

**Elmbridge Borough Council
Local Plan & CIL Scoping Viability
Assessment**

**Appendix IIa:
Residential Typologies – Appraisal
Summaries**

Elmbridge Borough Council
DSP19624

10 Flats (PDL)
30% Affordable Housing
VL5 £6,000/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate	m ²	Unit Price	Gross Sales
Sales Valuation						
Market Housing	7	427.21	6,014.93	367,091		2,569,636
AH - Affordable Rent	1	61.03	2,989.69	182,461		182,461
AH - First Homes	1	49.98	4,210.45	210,438		210,438
AH - Social Rent	1	61.03	1,661.59	101,407		101,407
Totals	10	599.25				3,063,942

NET REALISATION 3,063,942

OUTLAY

ACQUISITION COSTS

Residualised Price (0.12 Ha @ 5,304,207.58 /Hect)		636,505				636,505
Stamp Duty			22,825			
Effective Stamp Duty Rate		3.59%				
Agent Fee		1.50%	9,548			
Legal Fee		0.75%	4,774			
						37,147

CONSTRUCTION COSTS

Construction	m ²	Build Rate	m ²	Cost
Market Housing	502.60	1,590.00		799,134
AH - Affordable Rent	71.80	1,590.00		114,162
AH - First Homes	58.80	1,590.00		93,492
AH - Social Rent	71.80	1,590.00		114,162
Totals	705.00 m²			1,120,950
Contingency		5.00%		66,234
Site Works & Infrastructure	0.12 ha	500,000.00 /ha		60,000
SPA SAMM	7.00 un	796.95 /un		5,579
S106	10.00 un	1,000.00 /un		10,000
CIL		1.00%		93,112
				1,355,875

Other Construction

Externals		10.00%		112,095
M4(2) 10% dwellings (10+ sites)	10.00 un	164.60 /un		1,646
Sustainability - Flats only		2.13%		23,876
BNG		0.10%		1,121
Electric Vehicle Charging points	10.00 un	500.00 /un		5,000
				143,738

PROFESSIONAL FEES

Professional Fees		10.00%		132,469
				132,469

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%		91,918
Sales Legal Fee	10.00 un	750.00 /un		7,500
				99,418

MISCELLANEOUS FEES

Market Profit		17.50%		449,686
AH Profit		6.00%		17,032
First Homes Profit		12.00%		25,253
				491,971

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				166,820

TOTAL COSTS 3,063,942

PROFIT

0

Performance Measures

Profit on GDV%		0.00%
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This appraisal report does not constitute a formal valuation.

Elmbridge Borough Council
DSP19624

10 Houses (PDL)
30% Affordable Housing
VL4 £5,750/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate	m ² Unit Price	Gross Sales
Sales Valuation					
Market Housing	7	584.50	5,749.88	480,115	3,360,802
AH - Affordable Rent	1	92.10	2,240.36	206,337	206,337
AH - First Homes	1	75.00	4,024.91	301,868	301,868
AH - Social Rent	1	92.10	1,344.54	123,832	123,832
Totals	10	843.70			3,992,839

NET REALISATION **3,992,839**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.23 Ha @ 4,368,426.17 /Hect)		1,004,738			
					1,004,738
Stamp Duty				41,237	
Effective Stamp Duty Rate		4.10%			
Agent Fee				15,071	
Legal Fee				7,536	
					63,843

CONSTRUCTION COSTS

Construction	m ²	Build Rate	m ²	Cost
Market Housing	584.50	1,428.00		834,666
AH - Affordable Rent	92.10	1,428.00		131,519
AH - First Homes	75.00	1,428.00		107,100
AH - Social Rent	92.10	1,428.00		131,519
Totals	843.70 m²			1,204,804
Contingency		5.00%		78,109
Site Works & Infrastructure	0.23 ha	500,000.00 /ha		115,000
SPA SAMM	7.00 un	796.95 /un		5,579
S106	10.00 un	1,000.00 /un		10,000
CIL		1.00%		108,284
				1,521,776

Other Construction

Externals		15.00%		180,721
M4(2) 10% dwellings (10+ sites)	10.00 un	244.70 /un		2,447
Sustainability - Houses only		4.40%		53,011
BNG		0.10%		1,205
Electric Vehicle Charging points	10.00 un	500.00 /un		5,000
				242,384

PROFESSIONAL FEES

Professional Fees		10.00%		156,219
				156,219

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%		119,785
Sales Legal Fee	10.00 un	750.00 /un		7,500
				127,285

