

181101 Craven Supported Living appraisals v4 - Version Notes

| Date | Version | Comments |
|--------|---------|--|
| 181015 | v3 | |
| 181101 | v4 | updated to back solve commuted sum viability buffer as an on-site % for Lplan Policy |

181101 Craven Supported Living appraisals v4
55 Units - Scheme E (PC)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| CIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total number of units in scheme | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing (AH) Policy requirement % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AH tenure split % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Open Market Sales (OMS) housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0" style="width:100%"> <tr> <td style="width:30%">Affordable Rent</td> <td style="width:10%">AH Target</td> <td style="width:10%">75%</td> <td style="width:10%">30.0%</td> <td style="width:10%">%</td> <td style="width:10%">% total units</td> <td style="width:10%">55</td> </tr> <tr> <td>Home Ownership (Sub-Market/Int. /Starter)</td> <td>75%</td> <td>25%</td> <td></td> <td></td> <td>7.5%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>70%</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>100%</td> <td></td> <td></td> </tr> </table> | | | | | | | | | | Affordable Rent | AH Target | 75% | 30.0% | % | % total units | 55 | Home Ownership (Sub-Market/Int. /Starter) | 75% | 25% | | | 7.5% | | | | | | 70% | | | | | | | 100% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Rent | AH Target | 75% | 30.0% | % | % total units | 55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Home Ownership (Sub-Market/Int. /Starter) | 75% | 25% | | | 7.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 70% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 100% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0" style="width:100%"> <tr> <th>Unit mix -</th> <th>OMS mix%</th> <th>MV # units</th> <th>AH mix%</th> <th>AH # units</th> <th>Overall mix%</th> <th>Total # units</th> </tr> <tr> <td>1 Bed houses</td> <td>0.0%</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> <td>0</td> </tr> <tr> <td>2 Bed houses</td> <td>0.0%</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> <td>0</td> </tr> <tr> <td>3 Bed houses</td> <td>0.0%</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> <td>0</td> </tr> <tr> <td>4 Bed houses</td> <td>0.0%</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> <td>0</td> </tr> <tr> <td>5 Bed houses</td> <td>0.0%</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> <td>0</td> </tr> <tr> <td>1 Bed Apartment</td> <td>60%</td> <td>23</td> <td>60%</td> <td>10</td> <td>60%</td> <td>33</td> </tr> <tr> <td>2 Bed Apartment</td> <td>40%</td> <td>15</td> <td>40%</td> <td>7</td> <td>40%</td> <td>22</td> </tr> <tr> <td>-</td> <td>0%</td> <td>0</td> <td>0%</td> <td>0</td> <td>0%</td> <td>0</td> </tr> <tr> <td>Total number of units</td> <td>100%</td> <td>39</td> <td>100%</td> <td>17</td> <td>100%</td> <td>55</td> </tr> </table> | | | | | | | | | | Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | 1 Bed Apartment | 60% | 23 | 60% | 10 | 60% | 33 | 2 Bed Apartment | 40% | 15 | 40% | 7 | 40% | 22 | - | 0% | 0 | 0% | 0 | 0% | 0 | Total number of units | 100% | 39 | 100% | 17 | 100% | 55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed Apartment | 60% | 23 | 60% | 10 | 60% | 33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed Apartment | 40% | 15 | 40% | 7 | 40% | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total number of units | 100% | 39 | 100% | 17 | 100% | 55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| OMS Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | 66.7 | 718 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | 100.0 | 1,076 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | 0.0 | 0 | 75.0% | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| AH Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | 66.7 | 718 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | 100.0 | 1,076 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | 0.0 | 0 | 75.0% | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0" style="width:100%"> <tr> <th>Total Gross Scheme Floor areas -</th> <th>OMS Units GIA (sqm)</th> <th>(sqft)</th> <th>AH units GIA (sqm)</th> <th>(sqft)</th> <th>Total GIA (sqm)</th> <th>(sqft)</th> </tr> <tr> <td>1 Bed houses</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <td>2 Bed houses</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <td>3 Bed houses</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <td>4 Bed houses</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <td>5 Bed houses</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <td>1 Bed Apartment</td> <td>1,540.0</td> <td>16,576</td> <td>660.0</td> <td>7,104</td> <td>2,200.0</td> <td>23,681</td> </tr> <tr> <td>2 Bed Apartment</td> <td>1,540.0</td> <td>16,576</td> <td>660.0</td> <td>7,104</td> <td>2,200.0</td> <td>23,681</td> </tr> <tr> <td>-</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <td></td> <td>3,080.0</td> <td>33,153</td> <td>1,320.0</td> <td>14,208</td> <td>4,400.0</td> <td>47,361</td> </tr> </table> <p style="text-align:center">30.00% AH % by floor area due to mix</p> | | | | | | | | | | Total Gross Scheme Floor areas - | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 1 Bed Apartment | 1,540.0 | 16,576 | 660.0 | 7,104 | 2,200.0 | 23,681 | 2 Bed Apartment | 1,540.0 | 16,576 | 660.0 | 7,104 | 2,200.0 | 23,681 | - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | 3,080.0 | 33,153 | 1,320.0 | 14,208 | 4,400.0 | 47,361 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Gross Scheme Floor areas - | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed Apartment | 1,540.0 | 16,576 | 660.0 | 7,104 | 2,200.0 | 23,681 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed Apartment | 1,540.0 | 16,576 | 660.0 | 7,104 | 2,200.0 | 23,681 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3,080.0 | 33,153 | 1,320.0 | 14,208 | 4,400.0 | 47,361 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0" style="width:100%"> <tr> <th>Open Market Sales values (£) -</th> <th colspan="3">Value zones (H, M, L)</th> <th colspan="2">£ OMS (per unit)</th> <th>(£psm)</th> <th>(£psf)</th> <th>total MV (£ (no AH))</th> </tr> <tr> <td></td> <td>H</td> <td>L</td> <td>M</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Bed houses</td> <td>163,800</td> <td>142,200</td> <td>157,200</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>2 Bed houses</td> <td>214,920</td> <td>170,640</td> <td>188,640</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>3 Bed houses</td> <td>264,810</td> <td>267,720</td> <td>276,450</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>4 Bed houses</td> <td>345,150</td> <td>292,500</td> <td>325,260</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>5 Bed houses</td> <td>433,650</td> <td>367,500</td> <td>401,310</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>1 Bed Apartment</td> <td>141,960</td> <td>123,240</td> <td>130,000</td> <td>207,338</td> <td>4,147</td> <td>385</td> <td></td> <td>6,842,138</td> </tr> <tr> <td>2 Bed Apartment</td> <td>191,100</td> <td>165,900</td> <td>175,000</td> <td>276,450</td> <td>3,686</td> <td>342</td> <td></td> <td>6,081,900</td> </tr> <tr> <td>-</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>12,924,038</td> </tr> </table> | | | | | | | | | | Open Market Sales values (£) - | Value zones (H, M, L) | | | £ OMS (per unit) | | (£psm) | (£psf) | total MV (£ (no AH)) | | H | L | M | | | | | | 1 Bed houses | 163,800 | 142,200 | 157,200 | | | | | 0 | 2 Bed houses | 214,920 | 170,640 | 188,640 | | | | | 0 | 3 Bed houses | 264,810 | 267,720 | 276,450 | | | | | 0 | 4 Bed houses | 345,150 | 292,500 | 325,260 | | | | | 0 | 5 Bed houses | 433,650 | 367,500 | 401,310 | | | | | 0 | 1 Bed Apartment | 141,960 | 123,240 | 130,000 | 207,338 | 4,147 | 385 | | 6,842,138 | 2 Bed Apartment | 191,100 | 165,900 | 175,000 | 276,450 | 3,686 | 342 | | 6,081,900 | - | 0 | 0 | 0 | | | | | | | | | | | | | | 12,924,038 |
| Open Market Sales values (£) - | Value zones (H, M, L) | | | £ OMS (per unit) | | (£psm) | (£psf) | total MV (£ (no AH)) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | H | L | M | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed houses | 163,800 | 142,200 | 157,200 | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed houses | 214,920 | 170,640 | 188,640 | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 Bed houses | 264,810 | 267,720 | 276,450 | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 Bed houses | 345,150 | 292,500 | 325,260 | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 Bed houses | 433,650 | 367,500 | 401,310 | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed Apartment | 141,960 | 123,240 | 130,000 | 207,338 | 4,147 | 385 | | 6,842,138 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed Apartment | 191,100 | 165,900 | 175,000 | 276,450 | 3,686 | 342 | | 6,081,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | 12,924,038 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0" style="width:100%"> <tr> <th>Affordable Housing -</th> <th>Aff Rent £</th> <th>Home Own £</th> </tr> <tr> <td>Transfer Values (£) (£ psm houses) -</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>Transfer Values (£) (£ psm flats) -</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>1 Bed houses</td> <td>0</td> <td>0</td> </tr> <tr> <td>2 Bed houses</td> <td>0</td> <td>0</td> </tr> <tr> <td>3 Bed houses</td> <td>0</td> <td>0</td> </tr> <tr> <td>4 Bed houses</td> <td>0</td> <td>0</td> </tr> <tr> <td>5 Bed houses</td> <td>0</td> <td>0</td> </tr> <tr> <td>1 Bed Apartment</td> <td>50,000</td> <td>50,000</td> </tr> <tr> <td>2 Bed Apartment</td> <td>75,000</td> <td>75,000</td> </tr> <tr> <td>-</td> <td>0</td> <td></td> </tr> </table> | | | | | | | | | | Affordable Housing - | Aff Rent £ | Home Own £ | Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | 1 Bed houses | 0 | 0 | 2 Bed houses | 0 | 0 | 3 Bed houses | 0 | 0 | 4 Bed houses | 0 | 0 | 5 Bed houses | 0 | 0 | 1 Bed Apartment | 50,000 | 50,000 | 2 Bed Apartment | 75,000 | 75,000 | - | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed houses | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed houses | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 Bed houses | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 Bed houses | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 Bed houses | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bed Apartment | 50,000 | 50,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Bed Apartment | 75,000 | 75,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

181101 Craven Supported Living appraisals v4 55 Units - Scheme E (PC)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 23 | @ | 207,338 | 4,789,496 |
| 2 Bed Apartment | 15 | @ | 276,450 | 4,257,330 |
| - | 0 | @ | 0 | - |
| | 39 | | | 9,046,826 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 7 | @ | 50,000 | 371,250 |
| 2 Bed Apartment | 5 | @ | 75,000 | 371,250 |
| - | 0 | @ | 0 | - |
| | 12 | | | 742,500 |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 2 | @ | 50,000 | 123,750 |
| 2 Bed Apartment | 2 | @ | 75,000 | 123,750 |
| - | 0 | @ | 0 | - |
| | 4 | | | 247,500 |
| GDV | 55 | | | 10,036,826 |

AH on-site cost (EMV - £GDV)
AH on-site cost analysis

2,887,211 £
52,495 £ per unit (total units)

656 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4

55 Units - Scheme E (PC)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|--------------------------------|-------------|--------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (40,000) |
| Statutory Planning Fees | | | | (19,624) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 3,080 sqm | 0 £ psm | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| Site Specific S106 Contributions - | | | | |
| Sport, Open Space & Recreation | 55 units @ | 3,151 per unit | | (173,305) |
| Education - Primary | 55 units @ | 0 per unit | | - |
| Education - Secondary | 55 units @ | 0 per unit | | - |
| Highways (Skipton Junction Improvements) | 55 units @ | 0 per unit | | - |
| Other | 55 units @ | 0 per unit | | - |
| sub-total | | 3,151 per unit | (173,305) | |
| AH Commuted Sum | 1.73% % of GDV | 3,151 £ per unit (total units) | | |
| | 4,400.0 sqm (total) | 0 £ psm | | |
| | 0.00% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.09 acres @ | 0 £ per acre | | - |
| sub-total | 1.09 acres @ | 0 per acre | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| 1 Bed houses | - sqm @ | 0.00 psm | | - |
| 2 Bed houses | - sqm @ | 0.00 psm | | - |
| 3 Bed houses | - sqm @ | 0.00 psm | | - |
| 4 Bed houses | - sqm @ | 0.00 psm | | - |
| 5 Bed houses | - sqm @ | 0.00 psm | | - |
| 1 Bed Apartment | 2,200.0 sqm @ | 1,250.00 psm | | (2,750,000) |
| 2 Bed Apartment | 2,200.0 sqm @ | 1,250.00 psm | | (2,750,000) |
| - | 4,400.0 sqm @ | 1,250.00 psm | | - |
| External works | 5,500,000 @ | 10% | | (550,000) |
| | | £10,000 per unit | | |
| "Normal abnormalities" | 5,500,000 @ | 3% | | (165,000) |
| | | £3,000 per unit | | |
| Contingency | 6,215,000 @ | 3% | | (186,450) |
| Professional Fees | 6,215,000 @ | 7% | | (435,050) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 9,046,826 OMS @ | 1.00% | | (90,468) |
| Sale Legal Costs | 9,046,826 OMS @ | 0.50% | | (45,234) |
| Marketing and Promotion | 9,046,826 OMS @ | 2.50% | | (226,171) |
| | | 4.00% | | |
| Finance Costs - | | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | | (383,616) |
| Developers Profit | | | | |
| Profit on OMS | 9,046,826 | 20.00% | | (1,809,365) |
| Profit on AH (blended) | 990,000 | 6.00% | | (59,400) |
| | | 18.62% | (1,868,765) | |
| TOTAL COSTS | | | | (9,683,683) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme E (PC)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|----------|
| Residual Land Value (gross) | | | 353,143 |
| SDLT | 353,143 @ | 5.0% | (17,657) |
| Acquisition Agent fees | 353,143 @ | 1.0% | (3,531) |
| Acquisition Legal fees | 353,143 @ | 0.5% | (1,766) |
| Interest on Land | 353,143 @ | 6.0% | (21,189) |
| Residual Land Value (net) | 5,618 per plot | | 309,000 |
| | 702,274 £ per ha | 284,206 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|----------------|
| Residential Density | 125 dph | | |
| Site Area | 0.44 ha | 1.09 acres | |
| | density check | 10,000 sqm/ha | 43,561 sqft/ac |
| Threshold Land Value | 642,460 £ per ha | 260,000 £ per acre | |
| | 5,140 £ per plot | | 282,682 |

| BALANCE | | | |
|-------------------|-----------------|-------------------|--------|
| Surplus/(Deficit) | 59,814 £ per ha | 24,206 £ per acre | 26,318 |

| SENSITIVITY ANALYSIS | | | | | | | |
|----------------------|-----------|-----------|-----------|----------------|-------------|-------------|-------------|
| Balance (RLV - TLV) | 20% | 25% | 30% | AH - % on site | | | |
| | | | | 35% | 40% | 45% | 50% |
| -10000 | 1,140,514 | 852,772 | 565,029 | 277,287 | (10,455) | (300,414) | (630,332) |
| -9000 | 1,086,911 | 799,168 | 511,426 | 223,683 | (64,059) | (361,676) | (691,894) |
| -8000 | 1,033,307 | 745,565 | 457,822 | 170,080 | (117,663) | (423,043) | (753,456) |
| -7000 | 979,703 | 691,961 | 404,219 | 116,476 | (171,266) | (484,605) | (815,018) |
| -6000 | 926,100 | 638,357 | 350,615 | 62,873 | (224,870) | (546,167) | (876,580) |
| -5000 | 872,496 | 584,753 | 297,011 | 9,270 | (278,466) | (607,729) | (938,142) |
| -4000 | 818,892 | 531,149 | 243,407 | (41,133) | (340,062) | (670,174) | (1,000,579) |
| -3000 | 765,288 | 477,545 | 189,803 | (94,729) | (401,658) | (732,273) | (1,062,677) |
| -2000 | 711,684 | 423,941 | 136,199 | (148,325) | (463,254) | (794,372) | (1,124,776) |
| -1000 | 658,080 | 370,337 | 82,595 | (201,921) | (524,850) | (856,471) | (1,186,875) |
| 0 | 604,476 | 316,733 | 28,991 | (255,517) | (586,446) | (918,569) | (1,248,974) |
| 1000 | 550,872 | 263,129 | (24,613) | (309,113) | (648,042) | (980,668) | (1,311,073) |
| 2000 | 497,268 | 209,525 | (78,209) | (362,709) | (709,638) | (1,042,767) | (1,373,171) |
| 3000 | 443,664 | 155,921 | (131,805) | (416,305) | (771,234) | (1,104,866) | (1,435,270) |
| 4000 | 390,060 | 102,317 | (185,401) | (469,901) | (832,830) | (1,166,965) | (1,497,369) |
| 5000 | 336,456 | 48,713 | (238,997) | (523,497) | (894,426) | (1,229,063) | (1,559,468) |
| 6000 | 282,852 | (44,891) | (292,593) | (577,093) | (956,022) | (1,291,162) | (1,621,567) |
| 7000 | 229,248 | (101,487) | (346,189) | (630,689) | (1,017,618) | (1,353,261) | (1,725,739) |
| 8000 | 175,644 | (158,083) | (399,785) | (684,285) | (1,079,214) | (1,415,360) | (2,060,584) |
| 9000 | 122,040 | (214,679) | (453,381) | (737,881) | (1,140,810) | (1,477,459) | (2,395,430) |
| 10000 | 68,436 | (271,275) | (506,977) | (791,477) | (1,202,406) | (1,539,558) | (2,730,276) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme E (PC)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | |
|---|----------|----------------|-----------|-----------|-------------|-------------|-------------|-------------|
| | | AH - % on site | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | 26,318 | | | | | | | |
| | 15.0% | 1,054,128 | 738,123 | 422,117 | 106,111 | (210,724) | (563,158) | (925,873) |
| | 16.0% | 963,660 | 653,309 | 342,957 | 32,605 | (278,575) | (634,241) | (990,493) |
| | 17.0% | 873,192 | 568,495 | 263,797 | (40,900) | (355,532) | (705,323) | (1,055,113) |
| | 18.0% | 782,724 | 483,681 | 184,638 | (114,405) | (433,077) | (776,405) | (1,119,733) |
| | 19.0% | 692,255 | 398,867 | 105,478 | (187,911) | (510,621) | (847,487) | (1,184,354) |
| | 20.0% | 601,787 | 314,053 | 26,318 | (261,416) | (588,165) | (918,569) | (1,248,974) |
| | 21.0% | 511,319 | 229,239 | (52,842) | (342,385) | (665,709) | (989,652) | (1,313,594) |
| | 22.0% | 420,851 | 144,425 | (132,001) | (426,391) | (743,254) | (1,060,734) | (1,378,214) |
| | 23.0% | 330,382 | 59,611 | (211,161) | (510,397) | (820,798) | (1,131,816) | (1,442,834) |
| 24.0% | 239,914 | (25,203) | (291,412) | (594,403) | (898,342) | (1,202,898) | (1,507,455) | |
| 25.0% | 149,446 | (110,017) | (381,880) | (678,410) | (975,886) | (1,273,980) | (1,572,075) | |
| TLV (per acre) | 26,318 | | | | | | | |
| | 75,000 | 802,926 | 515,192 | 227,457 | (60,277) | (387,026) | (717,430) | (1,047,834) |
| | 100,000 | 775,745 | 488,011 | 200,276 | (87,458) | (414,207) | (744,611) | (1,075,015) |
| | 125,000 | 748,564 | 460,830 | 173,095 | (114,639) | (441,388) | (771,792) | (1,102,196) |
| | 150,000 | 721,383 | 433,649 | 145,914 | (141,820) | (468,569) | (798,973) | (1,129,377) |
| | 175,000 | 694,202 | 406,468 | 118,733 | (169,001) | (495,750) | (826,154) | (1,156,558) |
| | 200,000 | 667,021 | 379,287 | 91,552 | (196,182) | (522,931) | (853,335) | (1,183,739) |
| | 225,000 | 639,840 | 352,106 | 64,371 | (223,363) | (550,112) | (880,516) | (1,210,920) |
| | 250,000 | 612,659 | 324,925 | 37,190 | (250,544) | (577,293) | (907,697) | (1,238,101) |
| | 275,000 | 585,478 | 297,744 | 10,009 | (277,725) | (604,474) | (934,878) | (1,265,282) |
| | 300,000 | 558,297 | 270,563 | (17,172) | (304,906) | (631,655) | (962,059) | (1,292,463) |
| | 325,000 | 531,116 | 243,382 | (44,353) | (332,087) | (658,836) | (989,240) | (1,319,644) |
| | 350,000 | 503,935 | 216,201 | (71,534) | (359,268) | (686,017) | (1,016,421) | (1,346,825) |
| | 375,000 | 476,754 | 189,020 | (98,715) | (386,449) | (713,198) | (1,043,602) | (1,374,006) |
| | 400,000 | 449,573 | 161,839 | (125,896) | (413,630) | (740,379) | (1,070,783) | (1,401,187) |
| | 425,000 | 422,392 | 134,658 | (153,077) | (440,811) | (767,560) | (1,097,964) | (1,428,368) |
| 450,000 | 395,211 | 107,477 | (180,258) | (467,992) | (794,741) | (1,125,145) | (1,455,549) | |
| 475,000 | 368,030 | 80,296 | (207,439) | (495,173) | (821,922) | (1,152,326) | (1,482,730) | |
| 500,000 | 340,849 | 53,115 | (234,620) | (522,354) | (849,103) | (1,179,507) | (1,509,911) | |
| Density (dph) | 26,318 | | | | | | | |
| | 20 | | | | | | | |
| | 25 | | | | | | | |
| | 30 | | | | | | | |
| | 35 | | | | | | | |
| | 40 | | | | | | | |
| | 55 | | | | | | | |
| Construction Cost (£psm) (100% = base case scenario) | 26,318 | | | | | | | |
| | 96% | 856,907 | 569,172 | 281,438 | (6,297) | (295,652) | (625,585) | (955,989) |
| | 98% | 729,347 | 441,613 | 153,878 | (133,856) | (441,673) | (772,077) | (1,102,481) |
| | 100% | 601,787 | 314,053 | 26,318 | (261,416) | (588,165) | (918,569) | (1,248,974) |
| | 102% | 474,227 | 186,493 | (101,242) | (404,253) | (734,658) | (1,065,062) | (1,395,466) |
| | 104% | 346,667 | 58,933 | (228,802) | (550,746) | (881,150) | (1,211,554) | (1,541,959) |
| | 106% | 219,107 | (68,627) | (366,887) | (697,238) | (1,027,642) | (1,358,047) | (1,751,544) |
| | 108% | 91,547 | (196,187) | (513,326) | (843,730) | (1,174,135) | (1,504,539) | (2,541,451) |
| 110% | (36,013) | (329,614) | (659,819) | (990,223) | (1,320,627) | (1,651,032) | (3,331,359) | |

181101 Craven Supported Living appraisals v4

55 Units - Scheme E (CS)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | | | |
|--|---|------------|--------------------|---------------------------|-----------------|---------------|--------|--------------------|--|
| CIL | | | | | | | | | |
| Total number of units in scheme | | | | 0 £ psm | % | % total units | 55 | | |
| Affordable Housing (AH) Policy requirement % | | | | AH Target | 0.0% | | | | |
| AH tenure split % | Affordable Rent | | | 75% | | | | | |
| | Home Ownership (Sub-Market/Int. /Starter) | | | 25% | 0.0% | | | | |
| Open Market Sales (OMS) housing | | | | 100% | | | | | |
| | | | | 100% | | | | | |
| Unit mix - | Oms mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | | | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 1 Bed Apartment | 60% | 33 | 60% | 0 | 60% | 33 | | | |
| 2 Bed Apartment | 40% | 22 | 40% | 0 | 40% | 22 | | | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | | | |
| Total number of units | 100% | 55 | 100% | 0 | 100% | 55 | | | |
| Oms Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | | (sqft) | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | 66.7 | | 718 | | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | 100.0 | | 1,076 | | | |
| - | 0.0 | 0 | 75.0% | 0.0 | | 0 | | | |
| AH Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | | (sqft) | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | | 0 | | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | 66.7 | | 718 | | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | 100.0 | | 1,076 | | | |
| - | 0.0 | 0 | 75.0% | 0.0 | | 0 | | | |
| Total Gross Scheme Floor areas - | Oms Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | | (sqft) | | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | | 0 | | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | | 0 | | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | | 0 | | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | | 0 | | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | | 0 | | |
| 1 Bed Apartment | 2,200.0 | 23,681 | 0.0 | 0 | 2,200.0 | | 23,681 | | |
| 2 Bed Apartment | 2,200.0 | 23,681 | 0.0 | 0 | 2,200.0 | | 23,681 | | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | | 0 | | |
| | 4,400.0 | 47,361 | 0.0 | 0 | 4,400.0 | | 47,361 | | |
| 0.00% AH % by floor area due to mix | | | | | | | | | |
| Open Market Sales values (£) - | Value zones (H, M, L) | | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) | |
| 1 Bed houses | 163,800 | 142,200 | 157,200 | | | | | 0 | |
| 2 Bed houses | 214,920 | 170,640 | 188,640 | | | | | 0 | |
| 3 Bed houses | 264,810 | 267,720 | 276,450 | | | | | 0 | |
| 4 Bed houses | 345,150 | 292,500 | 325,260 | | | | | 0 | |
| 5 Bed houses | 433,650 | 367,500 | 401,310 | | | | | 0 | |
| 1 Bed Apartment | 141,960 | 123,240 | 130,000 | 207,338 | 4,147 | 385 | | 6,842,138 | |
| 2 Bed Apartment | 191,100 | 165,900 | 175,000 | 276,450 | 3,686 | 342 | | 6,081,900 | |
| - | 0 | 0 | 0 | | | | | 12,924,038 | |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | | | |
| 1 Bed houses | 0 | 0 | | | | | | | |
| 2 Bed houses | 0 | 0 | | | | | | | |
| 3 Bed houses | 0 | 0 | | | | | | | |
| 4 Bed houses | 0 | 0 | | | | | | | |
| 5 Bed houses | 0 | 0 | | | | | | | |
| 1 Bed Apartment | 50,000 | 50,000 | | | | | | | |
| 2 Bed Apartment | 75,000 | 75,000 | | | | | | | |
| - | 0 | 0 | | | | | | | |

