# For: South Gloucestershire Council

South Gloucestershire Council

# Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report

## Appendix 3b – Residential Typologies: Sample appraisal summaries

**December 2024**

**DSP24859**



**Dixon Searle Partnership**
Ash House, Tanshire Park,
Shackleford Road, Elstead, Surrey, GU8 6LB
www.dixonsearle.co.uk

DixonSearle Partnership

50 Mixed
South Gloucestershire

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50 Mixed
GF
40% AH
VL4 £4,400/sq.m @ CIL £80.29/sq.m

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01 December 2024

# APPRAISAL SUMMARY

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**50 Mixed**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

**REVENUE**

| Sales Valuation | Units | m² | Sales Rate m² | Unit Price | Gross Sales | Adjustment | Net Sales |
|---|---|---|---|---|---|---|---|
| Market Housing | 30 | 2,892.00 | 4,400.46 | 424,204 | 12,726,130 | 0 | 12,726,130 |
| AH - SR | 13 | 1,023.10 | 2,100.00 | 165,270 | 2,148,510 | 0 | 2,148,510 |
| AH - SO | 7 | 550.90 | 2,860.30 | 225,106 | 1,575,739 | 0 | 1,575,739 |
| **Totals** | **50** | **4,466.00** | | | **16,450,379** | **0** | **16,450,379** |

| | | |
|---|---|---|
| **NET REALISATION** | | **16,450,379** |
| **OUTLAY** | | |
| **ACQUISITION COSTS** | | |
| Residualised Price (1.44 Ha @ 1,658,873.64 /Hect) | 2,388,778 | |
| | | 2,388,778 |
| Agent Fee | 1.50% | 35,832 |
| Legal Fee | 0.75% | 17,916 |
| | | 53,748 |

**CONSTRUCTION COSTS**

| Construction | m² | Build Rate m² | Cost | |
|---|---|---|---|---|
| Market Housing | 2,907.00 | 1,397.00 | 4,061,079 | |
| AH - SR | 1,067.30 | 1,397.00 | 1,491,018 | |
| AH - SO | 574.70 | 1,397.00 | 802,856 | |
| **Totals** | **4,549.00 m²** | | **6,354,953** | |
| Contingency | | 5.00% | 420,491 | |
| Site Works & Infrastructure | 50.00 un | 12,500.00 /un | 625,000 | |
| CIL | | 1.00% | 233,403 | |
| S106 | 50.00 un | 8,500.00 /un | 425,000 | |
| | | | | 8,058,847 |
| **Other Construction** | | | | |
| Externals | | 15.00% | 953,243 | |
| Sustainability/Cimate Reponse | | 5.00% | 317,748 | |
| Embodied Carbon (Market) | | 2.50% | 158,874 | |
| Electric Vehicle Charging (market) | 30.00 un | 920.00 /un | 27,600 | |
| Electric Vehicle Charging (AH) | 20.00 un | 1,249.00 /un | 24,980 | |
| M4(2) 100% | 4,549.00 m² | 15.50 | 70,509 | |
| M4(3) 10% AH | 1,642.00 m² | 11.50 | 18,883 | |
| M4(3) 4% Market | 2,907.00 m² | 4.60 | 13,372 | |
| BNG | | 2.90% | 184,294 | |
| | | | | 1,769,503 |
| **PROFESSIONAL FEES** | | | | |
| Professional Fees | | 10.00% | 840,982 | |
| | | | | 840,982 |
| **DISPOSAL FEES** | | | | |
| Marketing & Sales Agent Fees | | 3.00% | 381,784 | |
| Sales Legal Fee | 50.00 un | 750.00 /un | 37,500 | |
| | | | | 419,284 |
| **MISCELLANEOUS FEES** | | | | |
| AH Profit | | 6.00% | 223,455 | |
| Market Profit | | 17.50% | 2,227,073 | |
| | | | | 2,450,528 |
| **FINANCE** | | | | |
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | |
| Land | | | 321,376 | |
| Construction | | | 136,651 | |
| Other | | | 10,683 | |
| Total Finance Cost | | | | 468,710 |
| **TOTAL COSTS** | | | | **16,450,379** |
| **PROFIT** | | | | |
| | | | | **0** |

**Performance Measures**

50 Mixed
South Gloucestershire

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50 Mixed
GF
40% AH
VL5 £4,500/sq.m @ CIL £116.78/sq.m