MISCELLANEOUS FEES

Market Profit		17.50%		588,140
AH Profit		6.00%		19,810
First Homes Profit		12.00%		36,224
				644,175

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				232,419

TOTAL COSTS **3,992,839**

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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Elmbridge Borough Council
DSP19624

30 Flats Sheltered (PDL)
30% Affordable Housing
VL8 £7,000/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	21	1,302.00	7,999.60	495,975	10,415,479
AH - Affordable Rent	3	183.30	2,986.27	182,461	547,383
AH - Intermediate	4	224.00	5,199.74	291,185	1,164,742
AH - Social Rent	2	122.20	1,659.69	101,407	202,814
Totals	30	1,831.50			12,330,418

NET REALISATION 12,330,418

OUTLAY

ACQUISITION COSTS

Residualised Price (0.28 Ha @ 10,630,119.42 /Hect)		2,976,433			2,976,433
Stamp Duty		139,822			
Effective Stamp Duty Rate	4.70%				
Agent Fee	1.50%	44,647			
Legal Fee	0.75%	22,323			
					206,791

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	1,736.70	1,625.00	2,822,137
AH - Affordable Rent	244.20	1,625.00	396,825
AH - Intermediate	298.40	1,625.00	484,900
AH - Social Rent	162.80	1,625.00	264,550
Totals	2,442.10 m²		3,968,412
Contingency		5.00%	226,901
Site Works & Infrastructure	0.28 ha	500,000.00 /ha	140,000
SPA SAMM	21.00 un	796.95 /un	16,736
S106	30.00 un	1,000.00 /un	30,000
CIL		1.00%	321,741
			4,703,790

Other Construction

Externals		7.50%	297,631
M4(3) 5% dwellings (20+ sites)	30.00 un	784.50 /un	23,535
M4(2) 10% dwellings (10+ sites)	30.00 un	164.60 /un	4,938
Sustainability - Flats only		2.13%	84,527
BNG		0.10%	3,968
Electric Vehicle Charging points	30.00 un	500.00 /un	15,000
Empty Property Costs	30.00 un	2,000.00 /un	60,000
			489,600

PROFESSIONAL FEES

Professional Fees		10.00%	453,801
			453,801

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	369,913
Sales Legal Fee	30.00 un	750.00 /un	22,500
			392,413

MISCELLANEOUS FEES

Market Profit		17.50%	1,822,709
AH Profit		6.00%	114,896
			1,937,605

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,169,985

TOTAL COSTS 12,330,418

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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Elmbridge Borough Council
DSP19624

30 Mixed (Greenfield)
40% Affordable Housing
VL4 £5,750/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	18	1,377.00	5,749.88	439,865	7,917,578
AH - Affordable Rent	4	348.00	2,315.48	201,447	805,788
AH - Intermediate	3	279.00	3,738.02	347,636	1,042,909
AH - First Homes	3	150.00	4,024.91	201,246	603,737
AH - Social Rent	2	174.00	1,394.92	121,358	242,716
Totals	30	2,328.00			10,612,727

NET REALISATION **10,612,727**

OUTLAY

ACQUISITION COSTS		
Residualised Price (0.58 Ha @ 4,267,812.93 /Hect)		2,475,332
		2,475,332
Stamp Duty		114,767
Effective Stamp Duty Rate	4.64%	
Agent Fee	1.50%	37,130
Legal Fee	0.75%	18,565
		170,461

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	1,461.60	1,462.00	2,136,859
AH - Affordable Rent	361.20	1,462.00	528,074
AH - Intermediate	286.20	1,462.00	418,424
AH - First Homes	176.40	1,462.00	257,897
AH - Social Rent	180.60	1,462.00	264,037
Totals	2,466.00 m²		3,605,292
Contingency		5.00%	231,817
Site Works & Infrastructure	0.58 ha	500,000.00 /ha	290,000
SPA SAMM	18.00 un	796.95 /un	14,345
S106	30.00 un	1,000.00 /un	30,000
CIL		1.00%	270,776
			4,442,230

Other Construction

Externals		15.00%	540,794
M4(3) 5% dwellings (20+ sites)			33,549
M4(2) 10% dwellings (10+ sites)			6,380
Sustainability - Market		3.38%	72,226
Sustainability - AR/SR		3.67%	29,070
Sustainability - AHO		3.88%	16,235
Sustainability - FH		2.13%	5,493
BNG		0.70%	22,308
Electric Vehicle Charging points	30.00 un	500.00 /un	15,000
			741,055