181101 Craven Supported Living appraisals v4

55 Units - Scheme E (CS)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 33 | @ | 207,338 | 6,842,138 |
| 2 Bed Apartment | 22 | @ | 276,450 | 6,081,900 |
| - | 0 | @ | 0 | - |
| | 55 | | | 12,924,038 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 0 | @ | 50,000 | - |
| 2 Bed Apartment | 0 | @ | 75,000 | - |
| - | 0 | @ | 0 | - |
| | 0 | | | - |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 0 | @ | 50,000 | - |
| 2 Bed Apartment | 0 | @ | 75,000 | - |
| - | 0 | @ | 0 | - |
| | 0 | | | - |
| GDV | 55 | | | 12,924,038 |

AH on-site cost (EMV - £GDV)
AH on-site cost analysis

0 £
0 £ per unit (total units)

0 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4

55 Units - Scheme E (CS)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|-----------|--------------------------------|---------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (40,000) |
| Statutory Planning Fees | | | | (19,624) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 4,400 sqm | | 0 £ psm | - |
| | 0.00% % of GDV | | 0 £ per unit (total units) | - |
| Site Specific S106 Contributions - | | | | |
| Sport, Open Space & Recreation | 55 units @ | | 3,151 per unit | (173,305) |
| Education - Primary | 55 units @ | | 0 per unit | - |
| Education - Secondary | 55 units @ | | 0 per unit | - |
| Highways (Skipton Junction Improvements) | 55 units @ | | 0 per unit | - |
| Other | 55 units @ | | 0 per unit | - |
| | sub-total | | 3,151 per unit | (173,305) |
| | 1.34% % of GDV | | 3,151 £ per unit (total units) | |
| AH Commuted Sum | 4,400.0 sqm (total) | | 399 £ psm | (1,755,995) |
| | 13.59% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.09 acres @ | | 0 £ per acre | - |
| | sub-total | | 0 per acre | - |
| | 1.09 acres @ | | 0 £ per unit (total units) | |
| | 0.00% % of GDV | | | |
| 1 Bed houses | - sqm @ | | 0.00 psm | - |
| 2 Bed houses | - sqm @ | | 0.00 psm | - |
| 3 Bed houses | - sqm @ | | 0.00 psm | - |
| 4 Bed houses | - sqm @ | | 0.00 psm | - |
| 5 Bed houses | - sqm @ | | 0.00 psm | - |
| 1 Bed Apartment | 2,200.0 sqm @ | | 1,250.00 psm | (2,750,000) |
| 2 Bed Apartment | 2,200.0 sqm @ | | 1,250.00 psm | (2,750,000) |
| - | 4,400.0 sqm @ | | 1,250.00 psm | - |
| External works | 5,500,000 @ | | 10% | (550,000) |
| | | | £10,000 per unit | |
| "Normal abnormalities" | 5,500,000 @ | | 3% | (165,000) |
| | | | £3,000 per unit | |
| Contingency | 6,215,000 @ | | 3% | (186,450) |
| Professional Fees | 6,215,000 @ | | 7% | (435,050) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 12,924,038 OMS @ | | 1.00% | (129,240) |
| Sale Legal Costs | 12,924,038 OMS @ | | 0.50% | (64,620) |
| Marketing and Promotion | 12,924,038 OMS @ | | 2.50% | (323,101) |
| | | | 4.00% | |
| Finance Costs - | | | | |
| Interest on Development Costs | | 6.00% APR | 0.487% pcm | (643,701) |
| Developers Profit | | | | |
| Profit on OMS | 12,924,038 | | 20.00% | (2,584,808) |
| Profit on AH (blended) | 0 | | 6.00% | - |
| | | | 20.00% | (2,584,808) |
| TOTAL COSTS | | | | (12,570,894) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme E (CS)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|----------|
| Residual Land Value (gross) | | | 353,143 |
| SDLT | 353,143 @ | 5.0% | (17,657) |
| Acquisition Agent fees | 353,143 @ | 1.0% | (3,531) |
| Acquisition Legal fees | 353,143 @ | 0.5% | (1,766) |
| Interest on Land | 353,143 @ | 6.0% | (21,189) |
| Residual Land Value (net) | 5,618 per plot | | 309,000 |
| | 702,274 £ per ha | 284,206 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|----------------|
| Residential Density | 125 dph | | |
| Site Area | 0.44 ha | 1.09 acres | |
| | density check | 10,000 sqm/ha | 43,561 sqft/ac |
| Threshold Land Value | 642,460 £ per ha | 260,000 £ per acre | |
| | 5,140 £ per plot | | 282,682 |

| BALANCE | | | |
|-------------------|-----------------|-------------------|--------|
| Surplus/(Deficit) | 59,814 £ per ha | 24,206 £ per acre | 26,318 |

| SENSITIVITY ANALYSIS | | | | | | | | |
|----------------------|-----------|----------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Balance (RLV - TLV) | 26,318 | AH - % on site | | | | | | |
| | | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| -10000 | 567,051 | 567,051 | 567,051 | 567,051 | 567,051 | 567,051 | 567,051 | 567,051 |
| -9000 | 512,977 | 512,977 | 512,977 | 512,977 | 512,977 | 512,977 | 512,977 | 512,977 |
| -8000 | 458,904 | 458,904 | 458,904 | 458,904 | 458,904 | 458,904 | 458,904 | 458,904 |
| -7000 | 404,831 | 404,831 | 404,831 | 404,831 | 404,831 | 404,831 | 404,831 | 404,831 |
| -6000 | 350,758 | 350,758 | 350,758 | 350,758 | 350,758 | 350,758 | 350,758 | 350,758 |
| -5000 | 296,684 | 296,684 | 296,684 | 296,684 | 296,684 | 296,684 | 296,684 | 296,684 |
| -4000 | 242,611 | 242,611 | 242,611 | 242,611 | 242,611 | 242,611 | 242,611 | 242,611 |
| -3000 | 188,538 | 188,538 | 188,538 | 188,538 | 188,538 | 188,538 | 188,538 | 188,538 |
| -2000 | 134,465 | 134,465 | 134,465 | 134,465 | 134,465 | 134,465 | 134,465 | 134,465 |
| -1000 | 80,391 | 80,391 | 80,391 | 80,391 | 80,391 | 80,391 | 80,391 | 80,391 |
| 0 | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 |
| 1000 | (27,755) | (27,755) | (27,755) | (27,755) | (27,755) | (27,755) | (27,755) | (27,755) |
| 2000 | (81,829) | (81,829) | (81,829) | (81,829) | (81,829) | (81,829) | (81,829) | (81,829) |
| 3000 | (135,902) | (135,902) | (135,902) | (135,902) | (135,902) | (135,902) | (135,902) | (135,902) |
| 4000 | (189,975) | (189,975) | (189,975) | (189,975) | (189,975) | (189,975) | (189,975) | (189,975) |
| 5000 | (244,048) | (244,048) | (244,048) | (244,048) | (244,048) | (244,048) | (244,048) | (244,048) |
| 6000 | (300,327) | (300,327) | (300,327) | (300,327) | (300,327) | (300,327) | (300,327) | (300,327) |
| 7000 | (362,263) | (362,263) | (362,263) | (362,263) | (362,263) | (362,263) | (362,263) | (362,263) |
| 8000 | (424,361) | (424,361) | (424,361) | (424,361) | (424,361) | (424,361) | (424,361) | (424,361) |
| 9000 | (486,460) | (486,460) | (486,460) | (486,460) | (486,460) | (486,460) | (486,460) | (486,460) |
| 10000 | (548,559) | (548,559) | (548,559) | (548,559) | (548,559) | (548,559) | (548,559) | (548,559) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme E (CS)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | | |
|-----------------------------|---|----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | AH - % on site | | | | | | | |
| Balance (RLV - TLV) | 26,318 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | 15.0% | 591,745 | 591,745 | 591,745 | 591,745 | 591,745 | 591,745 | 591,745 | |
| | 16.0% | 478,659 | 478,659 | 478,659 | 478,659 | 478,659 | 478,659 | 478,659 | |
| | Profit (%OMS) | 17.0% | 365,574 | 365,574 | 365,574 | 365,574 | 365,574 | 365,574 | 365,574 |
| | | 18.0% | 252,489 | 252,489 | 252,489 | 252,489 | 252,489 | 252,489 | 252,489 |
| | | 19.0% | 139,403 | 139,403 | 139,403 | 139,403 | 139,403 | 139,403 | 139,403 |
| | | 20.0% | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 |
| | | 21.0% | (86,767) | (86,767) | (86,767) | (86,767) | (86,767) | (86,767) | (86,767) |
| | | 22.0% | (199,853) | (199,853) | (199,853) | (199,853) | (199,853) | (199,853) | (199,853) |
| | | 23.0% | (317,260) | (317,260) | (317,260) | (317,260) | (317,260) | (317,260) | (317,260) |
| 24.0% | | (446,501) | (446,501) | (446,501) | (446,501) | (446,501) | (446,501) | (446,501) | |
| 25.0% | (575,741) | (575,741) | (575,741) | (575,741) | (575,741) | (575,741) | (575,741) | | |
| | | AH - % on site | | | | | | | |
| Balance (RLV - TLV) | 26,318 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | 75,000 | 227,457 | 227,457 | 227,457 | 227,457 | 227,457 | 227,457 | 227,457 | |
| | 100,000 | 200,276 | 200,276 | 200,276 | 200,276 | 200,276 | 200,276 | 200,276 | |
| | TLV (per acre) | 125,000 | 173,095 | 173,095 | 173,095 | 173,095 | 173,095 | 173,095 | 173,095 |
| | | 150,000 | 145,914 | 145,914 | 145,914 | 145,914 | 145,914 | 145,914 | 145,914 |
| | | 175,000 | 118,733 | 118,733 | 118,733 | 118,733 | 118,733 | 118,733 | 118,733 |
| | | 200,000 | 91,552 | 91,552 | 91,552 | 91,552 | 91,552 | 91,552 | 91,552 |
| | | 225,000 | 64,371 | 64,371 | 64,371 | 64,371 | 64,371 | 64,371 | 64,371 |
| | | 250,000 | 37,190 | 37,190 | 37,190 | 37,190 | 37,190 | 37,190 | 37,190 |
| | | 275,000 | 10,009 | 10,009 | 10,009 | 10,009 | 10,009 | 10,009 | 10,009 |
| 300,000 | | (17,172) | (17,172) | (17,172) | (17,172) | (17,172) | (17,172) | (17,172) | |
| 325,000 | | (44,353) | (44,353) | (44,353) | (44,353) | (44,353) | (44,353) | (44,353) | |
| 350,000 | | (71,534) | (71,534) | (71,534) | (71,534) | (71,534) | (71,534) | (71,534) | |
| 375,000 | (98,715) | (98,715) | (98,715) | (98,715) | (98,715) | (98,715) | (98,715) | | |
| 400,000 | (125,896) | (125,896) | (125,896) | (125,896) | (125,896) | (125,896) | (125,896) | | |
| 425,000 | (153,077) | (153,077) | (153,077) | (153,077) | (153,077) | (153,077) | (153,077) | | |
| 450,000 | (180,258) | (180,258) | (180,258) | (180,258) | (180,258) | (180,258) | (180,258) | | |
| 475,000 | (207,439) | (207,439) | (207,439) | (207,439) | (207,439) | (207,439) | (207,439) | | |
| 500,000 | (234,620) | (234,620) | (234,620) | (234,620) | (234,620) | (234,620) | (234,620) | | |
| | | AH - % on site | | | | | | | |
| Balance (RLV - TLV) | 26,318 | 20% | 25% | 30% | 35% | 40% | 45% | 50% | |
| | Density (dph) | 20 | | | | | | | |
| | | 25 | | | | | | | |
| | | 30 | | | | | | | |
| | | 35 | | | | | | | |
| | | 40 | | | | | | | |
| | | 45 | | | | | | | |
| | | 50 | | | | | | | |
| 55 | | | | | | | | | |
| | | AH - % on site | | | | | | | |
| Balance (RLV - TLV) | 26,318 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| | Construction Cost (£psm) (100% = base case scenario) | 96% | 281,438 | 281,438 | 281,438 | 281,438 | 281,438 | 281,438 | 281,438 |
| | | 98% | 153,878 | 153,878 | 153,878 | 153,878 | 153,878 | 153,878 | 153,878 |
| | | 100% | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 | 26,318 |
| | | 102% | (101,242) | (101,242) | (101,242) | (101,242) | (101,242) | (101,242) | (101,242) |
| | | 104% | (228,802) | (228,802) | (228,802) | (228,802) | (228,802) | (228,802) | (228,802) |
| | | 106% | (367,048) | (367,048) | (367,048) | (367,048) | (367,048) | (367,048) | (367,048) |
| | | 108% | (513,541) | (513,541) | (513,541) | (513,541) | (513,541) | (513,541) | (513,541) |
| 110% | (660,033) | (660,033) | (660,033) | (660,033) | (660,033) | (660,033) | (660,033) | | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (PC)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | |
|--|-------------------------|------------|--------------------|---------------------------|-----------------|---------------------|
| CIL | | | | | | 0 £ psm |
| Total number of units in scheme | | | | | | % total units |
| Affordable Housing (AH) Policy requirement % | | | | | | AH Target 30.0% |
| AH tenure split % | | | | | | Affordable Rent 75% |
| Home Ownership (Sub-Market/Int./Starter) | | | | | | 25% |
| Open Market Sales (OMS) housing | | | | | | 70% |
| | | | | | | 100% |
| Unit mix - | | | | | | |
| | Oms mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 |
| 1 Bed Apartment | 60% | 25 | 60% | 11 | 60% | 36 |
| 2 Bed Apartment | 40% | 17 | 40% | 7 | 40% | 24 |
| - | 0% | 0 | 0% | 0 | 0% | 0 |
| Total number of units | 100% | 42 | 100% | 18 | 100% | 60 |
| OMS Unit Floor areas - | | | | | | |
| | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | 92.3 | 994 | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | 123.1 | 1,325 | |
| - | 0.0 | 0 | 65.0% | 0.0 | 0 | |
| AH Unit Floor areas - | | | | | | |
| | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | 92.3 | 994 | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | 123.1 | 1,325 | |
| - | 0.0 | 0 | 65.0% | 0.0 | 0 | |
| Total Gross Scheme Floor areas - | | | | | | |
| | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| 1 Bed Apartment | 2,326.2 | 25,039 | 996.9 | 10,731 | 3,323.1 | 35,769 |
| 2 Bed Apartment | 2,067.7 | 22,256 | 886.2 | 9,538 | 2,953.8 | 31,795 |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 |
| | 4,393.8 | 47,295 | 1,883.1 | 20,269 | 6,276.9 | 67,564 |
| 30.00% AH % by floor area due to mix | | | | | | |
| Open Market Sales values (£) - | | | | | | |
| | Value zones (H, M, L) | | £ OMS (per unit) | | (£psm) | (£psf) |
| | H | L | M | | | total MV £ (no AH) |
| 1 Bed houses | | | | | | 0 |
| 2 Bed houses | | | | | | 0 |
| 3 Bed houses | | | | | | 0 |
| 4 Bed houses | | | | | | 0 |
| 5 Bed houses | | | | | | 0 |
| 1 Bed Apartment | | | 207,338 | 259,172 | 4,320 | 401 |
| 2 Bed Apartment | | | 276,450 | 345,563 | 4,320 | 401 |
| - | 0 | 0 | 0 | | | |
| | | | | | | 17,623,688 |
| Affordable Housing - | | | | | | |
| | Aff Rent £ | Home Own £ | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | |
| 1 Bed houses | 0 | 0 | | | | |
| 2 Bed houses | 0 | 0 | | | | |
| 3 Bed houses | 0 | 0 | | | | |
| 4 Bed houses | 0 | 0 | | | | |
| 5 Bed houses | 0 | 0 | | | | |
| 1 Bed Apartment | 60,000 | 60,000 | | | | |
| 2 Bed Apartment | 80,000 | 80,000 | | | | |
| - | 0 | | | | | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (PC)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 25 | @ | 259,172 | 6,531,131 |
| 2 Bed Apartment | 17 | @ | 345,563 | 5,805,450 |
| - | 0 | @ | 0 | - |
| | 42 | | | 12,336,581 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 8 | @ | 60,000 | 486,000 |
| 2 Bed Apartment | 5 | @ | 80,000 | 432,000 |
| - | 0 | @ | 0 | - |
| | 14 | | | 918,000 |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 3 | @ | 60,000 | 162,000 |
| 2 Bed Apartment | 2 | @ | 80,000 | 144,000 |
| - | 0 | @ | 0 | - |
| | 5 | | | 306,000 |
| GDV | 60 | | | 13,560,581 |

AH on-site cost (EMV - EGDV)
AH on-site cost analysis

4,063,106 £
67,718 £ per unit (total units)

647 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (PC)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|--------------------------------|-------------|---------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (50,000) |
| Statutory Planning Fees | | | | (20,199) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 4,394 sqm | 0 £ psm | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| Site Specific S106 Contributions - | | | | |
| Sport, Open Space & Recreation | 60 units @ | 3,151 per unit | | (189,060) |
| Education - Primary | 60 units @ | 0 per unit | | - |
| Education - Secondary | 60 units @ | 0 per unit | | - |
| Highways (Skipton Junction Improvements) | 60 units @ | 0 per unit | | - |
| Other | 60 units @ | 0 per unit | | - |
| sub-total | 60 units @ | 3,151 per unit | (189,060) | |
| | 1.39% % of GDV | 3,151 £ per unit (total units) | | |
| AH Commuted Sum | 6,276.9 sqm (total) | 0 £ psm | | - |
| | 0.00% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.48 acres @ | £ per acre | | - |
| sub-total | 1.48 acres @ | 0 per acre | - | |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| 1 Bed houses | - sqm @ | 0.00 psm | | - |
| 2 Bed houses | - sqm @ | 0.00 psm | | - |
| 3 Bed houses | - sqm @ | 0.00 psm | | - |
| 4 Bed houses | - sqm @ | 0.00 psm | | - |
| 5 Bed houses | - sqm @ | 0.00 psm | | - |
| 1 Bed Apartment | 3,323.1 sqm @ | 1,375.00 psm | | (4,569,231) |
| 2 Bed Apartment | 2,953.8 sqm @ | 1,375.00 psm | | (4,061,538) |
| - | 6,276.9 sqm @ | 1,375.00 psm | | - |
| External works | 8,630,769 @ | 10% £14,385 per unit | | (863,077) |
| "Normal abnormals" | 8,630,769 @ | 3% £4,315 per unit | | (258,923) |
| Contingency | 9,752,769 @ | 3% | | (292,583) |
| Professional Fees | 9,752,769 @ | 7% | | (682,694) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 12,336,581 OMS @ | 1.00% | | (123,366) |
| Sale Legal Costs | 12,336,581 OMS @ | 0.50% | | (61,683) |
| Marketing and Promotion | 12,336,581 OMS @ | 2.50% | | (308,415) |
| | | 4.00% | | |
| Finance Costs - | | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | | (703,565) |
| Developers Profit | | | | |
| Profit on OMS | 12,336,581 | 20.00% | | (2,467,316) |
| Profit on AH (blended) | 1,224,000 | 6.00% | | (73,440) |
| | | 18.74% | (2,540,756) | |
| TOTAL COSTS | | | | (14,725,090) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (PC)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|----------------------|----------------------|-------------|
| Residual Land Value (gross) | | | (1,164,508) |
| SDLT | - @ | 5.0% | - |
| Acquisition Agent fees | - @ | 1.0% | - |
| Acquisition Legal fees | - @ | 0.5% | - |
| Interest on Land | - @ | 6.0% | - |
| Residual Land Value (net) | (19,408) per plot | | (1,164,508) |
| | (1,940,847) £ per ha | (785,450) £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|---------|------------|--------------------|
| Residential Density | 100 | dph | |
| Site Area | 0.60 | ha | 1.48 acres |
| density check | 10,462 | sqm/ha | 45,571 sqft/ac |
| Threshold Land Value | 642,460 | £ per ha | 260,000 £ per acre |
| | 6,425 | £ per plot | 385,476 |

| BALANCE | | | |
|-------------------|----------------------|------------------------|-------------|
| Surplus/(Deficit) | (2,583,307) £ per ha | (1,045,450) £ per acre | (1,549,984) |

| SENSITIVITY ANALYSIS | | | | | | | |
|----------------------|-------------|----------------|-------------|-------------|-------------|-------------|--------------|
| Balance (RLV - TLV) | (1,549,984) | AH - % on site | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% |
| -10000 | 14,967 | (395,482) | (864,861) | (1,334,750) | (1,804,638) | (2,274,526) | (4,780,120) |
| -9000 | (44,375) | (463,301) | (933,014) | (1,402,902) | (1,872,790) | (2,342,679) | (5,144,820) |
| -8000 | (103,717) | (531,278) | (1,001,167) | (1,471,055) | (1,940,943) | (2,410,831) | (5,509,521) |
| -7000 | (163,060) | (599,431) | (1,069,319) | (1,539,208) | (2,009,096) | (2,669,698) | (5,874,221) |
| -6000 | (222,530) | (667,722) | (1,137,603) | (1,607,484) | (2,077,365) | (3,034,507) | (6,239,023) |
| Other S106 (£/unit) | (282,349) | (736,416) | (1,206,293) | (1,676,170) | (2,146,047) | (3,399,734) | (6,604,248) |
| -5000 | (342,203) | (805,154) | (1,275,032) | (1,744,909) | (2,214,786) | (3,765,020) | (6,969,532) |
| -4000 | (404,427) | (873,893) | (1,343,770) | (1,813,647) | (2,283,524) | (4,130,306) | (7,334,818) |
| -3000 | (472,832) | (942,631) | (1,412,508) | (1,882,385) | (2,352,262) | (4,495,592) | (7,700,104) |
| -2000 | (541,492) | (1,011,369) | (1,481,246) | (1,951,123) | (2,421,000) | (4,860,878) | (8,065,391) |
| -1000 | (610,230) | (1,080,107) | (1,549,984) | (2,019,861) | (2,489,739) | (5,226,164) | (8,430,677) |
| 0 | (678,968) | (1,148,846) | (1,618,723) | (2,088,600) | (2,558,477) | (5,591,450) | (8,795,963) |
| 1000 | (747,707) | (1,217,584) | (1,687,461) | (2,157,338) | (2,752,224) | (5,956,736) | (9,161,249) |
| 2000 | (816,445) | (1,286,322) | (1,756,199) | (2,226,076) | (3,117,510) | (6,322,023) | (9,526,535) |
| 3000 | (885,183) | (1,355,060) | (1,824,937) | (2,294,814) | (3,482,796) | (6,687,309) | (9,891,821) |
| 4000 | (953,921) | (1,423,798) | (1,893,675) | (2,363,553) | (3,848,082) | (7,052,595) | (10,257,107) |
| 5000 | (1,022,660) | (1,492,537) | (1,962,414) | (2,432,291) | (4,213,368) | (7,417,881) | (10,622,393) |
| 6000 | (1,091,398) | (1,561,275) | (2,031,152) | (2,501,029) | (4,578,655) | (7,783,167) | (10,987,679) |
| 7000 | (1,160,136) | (1,630,013) | (2,099,890) | (2,569,767) | (4,943,941) | (8,148,453) | (11,352,965) |
| 8000 | (1,228,874) | (1,698,751) | (2,168,628) | (2,638,505) | (5,309,227) | (8,513,739) | (11,718,251) |
| 9000 | (1,297,612) | (1,767,489) | (2,237,367) | (2,707,244) | (5,674,513) | (8,879,025) | (12,083,537) |
| 10000 | | | | | | | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (PC)