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# APPRAISAL SUMMARY

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**50 Mixed**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Sales Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Market Housing | 30 | 2,892.00 | 4,500.36 | 433,835 | 13,015,041 |
| AH - SR | 13 | 1,023.10 | 2,100.00 | 165,270 | 2,148,510 |
| AH - SO | 7 | 550.90 | 2,925.23 | 230,216 | 1,611,511 |
| **Totals** | **50** | **4,466.00** | | | **16,775,063** |

| | |
|---|---|
| **NET REALISATION** | **16,775,063** |

**OUTLAY**

| | | | | |
|---|---|---|---|---|
| **ACQUISITION COSTS** | | | | |
| Residualised Price (1.44 Ha @ 1,751,520.57 /Hect) | | | 2,522,190 | |
| | | | | 2,522,190 |
| Agent Fee | | 1.50% | 37,833 | |
| Legal Fee | | 0.75% | 18,916 | |
| | | | | 56,749 |

| **CONSTRUCTION COSTS** | | | | |
|---|---|---|---|---|
| **Construction** | **m²** | **Build Rate m²** | **Cost** | |
| Market Housing | 2,907.00 | 1,397.00 | 4,061,079 | |
| AH - SR | 1,067.30 | 1,397.00 | 1,491,018 | |
| AH - SO | 574.70 | 1,397.00 | 802,856 | |
| **Totals** | **4,549.00 m²** | | **6,354,953** | |
| Contingency | | 5.00% | 420,491 | |
| Site Works & Infrastructure | 50.00 un | 12,500.00 /un | 625,000 | |
| CIL | | 1.00% | 339,479 | |
| S106 | 50.00 un | 8,500.00 /un | 425,000 | |
| | | | | 8,164,923 |
| **Other Construction** | | | | |
| Externals | | 15.00% | 953,243 | |
| Sustainability/Cimate Reponse | | 5.00% | 317,748 | |
| Embodied Carbon (Market) | | 2.50% | 158,874 | |
| Electric Vehicle Charging (market) | 30.00 un | 920.00 /un | 27,600 | |
| Electric Vehicle Charging (AH) | 20.00 un | 1,249.00 /un | 24,980 | |
| M4(2) 100% | 4,549.00 m² | 15.50 | 70,509 | |
| M4(3) 10% AH | 1,642.00 m² | 11.50 | 18,883 | |
| M4(3) 4% Market | 2,907.00 m² | 4.60 | 13,372 | |
| BNG | | 2.90% | 184,294 | |
| | | | | 1,769,503 |
| **PROFESSIONAL FEES** | | | | |
| Professional Fees | | 10.00% | 840,982 | |
| | | | | 840,982 |
| **DISPOSAL FEES** | | | | |
| Marketing & Sales Agent Fees | | 3.00% | 390,451 | |
| Sales Legal Fee | 50.00 un | 750.00 /un | 37,500 | |
| | | | | 427,951 |
| **MISCELLANEOUS FEES** | | | | |
| AH Profit | | 6.00% | 225,601 | |
| Market Profit | | 17.50% | 2,277,632 | |
| | | | | 2,503,233 |
| **FINANCE** | | | | |
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | |
| Land | | | 339,325 | |
| Construction | | | 139,238 | |
| Other | | | 10,960 | |
| Total Finance Cost | | | | 489,523 |

| | |
|---|---|
| **TOTAL COSTS** | **16,775,054** |
| **PROFIT** | |
| | **8** |

**Performance Measures**

50 Mixed
South Gloucestershire

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50 Mixed
PDL
30% AH
VL4 £4,400/sq.m @ CIL £80.29/sq.m

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# APPRAISAL SUMMARY

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**50 Mixed**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

