	Dormitories (15)	142	1533	137	1478	1112–2205	1227–1672	1
856.2	Students' residences, halls of residence, etc (15)	131	1411	131	1413	891–2305	1123–1595	41
856.3	Nurses' residences (15)	136	1466	119	1285	1155–2137		1
856.4	Staff residential accommodation (25)	100	1076	105	1127	881–1223	941–1197	1
856.5	Barracks, mess accommodation, section houses, etc (15)	155	1670	146	1571	1284–3611	1453–1698	3
856.7	Youth hostels (15)	168	1813	169	1823	1166–2439		1
856.8	Short stay hostels for homeless etc (15)	148	1595	140	1512	862–4266	1164–1747	2



Table 4: Average building prices (4th quarter 2014 estimates)

(Based on a Tender Price Index of 2)

CI/SfB	Building Function – New Build Description	MEAN	MEAN	MEDIAN	MEDIAN	RANGE	INTER-QUARTILE RANGE	SAMP
		£/sq.ft	£/m <sup>2</sup>	£/sq.ft	£/m <sup>2</sup>	£/m <sup>2</sup>	£/m <sup>2</sup>	SIZE
<b>900</b>	<b>Common facilities, other facilities</b>							
914.1	Links, corridors, etc (20)	201	2160	154	1654	1552–4088	1639–1868	
916	Conference centres (15)	168	1811	171	1844	1266–2291		
922	Staff rooms, common rooms, rest rooms, etc (15)	203	2181	189	2033	1195–3947	1398–2526	
931	Kitchens (20)	215	2309	190	2047	1124–4211	1526–2637	
931.1	Kitchens with dining facilities (15)	237	2547	225	2426	1919–3955	2019–2685	
941.1	Public conveniences (15)	227	2447	199	2137	1103–4476	1776–2929	
941.2	Toilet blocks—private facilities (20)	252	2708	205	2212	1335–4578		
943	Utility blocks (washing and toilet facilities) (15)	256	2757	222	2390	1613–5113	1769–2899	
947	Dressing, changing rooms (30)	168	1813	151	1622	1566–2252		
971.2	Boiler houses (20)	314	3384	332	3579	2988–3584		
971.21	Boiler houses, including boiler plant (20)	314	3384	332	3579	2988–3584		