| SENSITIVITY ANALYSIS (cont) | | AH - % on site | | | | | | |
|---|-------------|----------------|-------------|-------------|-------------|--------------|--------------|--------------|
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | (1,549,984) | | | | | | | |
| | 15.0% | 34,693 | (419,219) | (933,155) | (1,447,092) | (1,961,028) | (4,741,513) | (7,990,084) |
| | 16.0% | (88,673) | (551,397) | (1,056,521) | (1,561,646) | (2,066,770) | (4,838,443) | (8,078,203) |
| | 17.0% | (212,038) | (683,574) | (1,179,887) | (1,676,200) | (2,172,512) | (4,935,374) | (8,166,321) |
| | 18.0% | (335,404) | (815,752) | (1,303,253) | (1,790,754) | (2,278,254) | (5,032,304) | (8,254,440) |
| | 19.0% | (469,241) | (947,930) | (1,426,619) | (1,905,308) | (2,383,996) | (5,129,234) | (8,342,558) |
| | 20.0% | (610,230) | (1,080,107) | (1,549,984) | (2,019,861) | (2,489,739) | (5,226,164) | (8,430,677) |
| | 21.0% | (751,220) | (1,212,285) | (1,673,350) | (2,134,415) | (2,595,481) | (5,323,095) | (8,518,795) |
| | 22.0% | (892,209) | (1,344,463) | (1,796,716) | (2,248,969) | (2,701,223) | (5,420,025) | (8,606,913) |
| | 23.0% | (1,033,199) | (1,476,640) | (1,920,082) | (2,363,523) | (2,806,965) | (5,516,955) | (8,695,032) |
| | 24.0% | (1,174,188) | (1,608,818) | (2,043,448) | (2,478,077) | (2,912,707) | (5,613,886) | (8,783,150) |
| 25.0% | (1,315,178) | (1,740,996) | (2,166,813) | (2,592,631) | (3,018,449) | (5,710,816) | (8,871,269) | |
| TLV (per acre) | (1,549,984) | | | | | | | |
| | 75,000 | (335,949) | (805,826) | (1,275,703) | (1,745,580) | (2,215,458) | (4,951,883) | (8,156,396) |
| | 100,000 | (373,014) | (842,891) | (1,312,768) | (1,782,645) | (2,252,523) | (4,988,948) | (8,193,461) |
| | 125,000 | (410,079) | (879,956) | (1,349,833) | (1,819,710) | (2,289,588) | (5,026,013) | (8,230,526) |
| | 150,000 | (447,144) | (917,021) | (1,386,898) | (1,856,775) | (2,326,653) | (5,063,078) | (8,267,591) |
| | 175,000 | (484,209) | (954,086) | (1,423,963) | (1,893,840) | (2,363,718) | (5,100,143) | (8,304,656) |
| | 200,000 | (521,274) | (991,151) | (1,461,028) | (1,930,905) | (2,400,783) | (5,137,208) | (8,341,721) |
| | 225,000 | (558,339) | (1,028,216) | (1,498,093) | (1,967,970) | (2,437,848) | (5,174,273) | (8,378,786) |
| | 250,000 | (595,404) | (1,065,281) | (1,535,158) | (2,005,035) | (2,474,913) | (5,211,338) | (8,415,851) |
| | 275,000 | (632,469) | (1,102,346) | (1,572,223) | (2,042,100) | (2,511,978) | (5,248,403) | (8,452,916) |
| | 300,000 | (669,534) | (1,139,411) | (1,609,288) | (2,079,165) | (2,549,043) | (5,285,468) | (8,489,981) |
| | 325,000 | (706,599) | (1,176,476) | (1,646,353) | (2,116,230) | (2,586,108) | (5,322,533) | (8,527,046) |
| | 350,000 | (743,664) | (1,213,541) | (1,683,418) | (2,153,295) | (2,623,173) | (5,359,603) | (8,564,111) |
| | 375,000 | (780,729) | (1,250,606) | (1,720,483) | (2,190,360) | (2,660,238) | (5,396,668) | (8,601,176) |
| | 400,000 | (817,794) | (1,287,671) | (1,757,548) | (2,227,425) | (2,697,303) | (5,433,728) | (8,638,241) |
| | 425,000 | (854,859) | (1,324,736) | (1,794,613) | (2,264,490) | (2,734,368) | (5,470,793) | (8,675,306) |
| 450,000 | (891,924) | (1,361,801) | (1,831,678) | (2,301,555) | (2,771,433) | (5,507,858) | (8,712,371) | |
| 475,000 | (928,989) | (1,398,866) | (1,868,743) | (2,338,620) | (2,808,498) | (5,544,923) | (8,749,436) | |
| 500,000 | (966,054) | (1,435,931) | (1,905,808) | (2,375,685) | (2,845,563) | (5,581,988) | (8,786,501) | |
| Density (dph) | (1,549,984) | | | | | | | |
| | 20 | | | | | | | |
| | 25 | | | | | | | |
| | 30 | | | | | | | |
| | 35 | | | | | | | |
| | 40 | | | | | | | |
| | 45 | | | | | | | |
| | 50 | | | | | | | |
| Construction Cost (£psm) (100% = base case scenario) | (1,549,984) | | | | | | | |
| | 96% | (178,304) | (616,929) | (1,086,806) | (1,556,683) | (2,026,560) | (2,764,759) | (5,969,271) |
| | 98% | (379,963) | (848,518) | (1,318,395) | (1,788,272) | (2,258,149) | (3,995,462) | (7,199,974) |
| | 100% | (610,230) | (1,080,107) | (1,549,984) | (2,019,861) | (2,489,739) | (5,226,164) | (8,430,677) |
| | 102% | (841,819) | (1,311,697) | (1,781,574) | (2,251,451) | (3,252,355) | (6,456,867) | (9,661,379) |
| | 104% | (1,073,409) | (1,543,286) | (2,013,163) | (2,483,040) | (4,483,057) | (7,687,570) | (10,892,082) |
| | 106% | (1,304,998) | (1,774,875) | (2,244,752) | (2,714,629) | (5,713,760) | (8,918,272) | (12,122,784) |
| | 108% | (1,536,587) | (2,006,464) | (2,476,341) | (3,739,950) | (6,944,463) | (10,148,975) | (13,353,487) |
| 110% | (1,768,176) | (2,238,053) | (2,707,930) | (4,970,653) | (8,175,165) | (11,379,677) | (14,584,189) | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (onsite)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | |
|--|--------------------------------------|-------------------|---------------------------|-------------------|--|----------------------|--------------------|
| CIL | | | | | | | |
| Total number of units in scheme | 0 £ psm | | | | | 60 | |
| Affordable Housing (AH) Policy requirement % | AH Target | | | | | 12.2% | |
| AH tenure split % | Affordable Rent | 75% | | | Home Ownership (Sub-Market/Int./Starter) | 25% | |
| Open Market Sales (OMS) housing | 88% | | | | | 3.1% | |
| | 100% | | | | | | |
| Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 1 Bed Apartment | 60% | 32 | 60% | 4 | 60% | 36 | |
| 2 Bed Apartment | 40% | 21 | 40% | 3 | 40% | 24 | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | |
| Total number of units | 100% | 53 | 100% | 7 | 100% | 60 | |
| OMS Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | % | Gross area per unit (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | | 92.3 | 994 | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | | 123.1 | 1,325 | |
| - | 0.0 | 0 | 65.0% | | 0.0 | 0 | |
| AH Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | % | Gross area per unit (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | | 92.3 | 994 | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | | 123.1 | 1,325 | |
| - | 0.0 | 0 | 65.0% | | 0.0 | 0 | |
| Total Gross Scheme Floor areas - | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 1 Bed Apartment | 2,916.3 | 31,390 | 406.8 | 4,379 | 3,323.1 | 35,769 | |
| 2 Bed Apartment | 2,592.2 | 27,903 | 361.6 | 3,892 | 2,953.8 | 31,795 | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| | 5,508.5 | 59,293 | 768.4 | 8,271 | 6,276.9 | 67,564 | |
| | 12.24% AH % by floor area due to mix | | | | | | |
| Open Market Sales values (£) - | Value zones (H, M, L) | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) |
| 1 Bed houses | H | L | M | | | | 0 |
| 2 Bed houses | | | | | | | 0 |
| 3 Bed houses | | | | | | | 0 |
| 4 Bed houses | | | | | | | 0 |
| 5 Bed houses | | | | | | | 0 |
| 1 Bed Apartment | | | 207,338 | 259,172 | 4,320 | 401 | 9,330,188 |
| 2 Bed Apartment | | | 276,450 | 345,563 | 4,320 | 401 | 8,293,500 |
| - | 0 | 0 | 0 | | | | 17,623,688 |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | |
| 1 Bed houses | 0 | 0 | | | | | |
| 2 Bed houses | 0 | 0 | | | | | |
| 3 Bed houses | 0 | 0 | | | | | |
| 4 Bed houses | 0 | 0 | | | | | |
| 5 Bed houses | 0 | 0 | | | | | |
| 1 Bed Apartment | 60,000 | 60,000 | | | | | |
| 2 Bed Apartment | 80,000 | 80,000 | | | | | |
| - | 0 | 0 | | | | | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (onsite)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 32 | @ | 259,172 | 8,187,967 |
| 2 Bed Apartment | 21 | @ | 345,563 | 7,278,192 |
| - | 0 | @ | 0 | - |
| | 53 | | | 15,466,159 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 3 | @ | 60,000 | 198,324 |
| 2 Bed Apartment | 2 | @ | 80,000 | 176,288 |
| - | 0 | @ | 0 | - |
| | 6 | | | 374,612 |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 1 | @ | 60,000 | 66,108 |
| 2 Bed Apartment | 1 | @ | 80,000 | 58,763 |
| - | 0 | @ | 0 | - |
| | 2 | | | 124,871 |
| GDV | 60 | | | 15,965,641 |

AH on-site cost (EMV - £GDV)
AH on-site cost analysis

1,658,046 £
27,634 £ per unit (total units)

264 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (onsite)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|--------------------------------|-------------|---------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (50,000) |
| Statutory Planning Fees | | | | (20,199) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 5,508 sqm | 0 £ psm | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| Site Specific S106 Contributions - | | | | |
| Sport, Open Space & Recreation | 60 units @ | 3,151 per unit | | (189,060) |
| Education - Primary | 60 units @ | 0 per unit | | - |
| Education - Secondary | 60 units @ | 0 per unit | | - |
| Highways (Skipton Junction Improvements) | 60 units @ | 0 per unit | | - |
| Other | 60 units @ | 0 per unit | | - |
| sub-total | 60 units @ | 3,151 per unit | | (189,060) |
| | 1.18% % of GDV | 3,151 £ per unit (total units) | | |
| AH Commuted Sum | 6,276.9 sqm (total) | 0 £ psm | | - |
| | 0.00% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.48 acres @ | £ per acre | | - |
| sub-total | 1.48 acres @ | 0 per acre | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| 1 Bed houses | - sqm @ | 0.00 psm | | - |
| 2 Bed houses | - sqm @ | 0.00 psm | | - |
| 3 Bed houses | - sqm @ | 0.00 psm | | - |
| 4 Bed houses | - sqm @ | 0.00 psm | | - |
| 5 Bed houses | - sqm @ | 0.00 psm | | - |
| 1 Bed Apartment | 3,323.1 sqm @ | 1,375.00 psm | | (4,569,231) |
| 2 Bed Apartment | 2,953.8 sqm @ | 1,375.00 psm | | (4,061,538) |
| - | 6,276.9 sqm @ | 1,375.00 psm | | - |
| External works | 8,630,769 @ | 10% £14,385 per unit | | (863,077) |
| "Normal abnormals" | 8,630,769 @ | 3% £4,315 per unit | | (258,923) |
| Contingency | 9,752,769 @ | 3% | | (292,583) |
| Professional Fees | 9,752,769 @ | 7% | | (682,694) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 15,466,159 OMS @ | 1.00% | | (154,662) |
| Sale Legal Costs | 15,466,159 OMS @ | 0.50% | | (77,331) |
| Marketing and Promotion | 15,466,159 OMS @ | 2.50% | | (386,654) |
| | | 4.00% | | |
| Finance Costs - | | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | | (735,079) |
| Developers Profit | | | | |
| Profit on OMS | 15,466,159 | 20.00% | | (3,093,232) |
| Profit on AH (blended) | 499,482 | 6.00% | | (29,969) |
| | | 19.56% | (3,123,201) | |
| TOTAL COSTS | | | | (15,464,231) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (onsite)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|----------|
| Residual Land Value (gross) | | | 501,410 |
| SDLT | 501,410 @ | 5.0% | (25,071) |
| Acquisition Agent fees | 501,410 @ | 1.0% | (5,014) |
| Acquisition Legal fees | 501,410 @ | 0.5% | (2,507) |
| Interest on Land | 501,410 @ | 6.0% | (30,085) |
| Residual Land Value (net) | 7,312 per plot | | 438,734 |
| | 731,223 £ per ha | 295,922 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|---------|
| Residential Density | 100 dph | | |
| Site Area | 0.60 ha | 1.48 acres | |
| density check | 10,462 sqm/ha | 45,571 sqft/ac | |
| Threshold Land Value | 642,460 £ per ha | 260,000 £ per acre | 385,476 |
| | 6,425 £ per plot | | |

| BALANCE | | | |
|-------------------|-----------------|-------------------|--------|
| Surplus/(Deficit) | 88,763 £ per ha | 35,922 £ per acre | 53,258 |

| SENSITIVITY ANALYSIS | | | | | | | |
|----------------------|-------------|----------------|-------------|-------------|-------------|-------------|--------------|
| Balance (RLV - TLV) | 53,258 | AH - % on site | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% |
| -10000 | 14,967 | (395,482) | (864,861) | (1,334,750) | (1,804,638) | (2,274,526) | (4,780,120) |
| -9000 | (44,375) | (463,301) | (933,014) | (1,402,902) | (1,872,790) | (2,342,679) | (5,144,820) |
| -8000 | (103,717) | (531,278) | (1,001,167) | (1,471,055) | (1,940,943) | (2,410,831) | (5,509,521) |
| -7000 | (163,060) | (599,431) | (1,069,319) | (1,539,208) | (2,009,096) | (2,669,698) | (5,874,221) |
| -6000 | (222,530) | (667,722) | (1,137,603) | (1,607,484) | (2,077,365) | (3,034,507) | (6,239,023) |
| -5000 | (282,349) | (736,416) | (1,206,293) | (1,676,170) | (2,146,047) | (3,399,734) | (6,604,248) |
| -4000 | (342,203) | (805,154) | (1,275,032) | (1,744,909) | (2,214,786) | (3,765,020) | (6,969,532) |
| -3000 | (404,427) | (873,893) | (1,343,770) | (1,813,647) | (2,283,524) | (4,130,306) | (7,334,818) |
| -2000 | (472,832) | (942,631) | (1,412,508) | (1,882,385) | (2,352,262) | (4,495,592) | (7,700,104) |
| -1000 | (541,492) | (1,011,369) | (1,481,246) | (1,951,123) | (2,421,000) | (4,860,878) | (8,065,391) |
| 0 | (610,230) | (1,080,107) | (1,549,984) | (2,019,861) | (2,489,739) | (5,226,164) | (8,430,677) |
| 1000 | (678,968) | (1,148,846) | (1,618,723) | (2,088,600) | (2,558,477) | (5,591,450) | (8,795,963) |
| 2000 | (747,707) | (1,217,584) | (1,687,461) | (2,157,338) | (2,752,224) | (5,956,736) | (9,161,249) |
| 3000 | (816,445) | (1,286,322) | (1,756,199) | (2,226,076) | (3,117,510) | (6,322,023) | (9,526,535) |
| 4000 | (885,183) | (1,355,060) | (1,824,937) | (2,294,814) | (3,482,796) | (6,687,309) | (9,891,821) |
| 5000 | (953,921) | (1,423,798) | (1,893,675) | (2,363,553) | (3,848,082) | (7,052,595) | (10,257,107) |
| 6000 | (1,022,660) | (1,492,537) | (1,962,414) | (2,432,291) | (4,213,368) | (7,417,881) | (10,622,393) |
| 7000 | (1,091,398) | (1,561,275) | (2,031,152) | (2,501,029) | (4,578,655) | (7,783,167) | (10,987,679) |
| 8000 | (1,160,136) | (1,630,013) | (2,099,890) | (2,569,767) | (4,943,941) | (8,148,453) | (11,352,965) |
| 9000 | (1,228,874) | (1,698,751) | (2,168,628) | (2,638,505) | (5,309,227) | (8,513,739) | (11,718,251) |
| 10000 | (1,297,612) | (1,767,489) | (2,237,367) | (2,707,244) | (5,674,513) | (8,879,025) | (12,083,537) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (onsite)

| SENSITIVITY ANALYSIS (cont) | | AH - % on site | | | | | | |
|-----------------------------|---------------------|----------------|-------------|-------------|-------------|--------------|--------------|--------------|
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | 53,258 | | | | | | | |
| | 15.0% | 34,693 | (419,219) | (933,155) | (1,447,092) | (1,961,028) | (4,741,513) | (7,990,084) |
| | 16.0% | (88,673) | (551,397) | (1,056,521) | (1,561,646) | (2,066,770) | (4,838,443) | (8,078,203) |
| | 17.0% | (212,038) | (683,574) | (1,179,887) | (1,676,200) | (2,172,512) | (4,935,374) | (8,166,321) |
| | 18.0% | (335,404) | (815,752) | (1,303,253) | (1,790,754) | (2,278,254) | (5,032,304) | (8,254,440) |
| | 19.0% | (469,241) | (947,930) | (1,426,619) | (1,905,308) | (2,383,996) | (5,129,234) | (8,342,558) |
| | 20.0% | (610,230) | (1,080,107) | (1,549,984) | (2,019,861) | (2,489,739) | (5,226,164) | (8,430,677) |
| | 21.0% | (751,220) | (1,212,285) | (1,673,350) | (2,134,415) | (2,595,481) | (5,323,095) | (8,518,795) |
| | 22.0% | (892,209) | (1,344,463) | (1,796,716) | (2,248,969) | (2,701,223) | (5,420,025) | (8,606,913) |
| | 23.0% | (1,033,199) | (1,476,640) | (1,920,082) | (2,363,523) | (2,806,965) | (5,516,955) | (8,695,032) |
| 24.0% | (1,174,188) | (1,608,818) | (2,043,448) | (2,478,077) | (2,912,707) | (5,613,886) | (8,783,150) | |
| 25.0% | (1,315,178) | (1,740,996) | (2,166,813) | (2,592,631) | (3,018,449) | (5,710,816) | (8,871,269) | |
| Balance (RLV - TLV) | 53,258 | | | | | | | |
| | 75,000 | (335,949) | (805,826) | (1,275,703) | (1,745,580) | (2,215,458) | (4,951,883) | (8,156,396) |
| | 100,000 | (373,014) | (842,891) | (1,312,768) | (1,782,645) | (2,252,523) | (4,988,948) | (8,193,461) |
| | 125,000 | (410,079) | (879,956) | (1,349,833) | (1,819,710) | (2,289,588) | (5,026,013) | (8,230,526) |
| | 150,000 | (447,144) | (917,021) | (1,386,898) | (1,856,775) | (2,326,653) | (5,063,078) | (8,267,591) |
| | 175,000 | (484,209) | (954,086) | (1,423,963) | (1,893,840) | (2,363,718) | (5,100,143) | (8,304,656) |
| | 200,000 | (521,274) | (991,151) | (1,461,028) | (1,930,905) | (2,400,783) | (5,137,208) | (8,341,721) |
| | 225,000 | (558,339) | (1,028,216) | (1,498,093) | (1,967,970) | (2,437,848) | (5,174,273) | (8,378,786) |
| | 250,000 | (595,404) | (1,065,281) | (1,535,158) | (2,005,035) | (2,474,913) | (5,211,338) | (8,415,851) |
| | 275,000 | (632,469) | (1,102,346) | (1,572,223) | (2,042,100) | (2,511,978) | (5,248,403) | (8,452,916) |
| | 300,000 | (669,534) | (1,139,411) | (1,609,288) | (2,079,165) | (2,549,043) | (5,285,468) | (8,489,981) |
| | 325,000 | (706,599) | (1,176,476) | (1,646,353) | (2,116,230) | (2,586,108) | (5,322,533) | (8,527,046) |
| | 350,000 | (743,664) | (1,213,541) | (1,683,418) | (2,153,295) | (2,623,173) | (5,359,603) | (8,564,111) |
| | 375,000 | (780,729) | (1,250,606) | (1,720,483) | (2,190,360) | (2,660,238) | (5,396,668) | (8,601,176) |
| | 400,000 | (817,794) | (1,287,671) | (1,757,548) | (2,227,425) | (2,697,303) | (5,433,728) | (8,638,241) |
| | 425,000 | (854,859) | (1,324,736) | (1,794,613) | (2,264,490) | (2,734,368) | (5,470,793) | (8,675,306) |
| | 450,000 | (891,924) | (1,361,801) | (1,831,678) | (2,301,555) | (2,771,433) | (5,507,858) | (8,712,371) |
| 475,000 | (928,989) | (1,398,866) | (1,868,743) | (2,338,620) | (2,808,498) | (5,544,923) | (8,749,436) | |
| 500,000 | (966,054) | (1,435,931) | (1,905,808) | (2,375,685) | (2,845,563) | (5,581,988) | (8,786,501) | |
| Balance (RLV - TLV) | 53,258 | | | | | | | |
| | 20 | | | | | | | |
| | 25 | | | | | | | |
| | 30 | | | | | | | |
| | 35 | | | | | | | |
| | 40 | | | | | | | |
| | 45 | | | | | | | |
| | 50 | | | | | | | |
| | 55 | | | | | | | |
| | Balance (RLV - TLV) | 53,258 | | | | | | |
| 96% | | (178,304) | (616,929) | (1,086,806) | (1,556,683) | (2,026,560) | (2,764,759) | (5,969,271) |
| 98% | | (379,963) | (848,518) | (1,318,395) | (1,788,272) | (2,258,149) | (3,995,462) | (7,199,974) |
| 100% | | (610,230) | (1,080,107) | (1,549,984) | (2,019,861) | (2,489,739) | (5,226,164) | (8,430,677) |
| 102% | | (841,819) | (1,311,697) | (1,781,574) | (2,251,451) | (3,252,355) | (6,456,867) | (9,661,379) |
| 104% | | (1,073,409) | (1,543,286) | (2,013,163) | (2,483,040) | (4,483,057) | (7,687,570) | (10,892,082) |
| 106% | | (1,304,998) | (1,774,875) | (2,244,752) | (2,714,629) | (5,713,760) | (8,918,272) | (12,122,784) |
| 108% | | (1,536,587) | (2,006,464) | (2,476,341) | (3,739,950) | (6,944,463) | (10,148,975) | (13,353,487) |
| 110% | (1,768,176) | (2,238,053) | (2,707,930) | (4,970,653) | (8,175,165) | (11,379,677) | (14,584,189) | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (CS)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | | | |
|--|--|------------|--------------------|---------------------------|-----------------|---------------|--------|--------------------|--|
| CIL | | | | | | | | | |
| Total number of units in scheme | | | | 0 £ psm | % | % total units | 60 | | |
| Affordable Housing (AH) Policy requirement % | | | | AH Target | 0.0% | | | | |
| AH tenure split % | Affordable Rent | | | 75% | | | | | |
| | Home Ownership (Sub-Market/Int./Starter) | | | 25% | | | | | |
| Open Market Sales (OMS) housing | | | | 100% | 0.0% | | | | |
| | | | | 100% | | | | | |
| Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | | | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 1 Bed Apartment | 60% | 36 | 60% | 0 | 60% | 36 | | | |
| 2 Bed Apartment | 40% | 24 | 40% | 0 | 40% | 24 | | | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | | | |
| Total number of units | 100% | 60 | 100% | 0 | 100% | 60 | | | |
| OMS Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | 92.3 | 994 | | | | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | 123.1 | 1,325 | | | | |
| - | 0.0 | 0 | 65.0% | 0.0 | 0 | | | | |
| AH Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | 92.3 | 994 | | | | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | 123.1 | 1,325 | | | | |
| - | 0.0 | 0 | 65.0% | 0.0 | 0 | | | | |
| Total Gross Scheme Floor areas - | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | | | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 1 Bed Apartment | 3,323.1 | 35,769 | 0.0 | 0 | 3,323.1 | 35,769 | | | |
| 2 Bed Apartment | 2,953.8 | 31,795 | 0.0 | 0 | 2,953.8 | 31,795 | | | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| | 6,276.9 | 67,564 | 0.0 | 0 | 6,276.9 | 67,564 | | | |
| 0.00% AH % by floor area due to mix | | | | | | | | | |
| Open Market Sales values (£) - | Value zones (H, M, L) | | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) | |
| 1 Bed houses | H | L | M | | | | | 0 | |
| 2 Bed houses | | | | | | | | 0 | |
| 3 Bed houses | | | | | | | | 0 | |
| 4 Bed houses | | | | | | | | 0 | |
| 5 Bed houses | | | | | | | | 0 | |
| 1 Bed Apartment | | | 207,338 | 259,172 | 4,320 | 401 | | 9,330,188 | |
| 2 Bed Apartment | | | 276,450 | 345,563 | 4,320 | 401 | | 8,293,500 | |
| - | 0 | 0 | 0 | | | | | 17,623,688 | |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | | | |
| 1 Bed houses | 0 | 0 | | | | | | | |
| 2 Bed houses | 0 | 0 | | | | | | | |
| 3 Bed houses | 0 | 0 | | | | | | | |
| 4 Bed houses | 0 | 0 | | | | | | | |
| 5 Bed houses | 0 | 0 | | | | | | | |
| 1 Bed Apartment | 60,000 | 60,000 | | | | | | | |
| 2 Bed Apartment | 80,000 | 80,000 | | | | | | | |
| - | 0 | 0 | | | | | | | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (CS)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 36 | @ | 259,172 | 9,330,188 |
| 2 Bed Apartment | 24 | @ | 345,563 | 8,293,500 |
| - | 0 | @ | 0 | - |
| | 60 | | | 17,623,688 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 0 | @ | 60,000 | - |
| 2 Bed Apartment | 0 | @ | 80,000 | - |
| - | 0 | @ | 0 | - |
| | 0 | | | - |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 0 | @ | 60,000 | - |
| 2 Bed Apartment | 0 | @ | 80,000 | - |
| - | 0 | @ | 0 | - |
| | 0 | | | - |
| GDV | 60 | | | 17,623,688 |