| | | | | | |
|---|---|---|---|---|---|
| **REVENUE** | | | | | |
| **Sales Valuation** | **Units** | **m²** | **Sales Rate m²** | **Unit Price** | **Gross Sales** |
| Market Housing | 35 | 2,975.00 | 4,400.46 | 374,039 | 13,091,369 |
| AH - SR | 10 | 826.00 | 2,100.00 | 173,460 | 1,734,600 |
| AH - SO | 5 | 413.00 | 2,860.30 | 236,261 | 1,181,303 |
| **Totals** | **50** | **4,214.00** | | | **16,007,272** |
| **NET REALISATION** | | | | **16,007,272** | |
| **OUTLAY** | | | | | |
| **ACQUISITION COSTS** | | | | | |
| Residualised Price (1.05 Ha @ 2,580,423.54 /Hect) | | | 2,709,445 | | |
| | | | | 2,709,445 | |
| Agent Fee | | 1.50% | 40,642 | | |
| Legal Fee | | 0.75% | 20,321 | | |
| | | | | 60,963 | |
| **CONSTRUCTION COSTS** | | | | | |
| **Construction** | **m²** | **Build Rate m²** | **Cost** | | |
| Market Housing | 3,045.00 | 1,395.00 | 4,247,775 | | |
| AH - SR | 846.00 | 1,395.00 | 1,180,170 | | |
| AH - SO | 423.00 | 1,395.00 | 590,085 | | |
| **Totals** | **4,314.00 m²** | | **6,018,030** | | |
| Contingency | | 5.00% | 391,332 | | |
| Site Works & Infrastructure | 50.00 un | 9,091.00 /un | 454,550 | | |
| CIL | | 1.00% | 244,483 | | |
| S106 | 50.00 un | 8,500.00 /un | 425,000 | | |
| | | | | 7,533,395 | |
| **Other Construction** | | | | | |
| Externals | | 15.00% | 902,704 | | |
| Sustainability/Cimate Reponse | | 5.00% | 300,901 | | |
| Embodied Carbon (Market) | | 2.50% | 150,451 | | |
| Electric Vehicle Charging (market) | 35.00 un | 920.00 /un | 32,200 | | |
| Electric Vehicle Charging (AH) | 15.00 un | 1,249.00 /un | 18,735 | | |
| M4(2) 100% | 4,314.00 m² | 15.50 | 66,867 | | |
| M4(3) 10% AH | 1,269.00 m² | 11.50 | 14,593 | | |
| M4(3) 4% Market | 3,045.00 m² | 4.60 | 14,007 | | |
| BNG | | 0.70% | 42,126 | | |
| | | | | 1,542,585 | |
| **PROFESSIONAL FEES** | | | | | |
| Professional Fees | | 10.00% | 782,664 | | |
| | | | | 782,664 | |
| **DISPOSAL FEES** | | | | | |
| Marketing & Sales Agent Fees | | 3.00% | 392,741 | | |
| Sales Legal Fee | 50.00 un | 750.00 /un | 37,500 | | |
| | | | | 430,241 | |
| **MISCELLANEOUS FEES** | | | | | |
| AH Profit | | 6.00% | 174,954 | | |
| Market Profit | | 17.50% | 2,290,989 | | |
| | | | | 2,465,944 | |
| **FINANCE** | | | | | |
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | | |
| Land | | | 362,424 | | |
| Construction | | | 109,208 | | |
| Other | | | 10,404 | | |
| Total Finance Cost | | | | 482,036 | |
| **TOTAL COSTS** | | | | **16,007,272** | |
| **PROFIT** | | | | | |
| | | | | **0** | |

**Performance Measures**

50 Mixed
South Gloucestershire

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50 Mixed
PDL
30% AH
VL5 £4,500/sq.m @ CIL £116.78/sq.m

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# APPRAISAL SUMMARY

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**50 Mixed**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Sales Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Market Housing | 35 | 2,975.00 | 4,500.36 | 382,531 | 13,388,571 |
| AH - SR | 10 | 826.00 | 2,100.00 | 173,460 | 1,734,600 |
| AH - SO | 5 | 413.00 | 2,925.23 | 241,624 | 1,208,122 |
| **Totals** | **50** | **4,214.00** | | | **16,331,293** |

| | |
|---|---|
| **NET REALISATION** | **16,331,293** |

**OUTLAY**

**ACQUISITION COSTS**

| | | | |
|---|---|---|---|
| Residualised Price (1.05 Ha @ 2,701,437.91 /Hect) | | 2,836,510 | |
| | | | 2,836,510 |
| Agent Fee | 1.50% | 42,548 | |
| Legal Fee | 0.75% | 21,274 | |
| | | | 63,821 |

**CONSTRUCTION COSTS**

| **Construction** | **m²** | **Build Rate m²** | **Cost** | |
|---|---|---|---|---|
| Market Housing | 3,045.00 | 1,395.00 | 4,247,775 | |
| AH - SR | 846.00 | 1,395.00 | 1,180,170 | |
| AH - SO | 423.00 | 1,395.00 | 590,085 | |
| **Totals** | **4,314.00 m²** | | **6,018,030** | |
| Contingency | | 5.00% | 391,332 | |
| Site Works & Infrastructure | 50.00 un | 9,091.00 /un | 454,550 | |
| CIL | | 1.00% | 355,595 | |
| S106 | 50.00 un | 8,500.00 /un | 425,000 | |
| | | | | 7,644,507 |
| **Other Construction** | | | | |
| Externals | | 15.00% | 902,704 | |
| Sustainability/Cimate Reponse | | 5.00% | 300,901 | |
| Embodied Carbon (Market) | | 2.50% | 150,451 | |
| Electric Vehicle Charging (market) | 35.00 un | 920.00 /un | 32,200 | |
| Electric Vehicle Charging (AH) | 15.00 un | 1,249.00 /un | 18,735 | |
| M4(2) 100% | 4,314.00 m² | 15.50 | 66,867 | |
| M4(3) 10% AH | 1,269.00 m² | 11.50 | 14,593 | |
| M4(3) 4% Market | 3,045.00 m² | 4.60 | 14,007 | |
| BNG | | 0.70% | 42,126 | |
| | | | | 1,542,585 |

**PROFESSIONAL FEES**

| | | | |
|---|---|---|---|
| Professional Fees | | 10.00% | 782,664 |
| | | | 782,664 |