PROFESSIONAL FEES

Professional Fees		10.00%	463,635
			463,635

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	318,382
Sales Legal Fee	30.00 un	750.00 /un	22,500
			340,882

MISCELLANEOUS FEES

Market Profit		17.50%	1,385,576
AH Profit		6.00%	125,485
First Homes Profit		12.00%	72,448
			1,583,509

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			395,623

TOTAL COSTS **10,612,727**

PROFIT **0**

Performance Measures

Profit on GDV%	0.00%
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Elmbridge Borough Council
DSP19624

30 Mixed (PDL)
30% Affordable Housing
VL4 £5,750/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	21	1,606.50	5,749.88	439,865	9,237,174
AH - Affordable Rent	3	261.00	2,315.48	201,447	604,341
AH - Intermediate	2	186.00	3,738.02	347,636	695,272
AH - First Homes	2	100.00	4,024.91	201,246	402,491
AH - Social Rent	2	174.00	1,394.92	121,358	242,716
Totals	30	2,327.50			11,181,995

NET REALISATION 11,181,995

OUTLAY

ACQUISITION COSTS

Residualised Price (0.58 Ha @ 4,744,339.31 /Hect)		2,751,717		2,751,717
Stamp Duty		128,586		
Effective Stamp Duty Rate	4.67%			
Agent Fee	1.50%	41,276		
Legal Fee	0.75%	20,638		
				190,499

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	1,705.20	1,462.00	2,493,002
AH - Affordable Rent	270.90	1,462.00	396,056
AH - Intermediate	190.80	1,462.00	278,950
AH - First Homes	117.60	1,462.00	171,931
AH - Social Rent	180.60	1,462.00	264,037
Totals	2,465.10 m²		3,603,976
Contingency		5.00%	231,788
Site Works & Infrastructure	0.58 ha	500,000.00 /ha	290,000
SPA SAMM	21.00 un	796.95 /un	16,736
S106	30.00 un	1,000.00 /un	30,000
CIL		1.00%	315,905
			4,488,405

Other Construction

Externals		15.00%	540,596
M4(3) 5% dwellings (20+ sites)			33,549
M4(2) 10% dwellings (10+ sites)			6,380
Sustainability - Market		3.38%	84,263
Sustainability - AR/SR		3.67%	24,225
Sustainability - AHO		3.88%	10,823
Sustainability - FH		2.13%	3,662
BNG		0.70%	23,275
Electric Vehicle Charging points	30.00 un	500.00 /un	15,000
			741,775

PROFESSIONAL FEES

Professional Fees		10.00%	463,575
			463,575

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	335,460
Sales Legal Fee	30.00 un	750.00 /un	22,500
			357,960

MISCELLANEOUS FEES

Market Profit		17.50%	1,616,505
AH Profit		6.00%	92,540
First Homes Profit		12.00%	48,299
			1,757,344

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			430,720

TOTAL COSTS 11,181,995

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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Elmbridge Borough Council
DSP19624

50 Flats (PDL)
30% Affordable Housing
VL5 £6,000/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	35	2,136.05	6,014.93	367,091	12,848,181	0	12,848,181
AH - Affordable Rent	5	305.15	2,989.69	182,461	912,305	0	912,305
AH - Intermediate	3	167.79	3,910.33	218,705	656,115	0	656,115
AH - First Homes	4	199.92	4,210.45	210,438	841,753	0	841,753
AH - Social Rent	3	183.09	1,661.59	101,407	304,221	0	304,221
Totals	50	2,992.00			15,562,574		0 15,562,574

NET REALISATION

15,562,574

OUTLAY

ACQUISITION COSTS

Residualised Price (0.38 Ha @ 8,069,588.87 /Hect)	3,066,444			3,066,444
Stamp Duty	144,322			
Effective Stamp Duty Rate	4.71%			
Agent Fee	45,997			
Legal Fee	22,998			
				213,317

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	2,513.00	1,578.00	3,965,514
AH - Affordable Rent	359.00	1,578.00	566,502
AH - Intermediate	197.40	1,578.00	311,497
AH - First Homes	235.20	1,578.00	371,146
AH - Social Rent	215.40	1,578.00	339,901
Totals	3,520.00 m²		5,554,560
Contingency		5.00%	324,470
Site Works & Infrastructure	0.38 ha	500,000.00 /ha	190,000
SPA SAMM	35.00 un	796.95 /un	27,893
S106	50.00 un	1,000.00 /un	50,000
CIL		1.00%	465,558
			6,612,481
Other Construction			
Externals		10.00%	555,456
M4(3) 5% dwellings (20+ sites)	50.00 un	784.50 /un	39,225
M4(2) 10% dwellings (10+ sites)	50.00 un	164.60 /un	8,230
Sustainability - Flats only		2.13%	111,677
BNG		0.10%	5,243
Electric Vehicle Charging points	50.00 un	500.00 /un	25,000
			744,831