AH on-site cost (EMV - EGDV)
AH on-site cost analysis

0 £
0 £ per unit (total units)

0 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (CS)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|--------------------------------|-------------|---------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (50,000) |
| Statutory Planning Fees | | | | (20,199) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 6,277 sqm | 0 £ psm | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| Site Specific S106 Contributions - | | | | |
| Sport, Open Space & Recreation | 60 units @ | 3,151 per unit | | (189,060) |
| Education - Primary | 60 units @ | 0 per unit | | - |
| Education - Secondary | 60 units @ | 0 per unit | | - |
| Highways (Skipton Junction Improvements) | 60 units @ | 0 per unit | | - |
| Other | 60 units @ | 0 per unit | | - |
| sub-total | 60 units @ | 3,151 per unit | (189,060) | |
| | 1.07% % of GDV | 3,151 £ per unit (total units) | | |
| AH Commuted Sum | 6,276.9 sqm (total) | 160 £ psm | | (1,004,308) |
| | 5.70% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.48 acres @ | £ per acre | | - |
| sub-total | 1.48 acres @ | 0 per acre | - | |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| 1 Bed houses | - sqm @ | 0.00 psm | | - |
| 2 Bed houses | - sqm @ | 0.00 psm | | - |
| 3 Bed houses | - sqm @ | 0.00 psm | | - |
| 4 Bed houses | - sqm @ | 0.00 psm | | - |
| 5 Bed houses | - sqm @ | 0.00 psm | | - |
| 1 Bed Apartment | 3,323.1 sqm @ | 1,375.00 psm | | (4,569,231) |
| 2 Bed Apartment | 2,953.8 sqm @ | 1,375.00 psm | | (4,061,538) |
| - | 6,276.9 | 1,375.00 psm | | - |
| External works | 8,630,769 @ | 10% £14,385 per unit | | (863,077) |
| "Normal abnormalities" | 8,630,769 @ | 3% £4,315 per unit | | (258,923) |
| Contingency | 9,752,769 @ | 3% | | (292,583) |
| Professional Fees | 9,752,769 @ | 7% | | (682,694) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 17,623,688 OMS @ | 1.00% | | (176,237) |
| Sale Legal Costs | 17,623,688 OMS @ | 0.50% | | (88,118) |
| Marketing and Promotion | 17,623,688 OMS @ | 2.50% | | (440,592) |
| | | 4.00% | | |
| Finance Costs - | | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | | (900,979) |
| Developers Profit | | | | |
| Profit on OMS | 17,623,688 | 20.00% | | (3,524,738) |
| Profit on AH (blended) | 0 | 6.00% | | - |
| | | 20.00% | (3,524,738) | |
| TOTAL COSTS | | | | (17,122,277) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (CS)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|----------|
| Residual Land Value (gross) | | | 501,410 |
| SDLT | 501,410 @ | 5.0% | (25,071) |
| Acquisition Agent fees | 501,410 @ | 1.0% | (5,014) |
| Acquisition Legal fees | 501,410 @ | 0.5% | (2,507) |
| Interest on Land | 501,410 @ | 6.0% | (30,085) |
| Residual Land Value (net) | 7,312 per plot | | 438,734 |
| | 731,223 £ per ha | 295,922 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|---------|
| Residential Density | 100 dph | | |
| Site Area | 0.60 ha | 1.48 acres | |
| density check | 10,462 sqm/ha | 45,571 sqft/ac | |
| Threshold Land Value | 642,460 £ per ha | 260,000 £ per acre | 385,476 |
| | 6,425 £ per plot | 4% | |

| BALANCE | | | |
|-------------------|-----------------|-------------------|--------|
| Surplus/(Deficit) | 88,763 £ per ha | 35,922 £ per acre | 53,258 |

| SENSITIVITY ANALYSIS | | | | | | | | |
|----------------------|-------------|----------------|-------------|-------------|--------------|--------------|--------------|-----|
| Balance (RLV - TLV) | 53,258 | AH - % on site | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| -10000 | (1,073,420) | (1,543,297) | (2,013,174) | (2,483,051) | (4,483,118) | (7,687,630) | (10,892,142) | |
| -9000 | (1,142,158) | (1,612,035) | (2,081,912) | (2,551,790) | (4,848,404) | (8,052,916) | (11,257,429) | |
| -8000 | (1,210,896) | (1,680,774) | (2,150,651) | (2,620,528) | (5,213,690) | (8,418,202) | (11,622,715) | |
| -7000 | (1,279,635) | (1,749,512) | (2,219,389) | (2,689,266) | (5,578,976) | (8,783,488) | (11,988,001) | |
| -6000 | (1,348,373) | (1,818,250) | (2,288,127) | (2,758,004) | (5,944,262) | (9,148,774) | (12,353,287) | |
| -5000 | (1,417,111) | (1,886,988) | (2,356,865) | (3,105,036) | (6,309,548) | (9,514,061) | (12,718,573) | |
| -4000 | (1,485,849) | (1,955,726) | (2,425,604) | (3,470,322) | (6,674,834) | (9,879,347) | (13,083,859) | |
| -3000 | (1,554,588) | (2,024,465) | (2,494,342) | (3,835,608) | (7,040,120) | (10,244,633) | (13,449,145) | |
| -2000 | (1,623,326) | (2,093,203) | (2,563,080) | (4,200,894) | (7,405,406) | (10,609,919) | (13,814,431) | |
| -1000 | (1,692,064) | (2,161,941) | (2,631,818) | (4,566,180) | (7,770,693) | (10,975,205) | (14,179,717) | |
| 0 | (1,760,802) | (2,230,679) | (2,700,556) | (4,931,466) | (8,135,979) | (11,340,491) | (14,545,003) | |
| 1000 | (1,829,540) | (2,299,418) | (2,769,295) | (5,296,752) | (8,501,265) | (11,705,777) | (14,910,289) | |
| 2000 | (1,898,279) | (2,368,156) | (2,838,033) | (5,662,038) | (8,866,551) | (12,071,063) | (15,275,575) | |
| 3000 | (1,967,017) | (2,436,894) | (2,906,771) | (6,027,324) | (9,231,837) | (12,436,349) | (15,640,861) | |
| 4000 | (2,035,755) | (2,505,632) | (3,188,098) | (6,392,611) | (9,597,123) | (12,801,635) | (16,006,147) | |
| 5000 | (2,104,493) | (2,574,370) | (3,553,384) | (6,757,897) | (9,962,409) | (13,166,921) | (16,371,433) | |
| 6000 | (2,173,232) | (2,643,109) | (3,918,670) | (7,123,183) | (10,327,695) | (13,532,207) | (16,736,719) | |
| 7000 | (2,241,970) | (2,711,847) | (4,283,956) | (7,488,469) | (10,692,981) | (13,897,493) | (17,102,005) | |
| 8000 | (2,310,708) | (2,780,585) | (4,649,243) | (7,853,755) | (11,058,267) | (14,262,779) | (17,467,291) | |
| 9000 | (2,379,446) | (2,849,323) | (5,014,529) | (8,219,041) | (11,423,553) | (14,628,065) | (17,832,577) | |
| 10000 | (2,448,184) | (2,918,061) | (5,379,815) | (8,584,327) | (11,788,839) | (14,993,351) | (18,197,863) | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme F (CS)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | |
|---|---------------|----------------|-------------|--------------|--------------|--------------|--------------|--------------|
| | | AH - % on site | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | 53,258 | | | | | | | |
| | 15.0% | (1,055,855) | (1,569,791) | (2,083,727) | (4,358,697) | (7,607,268) | (10,855,839) | (14,104,411) |
| | 16.0% | (1,196,844) | (1,701,969) | (2,207,093) | (4,473,251) | (7,713,010) | (10,952,770) | (14,192,529) |
| | 17.0% | (1,337,834) | (1,834,146) | (2,330,459) | (4,587,804) | (7,818,752) | (11,049,700) | (14,280,648) |
| | 18.0% | (1,478,823) | (1,966,324) | (2,453,825) | (4,702,358) | (7,924,494) | (11,146,630) | (14,368,766) |
| | 19.0% | (1,619,813) | (2,098,502) | (2,577,191) | (4,816,912) | (8,030,236) | (11,243,560) | (14,456,884) |
| | 20.0% | (1,760,802) | (2,230,679) | (2,700,556) | (4,931,466) | (8,135,979) | (11,340,491) | (14,545,003) |
| | 21.0% | (1,901,792) | (2,362,857) | (2,823,922) | (5,046,020) | (8,241,721) | (11,437,421) | (14,633,121) |
| | 22.0% | (2,042,781) | (2,495,035) | (2,947,288) | (5,160,574) | (8,347,463) | (11,534,351) | (14,721,240) |
| | 23.0% | (2,183,771) | (2,627,212) | (3,070,654) | (5,275,128) | (8,453,205) | (11,631,282) | (14,809,358) |
| 24.0% | (2,324,760) | (2,759,390) | (3,194,020) | (5,389,682) | (8,558,947) | (11,728,212) | (14,897,477) | |
| 25.0% | (2,465,750) | (2,891,568) | (3,317,385) | (5,504,236) | (8,664,689) | (11,825,142) | (14,985,595) | |
| TLV (per acre) | 53,258 | | | | | | | |
| | 75,000 | (1,486,521) | (1,956,398) | (2,426,275) | (4,657,185) | (7,861,698) | (11,066,210) | (14,270,722) |
| | 100,000 | (1,523,586) | (1,993,463) | (2,463,340) | (4,694,250) | (7,898,763) | (11,103,275) | (14,307,787) |
| | 125,000 | (1,560,651) | (2,030,528) | (2,500,405) | (4,731,315) | (7,935,828) | (11,140,340) | (14,344,852) |
| | 150,000 | (1,597,716) | (2,067,593) | (2,537,470) | (4,768,380) | (7,972,893) | (11,177,405) | (14,381,917) |
| | 175,000 | (1,634,781) | (2,104,658) | (2,574,535) | (4,805,445) | (8,009,958) | (11,214,470) | (14,418,982) |
| | 200,000 | (1,671,846) | (2,141,723) | (2,611,600) | (4,842,510) | (8,047,023) | (11,251,535) | (14,456,047) |
| | 225,000 | (1,708,911) | (2,178,788) | (2,648,665) | (4,879,575) | (8,084,088) | (11,288,600) | (14,493,112) |
| | 250,000 | (1,745,976) | (2,215,853) | (2,685,730) | (4,916,640) | (8,121,153) | (11,325,665) | (14,530,177) |
| | 275,000 | (1,783,041) | (2,252,918) | (2,722,795) | (4,953,705) | (8,158,218) | (11,362,730) | (14,567,242) |
| | 300,000 | (1,820,106) | (2,289,983) | (2,759,860) | (4,990,770) | (8,195,283) | (11,399,795) | (14,604,307) |
| | 325,000 | (1,857,171) | (2,327,048) | (2,796,925) | (5,027,835) | (8,232,348) | (11,436,860) | (14,641,372) |
| | 350,000 | (1,894,236) | (2,364,113) | (2,833,990) | (5,064,900) | (8,269,413) | (11,473,925) | (14,678,437) |
| | 375,000 | (1,931,301) | (2,401,178) | (2,871,055) | (5,101,965) | (8,306,478) | (11,511,000) | (14,715,502) |
| | 400,000 | (1,968,366) | (2,438,243) | (2,908,120) | (5,139,030) | (8,343,543) | (11,548,055) | (14,752,567) |
| | 425,000 | (2,005,431) | (2,475,308) | (2,945,185) | (5,176,095) | (8,380,608) | (11,585,120) | (14,789,632) |
| | 450,000 | (2,042,496) | (2,512,373) | (2,982,250) | (5,213,160) | (8,417,673) | (11,622,185) | (14,826,697) |
| | 475,000 | (2,079,561) | (2,549,438) | (3,019,315) | (5,250,225) | (8,454,738) | (11,659,250) | (14,863,762) |
| | 500,000 | (2,116,626) | (2,586,503) | (3,056,380) | (5,287,290) | (8,491,803) | (11,696,315) | (14,900,827) |
| | Density (dph) | 20 | | | | | | |
| 25 | | | | | | | | |
| 30 | | | | | | | | |
| 35 | | | | | | | | |
| 40 | | | | | | | | |
| 45 | | | | | | | | |
| 50 | | | | | | | | |
| 55 | | | | | | | | |
| Construction Cost (£psm) (100% = base case scenario) | 53,258 | | | | | | | |
| | 96% | (1,297,624) | (1,767,501) | (2,237,378) | (2,707,255) | (5,674,573) | (8,879,086) | (12,083,598) |
| | 98% | (1,529,213) | (1,999,090) | (2,468,967) | (3,700,764) | (6,905,276) | (10,109,788) | (13,314,300) |
| | 100% | (1,760,802) | (2,230,679) | (2,700,556) | (4,931,466) | (8,135,979) | (11,340,491) | (14,545,003) |
| | 102% | (1,992,391) | (2,462,269) | (2,957,657) | (6,162,169) | (9,366,681) | (12,571,193) | (15,775,705) |
| | 104% | (2,223,981) | (2,693,858) | (4,188,359) | (7,392,872) | (10,597,384) | (13,801,896) | (17,006,408) |
| | 106% | (2,455,570) | (2,925,447) | (5,419,062) | (8,623,574) | (11,828,086) | (15,032,598) | (18,237,111) |
| | 108% | (2,687,159) | (3,157,036) | (6,649,765) | (9,854,277) | (13,058,789) | (16,263,301) | (19,467,813) |
| 110% | (2,918,748) | (3,388,625) | (7,880,467) | (11,084,979) | (14,289,491) | (17,494,004) | (20,698,516) | |

181101 Craven Supported Living appraisals v4

55 Units - Scheme 13 (PC)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | | |
|--|---|------------|--------------------|------------------|---------------------------|---------------|---------------|--------------------|
| CIL | | | | | 0 £ psm | | | |
| Total number of units in scheme | | | | | % | % total units | 55 | |
| Affordable Housing (AH) Policy requirement % | | | AH Target | | 30.0% | | | |
| AH tenure split % | Affordable Rent | | 75% | | | 7.5% | | |
| | Home Ownership (Sub-Market/Int. /Starter) | | 25% | | | | | |
| Open Market Sales (OMS) housing | | | | | 70% | | | |
| | | | | | 100% | | | |
| Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | | Overall mix% | Total # units | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | | 0% | 0 | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | | 0% | 0 | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | | 0% | 0 | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | | 0% | 0 | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | | 0% | 0 | |
| 1 Bed Apartment | 60% | 23 | 60% | 10 | | 60% | 33 | |
| 2 Bed Apartment | 40% | 15 | 40% | 7 | | 40% | 22 | |
| - | 0% | 0 | 0% | 0 | | 0% | 0 | |
| Total number of units | 100% | 39 | 100% | 17 | | 100% | 55 | |
| OMS Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | | Gross area per unit (sqm) | (sqft) | | |
| 1 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 2 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 3 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 4 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 5 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | | 66.7 | 718 | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | | 100.0 | 1,076 | | |
| - | 0.0 | 0 | 75.0% | | 0.0 | 0 | | |
| AH Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | | Gross area per unit (sqm) | (sqft) | | |
| 1 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 2 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 3 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 4 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 5 Bed houses | 0.0 | 0 | | | 0.0 | 0 | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | | 66.7 | 718 | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | | 100.0 | 1,076 | | |
| - | 0.0 | 0 | 75.0% | | 0.0 | 0 | | |
| Total Gross Scheme Floor areas - | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 1 Bed Apartment | 1,540.0 | 16,576 | 660.0 | 7,104 | 2,200.0 | 23,681 | | |
| 2 Bed Apartment | 1,540.0 | 16,576 | 660.0 | 7,104 | 2,200.0 | 23,681 | | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| | 3,080.0 | 33,153 | 1,320.0 | 14,208 | 4,400.0 | 47,361 | | |
| | 30.00% AH % by floor area due to mix | | | | | | | |
| Open Market Sales values (£) - | Value zones (H, M, L) | | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) |
| 1 Bed houses | H 163,800 | L 142,200 | M 157,200 | | | | | 0 |
| 2 Bed houses | 214,920 | 170,640 | 188,640 | | | | | 0 |
| 3 Bed houses | 264,810 | 267,720 | 276,450 | | | | | 0 |
| 4 Bed houses | 345,150 | 292,500 | 325,260 | | | | | 0 |
| 5 Bed houses | 433,650 | 367,500 | 401,310 | | | | | 0 |
| 1 Bed Apartment | 141,960 | 123,240 | 130,000 | 207,338 | 4,147 | 385 | | 6,842,138 |
| 2 Bed Apartment | 191,100 | 165,900 | 175,000 | 276,450 | 3,686 | 342 | | 6,081,900 |
| - | 0 | 0 | 0 | | | | | |
| | | | | | | | | 12,924,038 |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | | |
| 1 Bed houses | 0 | 0 | | | | | | |
| 2 Bed houses | 0 | 0 | | | | | | |
| 3 Bed houses | 0 | 0 | | | | | | |
| 4 Bed houses | 0 | 0 | | | | | | |
| 5 Bed houses | 0 | 0 | | | | | | |
| 1 Bed Apartment | 50,000 | 50,000 | | | | | | |
| 2 Bed Apartment | 75,000 | 75,000 | | | | | | |
| - | 0 | 0 | | | | | | |

181101 Craven Supported Living appraisals v4 55 Units - Scheme 13 (PC)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 23 | @ | 207,338 | 4,789,496 |
| 2 Bed Apartment | 15 | @ | 276,450 | 4,257,330 |
| - | 0 | @ | 0 | - |
| | 39 | | | 9,046,826 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 7 | @ | 50,000 | 371,250 |
| 2 Bed Apartment | 5 | @ | 75,000 | 371,250 |
| - | 0 | @ | 0 | - |
| | 12 | | | 742,500 |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 2 | @ | 50,000 | 123,750 |
| 2 Bed Apartment | 2 | @ | 75,000 | 123,750 |
| - | 0 | @ | 0 | - |
| | 4 | | | 247,500 |
| GDV | 55 | | | 10,036,826 |

AH on-site cost (EMV - £GDV)
AH on-site cost analysis

2,887,211 £
52,495 £ per unit (total units)

656 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4

55 Units - Scheme 13 (PC)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|--------------------------------|-------------|--------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (40,000) |
| Statutory Planning Fees | | | | (19,624) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 3,080 sqm | 0 £ psm | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| Site Specific S106 Contributions - | | | | - |
| Sport, Open Space & Recreation | 55 units @ | 3,151 per unit | | (173,305) |
| Education - Primary | 55 units @ | 0 per unit | | - |
| Education - Secondary | 55 units @ | 0 per unit | | - |
| Highways (Skipton Junction Improvements) | 55 units @ | 0 per unit | | - |
| Other | 55 units @ | 0 per unit | | - |
| | sub-total | 3,151 per unit | | (173,305) |
| | 1.73% % of GDV | 3,151 £ per unit (total units) | | |
| AH Commuted Sum | 4,400.0 sqm (total) | 0 £ psm | | - |
| | 0.00% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.09 acres @ | 50,000 £ per acre | | (54,362) |
| | sub-total | 0 per acre | | (54,362) |
| | 1.09 acres @ | 988 £ per unit (total units) | | |
| 1 Bed houses | - sqm @ | 0.00 psm | | - |
| 2 Bed houses | - sqm @ | 0.00 psm | | - |
| 3 Bed houses | - sqm @ | 0.00 psm | | - |
| 4 Bed houses | - sqm @ | 0.00 psm | | - |
| 5 Bed houses | - sqm @ | 0.00 psm | | - |
| 1 Bed Apartment | 2,200.0 sqm @ | 1,250.00 psm | | (2,750,000) |
| 2 Bed Apartment | 2,200.0 sqm @ | 1,250.00 psm | | (2,750,000) |
| - | 4,400.0 sqm @ | 1,250.00 psm | | - |
| External works | 5,500,000 @ | 10% | | (550,000) |
| | | £10,000 per unit | | |
| "Normal abnormalities" | 5,500,000 @ | 3% | | (165,000) |
| | | £3,000 per unit | | |
| Contingency | 6,269,362 @ | 5% | | (313,468) |
| Professional Fees | 6,269,362 @ | 7% | | (438,855) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 9,046,826 OMS @ | 1.00% | | (90,468) |
| Sale Legal Costs | 9,046,826 OMS @ | 0.50% | | (45,234) |
| Marketing and Promotion | 9,046,826 OMS @ | 2.50% | | (226,171) |
| | | 4.00% | | |
| Finance Costs - | | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | | (398,360) |
| Developers Profit | | | | |
| Profit on OMS | 9,046,826 | 20.00% | | (1,809,365) |
| Profit on AH (blended) | 990,000 | 6.00% | | (59,400) |
| | | 18.62% | (1,868,765) | |
| TOTAL COSTS | | | | (9,883,612) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme 13 (PC)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|---------|
| Residual Land Value (gross) | | | 153,214 |
| SDLT | 153,214 @ | 5.0% | (7,661) |
| Acquisition Agent fees | 153,214 @ | 1.0% | (1,532) |
| Acquisition Legal fees | 153,214 @ | 0.5% | (766) |
| Interest on Land | 153,214 @ | 6.0% | (9,193) |
| Residual Land Value (net) | 2,437 per plot | | 134,062 |
| | 304,686 £ per ha | 123,305 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|----------------|
| Residential Density | 125 dph | | |
| Site Area | 0.44 ha | 1.09 acres | |
| | density check | 10,000 sqm/ha | 43,561 sqft/ac |
| Threshold Land Value | 864,850 £ per ha | 350,000 £ per acre | 380,534 |
| | 6,919 £ per plot | | |

| BALANCE | | | |
|-------------------|--------------------|----------------------|-----------|
| Surplus/(Deficit) | (560,164) £ per ha | (226,695) £ per acre | (246,472) |