**DISPOSAL FEES**

| | | | |
|---|---|---|---|
| Marketing & Sales Agent Fees | | 3.00% | 401,657 |
| Sales Legal Fee | 50.00 un | 750.00 /un | 37,500 |
| | | | 439,157 |

**MISCELLANEOUS FEES**

| | | | |
|---|---|---|---|
| AH Profit | | 6.00% | 176,563 |
| Market Profit | | 17.50% | 2,343,000 |
| | | | 2,519,563 |

**FINANCE**

| | |
|---|---|
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | |
| Land | 378,827 |
| Construction | 112,990 |
| Other | 10,668 |
| Total Finance Cost | 502,485 |

| | |
|---|---|
| **TOTAL COSTS** | **16,331,293** |

**PROFIT**

**0**

**Performance Measures**

75 Flats
South Gloucestershire

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75 Flats
PDL
20% AH
VL7 £4,700/sq.m @ CIL £80.29/sq.m

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# APPRAISAL SUMMARY

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**75 Flats**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

| | | | | | |
|---|---|---|---|---|---|
| **REVENUE** | | | | | |
| **Sales Valuation** | **Units** | **m²** | **Sales Rate m²** | **Unit Price** | **Gross Sales** |
| Market Housing | 60 | 3,396.00 | 4,700.16 | 266,029 | 15,961,743 |
| AH - SR | 10 | 544.00 | 2,100.00 | 114,240 | 1,142,400 |
| AH - SO | 5 | 272.00 | 3,055.10 | 166,198 | 830,988 |
| **Totals** | **75** | **4,212.00** | | | **17,935,132** |
| **NET REALISATION** | | | | **17,935,132** | |
| **OUTLAY** | | | | | |
| **ACQUISITION COSTS** | | | | | |
| Residualised Price (0.69 Ha @ 2,305,354.53 /Hect) | | | 1,590,695 | | |
| | | | | 1,590,695 | |
| Agent Fee | | 1.50% | 23,860 | | |
| Legal Fee | | 0.75% | 11,930 | | |
| | | | | 35,791 | |
| **CONSTRUCTION COSTS** | | | | | |
| **Construction** | **m²** | **Build Rate m²** | **Cost** | | |
| Market Housing | 3,996.00 | 1,582.00 | 6,321,672 | | |
| AH - SR | 640.00 | 1,582.00 | 1,012,480 | | |
| AH - SO | 320.00 | 1,582.00 | 506,240 | | |
| **Totals** | **4,956.00 m²** | | **7,840,392** | | |
| Contingency | | 5.00% | 465,823 | | |
| Site Works & Infrastructure | 75.00 un | 4,000.00 /un | 300,000 | | |
| CIL | | 1.00% | 320,839 | | |
| S106 | 75.00 un | 5,000.00 /un | 375,000 | | |
| | | | | 9,302,053 | |
| **Other Construction** | | | | | |
| Externals | | 10.00% | 784,039 | | |
| Sustainability/Cimate Reponse | | 5.00% | 392,020 | | |
| Electric Vehicle Charging (market) | 60.00 un | 1,961.00 /un | 117,660 | | |
| Electric Vehicle Charging (AH) | 15.00 un | 1,961.00 /un | 29,415 | | |
| M4(2) 100% | 4,956.00 m² | 15.50 | 76,818 | | |
| M4(3) 10% AH | 960.00 m² | 11.50 | 11,040 | | |
| M4(3) 4% Market | 3,996.00 m² | 4.60 | 18,382 | | |
| BNG | | 0.70% | 54,883 | | |
| | | | | 1,484,256 | |
| **PROFESSIONAL FEES** | | | | | |
| Professional Fees | | 10.00% | 931,645 | | |
| | | | | 931,645 | |
| **DISPOSAL FEES** | | | | | |
| Marketing & Sales Agent Fees | | 3.00% | 478,852 | | |
| Sales Legal Fee | 75.00 un | 750.00 /un | 56,250 | | |
| | | | | 535,102 | |
| **MISCELLANEOUS FEES** | | | | | |
| AH Profit | | 6.00% | 118,403 | | |
| Market Profit | | 17.50% | 2,793,305 | | |
| | | | | 2,911,708 | |
| **FINANCE** | | | | | |
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | | |
| Land | | | 214,005 | | |
| Construction | | | 572,485 | | |
| Other | | | 357,390 | | |
| Total Finance Cost | | | | 1,143,881 | |
| **TOTAL COSTS** | | | | **17,935,132** | |
| **PROFIT** | | | | | |
| | | | | **0** | |

**Performance Measures**

75 Flats
South Gloucestershire

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75 Flats
PDL
20% AH
VL7 £4,700/sq.m @ CIL £116.78/sq.m