PROFESSIONAL FEES

Professional Fees	10.00%	648,939		648,939
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DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	466,877	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				504,377

MISCELLANEOUS FEES

Market Profit		17.50%	2,248,432	
AH Profit		6.00%	112,358	
First Homes Profit		12.00%	101,010	
				2,461,800

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,310,384

TOTAL COSTS

15,562,574

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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This appraisal report does not constitute a formal valuation.

Elmbridge Borough Council
DSP19624

60 Flats Extra Care (PDL)
30% Affordable Housing
VL8 £7,000/sq.m.
Inxed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
Market Housing	42	2,257.71	7,999.60	430,018	18,060,777	0	18,060,777
AH - Affordable Rent	6	317.46	2,986.27	158,003	948,021	0	948,021
AH - Intermediate	9	436.41	5,199.74	252,135	2,269,219	0	2,269,219
AH - Social Rent	3	158.73	1,659.69	87,814	263,442	0	263,442
Totals	60	3,170.31			21,541,459		0 21,541,459

NET REALISATION **21,541,459**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.55 Ha @ 5,770,801.84 /Hect)		3,173,941					
							3,173,941
Stamp Duty			149,697				
Effective Stamp Duty Rate		4.72%					
Agent Fee		1.50%	47,609				
Legal Fee		0.75%	23,805				
							221,111

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	3,473.40	1,625.00	5,644,275
AH - Affordable Rent	488.40	1,625.00	793,650
AH - Intermediate	671.40	1,625.00	1,091,025
AH - Social Rent	244.20	1,625.00	396,825
Totals	4,877.40 m²		7,925,775
Contingency		5.00%	452,945
Site Works & Infrastructure	0.55 ha	500,000.00 /ha	275,000
SPA SAMM	42.00 un	796.95 /un	33,472
S106	60.00 un	1,000.00 /un	60,000
CIL		1.00%	643,482
			9,390,674

Other Construction

Externals		7.50%	594,433
M4(3) 5% dwellings (20+ sites)	60.00 un	784.50 /un	47,070
M4(2) 10% dwellings (10+ sites)	60.00 un	164.60 /un	9,876
Sustainability - Flats only		2.13%	168,819
BNG		0.10%	7,926
Electric Vehicle Charging points	60.00 un	500.00 /un	30,000
Empty Property Costs	60.00 un	5,000.00 /un	300,000
			1,158,124

PROFESSIONAL FEES

Professional Fees		10.00%	905,890
			905,890

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	646,244
Sales Legal Fee	60.00 un	750.00 /un	45,000
			691,244

MISCELLANEOUS FEES

Market Profit		17.50%	3,160,636
AH Profit		6.00%	208,841
			3,369,477

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			2,630,999

TOTAL COSTS **21,541,459**

PROFIT **0**

Performance Measures

Profit on GDV%	0.00%
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Elmbridge Borough Council
DSP19624

100 Mixed (Greenfield)
40% Affordable Housing
VL4 £5,750/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	60	4,590.00	5,749.88	439,865	26,391,926
AH - Affordable Rent	12	1,044.00	2,315.48	201,447	2,417,364
AH - Intermediate	11	1,023.00	3,738.02	347,636	3,823,999
AH - First Homes	10	500.00	4,024.91	201,246	2,012,456
AH - Social Rent	7	609.00	1,394.92	121,358	849,506
Totals	100	7,766.00			35,495,251

NET REALISATION

35,495,251

OUTLAY

ACQUISITION COSTS

Residualised Price (2.17 Ha @ 3,746,675.02 /Hect)		8,130,285		8,130,285
Stamp Duty		397,514		
Effective Stamp Duty Rate	4.89%			
Agent Fee	1.50%	121,954		
Legal Fee	0.75%	60,977		
				580,446