| SENSITIVITY ANALYSIS | | | | | | | |
|----------------------|-----------|----------------|-----------|-------------|-------------|-------------|-------------|
| Balance (RLV - TLV) | (246,472) | AH - % on site | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% |
| -10000 | 867,868 | 580,126 | 292,383 | 4,641 | (283,101) | (598,508) | (928,922) |
| -9000 | 814,265 | 526,522 | 238,780 | (48,963) | (336,705) | (660,070) | (990,484) |
| -8000 | 760,661 | 472,919 | 185,176 | (102,566) | (391,705) | (721,632) | (1,052,046) |
| -7000 | 707,058 | 419,315 | 131,573 | (156,170) | (452,966) | (783,194) | (1,113,608) |
| -6000 | 653,454 | 365,712 | 77,969 | (209,767) | (514,226) | (844,756) | (1,175,170) |
| -5000 | 599,851 | 312,108 | 24,366 | (263,364) | (575,486) | (906,318) | (1,236,732) |
| -4000 | 546,247 | 258,505 | (29,238) | (317,061) | (636,746) | (967,880) | (1,298,294) |
| -3000 | 492,644 | 204,901 | (82,841) | (370,658) | (700,006) | (1,031,042) | (1,361,456) |
| -2000 | 439,041 | 151,298 | (136,444) | (424,255) | (763,266) | (1,093,302) | (1,423,818) |
| -1000 | 385,437 | 97,695 | (190,047) | (477,852) | (826,526) | (1,155,562) | (1,486,180) |
| 0 | 328,997 | 44,092 | (243,644) | (531,449) | (889,786) | (1,217,822) | (1,548,542) |
| 1000 | 274,924 | (12,811) | (300,545) | (618,614) | (949,018) | (1,279,423) | (1,609,827) |
| 2000 | 220,851 | (66,884) | (354,618) | (680,713) | (1,011,117) | (1,341,521) | (1,671,926) |
| 3000 | 166,777 | (120,957) | (412,714) | (742,812) | (1,073,216) | (1,403,620) | (1,734,025) |
| 4000 | 112,704 | (175,030) | (474,512) | (804,910) | (1,135,315) | (1,465,719) | (1,796,124) |
| 5000 | 58,631 | (229,104) | (536,605) | (867,009) | (1,197,414) | (1,527,818) | (1,858,223) |
| 6000 | 4,558 | (283,177) | (598,704) | (929,108) | (1,259,512) | (1,589,917) | (1,920,322) |
| 7000 | (49,516) | (337,250) | (660,803) | (991,207) | (1,321,611) | (1,652,015) | (1,982,421) |
| 8000 | (103,589) | (392,865) | (722,901) | (1,053,306) | (1,383,710) | (1,714,114) | (2,044,520) |
| 9000 | (157,662) | (454,663) | (785,000) | (1,115,404) | (1,445,809) | (1,776,213) | (2,106,619) |
| 10000 | (211,735) | (516,695) | (847,099) | (1,177,503) | (1,507,908) | (1,838,312) | (2,168,718) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme 13 (PC)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | | |
|---|---------|----------------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|
| | | AH - % on site | | | | | | | |
| Balance (RLV - TLV) | | (246,472) | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Profit (%OMS) | 15.0% | | 781,338 | 465,333 | 149,327 | (166,990) | (499,198) | (861,913) | (1,224,627) |
| | 16.0% | | 690,870 | 380,519 | 70,167 | (240,496) | (576,743) | (932,995) | (1,289,247) |
| | 17.0% | | 600,402 | 295,705 | (8,993) | (314,001) | (654,287) | (1,004,077) | (1,353,868) |
| | 18.0% | | 509,934 | 210,891 | (88,153) | (388,503) | (731,831) | (1,075,159) | (1,418,488) |
| | 19.0% | | 419,465 | 126,077 | (167,312) | (472,509) | (809,375) | (1,146,242) | (1,483,108) |
| | 20.0% | | 328,997 | 41,263 | (246,472) | (556,515) | (886,920) | (1,217,324) | (1,547,728) |
| | 21.0% | | 238,529 | (43,551) | (325,632) | (640,521) | (964,464) | (1,288,406) | (1,612,348) |
| | 22.0% | | 148,060 | (128,365) | (408,257) | (724,528) | (1,042,008) | (1,359,488) | (1,676,969) |
| | 23.0% | | 57,592 | (213,179) | (498,725) | (808,534) | (1,119,552) | (1,430,570) | (1,741,589) |
| | 24.0% | | (32,876) | (297,993) | (589,193) | (892,540) | (1,197,096) | (1,501,653) | (1,806,209) |
| 25.0% | | (123,344) | (383,132) | (679,662) | (976,546) | (1,274,641) | (1,572,735) | (1,870,829) | |
| Balance (RLV - TLV) | | (246,472) | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| TLV (per acre) | 75,000 | | 627,988 | 340,254 | 52,519 | (257,524) | (587,929) | (918,333) | (1,248,737) |
| | 100,000 | | 600,807 | 313,073 | 25,338 | (284,705) | (615,110) | (945,514) | (1,275,918) |
| | 125,000 | | 573,626 | 285,892 | (1,843) | (311,886) | (642,291) | (972,695) | (1,303,099) |
| | 150,000 | | 546,445 | 258,711 | (29,024) | (339,067) | (669,472) | (999,876) | (1,330,280) |
| | 175,000 | | 519,264 | 231,530 | (56,205) | (366,248) | (696,653) | (1,027,057) | (1,357,461) |
| | 200,000 | | 492,083 | 204,349 | (83,386) | (393,429) | (723,834) | (1,054,238) | (1,384,642) |
| | 225,000 | | 464,902 | 177,168 | (110,567) | (420,610) | (751,015) | (1,081,419) | (1,411,823) |
| | 250,000 | | 437,721 | 149,987 | (137,748) | (447,791) | (778,196) | (1,108,600) | (1,439,004) |
| | 275,000 | | 410,540 | 122,806 | (164,929) | (474,972) | (805,377) | (1,135,781) | (1,466,185) |
| | 300,000 | | 383,359 | 95,625 | (192,110) | (502,153) | (832,558) | (1,162,962) | (1,493,366) |
| | 325,000 | | 356,178 | 68,444 | (219,291) | (529,334) | (859,739) | (1,190,143) | (1,520,547) |
| | 350,000 | | 328,997 | 41,263 | (246,472) | (556,515) | (886,920) | (1,217,324) | (1,547,728) |
| | 375,000 | | 301,816 | 14,082 | (273,653) | (583,696) | (914,101) | (1,244,505) | (1,574,909) |
| | 400,000 | | 274,635 | (13,099) | (300,834) | (610,877) | (941,282) | (1,271,686) | (1,602,090) |
| | 425,000 | | 247,454 | (40,280) | (328,015) | (638,058) | (968,463) | (1,298,867) | (1,629,271) |
| 450,000 | | 220,273 | (67,461) | (355,196) | (665,239) | (995,644) | (1,326,048) | (1,656,452) | |
| 475,000 | | 193,092 | (94,642) | (382,377) | (692,420) | (1,022,825) | (1,353,229) | (1,683,633) | |
| 500,000 | | 165,911 | (121,823) | (409,558) | (719,601) | (1,050,006) | (1,380,410) | (1,710,814) | |
| Balance (RLV - TLV) | | (246,472) | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Density (dph) | 20 | | | | | | | | |
| | 25 | | | | | | | | |
| | 30 | | | | | | | | |
| | 35 | | | | | | | | |
| | 40 | | | | | | | | |
| | 45 | | | | | | | | |
| | 55 | | | | | | | | |
| Balance (RLV - TLV) | | (246,472) | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Construction Cost (£psm) (100% = base case scenario) | 96% | | 588,753 | 301,018 | 13,284 | (274,451) | (588,611) | (919,015) | (1,249,420) |
| | 98% | | 458,875 | 171,140 | (116,594) | (407,728) | (737,765) | (1,068,170) | (1,398,574) |
| | 100% | | 328,997 | 41,263 | (246,472) | (556,515) | (886,920) | (1,217,324) | (1,547,728) |
| | 102% | | 199,119 | (88,615) | (376,350) | (705,669) | (1,036,074) | (1,366,478) | (1,696,882) |
| | 104% | | 69,241 | (218,493) | (524,419) | (854,824) | (1,185,228) | (1,515,632) | (2,171,489) |
| | 106% | | (60,636) | (348,371) | (673,574) | (1,003,978) | (1,334,382) | (1,664,787) | (2,975,750) |
| | 108% | | (190,514) | (492,323) | (822,728) | (1,153,132) | (1,483,536) | (1,813,941) | (3,780,011) |
| 110% | | (320,392) | (641,478) | (971,882) | (1,302,286) | (1,632,691) | (2,278,525) | (4,584,272) | |

181101 Craven Supported Living appraisals v4

55 Units - Scheme 13 (onsite)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | | |
|--|---|-------------------|--------------------------------------|----------------------------------|------------------------|----------------------|---------------|---------------------------|
| CIL | | | | | 0 £ psm | | | |
| Total number of units in scheme | | | | | % | % total units | 55 | |
| Affordable Housing (AH) Policy requirement % | | | AH Target | 25.0% | | | | |
| AH tenure split % | Affordable Rent | | 75% | | | | | |
| | Home Ownership (Sub-Market/Int. /Starter) | | 25% | | | 6.3% | | |
| Open Market Sales (OMS) housing | | | | | 75% | | | |
| | | | | | 100% | | | |
| Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | |
| 1 Bed Apartment | 60% | 25 | 60% | 8 | 60% | 33 | | |
| 2 Bed Apartment | 40% | 17 | 40% | 6 | 40% | 22 | | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | | |
| Total number of units | 100% | 41 | 100% | 14 | 100% | 55 | | |
| OMS Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | 66.7 | 718 | | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | 100.0 | 1,076 | | | |
| - | 0.0 | 0 | 75.0% | 0.0 | 0 | | | |
| AH Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | 66.7 | 718 | | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | 100.0 | 1,076 | | | |
| - | 0.0 | 0 | 75.0% | 0.0 | 0 | | | |
| Total Gross Scheme Floor areas - | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| 1 Bed Apartment | 1,650.0 | 17,760 | 550.0 | 5,920 | 2,200.0 | 23,681 | | |
| 2 Bed Apartment | 1,650.0 | 17,760 | 550.0 | 5,920 | 2,200.0 | 23,681 | | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | |
| | 3,300.0 | 35,521 | 1,100.0 | 11,840 | 4,400.0 | 47,361 | | |
| | | | 25.00% AH % by floor area due to mix | | | | | |
| Open Market Sales values (£) - | Value zones (H, M, L) | | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) |
| 1 Bed houses | H 163,800 | L 142,200 | M 157,200 | | | | | 0 |
| 2 Bed houses | 214,920 | 170,640 | 188,640 | | | | | 0 |
| 3 Bed houses | 264,810 | 267,720 | 276,450 | | | | | 0 |
| 4 Bed houses | 345,150 | 292,500 | 325,260 | | | | | 0 |
| 5 Bed houses | 433,650 | 367,500 | 401,310 | | | | | 0 |
| 1 Bed Apartment | 141,960 | 123,240 | 130,000 | 207,338 | 4,147 | 385 | | 6,842,138 |
| 2 Bed Apartment | 191,100 | 165,900 | 175,000 | 276,450 | 3,686 | 342 | | 6,081,900 |
| - | 0 | 0 | 0 | | | | | |
| | | | | | | | | 12,924,038 |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | | |
| 1 Bed houses | 0 | 0 | | | | | | |
| 2 Bed houses | 0 | 0 | | | | | | |
| 3 Bed houses | 0 | 0 | | | | | | |
| 4 Bed houses | 0 | 0 | | | | | | |
| 5 Bed houses | 0 | 0 | | | | | | |
| 1 Bed Apartment | 50,000 | 50,000 | | | | | | |
| 2 Bed Apartment | 75,000 | 75,000 | | | | | | |
| - | 0 | | | | | | | |

181101 Craven Supported Living appraisals v4

55 Units - Scheme 13 (onsite)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 25 | @ | 207,338 | 5,131,603 |
| 2 Bed Apartment | 17 | @ | 276,450 | 4,561,425 |
| - | 0 | @ | 0 | - |
| | 41 | | | 9,693,028 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 6 | @ | 50,000 | 309,375 |
| 2 Bed Apartment | 4 | @ | 75,000 | 309,375 |
| - | 0 | @ | 0 | - |
| | 10 | | | 618,750 |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 2 | @ | 50,000 | 103,125 |
| 2 Bed Apartment | 1 | @ | 75,000 | 103,125 |
| - | 0 | @ | 0 | - |
| | 3 | | | 206,250 |
| GDV | 55 | | | 10,518,028 |

AH on-site cost (EMV - £GDV)
AH on-site cost analysis

2,406,009 £
43,746 £ per unit (total units)

547 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4

55 Units - Scheme 13 (onsite)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|--------------------------------|-------------|---------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (40,000) |
| Statutory Planning Fees | | | | (19,624) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 3,300 sqm | 0 £ psm | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| Site Specific S106 Contributions - | | | | - |
| Sport, Open Space & Recreation | 55 units @ | 3,151 per unit | | (173,305) |
| Education - Primary | 55 units @ | 0 per unit | | - |
| Education - Secondary | 55 units @ | 0 per unit | | - |
| Highways (Skipton Junction Improvements) | 55 units @ | 0 per unit | | - |
| Other | 55 units @ | 0 per unit | | - |
| | sub-total | 3,151 per unit | | (173,305) |
| | 1.65% % of GDV | 3,151 £ per unit (total units) | | |
| AH Commuted Sum | 4,400.0 sqm (total) | 0 £ psm | | - |
| | 0.00% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.09 acres @ | 50,000 £ per acre | | (54,362) |
| | sub-total | 0 per acre | | (54,362) |
| | 1.09 acres @ | 988 £ per unit (total units) | | |
| | 0.52% % of GDV | | | |
| 1 Bed houses | - sqm @ | 0.00 psm | | - |
| 2 Bed houses | - sqm @ | 0.00 psm | | - |
| 3 Bed houses | - sqm @ | 0.00 psm | | - |
| 4 Bed houses | - sqm @ | 0.00 psm | | - |
| 5 Bed houses | - sqm @ | 0.00 psm | | - |
| 1 Bed Apartment | 2,200.0 sqm @ | 1,250.00 psm | | (2,750,000) |
| 2 Bed Apartment | 2,200.0 sqm @ | 1,250.00 psm | | (2,750,000) |
| - | 4,400.0 sqm @ | 1,250.00 psm | | - |
| External works | 5,500,000 @ | 10% | | (550,000) |
| | | £10,000 per unit | | |
| "Normal abnormalities" | 5,500,000 @ | 3% | | (165,000) |
| | | £3,000 per unit | | |
| Contingency | 6,269,362 @ | 5% | | (313,468) |
| Professional Fees | 6,269,362 @ | 7% | | (438,855) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 9,693,028 OMS @ | 1.00% | | (96,930) |
| Sale Legal Costs | 9,693,028 OMS @ | 0.50% | | (48,465) |
| Marketing and Promotion | 9,693,028 OMS @ | 2.50% | | (242,326) |
| | | 4.00% | | |
| Finance Costs - | | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | | (405,534) |
| Developers Profit | | | | |
| Profit on OMS | 9,693,028 | 20.00% | | (1,938,606) |
| Profit on AH (blended) | 825,000 | 6.00% | | (49,500) |
| | | 18.90% | (1,988,106) | |
| TOTAL COSTS | | | | (10,035,975) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme 13 (onsite)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|----------|
| Residual Land Value (gross) | | | 482,053 |
| SDLT | 482,053 @ | 5.0% | (24,103) |
| Acquisition Agent fees | 482,053 @ | 1.0% | (4,821) |
| Acquisition Legal fees | 482,053 @ | 0.5% | (2,410) |
| Interest on Land | 482,053 @ | 6.0% | (28,923) |
| Residual Land Value (net) | 7,669 per plot | | 421,797 |
| | 958,628 £ per ha | 387,952 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|----------------|
| Residential Density | 125 dph | | |
| Site Area | 0.44 ha | 1.09 acres | |
| | density check | 10,000 sqm/ha | 43,561 sqft/ac |
| Threshold Land Value | 864,850 £ per ha | 350,000 £ per acre | 380,534 |
| | 6,919 £ per plot | | |

| BALANCE | | | |
|-------------------|-----------------|-------------------|--------|
| Surplus/(Deficit) | 93,778 £ per ha | 37,952 £ per acre | 41,263 |

| SENSITIVITY ANALYSIS | | | | | | | |
|----------------------|-----------|----------------|-----------|-------------|-------------|-------------|-------------|
| Balance (RLV - TLV) | 41,263 | AH - % on site | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% |
| -10000 | 867,868 | 580,126 | 292,383 | 4,641 | (283,101) | (598,508) | (928,922) |
| -9000 | 814,265 | 526,522 | 238,780 | (48,963) | (336,705) | (660,070) | (990,484) |
| -8000 | 760,661 | 472,919 | 185,176 | (102,566) | (391,705) | (721,632) | (1,052,046) |
| -7000 | 707,058 | 419,315 | 131,573 | (156,170) | (452,966) | (783,194) | (1,113,608) |
| -6000 | 653,454 | 365,712 | 77,969 | (209,851) | (514,426) | (844,833) | (1,175,240) |
| -5000 | 599,851 | 312,108 | 24,366 | (263,542) | (576,426) | (906,830) | (1,237,234) |
| -4000 | 546,248 | 258,505 | (29,238) | (317,913) | (638,524) | (968,929) | (1,299,333) |
| -3000 | 492,645 | 204,902 | (84,639) | (371,987) | (700,623) | (1,031,027) | (1,361,432) |
| -2000 | 439,042 | 151,299 | (139,140) | (426,061) | (762,722) | (1,093,126) | (1,423,531) |
| -1000 | 385,439 | 97,696 | (193,641) | (480,135) | (824,821) | (1,155,225) | (1,485,629) |
| 0 | 328,997 | 41,263 | (248,142) | (534,209) | (886,920) | (1,217,324) | (1,547,728) |
| 1000 | 274,924 | (12,811) | (302,643) | (618,614) | (949,018) | (1,279,423) | (1,609,827) |
| 2000 | 220,851 | (68,884) | (357,144) | (680,713) | (1,011,117) | (1,341,521) | (1,671,926) |
| 3000 | 166,777 | (124,937) | (411,645) | (742,812) | (1,073,216) | (1,403,620) | (1,734,025) |
| 4000 | 112,704 | (180,990) | (476,146) | (804,910) | (1,135,315) | (1,465,719) | (1,902,350) |
| 5000 | 58,631 | (237,043) | (538,245) | (867,009) | (1,197,414) | (1,527,818) | (2,237,196) |
| 6000 | 4,558 | (293,096) | (598,744) | (929,108) | (1,259,512) | (1,589,917) | (2,572,041) |
| 7000 | (49,516) | (349,149) | (660,843) | (991,207) | (1,321,611) | (1,652,015) | (2,906,887) |
| 8000 | (103,589) | (405,202) | (722,942) | (1,053,306) | (1,383,710) | (1,714,114) | (3,241,732) |
| 9000 | (157,662) | (461,255) | (785,041) | (1,115,404) | (1,445,809) | (1,776,213) | (3,576,578) |
| 10000 | (211,735) | (517,308) | (847,140) | (1,177,503) | (1,507,908) | (1,838,312) | (3,911,423) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme 13 (onsite)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | | |
|-----------------------------|---|----------------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|
| | | AH - % on site | | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% | |
| Balance (RLV - TLV) | 41,263 | | | | | | | | |
| | 15.0% | 781,338 | 465,333 | 149,327 | (166,990) | (499,198) | (861,913) | (1,224,627) | |
| | 16.0% | 690,870 | 380,519 | 70,167 | (240,496) | (576,743) | (932,995) | (1,289,247) | |
| | Profit (%OMS) | 17.0% | 600,402 | 295,705 | (8,993) | (314,001) | (654,287) | (1,004,077) | (1,353,868) |
| | | 18.0% | 509,934 | 210,891 | (88,153) | (388,503) | (731,831) | (1,075,159) | (1,418,488) |
| | | 19.0% | 419,465 | 126,077 | (167,312) | (472,509) | (809,375) | (1,146,242) | (1,483,108) |
| | | 20.0% | 328,997 | 41,263 | (246,472) | (556,515) | (886,920) | (1,217,324) | (1,547,728) |
| | | 21.0% | 238,529 | (43,551) | (325,632) | (640,521) | (964,464) | (1,288,406) | (1,612,348) |
| | | 22.0% | 148,060 | (128,365) | (408,257) | (724,528) | (1,042,008) | (1,359,488) | (1,676,969) |
| | | 23.0% | 57,592 | (213,179) | (498,725) | (808,534) | (1,119,552) | (1,430,570) | (1,741,589) |
| 24.0% | | (32,876) | (297,993) | (589,193) | (892,540) | (1,197,096) | (1,501,653) | (1,806,209) | |
| 25.0% | (123,344) | (383,132) | (679,662) | (976,546) | (1,274,641) | (1,572,735) | (1,870,829) | | |
| | | | | | | | | | |
| | | AH - % on site | | | | | | | |
| | | 20% | 25% | 30% | 40% | 45% | 50% | | |
| Balance (RLV - TLV) | 41,263 | | | | | | | | |
| | 75,000 | 627,988 | 340,254 | 52,519 | (257,524) | (587,929) | (918,333) | (1,248,737) | |
| | 100,000 | 600,807 | 313,073 | 25,338 | (284,705) | (615,110) | (945,514) | (1,275,918) | |
| | 125,000 | 573,626 | 285,892 | (1,843) | (311,886) | (642,291) | (972,695) | (1,303,099) | |
| | TLV (per acre) | 150,000 | 546,445 | 258,711 | (29,024) | (339,067) | (669,472) | (999,876) | (1,330,280) |
| | | 175,000 | 519,264 | 231,530 | (56,205) | (366,248) | (696,653) | (1,027,057) | (1,357,461) |
| | | 200,000 | 492,083 | 204,349 | (83,386) | (393,429) | (723,834) | (1,054,238) | (1,384,642) |
| | | 225,000 | 464,902 | 177,168 | (110,567) | (420,610) | (751,015) | (1,081,419) | (1,411,823) |
| | | 250,000 | 437,721 | 149,987 | (137,748) | (447,791) | (778,196) | (1,108,600) | (1,439,004) |
| | | 275,000 | 410,540 | 122,806 | (164,929) | (474,972) | (805,377) | (1,135,781) | (1,466,185) |
| 300,000 | | 383,359 | 95,625 | (192,110) | (502,153) | (832,558) | (1,162,962) | (1,493,366) | |
| 325,000 | | 356,178 | 68,444 | (219,291) | (529,334) | (859,739) | (1,190,143) | (1,520,547) | |
| 350,000 | | 328,997 | 41,263 | (246,472) | (556,515) | (886,920) | (1,217,324) | (1,547,728) | |
| 375,000 | | 301,816 | 14,082 | (273,653) | (583,696) | (914,101) | (1,244,505) | (1,574,909) | |
| 400,000 | 274,635 | (13,099) | (300,834) | (610,877) | (941,282) | (1,271,686) | (1,602,090) | | |
| 425,000 | 247,454 | (40,280) | (328,015) | (638,058) | (968,463) | (1,298,867) | (1,629,271) | | |
| 450,000 | 220,273 | (67,461) | (355,196) | (665,239) | (995,644) | (1,326,048) | (1,656,452) | | |
| 475,000 | 193,092 | (94,642) | (382,377) | (692,420) | (1,022,825) | (1,353,229) | (1,683,633) | | |
| 500,000 | 165,911 | (121,823) | (409,558) | (719,601) | (1,050,006) | (1,380,410) | (1,710,814) | | |
| | | | | | | | | | |
| | | AH - % on site | | | | | | | |
| | | 20% | 25% | 30% | 40% | 45% | 50% | | |
| Balance (RLV - TLV) | 41,263 | | | | | | | | |
| | 20 | | | | | | | | |
| | Density (dph) | 25 | | | | | | | |
| | | 30 | | | | | | | |
| | | 35 | | | | | | | |
| | | 40 | | | | | | | |
| | | 45 | | | | | | | |
| 50 | | | | | | | | | |
| 55 | | | | | | | | | |
| | | | | | | | | | |
| | | AH - % on site | | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% | |
| Balance (RLV - TLV) | 41,263 | | | | | | | | |
| | 96% | 588,753 | 301,018 | 13,284 | (274,451) | (588,611) | (919,015) | (1,249,420) | |
| | 98% | 458,875 | 171,140 | (116,594) | (407,728) | (737,765) | (1,068,170) | (1,398,574) | |
| | Construction Cost (£psm) (100% = base case scenario) | 100% | 328,997 | 41,263 | (246,472) | (556,515) | (886,920) | (1,217,324) | (1,547,728) |
| | | 102% | 199,119 | (88,615) | (376,350) | (705,669) | (1,036,074) | (1,366,478) | (1,696,882) |
| | | 104% | 69,241 | (218,493) | (524,419) | (854,824) | (1,185,228) | (1,515,632) | (2,171,489) |
| | | 106% | (60,636) | (348,371) | (673,574) | (1,003,978) | (1,334,382) | (1,664,787) | (2,975,750) |
| | | 108% | (190,514) | (492,323) | (822,728) | (1,153,132) | (1,483,536) | (1,813,941) | (3,780,011) |
| 110% | | (320,392) | (641,478) | (971,882) | (1,302,286) | (1,632,691) | (2,278,525) | (4,584,272) | |

181101 Craven Supported Living appraisals v4

55 Units - Scheme 13 (CS)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | | | |
|--|---|-------------------|---------------------------|----------------------------------|------------------------|----------------------|---------------|---------------------------|--|
| CIL | | | | | | | | | |
| Total number of units in scheme | | | | 0 £ psm | | % % total units | | 55 | |
| Affordable Housing (AH) Policy requirement % | AH Target | | | 0.0% | | | | | |
| AH tenure split % | Affordable Rent | | | 75% | | | | | |
| | Home Ownership (Sub-Market/Int. /Starter) | | | 25% | | 0.0% | | | |
| Open Market Sales (OMS) housing | | | | 100% | | 100% | | | |
| | | | | 100% | | | | | |
| Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | | | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 1 Bed Apartment | 60% | 33 | 60% | 0 | 60% | 33 | | | |
| 2 Bed Apartment | 40% | 22 | 40% | 0 | 40% | 22 | | | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | | | |
| Total number of units | 100% | 55 | 100% | 0 | 100% | 55 | | | |
| OMS Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | 66.7 | 718 | | | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | 100.0 | 1,076 | | | | |
| - | 0.0 | 0 | 75.0% | 0.0 | 0 | | | | |
| AH Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | | | |
| 1 Bed Apartment | 50.0 | 538 | 75.0% | 66.7 | 718 | | | | |
| 2 Bed Apartment | 75.0 | 807 | 75.0% | 100.0 | 1,076 | | | | |
| - | 0.0 | 0 | 75.0% | 0.0 | 0 | | | | |
| Total Gross Scheme Floor areas - | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | | | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| 1 Bed Apartment | 2,200.0 | 23,681 | 0.0 | 0 | 2,200.0 | 23,681 | | | |
| 2 Bed Apartment | 2,200.0 | 23,681 | 0.0 | 0 | 2,200.0 | 23,681 | | | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | | | |
| | 4,400.0 | 47,361 | 0.0 | 0 | 4,400.0 | 47,361 | | | |
| 0.00% AH % by floor area due to mix | | | | | | | | | |
| Open Market Sales values (£) - | Value zones (H, M, L) | | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) | |
| 1 Bed houses | 163,800 | 142,200 | 157,200 | | | | | 0 | |
| 2 Bed houses | 214,920 | 170,640 | 188,640 | | | | | 0 | |
| 3 Bed houses | 264,810 | 267,720 | 276,450 | | | | | 0 | |
| 4 Bed houses | 345,150 | 292,500 | 325,260 | | | | | 0 | |
| 5 Bed houses | 433,650 | 367,500 | 401,310 | | | | | 0 | |
| 1 Bed Apartment | 141,960 | 123,240 | 130,000 | 207,338 | 4,147 | 385 | | 6,842,138 | |
| 2 Bed Apartment | 191,100 | 165,900 | 175,000 | 276,450 | 3,686 | 342 | | 6,081,900 | |
| - | 0 | 0 | 0 | | | | | 12,924,038 | |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | | | |
| 1 Bed houses | 0 | 0 | | | | | | | |
| 2 Bed houses | 0 | 0 | | | | | | | |
| 3 Bed houses | 0 | 0 | | | | | | | |
| 4 Bed houses | 0 | 0 | | | | | | | |
| 5 Bed houses | 0 | 0 | | | | | | | |
| 1 Bed Apartment | 50,000 | 50,000 | | | | | | | |
| 2 Bed Apartment | 75,000 | 75,000 | | | | | | | |
| - | 0 | 0 | | | | | | | |