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# APPRAISAL SUMMARY

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**75 Flats**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Sales Rate m²** | **Unit Price** | **Gross Sales** |
|---|---|---|---|---|---|
| Market Housing | 60 | 3,396.00 | 4,700.16 | 266,029 | 15,961,743 |
| AH - SR | 10 | 544.00 | 2,100.00 | 114,240 | 1,142,400 |
| AH - SO | 5 | 272.00 | 3,055.10 | 166,198 | 830,988 |
| **Totals** | **75** | **4,212.00** | | | **17,935,132** |

| | |
|---|---|
| **NET REALISATION** | **17,935,132** |

**OUTLAY**

**ACQUISITION COSTS**

| | | | |
|---|---|---|---|
| Residualised Price (0.69 Ha @ 2,105,236.69 /Hect) | | 1,452,613 | |
| | | | 1,452,613 |
| Agent Fee | 1.50% | 21,789 | |
| Legal Fee | 0.75% | 10,895 | |
| | | | 32,684 |

**CONSTRUCTION COSTS**

| **Construction** | **m²** | **Build Rate m²** | **Cost** | |
|---|---|---|---|---|
| Market Housing | 3,996.00 | 1,582.00 | 6,321,672 | |
| AH - SR | 640.00 | 1,582.00 | 1,012,480 | |
| AH - SO | 320.00 | 1,582.00 | 506,240 | |
| **Totals** | **4,956.00 m²** | | **7,840,392** | |
| Contingency | | 5.00% | 465,823 | |
| Site Works & Infrastructure | 75.00 un | 4,000.00 /un | 300,000 | |
| CIL | | 1.00% | 466,653 | |
| S106 | 75.00 un | 5,000.00 /un | 375,000 | |
| | | | | 9,447,867 |
| **Other Construction** | | | | |
| Externals | | 10.00% | 784,039 | |
| Sustainability/Cimate Reponse | | 5.00% | 392,020 | |
| Electric Vehicle Charging (market) | 60.00 un | 1,961.00 /un | 117,660 | |
| Electric Vehicle Charging (AH) | 15.00 un | 1,961.00 /un | 29,415 | |
| M4(2) 100% | 4,956.00 m² | 15.50 | 76,818 | |
| M4(3) 10% AH | 960.00 m² | 11.50 | 11,040 | |
| M4(3) 4% Market | 3,996.00 m² | 4.60 | 18,382 | |
| BNG | | 0.70% | 54,883 | |
| | | | | 1,484,256 |
| **PROFESSIONAL FEES** | | | | |
| Professional Fees | | 10.00% | 931,645 | |
| | | | | 931,645 |
| **DISPOSAL FEES** | | | | |
| Marketing & Sales Agent Fees | | 3.00% | 478,852 | |
| Sales Legal Fee | 75.00 un | 750.00 /un | 56,250 | |
| | | | | 535,102 |
| **MISCELLANEOUS FEES** | | | | |
| AH Profit | | 6.00% | 118,403 | |
| Market Profit | | 17.50% | 2,793,305 | |
| | | | | 2,911,708 |
| **FINANCE** | | | | |
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | |
| Land | | | 195,428 | |
| Construction | | | 586,436 | |
| Other | | | 357,390 | |
| Total Finance Cost | | | | 1,139,255 |

| | |
|---|---|
| **TOTAL COSTS** | **17,935,132** |
| **PROFIT** | |
| | **0** |

**Performance Measures**

10 Mixed Houses
South Gloucestershire

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100 Mixed Houses
GF
40% AH
VL4 £4,400/sq.m @ CIL £80.29/sq.m

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# APPRAISAL SUMMARY

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**10 Mixed Houses**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

**REVENUE**

| Sales Valuation | Units | m² | Sales Rate m² | Unit Price | Gross Sales | Adjustment | Net Sales |
|---|---|---|---|---|---|---|---|
| Market Housing | 55 | 5,302.00 | 4,400.46 | 424,204 | 23,331,239 | 0 | 23,331,239 |
| AH - SR | 27 | 2,124.90 | 2,100.00 | 165,270 | 4,462,290 | 0 | 4,462,290 |
| AH - SO | 13 | 1,023.10 | 2,860.30 | 225,106 | 2,926,372 | 0 | 2,926,372 |
| 5% self-build | 5 | 0.00 | 0.00 | 150,000 | 750,000 | 0 | 750,000 |
| **Totals** | **100** | **8,450.00** | | | **31,469,901** | **0** | **31,469,901** |

| | |
|---|---|
| **NET REALISATION** | **31,469,901** |

**OUTLAY**

**ACQUISITION COSTS**

| | | | |
|---|---|---|---|
| Residualised Price (3.25 Ha @ 1,443,423.23 /Hect) | | 4,691,125 | |
| | | | 4,691,125 |
| Agent Fee | 1.50% | 70,367 | |
| Legal Fee | 0.75% | 35,183 | |
| | | | 105,550 |