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	4,872.00	1,462.00	7,122,864
AH - Affordable Rent	1,083.60	1,462.00	1,584,223
AH - Intermediate	1,049.40	1,462.00	1,534,223
AH - First Homes	588.00	1,462.00	859,656
AH - Social Rent	632.10	1,462.00	924,130
Totals	8,225.10 m²		12,025,096
Contingency		5.00%	779,052
Site Works & Infrastructure	2.17 ha	500,000.00 /ha	1,085,000
SPA SAMM	60.00 un	796.95 /un	47,817
S106	100.00 un	1,000.00 /un	100,000
CIL		1.00%	902,587
			14,939,552

Other Construction

Externals		15.00%	1,803,764
M4(3) 5% dwellings (20+ sites)			111,830
M4(2) 10% dwellings (10+ sites)			21,266
Sustainability - Market		3.38%	240,753
Sustainability - AR/SR		3.67%	92,057
Sustainability - AHO		3.88%	59,528
Sustainability - FH		2.13%	18,311
BNG		0.70%	73,436
Electric Vehicle Charging points	100.00 un	500.00 /un	50,000
			2,470,944

PROFESSIONAL FEES

Professional Fees		10.00%	1,558,104
			1,558,104

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,064,858
Sales Legal Fee	100.00 un	750.00 /un	75,000
			1,139,858

MISCELLANEOUS FEES

Market Profit		17.50%	4,618,587
AH Profit		6.00%	425,452
First Homes Profit		12.00%	241,495
			5,285,534

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,390,529

TOTAL COSTS

35,495,251

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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This appraisal report does not constitute a formal valuation.

Elmbridge Borough Council
DSP19624

100 Mixed (PDL)
30% Affordable Housing
VL4 £5,750/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	70	5,355.00	5,749.88	439,865	30,790,581
AH - Affordable Rent	9	783.00	2,315.48	201,447	1,813,023
AH - Intermediate	8	744.00	3,738.02	347,636	2,781,090
AH - First Homes	8	400.00	4,024.91	201,246	1,609,965
AH - Social Rent	5	435.00	1,394.92	121,358	606,790
Totals	100	7,717.00			37,601,448

NET REALISATION

37,601,448

OUTLAY

ACQUISITION COSTS

Residualised Price (2.17 Ha @ 4,253,672.97 /Hect)	9,230,470		9,230,470
Stamp Duty	452,523		
Effective Stamp Duty Rate	4.90%		
Agent Fee	138,457		
Legal Fee	69,229		
			660,209

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	5,684.00	1,462.00	8,310,008
AH - Affordable Rent	812.70	1,462.00	1,188,167
AH - Intermediate	763.20	1,462.00	1,115,798
AH - First Homes	470.40	1,462.00	687,725
AH - Social Rent	451.50	1,462.00	660,093
Totals	8,181.80 m²		11,961,792
Contingency		5.00%	775,336
Site Works & Infrastructure	2.17 ha	500,000.00 /ha	1,085,000
SPA SAMM	70.00 un	796.95 /un	55,787
S106	100.00 un	1,000.00 /un	100,000
CIL		1.00%	1,053,018
			15,030,932

Other Construction

Externals	15.00%	1,794,269	
M4(3) 5% dwellings (20+ sites)		111,830	
M4(2) 10% dwellings (10+ sites)		21,266	
Sustainability - Market	3.38%	280,878	
Sustainability - AR/SR	3.67%	67,831	
Sustainability - AHO	3.88%	43,293	
Sustainability - FH	2.13%	14,649	
BNG	0.70%	75,922	
Electric Vehicle Charging points	100.00 un	500.00 /un	50,000
		2,459,938	

PROFESSIONAL FEES

Professional Fees	10.00%	1,550,673
		1,550,673

DISPOSAL FEES

Marketing & Sales Agent Fees	3.00%	1,128,043	
Sales Legal Fee	100.00 un	750.00 /un	75,000
		1,203,043	

MISCELLANEOUS FEES

Market Profit	17.50%	5,388,352
AH Profit	6.00%	312,054
First Homes Profit	12.00%	193,196
		5,893,602

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)		
Total Finance Cost		1,572,581

TOTAL COSTS

37,601,449

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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This appraisal report does not constitute a formal valuation.