181101 Craven Supported Living appraisals v4

55 Units - Scheme 13 (CS)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 33 | @ | 207,338 | 6,842,138 |
| 2 Bed Apartment | 22 | @ | 276,450 | 6,081,900 |
| - | 0 | @ | 0 | - |
| | 55 | | | 12,924,038 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 0 | @ | 50,000 | - |
| 2 Bed Apartment | 0 | @ | 75,000 | - |
| - | 0 | @ | 0 | - |
| | 0 | | | - |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 0 | @ | 50,000 | - |
| 2 Bed Apartment | 0 | @ | 75,000 | - |
| - | 0 | @ | 0 | - |
| | 0 | | | - |
| GDV | 55 | | | 12,924,038 |

AH on-site cost (EMV - £GDV)
AH on-site cost analysis

0 £
0 £ per unit (total units)

0 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4

55 Units - Scheme 13 (CS)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|-----------|--------------------------------|---------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (40,000) |
| Statutory Planning Fees | | | | (19,624) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 4,400 sqm | | 0 £ psm | - |
| | 0.00% % of GDV | | 0 £ per unit (total units) | - |
| Site Specific S106 Contributions - | | | | |
| Sport, Open Space & Recreation | 55 units @ | | 3,151 per unit | (173,305) |
| Education - Primary | 55 units @ | | 0 per unit | - |
| Education - Secondary | 55 units @ | | 0 per unit | - |
| Highways (Skipton Junction Improvements) | 55 units @ | | 0 per unit | - |
| Other | 55 units @ | | 0 per unit | - |
| | sub-total | | 3,151 per unit | (173,305) |
| | 1.34% % of GDV | | 3,151 £ per unit (total units) | |
| AH Commuted Sum | 4,400.0 sqm (total) | | 333 £ psm | (1,463,329) |
| | 11.32% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.09 acres @ | | 50,000 £ per acre | (54,362) |
| | sub-total | | 0 per acre | (54,362) |
| | 1.09 acres @ | | 988 £ per unit (total units) | |
| | 0.42% % of GDV | | | |
| 1 Bed houses | - sqm @ | | 0.00 psm | - |
| 2 Bed houses | - sqm @ | | 0.00 psm | - |
| 3 Bed houses | - sqm @ | | 0.00 psm | - |
| 4 Bed houses | - sqm @ | | 0.00 psm | - |
| 5 Bed houses | - sqm @ | | 0.00 psm | - |
| 1 Bed Apartment | 2,200.0 sqm @ | | 1,250.00 psm | (2,750,000) |
| 2 Bed Apartment | 2,200.0 sqm @ | | 1,250.00 psm | (2,750,000) |
| - | 4,400.0 sqm @ | | 1,250.00 psm | - |
| External works | 5,500,000 @ | | 10% | (550,000) |
| | | | £10,000 per unit | |
| "Normal abnormalities" | 5,500,000 @ | | 3% | (165,000) |
| | | | £3,000 per unit | |
| Contingency | 6,269,362 @ | | 5% | (313,468) |
| Professional Fees | 6,269,362 @ | | 7% | (438,855) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 12,924,038 OMS @ | | 1.00% | (129,240) |
| Sale Legal Costs | 12,924,038 OMS @ | | 0.50% | (64,620) |
| Marketing and Promotion | 12,924,038 OMS @ | | 2.50% | (323,101) |
| | | | 4.00% | |
| Finance Costs - | | | | |
| Interest on Development Costs | | 6.00% APR | 0.487% pcm | (622,271) |
| Developers Profit | | | | |
| Profit on OMS | 12,924,038 | | 20.00% | (2,584,808) |
| Profit on AH (blended) | 0 | | 6.00% | - |
| | | | 20.00% | (2,584,808) |
| TOTAL COSTS | | | | (12,441,984) |

181101 Craven Supported Living appraisals v4 55 Units - Scheme 13 (CS)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|----------|
| Residual Land Value (gross) | | | 482,054 |
| SDLT | 482,054 @ | 5.0% | (24,103) |
| Acquisition Agent fees | 482,054 @ | 1.0% | (4,821) |
| Acquisition Legal fees | 482,054 @ | 0.5% | (2,410) |
| Interest on Land | 482,054 @ | 6.0% | (28,923) |
| Residual Land Value (net) | 7,669 per plot | | 421,797 |
| | 958,630 £ per ha | 387,952 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|----------------|
| Residential Density | 125 dph | | |
| Site Area | 0.44 ha | 1.09 acres | |
| | density check | 10,000 sqm/ha | 43,561 sqft/ac |
| Threshold Land Value | 864,850 £ per ha | 350,000 £ per acre | 380,534 |
| | 6,919 £ per plot | | |

| BALANCE | | | |
|-------------------|-----------------|-------------------|--------|
| Surplus/(Deficit) | 93,780 £ per ha | 37,952 £ per acre | 41,263 |

| SENSITIVITY ANALYSIS | | | | | | | | |
|----------------------|-------------|----------------|-------------|-------------|-------------|--------------|--------------|-----|
| Balance (RLV - TLV) | 41,263 | AH - % on site | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| -10000 | (558,883) | (889,287) | (1,219,692) | (1,550,096) | (1,880,500) | (3,614,750) | (5,920,497) | |
| -9000 | (620,982) | (951,386) | (1,281,791) | (1,612,195) | (1,942,599) | (3,949,596) | (6,255,342) | |
| -8000 | (683,081) | (1,013,485) | (1,343,889) | (1,674,294) | (2,004,698) | (4,284,441) | (6,590,188) | |
| -7000 | (745,180) | (1,075,584) | (1,405,988) | (1,736,392) | (2,313,540) | (4,619,287) | (6,925,033) | |
| -6000 | (807,278) | (1,137,683) | (1,468,087) | (1,798,491) | (2,648,385) | (4,954,132) | (7,259,879) | |
| -5000 | (869,377) | (1,199,781) | (1,530,186) | (1,860,590) | (2,983,231) | (5,288,978) | (7,594,724) | |
| -4000 | (931,476) | (1,261,880) | (1,592,285) | (1,922,689) | (3,318,077) | (5,623,823) | (7,929,570) | |
| -3000 | (993,575) | (1,323,979) | (1,654,383) | (1,984,788) | (3,652,922) | (5,958,669) | (8,264,415) | |
| -2000 | (1,055,674) | (1,386,078) | (1,716,482) | (2,046,887) | (3,987,768) | (6,293,514) | (8,599,261) | |
| -1000 | (1,117,772) | (1,448,177) | (1,778,581) | (2,108,985) | (4,322,613) | (6,628,360) | (8,934,106) | |
| 0 | (1,179,871) | (1,510,275) | (1,840,680) | (2,351,712) | (4,657,459) | (6,963,205) | (9,268,952) | |
| 1000 | (1,241,970) | (1,572,374) | (1,902,779) | (2,686,558) | (4,992,304) | (7,298,051) | (9,603,797) | |
| 2000 | (1,304,069) | (1,634,473) | (1,964,877) | (3,021,403) | (5,327,150) | (7,632,896) | (9,938,643) | |
| 3000 | (1,366,168) | (1,696,572) | (2,026,976) | (3,356,249) | (5,661,995) | (7,967,742) | (10,273,489) | |
| 4000 | (1,428,266) | (1,758,671) | (2,089,075) | (3,691,094) | (5,996,841) | (8,302,587) | (10,608,334) | |
| 5000 | (1,490,365) | (1,820,770) | (2,151,174) | (4,025,940) | (6,331,686) | (8,637,433) | (10,943,180) | |
| 6000 | (1,552,464) | (1,882,868) | (2,213,273) | (4,360,785) | (6,666,532) | (8,972,279) | (11,278,025) | |
| 7000 | (1,614,563) | (1,944,967) | (2,389,884) | (4,695,631) | (7,001,377) | (9,307,124) | (11,612,871) | |
| 8000 | (1,676,662) | (2,007,066) | (2,724,730) | (5,030,476) | (7,336,223) | (9,641,970) | (11,947,716) | |
| 9000 | (1,738,760) | (2,069,165) | (3,059,575) | (5,365,322) | (7,671,069) | (9,976,815) | (12,282,562) | |
| 10000 | (1,800,859) | (2,131,264) | (3,394,421) | (5,700,167) | (8,005,914) | (10,311,661) | (12,617,407) | |

181101 Craven Supported Living appraisals v4 55 Units - Scheme 13 (CS)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | |
|-----------------------------|---------|----------------|-------------|-------------|-------------|-------------|--------------|--------------|
| | | AH - % on site | | | | | | |
| | 41,263 | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | 41,263 | | | | | | | |
| | 15.0% | (662,910) | (1,025,624) | (1,388,338) | (1,931,681) | (4,269,738) | (6,607,794) | (8,945,851) |
| | 16.0% | (766,302) | (1,122,554) | (1,478,807) | (2,015,687) | (4,347,282) | (6,678,877) | (9,010,471) |
| Profit (%OMS) | 17.0% | (869,694) | (1,219,485) | (1,569,275) | (2,099,693) | (4,424,826) | (6,749,959) | (9,075,091) |
| | 18.0% | (973,087) | (1,316,415) | (1,659,743) | (2,183,700) | (4,502,370) | (6,821,041) | (9,139,712) |
| | 19.0% | (1,076,479) | (1,413,345) | (1,750,212) | (2,267,706) | (4,579,914) | (6,892,123) | (9,204,332) |
| | 20.0% | (1,179,871) | (1,510,275) | (1,840,680) | (2,351,712) | (4,657,459) | (6,963,205) | (9,268,952) |
| | 21.0% | (1,283,263) | (1,607,206) | (1,931,148) | (2,435,718) | (4,735,003) | (7,034,288) | (9,333,572) |
| | 22.0% | (1,386,656) | (1,704,136) | (2,021,616) | (2,519,725) | (4,812,547) | (7,105,370) | (9,398,192) |
| | 23.0% | (1,490,048) | (1,801,066) | (2,112,085) | (2,603,731) | (4,890,091) | (7,176,452) | (9,462,813) |
| | 24.0% | (1,593,440) | (1,897,997) | (2,202,553) | (2,687,737) | (4,967,636) | (7,247,534) | (9,527,433) |
| | 25.0% | (1,696,833) | (1,994,927) | (2,293,021) | (2,771,743) | (5,045,180) | (7,318,616) | (9,592,053) |
| | | | | | | | | |
| | | AH - % on site | | | | | | |
| | 41,263 | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | 41,263 | | | | | | | |
| | 75,000 | (880,880) | (1,211,284) | (1,541,689) | (2,052,721) | (4,358,468) | (6,664,214) | (8,969,961) |
| | 100,000 | (908,061) | (1,238,465) | (1,568,870) | (2,079,902) | (4,385,649) | (6,691,395) | (8,997,142) |
| TLV (per acre) | 125,000 | (935,242) | (1,265,646) | (1,596,051) | (2,107,083) | (4,412,830) | (6,718,576) | (9,024,323) |
| | 150,000 | (962,423) | (1,292,827) | (1,623,232) | (2,134,264) | (4,440,011) | (6,745,757) | (9,051,504) |
| | 175,000 | (989,604) | (1,320,008) | (1,650,413) | (2,161,445) | (4,467,192) | (6,772,938) | (9,078,685) |
| | 200,000 | (1,016,785) | (1,347,189) | (1,677,594) | (2,188,626) | (4,494,373) | (6,800,119) | (9,105,866) |
| | 225,000 | (1,043,966) | (1,374,370) | (1,704,775) | (2,215,807) | (4,521,554) | (6,827,300) | (9,133,047) |
| | 250,000 | (1,071,147) | (1,401,551) | (1,731,956) | (2,242,988) | (4,548,735) | (6,854,481) | (9,160,228) |
| | 275,000 | (1,098,328) | (1,428,732) | (1,759,137) | (2,270,169) | (4,575,916) | (6,881,662) | (9,187,409) |
| | 300,000 | (1,125,509) | (1,455,913) | (1,786,318) | (2,297,350) | (4,603,097) | (6,908,843) | (9,214,590) |
| | 325,000 | (1,152,690) | (1,483,094) | (1,813,499) | (2,324,531) | (4,630,278) | (6,936,024) | (9,241,771) |
| | 350,000 | (1,179,871) | (1,510,275) | (1,840,680) | (2,351,712) | (4,657,459) | (6,963,205) | (9,268,952) |
| | 375,000 | (1,207,052) | (1,537,456) | (1,867,861) | (2,378,893) | (4,684,640) | (6,990,386) | (9,296,133) |
| | 400,000 | (1,234,233) | (1,564,637) | (1,895,042) | (2,406,074) | (4,711,821) | (7,017,567) | (9,323,314) |
| | 425,000 | (1,261,414) | (1,591,818) | (1,922,223) | (2,433,255) | (4,739,002) | (7,044,748) | (9,350,495) |
| | 450,000 | (1,288,595) | (1,618,999) | (1,949,404) | (2,460,436) | (4,766,183) | (7,071,929) | (9,377,676) |
| | 475,000 | (1,315,776) | (1,646,180) | (1,976,585) | (2,487,617) | (4,793,364) | (7,099,110) | (9,404,857) |
| | 500,000 | (1,342,957) | (1,673,361) | (2,003,766) | (2,514,798) | (4,820,545) | (7,126,291) | (9,432,038) |
| | | | | | | | | |
| | | AH - % on site | | | | | | |
| | 41,263 | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | 41,263 | | | | | | | |
| Density (dph) | 20 | | | | | | | |
| | 25 | | | | | | | |
| | 30 | | | | | | | |
| | 35 | | | | | | | |
| | 40 | | | | | | | |
| | 45 | | | | | | | |
| | 50 | | | | | | | |
| | 55 | | | | | | | |
| | | | | | | | | |
| | | AH - % on site | | | | | | |
| | 41,263 | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | 41,263 | | | | | | | |
| | 96% | (881,563) | (1,211,967) | (1,542,371) | (1,872,776) | (3,048,937) | (5,354,684) | (7,660,431) |
| | 98% | (1,030,717) | (1,361,121) | (1,691,526) | (2,021,930) | (3,853,198) | (6,158,945) | (8,464,691) |
| Construction Cost (£psm) | 100% | (1,179,871) | (1,510,275) | (1,840,680) | (2,351,712) | (4,657,459) | (6,963,205) | (9,268,952) |
| (100% = base case scenario) | 102% | (1,329,025) | (1,659,430) | (1,989,834) | (3,155,973) | (5,461,719) | (7,767,466) | (10,073,213) |
| | 104% | (1,478,180) | (1,808,584) | (2,138,988) | (3,960,233) | (6,265,980) | (8,571,727) | (10,877,473) |
| | 106% | (1,627,334) | (1,957,738) | (2,458,748) | (4,764,494) | (7,070,241) | (9,375,987) | (11,681,734) |
| | 108% | (1,776,488) | (2,106,892) | (3,263,008) | (5,568,755) | (7,874,501) | (10,180,248) | (12,485,995) |
| | 110% | (1,925,642) | (2,256,047) | (4,067,269) | (6,373,016) | (8,678,762) | (10,984,509) | (13,290,255) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (PC)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | |
|--|-------------------------|------------|--------------------|---------------------------|-----------------|---------------------|--------------------|
| CIL | | | | | | 0 £ psm | |
| Total number of units in scheme | | | | | | % total units | |
| Affordable Housing (AH) Policy requirement % | | | | | | AH Target 30.0% | |
| AH tenure split % | | | | | | Affordable Rent 75% | |
| Home Ownership (Sub-Market/Int./Starter) | | | | | | 25% | |
| Open Market Sales (OMS) housing | | | | | | 70% | |
| | | | | | | 100% | |
| Unit mix - | | | | | | | |
| | Oms mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 1 Bed Apartment | 60% | 25 | 60% | 11 | 60% | 36 | |
| 2 Bed Apartment | 40% | 17 | 40% | 7 | 40% | 24 | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | |
| Total number of units | 100% | 42 | 100% | 18 | 100% | 60 | |
| OMS Unit Floor areas - | | | | | | | |
| | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | 92.3 | 994 | | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | 123.1 | 1,325 | | |
| - | 0.0 | 0 | 65.0% | 0.0 | 0 | | |
| AH Unit Floor areas - | | | | | | | |
| | Net area per unit (sqm) | (sqft) | Net to Gross % | Gross area per unit (sqm) | (sqft) | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | 92.3 | 994 | | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | 123.1 | 1,325 | | |
| - | 0.0 | 0 | 65.0% | 0.0 | 0 | | |
| Total Gross Scheme Floor areas - | | | | | | | |
| | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 1 Bed Apartment | 2,326.2 | 25,039 | 996.9 | 10,731 | 3,323.1 | 35,769 | |
| 2 Bed Apartment | 2,067.7 | 22,256 | 886.2 | 9,538 | 2,953.8 | 31,795 | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| | 4,393.8 | 47,295 | 1,883.1 | 20,269 | 6,276.9 | 67,564 | |
| 30.00% AH % by floor area due to mix | | | | | | | |
| Open Market Sales values (£) - | | | | | | | |
| | Value zones (H, M, L) | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) |
| 1 Bed houses | H | L | M | | | | 0 |
| 2 Bed houses | | | | | | | 0 |
| 3 Bed houses | | | | | | | 0 |
| 4 Bed houses | | | | | | | 0 |
| 5 Bed houses | | | | | | | 0 |
| 1 Bed Apartment | | | 207,338 | 259,172 | 4,320 | 401 | 9,330,188 |
| 2 Bed Apartment | | | 276,450 | 345,563 | 4,320 | 401 | 8,293,500 |
| - | 0 | 0 | 0 | | | | 17,623,688 |
| Affordable Housing - | | | | | | | |
| | Aff Rent £ | Home Own £ | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | |
| 1 Bed houses | 0 | 0 | | | | | |
| 2 Bed houses | 0 | 0 | | | | | |
| 3 Bed houses | 0 | 0 | | | | | |
| 4 Bed houses | 0 | 0 | | | | | |
| 5 Bed houses | 0 | 0 | | | | | |
| 1 Bed Apartment | 60,000 | 60,000 | | | | | |
| 2 Bed Apartment | 80,000 | 80,000 | | | | | |
| - | 0 | | | | | | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (PC)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 25 | @ | 259,172 | 6,531,131 |
| 2 Bed Apartment | 17 | @ | 345,563 | 5,805,450 |
| - | 0 | @ | 0 | - |
| | 42 | | | 12,336,581 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 8 | @ | 60,000 | 486,000 |
| 2 Bed Apartment | 5 | @ | 80,000 | 432,000 |
| - | 0 | @ | 0 | - |
| | 14 | | | 918,000 |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 3 | @ | 60,000 | 162,000 |
| 2 Bed Apartment | 2 | @ | 80,000 | 144,000 |
| - | 0 | @ | 0 | - |
| | 5 | | | 306,000 |
| GDV | 60 | | | 13,560,581 |

AH on-site cost (EMV - EGDV)
AH on-site cost analysis

4,063,106 £
67,718 £ per unit (total units)

647 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (PC)

| DEVELOPMENT COSTS | | | |
|--|---------------------|--------------------------------|---------------------|
| Initial Payments - | | | |
| Planning Application Professional Fees and reports | | | (50,000) |
| Statutory Planning Fees | | | (20,199) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 4,394 sqm | 0 £ psm | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | |
| Site Specific S106 Contributions - | | | |
| Sport, Open Space & Recreation | 60 units @ | 3,151 per unit | (189,060) |
| Education - Primary | 60 units @ | 0 per unit | - |
| Education - Secondary | 60 units @ | 0 per unit | - |
| Highways (Skipton Junction Improvements) | 60 units @ | 0 per unit | - |
| Other | 60 units @ | 0 per unit | - |
| | 60 units @ | 3,151 per unit | (189,060) |
| sub-total | 1.39% % of GDV | 3,151 £ per unit (total units) | |
| AH Commuted Sum | 6,276.9 sqm (total) | 0 £ psm | - |
| | 0.00% % of GDV | | |
| Construction Costs - | | | |
| Site Clearance and Demolition | 1.48 acres @ | 50,000 £ per acre | (74,130) |
| sub-total | 1.48 acres @ | 0 per acre | (74,130) |
| | 0.55% % of GDV | 1,236 £ per unit (total units) | |
| 1 Bed houses | - sqm @ | 0.00 psm | - |
| 2 Bed houses | - sqm @ | 0.00 psm | - |
| 3 Bed houses | - sqm @ | 0.00 psm | - |
| 4 Bed houses | - sqm @ | 0.00 psm | - |
| 5 Bed houses | - sqm @ | 0.00 psm | - |
| 1 Bed Apartment | 3,323.1 sqm @ | 1,375.00 psm | (4,569,231) |
| 2 Bed Apartment | 2,953.8 sqm @ | 1,375.00 psm | (4,061,538) |
| - | 6,276.9 sqm @ | 1,375.00 psm | - |
| External works | 8,630,769 @ | 10% £14,385 per unit | (863,077) |
| "Normal abnormals" | 8,630,769 @ | 3% £4,315 per unit | (258,923) |
| Contingency | 9,826,899 @ | 5% | (491,345) |
| Professional Fees | 9,826,899 @ | 7% | (687,883) |
| Disposal Costs - | | | |
| Sale Agents Costs | 12,336,581 OMS @ | 1.00% | (123,366) |
| Sale Legal Costs | 12,336,581 OMS @ | 0.50% | (61,683) |
| Marketing and Promotion | 12,336,581 OMS @ | 2.50% | (308,415) |
| | | 4.00% | |
| Finance Costs - | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | (729,645) |
| Developers Profit | | | |
| Profit on OMS | 12,336,581 | 20.00% | (2,467,316) |
| Profit on AH (blended) | 1,224,000 | 6.00% | (73,440) |
| | | 18.74% | (2,540,756) |
| TOTAL COSTS | | | (15,029,251) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (PC)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|---|----------------------|-------------|
| Residual Land Value (gross) | | | (1,468,669) |
| SDLT | - @ | 5.0% | - |
| Acquisition Agent fees | - @ | 1.0% | - |
| Acquisition Legal fees | - @ | 0.5% | - |
| Interest on Land | - @ | 6.0% | - |
| Residual Land Value (net) | (24,478) per plot (2,447,782) £ per ha | (990,604) £ per acre | (1,468,669) |

| THRESHOLD LAND VALUE | | | |
|----------------------|--------------------------------------|--------------------|---------|
| Residential Density | 100 dph | | |
| Site Area | 0.60 ha | 1.48 acres | |
| density check | 10,462 sqm/ha | 45,571 sqft/ac | |
| Threshold Land Value | 864,850 £ per ha 8,649 £ per plot | 350,000 £ per acre | 518,910 |

| BALANCE | | | |
|-------------------|----------------------|------------------------|-------------|
| Surplus/(Deficit) | (3,312,632) £ per ha | (1,340,604) £ per acre | (1,987,579) |

