

HOUSING APPRAISAL : VIABILITY MODEL

Site Assumptions

Gross Area	1	hectares
Area developable for housing	0.9	hectares
Dwellings per ha	36	of which
% of Houses	100%	
% of flats	0%	
% Market homes	60%	
% Shared ownership Homes	20%	
% Social Rented Homes	20%	

Note : Entries in **RED** should be made manually.
Entries in **BLACK** are derived from formulae.

Summary	
Land Price	517,500
Residual Margin	27.3%
NPV	651,828

Construction costs & sale proceeds

	Nom. Units	Average Size	Net Sellable Area	Cost Sq M	Value Sq M	Total Cost	Total Value
Market Houses	19	110	2138	870	2000	1,860,408	4,276,800
Shared Ownership Houses	6	80	518	860	805	445,824	417,312
Social Rented Houses	6	80	518	860	805	445,824	417,312
Market Flats	0	60	0	1100	2100	0	0
Shared Ownership Flats	0	60	0	1100	1470	0	0
Social Rented Flats	0	60	0	1100	840	0	0
TOTAL	32		3175			2,752,056	5,111,424

Land Cost

Purchase Price	517,500	
Purchase – Fees	10,350	2.00%
Stamp Duty	20,700	4.00%
TOTAL	548,550	

Basis of Calculation

On land cost
On land cost

Development Costs

Construction Cost	2,752,056		
CIL	0	0	per sq. m
S106 Costs	16,200	500	
On site secondary Infrastructure	150,000	150,000	per ha
Fees & Other	290,206	10.00%	
Cost of Sales	128,304	3.0%	
TOTAL	3,336,766		

Basis of Calculation

As Above
Notional contribution per unit
Budget per gross hectare
% of construction & on site site works
% cost per unit of agents, marketing, legal

Finance & Cash Flow

Interest payable	129,595		7.00%	Interest, as per cash flow below.
Sales per quarter	6	dwellings		
Total Sales Period (Quarters)	5.40			
Discount rate per quarter	4.0%			

Total Cost

4,014,911

	Receipts	Land	Cost	Cash Flow	Balance at Start	Interest	Balance at End
Q1		548,550		-548,550	-548,550	-9,600	-558,150
Q2			617,920	-617,920	-1,176,069	-20,581	-1,196,650
Q3			617,920	-617,920	-1,814,570	-31,755	-1,846,325
Q4	946,560		617,920	328,640	-1,517,684	-26,559	-1,544,244
Q5	946,560		617,920	328,640	-1,215,604	-21,273	-1,236,877
Q6	946,560		617,920	328,640	-908,236	-15,894	-924,130
Q7	946,560		247,168	699,392	-224,738	-3,933	-228,671
Q8	946,560			946,560	717,889		717,889
Q9	378,624			378,624	1,096,513		1,096,513
Q10				0	1,096,513		1,096,513
Q11				0	1,096,513		1,096,513
Total	5,111,424	548,550	3,336,766			-129,595	