**CONSTRUCTION COSTS**

| Construction | m² | Build Rate m² | Cost | |
|---|---|---|---|---|
| Market Housing | 5,329.50 | 1,397.00 | 7,445,311 | |
| AH - SR | 2,216.70 | 1,397.00 | 3,096,730 | |
| AH - SO | 1,067.30 | 1,397.00 | 1,491,018 | |
| **Totals** | **8,613.50 m²** | | **12,033,059** | |
| Contingency | | 5.00% | 799,525 | |
| Site Works & Infrastructure | 100.00 un | 12,500.00 /un | 1,250,000 | |
| CIL | | 1.00% | 427,906 | |
| S106 | 100.00 un | 8,500.00 /un | 850,000 | |
| | | | | 15,360,490 |
| **Other Construction** | | | | |
| Externals | | 15.00% | 1,804,959 | |
| Sustainability/Cimate Reponse | | 5.00% | 601,653 | |
| Embodied Carbon | | 2.50% | 300,826 | |
| Electric Vehicle Charging (market) | 60.00 un | 920.00 /un | 55,200 | |
| Electric Vehicle Charging (AH) | 40.00 un | 1,249.00 /un | 49,960 | |
| M4(2) 100% | 8,613.50 m² | 15.50 | 133,509 | |
| M4(3) 10% AH | 3,284.00 m² | 11.50 | 37,766 | |
| M4(3) 4% Market | 5,329.50 m² | 4.60 | 24,516 | |
| BNG | | 2.90% | 348,959 | |
| | | | | 3,357,348 |
| **PROFESSIONAL FEES** | | | | |
| Professional Fees | | 10.00% | 1,599,050 | |
| | | | | 1,599,050 |
| **DISPOSAL FEES** | | | | |
| Marketing & Sales Agent Fees | | 3.00% | 722,437 | |
| Sales Legal Fee | 100.00 un | 750.00 /un | 75,000 | |
| | | | | 797,437 |
| **MISCELLANEOUS FEES** | | | | |
| AH Profit | | 6.00% | 443,320 | |
| Market Profit | | 17.50% | 4,214,217 | |
| | | | | 4,657,537 |
| **FINANCE** | | | | |
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | |
| Land | | | 721,551 | |
| Construction | | | 175,666 | |
| Other | | | 4,147 | |
| Total Finance Cost | | | | 901,364 |

| | |
|---|---|
| **TOTAL COSTS** | **31,469,901** |
| **PROFIT** | |
| | **0** |

**Performance Measures**

10 Mixed Houses
South Gloucestershire

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100 Mixed Houses
GF
40% AH
VL5 £4,500/sq.m @ CIL £116.78/sq.m

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# APPRAISAL SUMMARY

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**10 Mixed Houses**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

**REVENUE**

| Sales Valuation | Units | m² | Sales Rate m² | Unit Price | Gross Sales | Adjustment | Net Sales |
|---|---|---|---|---|---|---|---|
| Market Housing | 55 | 5,302.00 | 4,500.36 | 433,835 | 23,860,909 | 0 | 23,860,909 |
| AH - SR | 27 | 2,124.90 | 2,100.00 | 165,270 | 4,462,290 | 0 | 4,462,290 |
| AH - SO | 13 | 1,023.10 | 2,925.23 | 230,216 | 2,992,807 | 0 | 2,992,807 |
| 5% self-build | 5 | 0.00 | 0.00 | 150,000 | 750,000 | 0 | 750,000 |
| **Totals** | **100** | **8,450.00** | | | **32,066,006** | **0** | **32,066,006** |

| | |
|---|---|
| **NET REALISATION** | **32,066,006** |

**OUTLAY**

**ACQUISITION COSTS**

| | | | |
|---|---|---|---|
| Residualised Price (3.25 Ha @ 1,517,167.61 /Hect) | | 4,930,795 | |
| | | | 4,930,795 |
| Agent Fee | 1.50% | 73,962 | |
| Legal Fee | 0.75% | 36,981 | |
| | | | 110,943 |