| SENSITIVITY ANALYSIS | | | | | | | | |
|----------------------|-------------|----------------|-------------|-------------|-------------|--------------|--------------|-----|
| Balance (RLV - TLV) | (1,987,579) | AH - % on site | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| -10000 | (383,123) | (832,344) | (1,302,233) | (1,772,121) | (2,242,009) | (3,325,167) | (6,529,690) | |
| -9000 | (442,465) | (900,497) | (1,370,385) | (1,840,273) | (2,310,162) | (3,689,868) | (6,894,391) | |
| -8000 | (501,807) | (968,650) | (1,438,538) | (1,908,426) | (2,378,314) | (4,054,568) | (7,259,091) | |
| -7000 | (567,185) | (1,036,802) | (1,506,691) | (1,976,579) | (2,446,467) | (4,419,269) | (7,623,792) | |
| -6000 | (635,396) | (1,105,273) | (1,575,150) | (2,045,027) | (2,514,904) | (4,784,243) | (7,988,755) | |
| Other S106 (£/unit) | | | | | | | | |
| -5000 | (704,134) | (1,174,011) | (1,643,888) | (2,113,765) | (2,583,642) | (5,149,529) | (8,354,041) | |
| -4000 | (772,872) | (1,242,749) | (1,712,626) | (2,182,504) | (2,652,381) | (5,514,815) | (8,719,327) | |
| -3000 | (841,610) | (1,311,488) | (1,781,365) | (2,251,242) | (2,721,119) | (5,880,101) | (9,084,613) | |
| -2000 | (910,349) | (1,380,226) | (1,850,103) | (2,319,980) | (3,040,875) | (6,245,387) | (9,449,899) | |
| -1000 | (979,087) | (1,448,964) | (1,918,841) | (2,388,718) | (3,406,161) | (6,610,673) | (9,815,185) | |
| 0 | (1,047,825) | (1,517,702) | (1,987,579) | (2,457,456) | (3,771,447) | (6,975,959) | (10,180,471) | |
| 1000 | (1,116,563) | (1,586,440) | (2,056,318) | (2,526,195) | (4,136,733) | (7,341,245) | (10,545,757) | |
| 2000 | (1,185,302) | (1,655,179) | (2,125,056) | (2,594,933) | (4,502,019) | (7,706,531) | (10,911,043) | |
| 3000 | (1,254,040) | (1,723,917) | (2,193,794) | (2,663,671) | (4,867,305) | (8,071,817) | (11,276,329) | |
| 4000 | (1,322,778) | (1,792,655) | (2,262,532) | (2,732,409) | (5,232,591) | (8,437,103) | (11,641,615) | |
| 5000 | (1,391,516) | (1,861,393) | (2,331,270) | (2,801,147) | (5,597,877) | (8,802,389) | (12,006,901) | |
| 6000 | (1,460,254) | (1,930,132) | (2,400,009) | (2,869,886) | (5,963,163) | (9,167,675) | (12,372,187) | |
| 7000 | (1,528,993) | (1,998,870) | (2,468,747) | (3,123,937) | (6,328,449) | (9,532,961) | (12,737,473) | |
| 8000 | (1,597,731) | (2,067,608) | (2,537,485) | (3,489,223) | (6,693,735) | (9,898,247) | (13,102,759) | |
| 9000 | (1,666,469) | (2,136,346) | (2,606,223) | (3,854,509) | (7,059,021) | (10,263,533) | (13,468,045) | |
| 10000 | (1,735,207) | (2,205,084) | (2,674,961) | (4,219,795) | (7,424,307) | (10,628,819) | (13,833,331) | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (PC)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | |
|-----------------------------|-------------|----------------|-------------|-------------|-------------|-------------|--------------|--------------|
| | | AH - % on site | | | | | | |
| | (1,987,579) | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | (1,987,579) | | | | | | | |
| | | 15.0% | (364,882) | (856,814) | (1,370,750) | (1,884,687) | (3,242,736) | (6,491,307) |
| | | 16.0% | (488,247) | (968,992) | (1,494,116) | (1,999,241) | (3,348,478) | (6,588,238) |
| Profit (%OMS) | | 17.0% | (624,857) | (1,121,169) | (1,617,482) | (2,113,794) | (3,454,220) | (6,685,168) |
| | | 18.0% | (765,846) | (1,253,347) | (1,740,848) | (2,228,348) | (3,559,962) | (6,782,098) |
| | | 19.0% | (906,836) | (1,385,525) | (1,864,213) | (2,342,902) | (3,665,705) | (6,879,029) |
| | | 20.0% | (1,047,825) | (1,517,702) | (1,987,579) | (2,457,456) | (3,771,447) | (6,975,959) |
| | | 21.0% | (1,188,815) | (1,649,880) | (2,110,945) | (2,572,010) | (3,877,189) | (7,072,889) |
| | | 22.0% | (1,329,804) | (1,782,058) | (2,234,311) | (2,686,564) | (3,982,931) | (7,169,819) |
| | | 23.0% | (1,470,794) | (1,914,235) | (2,357,677) | (2,801,118) | (4,088,673) | (7,266,750) |
| | | 24.0% | (1,611,783) | (2,046,413) | (2,481,043) | (2,915,672) | (4,194,415) | (7,363,680) |
| | | 25.0% | (1,752,773) | (2,178,590) | (2,604,408) | (3,030,226) | (4,300,157) | (7,460,610) |
| | | | | | | | | |
| | | AH - % on site | | | | | | |
| | (1,987,579) | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | (1,987,579) | | | | | | | |
| | | 75,000 | (640,110) | (1,109,987) | (1,579,864) | (2,049,741) | (3,363,732) | (6,568,244) |
| | | 100,000 | (677,175) | (1,147,052) | (1,616,929) | (2,086,806) | (3,400,797) | (6,605,309) |
| TLV (per acre) | | 125,000 | (714,240) | (1,184,117) | (1,653,994) | (2,123,871) | (3,437,862) | (6,642,374) |
| | | 150,000 | (751,305) | (1,221,182) | (1,691,059) | (2,160,936) | (3,474,927) | (6,679,439) |
| | | 175,000 | (788,370) | (1,258,247) | (1,728,124) | (2,198,001) | (3,511,992) | (6,716,504) |
| | | 200,000 | (825,435) | (1,295,312) | (1,765,189) | (2,235,066) | (3,549,057) | (6,753,569) |
| | | 225,000 | (862,500) | (1,332,377) | (1,802,254) | (2,272,131) | (3,586,122) | (6,790,634) |
| | | 250,000 | (899,565) | (1,369,442) | (1,839,319) | (2,309,196) | (3,623,187) | (6,827,699) |
| | | 275,000 | (936,630) | (1,406,507) | (1,876,384) | (2,346,261) | (3,660,252) | (6,864,764) |
| | | 300,000 | (973,695) | (1,443,572) | (1,913,449) | (2,383,326) | (3,697,317) | (6,901,829) |
| | | 325,000 | (1,010,760) | (1,480,637) | (1,950,514) | (2,420,391) | (3,734,382) | (6,938,894) |
| | | 350,000 | (1,047,825) | (1,517,702) | (1,987,579) | (2,457,456) | (3,771,447) | (6,975,959) |
| | | 375,000 | (1,084,890) | (1,554,767) | (2,024,644) | (2,494,521) | (3,808,512) | (7,013,024) |
| | | 400,000 | (1,121,955) | (1,591,832) | (2,061,709) | (2,531,586) | (3,845,577) | (7,050,089) |
| | | 425,000 | (1,159,020) | (1,628,897) | (2,098,774) | (2,568,651) | (3,882,642) | (7,087,154) |
| | | 450,000 | (1,196,085) | (1,665,962) | (2,135,839) | (2,605,716) | (3,919,707) | (7,124,219) |
| | | 475,000 | (1,233,150) | (1,703,027) | (2,172,904) | (2,642,781) | (3,956,772) | (7,161,284) |
| | | 500,000 | (1,270,215) | (1,740,092) | (2,209,969) | (2,679,846) | (3,993,837) | (7,198,349) |
| | | | | | | | | |
| | | AH - % on site | | | | | | |
| | (1,987,579) | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | (1,987,579) | | | | | | | |
| Density (dph) | | 20 | | | | | | |
| | | 25 | | | | | | |
| | | 30 | | | | | | |
| | | 35 | | | | | | |
| | | 40 | | | | | | |
| | | 45 | | | | | | |
| | | 50 | | | | | | |
| | | 55 | | | | | | |
| | | | | | | | | |
| | | AH - % on site | | | | | | |
| | (1,987,579) | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | (1,987,579) | | | | | | | |
| | | 96% | (576,454) | (1,046,108) | (1,515,985) | (1,985,862) | (2,455,739) | (4,469,829) |
| | | 98% | (812,028) | (1,281,905) | (1,751,782) | (2,221,659) | (2,691,536) | (5,722,894) |
| Construction Cost (£psm) | | 100% | (1,047,825) | (1,517,702) | (1,987,579) | (2,457,456) | (3,771,447) | (6,975,959) |
| (100% = base case scenario) | | 102% | (1,283,622) | (1,753,499) | (2,223,377) | (2,693,254) | (5,024,511) | (8,229,024) |
| | | 104% | (1,519,420) | (1,989,297) | (2,459,174) | (3,073,064) | (6,277,576) | (9,482,088) |
| | | 106% | (1,755,217) | (2,225,094) | (2,694,971) | (4,326,129) | (7,530,641) | (10,735,153) |
| | | 108% | (1,991,014) | (2,460,891) | (2,930,768) | (5,579,194) | (8,783,706) | (11,988,218) |
| | | 110% | (2,226,811) | (2,696,688) | (3,627,747) | (6,832,259) | (10,036,771) | (13,241,283) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (onsite)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | |
|--|--------------------------------|--|-------------------------------------|-------------------|----------------------------------|----------------------|--------------------|
| CIL | | | | | | | |
| Total number of units in scheme | | | | | | 0 £ psm | 60 |
| Affordable Housing (AH) Policy requirement % | AH Target | | | | | 7.7% | |
| AH tenure split % | Affordable Rent | Home Ownership (Sub-Market/Int./Starter) | | | 75% | 25% | 1.9% |
| Open Market Sales (OMS) housing | | | | | | 92% | 100% |
| Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | |
| 1 Bed Apartment | 60% | 33 | 60% | 3 | 60% | 36 | |
| 2 Bed Apartment | 40% | 22 | 40% | 2 | 40% | 24 | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | |
| Total number of units | 100% | 55 | 100% | 5 | 100% | 60 | |
| OMS Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | % | Gross area per unit (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | | 92.3 | 994 | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | | 123.1 | 1,325 | |
| - | 0.0 | 0 | 65.0% | | 0.0 | 0 | |
| AH Unit Floor areas - | Net area per unit (sqm) | (sqft) | Net to Gross % | % | Gross area per unit (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | | | 0.0 | 0 | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | | 92.3 | 994 | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | | 123.1 | 1,325 | |
| - | 0.0 | 0 | 65.0% | | 0.0 | 0 | |
| Total Gross Scheme Floor areas - | OMS Units GIA (sqm) | (sqft) | AH units GIA (sqm) | (sqft) | Total GIA (sqm) | (sqft) | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| 1 Bed Apartment | 3,068.8 | 33,032 | 254.3 | 2,737 | 3,323.1 | 35,769 | |
| 2 Bed Apartment | 2,727.8 | 29,362 | 226.0 | 2,433 | 2,953.8 | 31,795 | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | |
| | 5,796.7 | 62,395 | 480.3 | 5,170 | 6,276.9 | 67,564 | |
| | | | 7.65% AH % by floor area due to mix | | | | |
| Open Market Sales values (£) - | Value zones (H, M, L) | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) |
| 1 Bed houses | H | L | M | | | | 0 |
| 2 Bed houses | | | | | | | 0 |
| 3 Bed houses | | | | | | | 0 |
| 4 Bed houses | | | | | | | 0 |
| 5 Bed houses | | | | | | | 0 |
| 1 Bed Apartment | | | 207,338 | 259,172 | 4,320 | 401 | 9,330,188 |
| 2 Bed Apartment | | | 276,450 | 345,563 | 4,320 | 401 | 8,293,500 |
| - | 0 | 0 | 0 | | | | 17,623,688 |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | |
| 1 Bed houses | 0 | 0 | | | | | |
| 2 Bed houses | 0 | 0 | | | | | |
| 3 Bed houses | 0 | 0 | | | | | |
| 4 Bed houses | 0 | 0 | | | | | |
| 5 Bed houses | 0 | 0 | | | | | |
| 1 Bed Apartment | 60,000 | 60,000 | | | | | |
| 2 Bed Apartment | 80,000 | 80,000 | | | | | |
| - | 0 | 0 | | | | | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (onsite)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 33 | @ | 259,172 | 8,616,299 |
| 2 Bed Apartment | 22 | @ | 345,563 | 7,658,933 |
| - | 0 | @ | 0 | - |
| | 55 | | | 16,275,232 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 2 | @ | 60,000 | 123,952 |
| 2 Bed Apartment | 1 | @ | 80,000 | 110,180 |
| - | 0 | @ | 0 | - |
| | 3 | | | 234,132 |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 1 | @ | 60,000 | 41,317 |
| 2 Bed Apartment | 0 | @ | 80,000 | 36,727 |
| - | 0 | @ | 0 | - |
| | 1 | | | 78,044 |
| GDV | 60 | | | 16,587,408 |

AH on-site cost (EMV - EGDV)
AH on-site cost analysis

1,036,279 £
17,271 £ per unit (total units)

165 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4

60 Units - Scheme 14 (onsite)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|--------------------------------|--------------|---------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (50,000) |
| Statutory Planning Fees | | | | (20,199) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 5,797 sqm | 0 £ psm | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| Site Specific S106 Contributions - | | | | |
| Sport, Open Space & Recreation | 60 units @ | 3,151 per unit | | (189,060) |
| Education - Primary | 60 units @ | 0 per unit | | - |
| Education - Secondary | 60 units @ | 0 per unit | | - |
| Highways (Skipton Junction Improvements) | 60 units @ | 0 per unit | | - |
| Other | 60 units @ | 0 per unit | | - |
| | 60 units @ | 3,151 per unit | | (189,060) |
| sub-total | | | | |
| | 1.14% % of GDV | 3,151 £ per unit (total units) | | |
| AH Commuted Sum | 6,276.9 sqm (total) | 0 £ psm | | - |
| | 0.00% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.48 acres @ | 50,000 £ per acre | | (74,130) |
| | | | | |
| sub-total | 1.48 acres @ | 0 per acre | | (74,130) |
| | 0.45% % of GDV | 1,236 £ per unit (total units) | | |
| 1 Bed houses | - sqm @ | 0.00 psm | | - |
| 2 Bed houses | - sqm @ | 0.00 psm | | - |
| 3 Bed houses | - sqm @ | 0.00 psm | | - |
| 4 Bed houses | - sqm @ | 0.00 psm | | - |
| 5 Bed houses | - sqm @ | 0.00 psm | | - |
| 1 Bed Apartment | 3,323.1 sqm @ | 1,375.00 psm | | (4,569,231) |
| 2 Bed Apartment | 2,953.8 sqm @ | 1,375.00 psm | | (4,061,538) |
| - | 6,276.9 | - sqm @ | 1,375.00 psm | - |
| External works | 8,630,769 @ | 10% | | (863,077) |
| | | £14,385 per unit | | |
| "Normal abnormalities" | 8,630,769 @ | 3% | | (258,923) |
| | | £4,315 per unit | | |
| Contingency | 9,826,899 @ | 5% | | (491,345) |
| Professional Fees | 9,826,899 @ | 7% | | (687,883) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 16,275,232 OMS @ | 1.00% | | (162,752) |
| Sale Legal Costs | 16,275,232 OMS @ | 0.50% | | (81,376) |
| Marketing and Promotion | 16,275,232 OMS @ | 2.50% | | (406,861) |
| | | 4.00% | | |
| Finance Costs - | | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | | (769,139) |
| Developers Profit | | | | |
| Profit on OMS | 16,275,232 | 20.00% | | (3,255,046) |
| Profit on AH (blended) | 312,176 | 6.00% | | (18,731) |
| | | 19.74% | | (3,273,777) |
| TOTAL COSTS | | | | (15,959,311) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (onsite)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|----------|
| Residual Land Value (gross) | | | 628,097 |
| SDLT | 628,097 @ | 5.0% | (31,405) |
| Acquisition Agent fees | 628,097 @ | 1.0% | (6,281) |
| Acquisition Legal fees | 628,097 @ | 0.5% | (3,140) |
| Interest on Land | 628,097 @ | 6.0% | (37,686) |
| Residual Land Value (net) | 9,160 per plot | | 549,585 |
| | 915,975 £ per ha | 370,690 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|---------|
| Residential Density | 100 dph | | |
| Site Area | 0.60 ha | 1.48 acres | |
| density check | 10,462 sqm/ha | 45,571 sqft/ac | |
| Threshold Land Value | 864,850 £ per ha | 350,000 £ per acre | 518,910 |
| | 8,649 £ per plot | | |

| BALANCE | | | |
|-------------------|-----------------|-------------------|--------|
| Surplus/(Deficit) | 51,125 £ per ha | 20,690 £ per acre | 30,675 |

| SENSITIVITY ANALYSIS | | | | | | | | |
|----------------------|-------------|----------------|-------------|-------------|-------------|--------------|--------------|-----|
| Balance (RLV - TLV) | 30,675 | AH - % on site | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| -10000 | (383,123) | (832,344) | (1,302,233) | (1,772,121) | (2,242,009) | (3,325,167) | (6,529,690) | |
| -9000 | (442,465) | (900,497) | (1,370,385) | (1,840,273) | (2,310,162) | (3,689,868) | (6,894,391) | |
| -8000 | (501,807) | (968,650) | (1,438,538) | (1,908,426) | (2,378,314) | (4,054,568) | (7,259,091) | |
| -7000 | (567,185) | (1,036,802) | (1,506,691) | (1,976,579) | (2,446,467) | (4,419,269) | (7,623,792) | |
| -6000 | (635,396) | (1,105,273) | (1,575,150) | (2,045,027) | (2,514,904) | (4,784,243) | (7,988,755) | |
| Other S106 (£/unit) | | | | | | | | |
| -5000 | (704,134) | (1,174,011) | (1,643,888) | (2,113,765) | (2,583,642) | (5,149,529) | (8,354,041) | |
| -4000 | (772,872) | (1,242,749) | (1,712,626) | (2,182,504) | (2,652,381) | (5,514,815) | (8,719,327) | |
| -3000 | (841,610) | (1,311,488) | (1,781,365) | (2,251,242) | (2,721,119) | (5,880,101) | (9,084,613) | |
| -2000 | (910,349) | (1,380,226) | (1,850,103) | (2,319,980) | (3,040,875) | (6,245,387) | (9,449,899) | |
| -1000 | (979,087) | (1,448,964) | (1,918,841) | (2,388,718) | (3,406,161) | (6,610,673) | (9,815,185) | |
| 0 | (1,047,825) | (1,517,702) | (1,987,579) | (2,457,456) | (3,771,447) | (6,975,959) | (10,180,471) | |
| 1000 | (1,116,563) | (1,586,440) | (2,056,318) | (2,526,195) | (4,136,733) | (7,341,245) | (10,545,757) | |
| 2000 | (1,185,302) | (1,655,179) | (2,125,056) | (2,594,933) | (4,502,019) | (7,706,531) | (10,911,043) | |
| 3000 | (1,254,040) | (1,723,917) | (2,193,794) | (2,663,671) | (4,867,305) | (8,071,817) | (11,276,329) | |
| 4000 | (1,322,778) | (1,792,655) | (2,262,532) | (2,732,409) | (5,232,591) | (8,437,103) | (11,641,615) | |
| 5000 | (1,391,516) | (1,861,393) | (2,331,270) | (2,801,147) | (5,597,877) | (8,802,389) | (12,006,901) | |
| 6000 | (1,460,254) | (1,930,132) | (2,400,009) | (2,869,886) | (5,963,163) | (9,167,675) | (12,372,187) | |
| 7000 | (1,528,993) | (1,998,870) | (2,468,747) | (3,123,937) | (6,328,449) | (9,532,961) | (12,737,473) | |
| 8000 | (1,597,731) | (2,067,608) | (2,537,485) | (3,489,223) | (6,693,735) | (9,898,247) | (13,102,759) | |
| 9000 | (1,666,469) | (2,136,346) | (2,606,223) | (3,854,509) | (7,059,021) | (10,263,533) | (13,468,045) | |
| 10000 | (1,735,207) | (2,205,084) | (2,674,961) | (4,219,795) | (7,424,307) | (10,628,819) | (13,833,331) | |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (onsite)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | |
|---|---------------|----------------|-------------|-------------|-------------|--------------|--------------|--------------|
| | | AH - % on site | | | | | | |
| | | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Balance (RLV - TLV) | 30,675 | | | | | | | |
| | 15.0% | (364,882) | (856,814) | (1,370,750) | (1,884,687) | (3,242,736) | (6,491,307) | (9,739,879) |
| | 16.0% | (488,247) | (968,992) | (1,494,116) | (1,999,241) | (3,348,478) | (6,588,238) | (9,827,997) |
| | 17.0% | (624,857) | (1,121,169) | (1,617,482) | (2,113,794) | (3,454,220) | (6,685,168) | (9,916,116) |
| | 18.0% | (765,846) | (1,253,347) | (1,740,848) | (2,228,348) | (3,559,962) | (6,782,098) | (10,004,234) |
| | 19.0% | (906,836) | (1,385,525) | (1,864,213) | (2,342,902) | (3,665,705) | (6,879,029) | (10,092,353) |
| | 20.0% | (1,047,825) | (1,517,702) | (1,987,579) | (2,457,456) | (3,771,447) | (6,975,959) | (10,180,471) |
| | 21.0% | (1,188,815) | (1,649,880) | (2,110,945) | (2,572,010) | (3,877,189) | (7,072,889) | (10,268,589) |
| | 22.0% | (1,329,804) | (1,782,058) | (2,234,311) | (2,686,564) | (3,982,931) | (7,169,819) | (10,356,708) |
| | 23.0% | (1,470,794) | (1,914,235) | (2,357,677) | (2,801,118) | (4,088,673) | (7,266,750) | (10,444,826) |
| 24.0% | (1,611,783) | (2,046,413) | (2,481,043) | (2,915,672) | (4,194,415) | (7,363,680) | (10,532,945) | |
| 25.0% | (1,752,773) | (2,178,590) | (2,604,408) | (3,030,226) | (4,300,157) | (7,460,610) | (10,621,063) | |
| TLV (per acre) | 30,675 | | | | | | | |
| | 75,000 | (640,110) | (1,109,987) | (1,579,864) | (2,049,741) | (3,363,732) | (6,568,244) | (9,772,756) |
| | 100,000 | (677,175) | (1,147,052) | (1,616,929) | (2,086,806) | (3,400,797) | (6,605,309) | (9,809,821) |
| | 125,000 | (714,240) | (1,184,117) | (1,653,994) | (2,123,871) | (3,437,862) | (6,642,374) | (9,846,886) |
| | 150,000 | (751,305) | (1,221,182) | (1,691,059) | (2,160,936) | (3,474,927) | (6,679,439) | (9,883,951) |
| | 175,000 | (788,370) | (1,258,247) | (1,728,124) | (2,198,001) | (3,511,992) | (6,716,504) | (9,921,016) |
| | 200,000 | (825,435) | (1,295,312) | (1,765,189) | (2,235,066) | (3,549,057) | (6,753,569) | (9,958,081) |
| | 225,000 | (862,500) | (1,332,377) | (1,802,254) | (2,272,131) | (3,586,122) | (6,790,634) | (9,995,146) |
| | 250,000 | (899,565) | (1,369,442) | (1,839,319) | (2,309,196) | (3,623,187) | (6,827,699) | (10,032,211) |
| | 275,000 | (936,630) | (1,406,507) | (1,876,384) | (2,346,261) | (3,660,252) | (6,864,764) | (10,069,276) |
| | 300,000 | (973,695) | (1,443,572) | (1,913,449) | (2,383,326) | (3,697,317) | (6,901,829) | (10,106,341) |
| | 325,000 | (1,010,760) | (1,480,637) | (1,950,514) | (2,420,391) | (3,734,382) | (6,938,894) | (10,143,406) |
| | 350,000 | (1,047,825) | (1,517,702) | (1,987,579) | (2,457,456) | (3,771,447) | (6,975,959) | (10,180,471) |
| | 375,000 | (1,084,890) | (1,554,767) | (2,024,644) | (2,494,521) | (3,808,512) | (7,013,024) | (10,217,536) |
| | 400,000 | (1,121,955) | (1,591,832) | (2,061,709) | (2,531,586) | (3,845,577) | (7,050,089) | (10,254,601) |
| | 425,000 | (1,159,020) | (1,628,897) | (2,098,774) | (2,568,651) | (3,882,642) | (7,087,154) | (10,291,666) |
| | 450,000 | (1,196,085) | (1,665,962) | (2,135,839) | (2,605,716) | (3,919,707) | (7,124,219) | (10,328,731) |
| | 475,000 | (1,233,150) | (1,703,027) | (2,172,904) | (2,642,781) | (3,956,772) | (7,161,284) | (10,365,796) |
| | 500,000 | (1,270,215) | (1,740,092) | (2,209,969) | (2,679,846) | (3,993,837) | (7,198,349) | (10,402,861) |
| | Density (dph) | 30,675 | | | | | | |
| 20 | | | | | | | | |
| 25 | | | | | | | | |
| 30 | | | | | | | | |
| 35 | | | | | | | | |
| 40 | | | | | | | | |
| 45 | | | | | | | | |
| 50 | | | | | | | | |
| 55 | | | | | | | | |
| Construction Cost (£psm) (100% = base case scenario) | | 30,675 | | | | | | |
| | 96% | (576,454) | (1,046,108) | (1,515,985) | (1,985,862) | (2,455,739) | (4,469,829) | (7,674,341) |
| | 98% | (812,028) | (1,281,905) | (1,751,782) | (2,221,659) | (2,691,536) | (5,722,894) | (8,927,406) |
| | 100% | (1,047,825) | (1,517,702) | (1,987,579) | (2,457,456) | (3,771,447) | (6,975,959) | (10,180,471) |
| | 102% | (1,283,622) | (1,753,499) | (2,223,377) | (2,693,254) | (5,024,511) | (8,229,024) | (11,433,536) |
| | 104% | (1,519,420) | (1,989,297) | (2,459,174) | (3,073,064) | (6,277,576) | (9,482,088) | (12,686,601) |
| | 106% | (1,755,217) | (2,225,094) | (2,694,971) | (4,326,129) | (7,530,641) | (10,735,153) | (13,939,665) |
| | 108% | (1,991,014) | (2,460,891) | (2,930,768) | (5,579,194) | (8,783,706) | (11,988,218) | (15,192,730) |
| | 110% | (2,226,811) | (2,696,688) | (3,627,747) | (6,832,259) | (10,036,771) | (13,241,283) | (16,445,795) |

181101 Craven Supported Living appraisals v4

60 Units - Scheme 14 (CS)

| SCHEME DETAILS - ASSUMPTIONS | | | | | | | | | |
|--|--|-------------------|-----------------------|----------------------------|---------------------|----------------------|--------------------|--|--|
| CIL | | | | | | | | | |
| Total number of units in scheme | | | 0 £ psm | | % total units | | 60 | | |
| Affordable Housing (AH) Policy requirement % | | | AH Target | | 0.0% | | | | |
| AH tenure split % | Affordable Rent | | 75% | | | | | | |
| | Home Ownership (Sub-Market/Int./Starter) | | 25% | | 0.0% | | | | |
| Open Market Sales (OMS) housing | | | | | 100% | | | | |
| | | | | | 100% | | | | |
| Unit mix - | OMS mix% | MV # units | AH mix% | AH # units | Overall mix% | Total # units | | | |
| 1 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 2 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 3 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 4 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 5 Bed houses | 0.0% | 0 | 0% | 0 | 0% | 0 | | | |
| 1 Bed Apartment | 60% | 36 | 60% | 0 | 60% | 36 | | | |
| 2 Bed Apartment | 40% | 24 | 40% | 0 | 40% | 24 | | | |
| - | 0% | 0 | 0% | 0 | 0% | 0 | | | |
| Total number of units | 100% | 60 | 100% | 0 | 100% | 60 | | | |
| OMS Unit Floor areas - | Net area per unit | (sqm) | Net to Gross % | Gross area per unit | (sqm) | (sqm) | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | 92.3 | 994 | 994 | | | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | 123.1 | 1,325 | 1,325 | | | |
| - | 0.0 | 0 | 65.0% | 0.0 | 0 | 0 | | | |
| AH Unit Floor areas - | Net area per unit | (sqm) | Net to Gross % | Gross area per unit | (sqm) | (sqm) | | | |
| 1 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 2 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 3 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 4 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 5 Bed houses | 0.0 | 0 | | 0.0 | 0 | 0 | | | |
| 1 Bed Apartment | 60.0 | 646 | 65.0% | 92.3 | 994 | 994 | | | |
| 2 Bed Apartment | 80.0 | 861 | 65.0% | 123.1 | 1,325 | 1,325 | | | |
| - | 0.0 | 0 | 65.0% | 0.0 | 0 | 0 | | | |
| Total Gross Scheme Floor areas - | OMS Units GIA | (sqm) | AH units GIA | (sqm) | Total GIA | (sqm) | (sqm) | | |
| 1 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | | |
| 2 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | | |
| 3 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | | |
| 4 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | | |
| 5 Bed houses | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | | |
| 1 Bed Apartment | 3,323.1 | 35,769 | 0.0 | 0 | 3,323.1 | 35,769 | 35,769 | | |
| 2 Bed Apartment | 2,953.8 | 31,795 | 0.0 | 0 | 2,953.8 | 31,795 | 31,795 | | |
| - | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | | |
| | 6,276.9 | 67,564 | 0.0 | 0 | 6,276.9 | 67,564 | 67,564 | | |
| | 0.00% AH % by floor area due to mix | | | | | | | | |
| Open Market Sales values (£) - | Value zones (H, M, L) | | £ OMS (per unit) | | (£psm) | (£psf) | total MV £ (no AH) | | |
| 1 Bed houses | H | L | M | | | | 0 | | |
| 2 Bed houses | | | | | | | 0 | | |
| 3 Bed houses | | | | | | | 0 | | |
| 4 Bed houses | | | | | | | 0 | | |
| 5 Bed houses | | | | | | | 0 | | |
| 1 Bed Apartment | | | 207,338 | 259,172 | 4,320 | 401 | 9,330,188 | | |
| 2 Bed Apartment | | | 276,450 | 345,563 | 4,320 | 401 | 8,293,500 | | |
| - | 0 | 0 | 0 | | | | 17,623,688 | | |
| Affordable Housing - | Aff Rent £ | Home Own £ | | | | | | | |
| Transfer Values (£) (£ psm houses) - | 1,000 | 1,000 | | | | | | | |
| Transfer Values (£) (£ psm flats) - | 1,000 | 1,000 | | | | | | | |
| 1 Bed houses | 0 | 0 | | | | | | | |
| 2 Bed houses | 0 | 0 | | | | | | | |
| 3 Bed houses | 0 | 0 | | | | | | | |
| 4 Bed houses | 0 | 0 | | | | | | | |
| 5 Bed houses | 0 | 0 | | | | | | | |
| 1 Bed Apartment | 60,000 | 60,000 | | | | | | | |
| 2 Bed Apartment | 80,000 | 80,000 | | | | | | | |
| - | 0 | 0 | | | | | | | |

181101 Craven Supported Living appraisals v4

60 Units - Scheme 14 (CS)

| GROSS DEVELOPMENT VALUE | | | | |
|------------------------------|-----------|---|---------|-------------------|
| OMS GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 36 | @ | 259,172 | 9,330,188 |
| 2 Bed Apartment | 24 | @ | 345,563 | 8,293,500 |
| - | 0 | @ | 0 | - |
| | 60 | | | 17,623,688 |
| Affordable Rent GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 0 | @ | 60,000 | - |
| 2 Bed Apartment | 0 | @ | 80,000 | - |
| - | 0 | @ | 0 | - |
| | 0 | | | - |
| Home Own GDV - | | | | |
| 1 Bed houses | 0 | @ | 0 | - |
| 2 Bed houses | 0 | @ | 0 | - |
| 3 Bed houses | 0 | @ | 0 | - |
| 4 Bed houses | 0 | @ | 0 | - |
| 5 Bed houses | 0 | @ | 0 | - |
| 1 Bed Apartment | 0 | @ | 60,000 | - |
| 2 Bed Apartment | 0 | @ | 80,000 | - |
| - | 0 | @ | 0 | - |
| | 0 | | | - |
| GDV | 60 | | | 17,623,688 |

AH on-site cost (EMV - £GDV)
AH on-site cost analysis

0 £
0 £ per unit (total units)

0 £ psm (total GIA sqm)

181101 Craven Supported Living appraisals v4

60 Units - Scheme 14 (CS)

| DEVELOPMENT COSTS | | | | |
|--|---------------------|--------------------------------|--|---------------------|
| Initial Payments - | | | | |
| Planning Application Professional Fees and reports | | | | (50,000) |
| Statutory Planning Fees | | | | (20,199) |
| CIL (sqm excl. Affordable Housing & Starter Homes) | 6,277 sqm | 0 £ psm | | - |
| | 0.00% % of GDV | 0 £ per unit (total units) | | |
| Site Specific S106 Contributions - | | | | |
| Sport, Open Space & Recreation | 60 units @ | 3,151 per unit | | (189,060) |
| Education - Primary | 60 units @ | 0 per unit | | - |
| Education - Secondary | 60 units @ | 0 per unit | | - |
| Highways (Skipton Junction Improvements) | 60 units @ | 0 per unit | | - |
| Other | 60 units @ | 0 per unit | | - |
| sub-total | 60 units @ | 3,151 per unit | | (189,060) |
| | 1.07% % of GDV | 3,151 £ per unit (total units) | | |
| AH Commuted Sum | 6,276.9 sqm (total) | 100 £ psm | | (627,692) |
| | 3.56% % of GDV | | | |
| Construction Costs - | | | | |
| Site Clearance and Demolition | 1.48 acres @ | 50,000 £ per acre | | (74,130) |
| sub-total | 1.48 acres @ | 0 per acre | | (74,130) |
| | 0.42% % of GDV | 1,236 £ per unit (total units) | | |
| 1 Bed houses | - sqm @ | 0.00 psm | | - |
| 2 Bed houses | - sqm @ | 0.00 psm | | - |
| 3 Bed houses | - sqm @ | 0.00 psm | | - |
| 4 Bed houses | - sqm @ | 0.00 psm | | - |
| 5 Bed houses | - sqm @ | 0.00 psm | | - |
| 1 Bed Apartment | 3,323.1 sqm @ | 1,375.00 psm | | (4,569,231) |
| 2 Bed Apartment | 2,953.8 sqm @ | 1,375.00 psm | | (4,061,538) |
| - | 6,276.9 | 1,375.00 psm | | - |
| External works | 8,630,769 @ | 10% £14,385 per unit | | (863,077) |
| "Normal abnormalities" | 8,630,769 @ | 3% £4,315 per unit | | (258,923) |
| Contingency | 9,826,899 @ | 5% | | (491,345) |
| Professional Fees | 9,826,899 @ | 7% | | (687,883) |
| Disposal Costs - | | | | |
| Sale Agents Costs | 17,623,688 OMS @ | 1.00% | | (176,237) |
| Sale Legal Costs | 17,623,688 OMS @ | 0.50% | | (88,118) |
| Marketing and Promotion | 17,623,688 OMS @ | 2.50% | | (440,592) |
| | | 4.00% | | |
| Finance Costs - | | | | |
| Interest on Development Costs | 6.00% APR | 0.487% pcm | | (872,827) |
| Developers Profit | | | | |
| Profit on OMS | 17,623,688 | 20.00% | | (3,524,738) |
| Profit on AH (blended) | 0 | 6.00% | | - |
| | | 20.00% | | (3,524,738) |
| TOTAL COSTS | | | | (16,995,590) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (CS)

| RESIDUAL LAND VALUE | | | |
|-----------------------------|------------------|--------------------|------------------|
| Residual Land Value (gross) | | | 628,097 (31,405) |
| SDLT | 628,097 @ | 5.0% | |
| Acquisition Agent fees | 628,097 @ | 1.0% | (6,281) |
| Acquisition Legal fees | 628,097 @ | 0.5% | (3,140) |
| Interest on Land | 628,097 @ | 6.0% | (37,686) |
| Residual Land Value (net) | 9,160 per plot | | 549,585 |
| | 915,975 £ per ha | 370,690 £ per acre | |

| THRESHOLD LAND VALUE | | | |
|----------------------|------------------|--------------------|---------|
| Residential Density | 100 dph | | |
| Site Area | 0.60 ha | 1.48 acres | |
| | 10,462 sqm/ha | 45,571 sqft/ac | |
| density check | 864,850 £ per ha | 350,000 £ per acre | |
| Threshold Land Value | 8,649 £ per plot | | 518,910 |

| BALANCE | | | |
|-------------------|-----------------|-------------------|--------|
| Surplus/(Deficit) | 51,125 £ per ha | 20,690 £ per acre | 30,675 |

| SENSITIVITY ANALYSIS | | | | | | | |
|----------------------|--------|----------------|-----------|-----------|-----------|-----------|-----------|
| | | AH - % on site | | | | | |
| Balance (RLV - TLV) | 30,675 | 0% | 0% | 0% | 0% | 0% | 0% |
| | -10000 | 629,221 | 629,221 | 629,221 | 629,221 | 629,221 | 629,221 |
| | -9000 | 569,366 | 569,366 | 569,366 | 569,366 | 569,366 | 569,366 |
| | -8000 | 509,512 | 509,512 | 509,512 | 509,512 | 509,512 | 509,512 |
| | -7000 | 449,657 | 449,657 | 449,657 | 449,657 | 449,657 | 449,657 |
| | -6000 | 389,803 | 389,803 | 389,803 | 389,803 | 389,803 | 389,803 |
| Other S106 (£/unit) | -5000 | 329,948 | 329,948 | 329,948 | 329,948 | 329,948 | 329,948 |
| | -4000 | 270,093 | 270,093 | 270,093 | 270,093 | 270,093 | 270,093 |
| | -3000 | 210,239 | 210,239 | 210,239 | 210,239 | 210,239 | 210,239 |
| | -2000 | 150,384 | 150,384 | 150,384 | 150,384 | 150,384 | 150,384 |
| | -1000 | 90,530 | 90,530 | 90,530 | 90,530 | 90,530 | 90,530 |
| | 0 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 |
| | 1000 | (29,180) | (29,180) | (29,180) | (29,180) | (29,180) | (29,180) |
| | 2000 | (89,034) | (89,034) | (89,034) | (89,034) | (89,034) | (89,034) |
| | 3000 | (148,889) | (148,889) | (148,889) | (148,889) | (148,889) | (148,889) |
| | 4000 | (208,743) | (208,743) | (208,743) | (208,743) | (208,743) | (208,743) |
| | 5000 | (268,598) | (268,598) | (268,598) | (268,598) | (268,598) | (268,598) |
| | 6000 | (328,453) | (328,453) | (328,453) | (328,453) | (328,453) | (328,453) |
| | 7000 | (388,307) | (388,307) | (388,307) | (388,307) | (388,307) | (388,307) |
| | 8000 | (448,162) | (448,162) | (448,162) | (448,162) | (448,162) | (448,162) |
| | 9000 | (508,016) | (508,016) | (508,016) | (508,016) | (508,016) | (508,016) |
| | 10000 | (574,865) | (574,865) | (574,865) | (574,865) | (574,865) | (574,865) |

181101 Craven Supported Living appraisals v4 60 Units - Scheme 14 (CS)

| SENSITIVITY ANALYSIS (cont) | | | | | | | | |
|-----------------------------|-------------|----------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | | AH - % on site | | | | | | |
| Balance (RLV - TLV) | 30,675 | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| 15.0% | 801,711 | 801,711 | 801,711 | 801,711 | 801,711 | 801,711 | 801,711 | 801,711 |
| 16.0% | 647,504 | 647,504 | 647,504 | 647,504 | 647,504 | 647,504 | 647,504 | 647,504 |
| Profit (%OMS) | 17.0% | 493,297 | 493,297 | 493,297 | 493,297 | 493,297 | 493,297 | 493,297 |
| 18.0% | 339,090 | 339,090 | 339,090 | 339,090 | 339,090 | 339,090 | 339,090 | 339,090 |
| 19.0% | 184,882 | 184,882 | 184,882 | 184,882 | 184,882 | 184,882 | 184,882 | 184,882 |
| 20.0% | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 |
| 21.0% | (123,532) | (123,532) | (123,532) | (123,532) | (123,532) | (123,532) | (123,532) | (123,532) |
| 22.0% | (277,740) | (277,740) | (277,740) | (277,740) | (277,740) | (277,740) | (277,740) | (277,740) |
| 23.0% | (431,947) | (431,947) | (431,947) | (431,947) | (431,947) | (431,947) | (431,947) | (431,947) |
| 24.0% | (595,760) | (595,760) | (595,760) | (595,760) | (595,760) | (595,760) | (595,760) | (595,760) |
| 25.0% | (771,997) | (771,997) | (771,997) | (771,997) | (771,997) | (771,997) | (771,997) | (771,997) |
| | | AH - % on site | | | | | | |
| Balance (RLV - TLV) | 30,675 | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| 75,000 | 438,390 | 438,390 | 438,390 | 438,390 | 438,390 | 438,390 | 438,390 | 438,390 |
| 100,000 | 401,325 | 401,325 | 401,325 | 401,325 | 401,325 | 401,325 | 401,325 | 401,325 |
| 125,000 | 364,260 | 364,260 | 364,260 | 364,260 | 364,260 | 364,260 | 364,260 | 364,260 |
| TLV (per acre) | 150,000 | 327,195 | 327,195 | 327,195 | 327,195 | 327,195 | 327,195 | 327,195 |
| 175,000 | 290,130 | 290,130 | 290,130 | 290,130 | 290,130 | 290,130 | 290,130 | 290,130 |
| 200,000 | 253,065 | 253,065 | 253,065 | 253,065 | 253,065 | 253,065 | 253,065 | 253,065 |
| 225,000 | 216,000 | 216,000 | 216,000 | 216,000 | 216,000 | 216,000 | 216,000 | 216,000 |
| 250,000 | 178,935 | 178,935 | 178,935 | 178,935 | 178,935 | 178,935 | 178,935 | 178,935 |
| 275,000 | 141,870 | 141,870 | 141,870 | 141,870 | 141,870 | 141,870 | 141,870 | 141,870 |
| 300,000 | 104,805 | 104,805 | 104,805 | 104,805 | 104,805 | 104,805 | 104,805 | 104,805 |
| 325,000 | 67,740 | 67,740 | 67,740 | 67,740 | 67,740 | 67,740 | 67,740 | 67,740 |
| 350,000 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 |
| 375,000 | (6,390) | (6,390) | (6,390) | (6,390) | (6,390) | (6,390) | (6,390) | (6,390) |
| 400,000 | (43,455) | (43,455) | (43,455) | (43,455) | (43,455) | (43,455) | (43,455) | (43,455) |
| 425,000 | (80,520) | (80,520) | (80,520) | (80,520) | (80,520) | (80,520) | (80,520) | (80,520) |
| 450,000 | (117,585) | (117,585) | (117,585) | (117,585) | (117,585) | (117,585) | (117,585) | (117,585) |
| 475,000 | (154,650) | (154,650) | (154,650) | (154,650) | (154,650) | (154,650) | (154,650) | (154,650) |
| 500,000 | (191,715) | (191,715) | (191,715) | (191,715) | (191,715) | (191,715) | (191,715) | (191,715) |
| | | AH - % on site | | | | | | |
| Balance (RLV - TLV) | 30,675 | 20% | 25% | 30% | 35% | 40% | 45% | 50% |
| Density (dph) | 20 | | | | | | | |
| | 25 | | | | | | | |
| | 30 | | | | | | | |
| | 35 | | | | | | | |
| | 40 | | | | | | | |
| | 45 | | | | | | | |
| | 50 | | | | | | | |
| | 55 | | | | | | | |
| | | AH - % on site | | | | | | |
| Balance (RLV - TLV) | 30,675 | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| 96% | 441,321 | 441,321 | 441,321 | 441,321 | 441,321 | 441,321 | 441,321 | 441,321 |
| 98% | 235,998 | 235,998 | 235,998 | 235,998 | 235,998 | 235,998 | 235,998 | 235,998 |
| 100% | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 | 30,675 |
| 102% | (174,648) | (174,648) | (174,648) | (174,648) | (174,648) | (174,648) | (174,648) | (174,648) |
| 104% | (379,971) | (379,971) | (379,971) | (379,971) | (379,971) | (379,971) | (379,971) | (379,971) |
| 106% | (594,816) | (594,816) | (594,816) | (594,816) | (594,816) | (594,816) | (594,816) | (594,816) |
| 108% | (830,613) | (830,613) | (830,613) | (830,613) | (830,613) | (830,613) | (830,613) | (830,613) |
| 110% | (1,066,411) | (1,066,411) | (1,066,411) | (1,066,411) | (1,066,411) | (1,066,411) | (1,066,411) | (1,066,411) |
| Construction Cost (£psm) | | | | | | | | |
| (100% = base case scenario) | | | | | | | | |

181101 Craven Supported Living appraisals v4 - Summary Table

| | 55 Units - Scheme E (PC) | 55 Units - Scheme E (CS) | 60 Units - Scheme F (PC) | 60 Units - Scheme F (onsite) | 60 Units - Scheme F (CS) | 55 Units - Scheme 13 (PC) | 55 Units - Scheme 13 (onsite) | 55 Units - Scheme 13 (CS) | 60 Units - Scheme 14 (PC) | 60 Units - Scheme 14 (onsite) | 60 Units - Scheme 14 (CS) |
|--|--------------------------|--------------------------|--------------------------|------------------------------|--------------------------|---------------------------|-------------------------------|---------------------------|---------------------------|-------------------------------|---------------------------|
| | Age Restricted | Age Restricted | Extra Care | Extra Care | Extra Care | Age Restricted | Age Restricted | Age Restricted | Extra Care | Extra Care | Extra Care |
| Market Area | District Wide | District Wide | District Wide | District Wide | District Wide | District Wide | District Wide | District Wide | District Wide | District Wide | District Wide |
| Greenfield or Brownfield | Greenfield | Greenfield | Greenfield | Greenfield | Greenfield | Brownfield | Brownfield | Brownfield | Brownfield | Brownfield | Brownfield |
| Baseline Parameters: | | | | | | | | | | | |
| Site Area (net residential development) (ha) | 0.44 | 0.44 | 0.60 | 0.60 | 0.60 | 0.44 | 0.44 | 0.44 | 0.60 | 0.60 | 0.60 |
| Development density (dph) | 125 | 125 | 100 | 100 | 100 | 125 | 125 | 125 | 100 | 100 | 100 |
| Total No. Units | 55 | 55 | 60 | 60 | 60 | 55 | 55 | 55 | 60 | 60 | 60 |
| Affordable Housing (%) (on-site) | 30% | 0% | 30% | 12% | 0% | 30% | 25% | 0% | 30% | 8% | 0% |
| Affordable Rent (%) | 75% | | 75% | 75% | | 75% | 75% | | 75% | 75% | |
| LCHO (%) | 25% | | 25% | 25% | | 25% | 25% | | 25% | 25% | |
| Appraisal: | | | | | | | | | | | |
| Total GDV (£) | 10,036,826 | 12,924,038 | 13,560,581 | 15,965,641.13 | 17,623,688 | 10,036,826 | 10,518,028 | 12,924,038 | 13,560,581 | 16,587,408 | 17,623,688 |
| Site Specific S106 (£ per unit) (all units) | 3,151 | 3,151 | 3,151 | 3,151 | 3,151 | 3,151 | 3,151 | 3,151 | 3,151 | 3,151 | 3,151 |
| AH Commuted Sum (£) | | 1,755,995 | | | 1,004,308 | | | 1,463,329 | | | 627,692 |
| AH Commuted Sum (£ psm) | | 399 | | | 160 | | | 333 | | | 100 |
| AH Commuted Sum (£ per unit) | | 31,927 | | | 16,738 | | | 26,606 | | | 10,462 |
| Developers Profit (£) | 1,868,765 | 2,584,808 | 2,540,756 | 3,123,201 | 3,524,738 | 1,868,765 | 1,988,106 | 2,584,808 | 2,540,756 | 3,273,777 | 3,524,738 |
| Developers Profit (% blended) | 18.62% | 20.00% | 18.74% | 19.56% | 20.00% | 18.62% | 18.90% | 20.00% | 18.74% | 19.74% | 20.00% |
| RLV (net) (£) | 309,000 | 309,000 | (1,164,508) | 438,734 | 385,476 | 134,062 | 421,797 | 421,797 | (1,468,669) | 549,585 | 549,585 |
| RLV (£/acre) | 284,206 | 284,206 | (785,450) | 295,922 | 295,922 | 123,305 | 387,952 | 387,952 | (990,604) | 370,690 | 370,690 |
| RLV (£/ha) | 702,274 | 702,274 | (1,940,847) | 731,223 | 731,223 | 304,686 | 958,628 | 958,630 | (2,447,782) | 915,975 | 915,975 |
| RLV comments | Viable | Viable | Not Viable | Viable | Viable | Viable | Viable | Viable | Not Viable | Viable | Viable |
| Balance for Plan VA: | | | | | | | | | | | |
| TLV (£/acre) | 260,000 | 260,000 | 260,000 | 260,000 | 260,000 | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 |
| TLV (£/ha) | 642,460 | 642,460 | 642,460 | 642,460 | 642,460 | 864,850 | 864,850 | 864,850 | 864,850 | 864,850 | 864,850 |
| Surplus/Deficit (£/acre) | 24,206 | 24,206 | (1,045,450) | 35,922 | 35,922 | (226,695) | 37,952 | 37,952 | (1,340,604) | 20,690 | 20,690 |
| Surplus/Deficit (£/ha) | 59,814 | 59,814 | (2,583,307) | 88,763 | 88,763 | (560,164) | 93,778 | 93,780 | (3,312,632) | 51,125 | 51,125 |
| Surplus/Deficit comments | Viable | Viable | Not Viable | Viable | Viable | Marginal | Viable | Viable | Not Viable | Viable | Viable |

Scheme E - is based on 0% on-site affordable housing and a commuted sum. The commuted sum is calculated based on the equivalent 30% on-site affordable housing.

Scheme F - is based on 0% on-site affordable housing and a commuted sum. The commuted sum is calculated based on the equivalent 13% on-site affordable housing.

Scheme 13 - is based on 0% on-site affordable housing and a commuted sum. The commuted sum is calculated based on the equivalent 26% on-site affordable housing.

Scheme 14 - is based on 0% on-site affordable housing and a commuted sum. The commuted sum is calculated based on the equivalent 8% on-site affordable housing.