**CONSTRUCTION COSTS**

| Construction | m² | Build Rate m² | Cost | |
|---|---|---|---|---|
| Market Housing | 5,329.50 | 1,397.00 | 7,445,311 | |
| AH - SR | 2,216.70 | 1,397.00 | 3,096,730 | |
| AH - SO | 1,067.30 | 1,397.00 | 1,491,018 | |
| **Totals** | **8,613.50 m²** | | **12,033,059** | |
| Contingency | | 5.00% | 799,525 | |
| Site Works & Infrastructure | 100.00 un | 12,500.00 /un | 1,250,000 | |
| CIL | | 1.00% | 622,379 | |
| S106 | 100.00 un | 8,500.00 /un | 850,000 | |
| | | | | 15,554,963 |
| **Other Construction** | | | | |
| Externals | | 15.00% | 1,804,959 | |
| Sustainability/Cimate Reponse | | 5.00% | 601,653 | |
| Embodied Carbon | | 2.50% | 300,826 | |
| Electric Vehicle Charging (market) | 60.00 un | 920.00 /un | 55,200 | |
| Electric Vehicle Charging (AH) | 40.00 un | 1,249.00 /un | 49,960 | |
| M4(2) 100% | 8,613.50 m² | 15.50 | 133,509 | |
| M4(3) 10% AH | 3,284.00 m² | 11.50 | 37,766 | |
| M4(3) 4% Market | 5,329.50 m² | 4.60 | 24,516 | |
| BNG | | 2.90% | 348,959 | |
| | | | | 3,357,348 |
| **PROFESSIONAL FEES** | | | | |
| Professional Fees | | 10.00% | 1,599,050 | |
| | | | | 1,599,050 |
| **DISPOSAL FEES** | | | | |
| Marketing & Sales Agent Fees | | 3.00% | 738,327 | |
| Sales Legal Fee | 100.00 un | 750.00 /un | 75,000 | |
| | | | | 813,327 |
| **MISCELLANEOUS FEES** | | | | |
| AH Profit | | 6.00% | 447,306 | |
| Market Profit | | 17.50% | 4,306,909 | |
| | | | | 4,754,215 |
| **FINANCE** | | | | |
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | |
| Land | | | 757,231 | |
| Construction | | | 183,860 | |
| Other | | | 4,274 | |
| Total Finance Cost | | | | 945,365 |

| | |
|---|---|
| **TOTAL COSTS** | **32,066,006** |
| **PROFIT** | |
| | **0** |

**Performance Measures**

30 Flats Sheltered
South Gloucestershire

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30 Flats Sheltered
PDL
20% AH
VL11 £5,200/sq.m @ CIL £0/sq.m

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# APPRAISAL SUMMARY

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**30 Flats Sheltered**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

**REVENUE**

| Sales Valuation | Units | m² | Sales Rate m² | Unit Price | Gross Sales | Adjustment | Net Sales |
|---|---|---|---|---|---|---|---|
| Market Housing | 24 | 1,440.00 | 5,200.28 | 312,017 | 7,488,403 | 0 | 7,488,403 |
| AH - SO | 2 | 130.00 | 3,640.20 | 236,613 | 473,225 | 0 | 473,225 |
| AH - SR | 4 | 260.00 | 2,400.00 | 156,000 | 624,000 | 0 | 624,000 |
| **Totals** | **30** | **1,830.00** | | | **8,585,629** | **0** | **8,585,629** |

| | |
|---|---|
| **NET REALISATION** | **8,585,629** |

**OUTLAY**

**ACQUISITION COSTS**

| | | | |
|---|---|---|---|
| Residualised Price (0.23 Ha @ 2,445,461.61 /Hect) | | 562,456 | |
| | | | 562,456 |
| Agent Fee | 1.50% | 8,437 | |
| Legal Fee | 0.75% | 4,218 | |
| | | | 12,655 |

**CONSTRUCTION COSTS**

| Construction | m² | Build Rate m² | Cost | |
|---|---|---|---|---|
| Market Housing | 1,920.00 | 1,680.00 | 3,225,600 | |
| AH - SO | 173.40 | 1,680.00 | 291,312 | |
| AH - SR | 346.80 | 1,680.00 | 582,624 | |
| **Totals** | **2,440.20 m²** | | **4,099,536** | |
| Contingency | | 5.00% | 235,598 | |
| Site Works & Infrastructure | 30.00 un | 3,333.00 /un | 99,990 | |
| S106 | 30.00 un | 5,000.00 /un | 150,000 | |
| | | | | 4,585,124 |

**Other Construction**

| | | | | |
|---|---|---|---|---|
| Externals | | 7.50% | 307,465 | |
| Sustainability/Carbon Reduction | | 5.00% | 204,977 | |
| Electric Vehicle Charging (market) | 24.00 un | 1,961.00 /un | 47,064 | |
| Electric Vehicle Charging (AH) | 6.00 un | 1,961.00 /un | 11,766 | |
| M4(2) 100% | 2,093.40 m² | 15.50 | 32,448 | |
| M4(3) 10%AH | 520.20 m² | 11.50 | 5,982 | |
| BNG | | 0.70% | 28,697 | |
| Empty Property Costs | 30.00 un | 2,000.00 /un | 60,000 | |
| | | | | 698,399 |

**PROFESSIONAL FEES**

| | | | | |
|---|---|---|---|---|
| Professional Fees | | 10.00% | 471,197 | |
| | | | | 471,197 |

**DISPOSAL FEES**

| | | | | |
|---|---|---|---|---|
| Marketing & Sales Agent Fees | | 4.50% | 336,978 | |
| Sales Legal Fee | 30.00 un | 750.00 /un | 22,500 | |
| | | | | 359,478 |

**MISCELLANEOUS FEES**

| | | | | |
|---|---|---|---|---|
| AH Profit | | 6.00% | 65,834 | |
| Market Profit | | 17.50% | 1,310,471 | |
| | | | | 1,376,304 |

**FINANCE**

| | | | | |
|---|---|---|---|---|
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | |
| Land | | | 75,670 | |
| Construction | | | 269,075 | |
| Other | | | 175,270 | |
| Total Finance Cost | | | | 520,015 |

| | |
|---|---|
| **TOTAL COSTS** | **8,585,629** |

**PROFIT**

| | |
|---|---|
| | **0** |

**Performance Measures**

75 Flats Extra Care
South Gloucestershire

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75 Flats Extra Care
PDL
20% AH
VL14 £6,000/sq.m @ CIL £0/sq.m

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# APPRAISAL SUMMARY

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**75 Flats Extra Care**
**South Gloucestershire**

**Appraisal Summary for Phase 1 All Phases**

**Currency in £**

**REVENUE**

| **Sales Valuation** | **Units** | **m²** | **Sales Rate m²** | **Unit Price** | **Gross Sales** | **Adjustment** | **Net Sales** |
|---|---|---|---|---|---|---|---|
| Market Housing | 60 | 4,260.00 | 6,000.06 | 426,004 | 25,560,256 | 0 | 25,560,256 |
| AH - SO | 9 | 666.00 | 4,200.04 | 310,803 | 2,797,228 | 0 | 2,797,228 |
| AH - SR | 6 | 444.00 | 2,800.00 | 207,200 | 1,243,200 | 0 | 1,243,200 |
| **Totals** | **75** | **5,370.00** | | | **29,600,684** | **0** | **29,600,684** |

| | | | | |
|---|---|---|---|---|
| **NET REALISATION** | | | | **29,600,684** |
| **OUTLAY** | | | | |
| **ACQUISITION COSTS** | | | | |
| Residualised Price (0.58 Ha @ 4,049,741.38 /Hect) | | | 2,348,850 | |
| | | | | 2,348,850 |
| Agent Fee | | 1.50% | 35,233 | |
| Legal Fee | | 0.75% | 17,616 | |
| | | | | 52,849 |

| **CONSTRUCTION COSTS** | | | | |
|---|---|---|---|---|
| **Construction** | **m²** | **Build Rate m²** | **Cost** | |
| Market Housing | 6,552.00 | 1,680.00 | 11,007,360 | |
| AH - SO | 1,024.20 | 1,680.00 | 1,720,656 | |
| AH - SR | 682.80 | 1,680.00 | 1,147,104 | |
| **Totals** | **8,259.00 m²** | | **13,875,120** | |
| Contingency | | 5.00% | 792,974 | |
| Site Works & Infrastructure | 75.00 un | 3,333.00 /un | 249,975 | |
| S106 | 75.00 un | 5,000.00 /un | 375,000 | |
| | | | | 15,293,069 |
| **Other Construction** | | | | |
| Externals | | 7.50% | 1,040,634 | |
| Sustainability/Carbon Reduction | | 5.00% | 693,756 | |
| Electric Vehicle Charging (market) | 60.00 un | 1,961.00 /un | 117,660 | |
| Electric Vehicle Charging (AH) | 15.00 un | 1,961.00 /un | 29,415 | |
| M4(2) 100% | 7,576.20 m² | 15.50 | 117,431 | |
| M4(3) 10%AH | 1,707.00 m² | 11.50 | 19,630 | |
| BNG | | 0.70% | 97,126 | |
| Empty Property Costs | 75.00 un | 5,000.00 /un | 375,000 | |
| | | | | 2,490,652 |
| **PROFESSIONAL FEES** | | | | |
| Professional Fees | | 10.00% | 1,585,948 | |
| | | | | 1,585,948 |
| **DISPOSAL FEES** | | | | |
| Marketing & Sales Agent Fees | | 4.50% | 1,150,212 | |
| Sales Legal Fee | 75.00 un | 750.00 /un | 56,250 | |
| | | | | 1,206,462 |
| **MISCELLANEOUS FEES** | | | | |
| AH Profit | | 6.00% | 242,426 | |
| Market Profit | | 17.50% | 4,473,045 | |
| | | | | 4,715,470 |
| **FINANCE** | | | | |
| Debit Rate 6.500%, Credit Rate 0.000% (Nominal) | | | | |
| Land | | | 316,004 | |
| Construction | | | 895,056 | |
| Other | | | 696,322 | |
| Total Finance Cost | | | | 1,907,382 |
| **TOTAL COSTS** | | | | **29,600,684** |
| **PROFIT** | | | | |
| | | | | **0** |

**Performance Measures**