Elmbridge Borough Council
DSP19624

150 Houses (Greenfield)
40% Affordable Housing
VL4 £5,750/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	90	7,515.00	5,749.88	480,115	43,210,311
AH - Affordable Rent	19	1,749.90	2,240.36	206,337	3,920,403
AH - Intermediate	16	894.88	3,738.02	209,068	3,345,083
AH - First Homes	15	1,125.00	4,024.91	301,868	4,528,027
AH - Social Rent	10	921.00	1,344.54	123,832	1,238,320
Totals	150	12,205.78			56,242,143

NET REALISATION 56,242,143

OUTLAY

ACQUISITION COSTS

Residualised Price (3.25 Ha @ 4,172,782.16 /Hect)	13,561,542	13,561,542
Stamp Duty	669,077	
Effective Stamp Duty Rate	4.93%	
Agent Fee	1.50%	203,423
Legal Fee	0.75%	101,712
		974,212

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	7,515.00	1,428.00	10,731,420
AH - Affordable Rent	1,749.90	1,428.00	2,498,857
AH - Intermediate	1,544.00	1,428.00	2,204,832
AH - First Homes	1,125.00	1,428.00	1,606,500
AH - Social Rent	921.00	1,428.00	1,315,188
Totals	12,854.90 m²		18,356,797
Contingency		5.00%	1,199,218
Site Works & Infrastructure	3.25 ha	500,000.00 /ha	1,625,000
SPA SAMM	90.00 un	796.95 /un	71,726
S106	150.00 un	1,000.00 /un	150,000
CIL		1.00%	1,392,229
			22,794,970

Other Construction

Externals		15.00%	2,753,520
M4(3) 5% dwellings (20+ sites)	150.00 un	1,341.00 /un	201,150
M4(2) 10% dwellings (10+ sites)	150.00 un	244.70 /un	36,705
Sustainability - Houses only		4.40%	807,699
BNG		0.70%	128,498
Electric Vehicle Charging points	150.00 un	500.00 /un	75,000
			4,002,571

PROFESSIONAL FEES

Professional Fees	10.00%	2,398,437
		2,398,437

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,687,264
Sales Legal Fee	150.00 un	750.00 /un	112,500
			1,799,764

MISCELLANEOUS FEES

Market Profit		17.50%	7,561,804
AH Profit		6.00%	510,228
First Homes Profit		12.00%	543,363
			8,615,396

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			2,095,249

TOTAL COSTS 56,242,141

PROFIT

2

Performance Measures

Profit on GDV%	0.00%
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This appraisal report does not constitute a formal valuation.

Elmbridge Borough Council
DSP19624

150 Houses (PDL)
30% Affordable Housing
VL4 £5,750/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	105	8,767.50	5,749.88	480,115	50,412,029
AH - Affordable Rent	14	1,289.40	2,240.36	206,337	2,888,718
AH - Intermediate	12	671.16	3,738.02	209,068	2,508,812
AH - First Homes	11	825.00	4,024.91	301,868	3,320,553
AH - Social Rent	8	736.80	1,344.54	123,832	990,656
Totals	150	12,289.86			60,120,768

NET REALISATION 60,120,768

OUTLAY

ACQUISITION COSTS

Residualised Price (3.25 Ha @ 4,850,883.77 /Hect)	15,765,372			15,765,372
Stamp Duty	779,269			
Effective Stamp Duty Rate	4.94%			
Agent Fee	236,481			
Legal Fee	118,240			
				1,133,989

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	8,767.50	1,428.00	12,519,990
AH - Affordable Rent	1,289.40	1,428.00	1,841,263
AH - Intermediate	1,158.00	1,428.00	1,653,624
AH - First Homes	825.00	1,428.00	1,178,100
AH - Social Rent	736.80	1,428.00	1,052,150
Totals	12,776.70 m²		18,245,128
Contingency		5.00%	1,192,513
Site Works & Infrastructure	3.25 ha	500,000.00 /ha	1,625,000
SPA SAMM	105.00 un	796.95 /un	83,680
S106	150.00 un	1,000.00 /un	150,000
CIL		1.00%	1,624,267
			22,920,587

Other Construction

Externals		15.00%	2,736,769
M4(3) 5% dwellings (20+ sites)	150.00 un	1,341.00 /un	201,150
M4(2) 10% dwellings (10+ sites)	150.00 un	244.70 /un	36,705
Sustainability - Houses only		4.40%	802,786
BNG		0.70%	127,716
Electric Vehicle Charging points	150.00 un	500.00 /un	75,000
			3,980,126

PROFESSIONAL FEES

Professional Fees		10.00%	2,385,025
			2,385,025

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,803,623
Sales Legal Fee	150.00 un	750.00 /un	112,500
			1,916,123

MISCELLANEOUS FEES

Market Profit		17.50%	8,822,105
AH Profit		6.00%	383,291
First Homes Profit		12.00%	398,466
			9,603,863

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			2,415,680

TOTAL COSTS 60,120,765

PROFIT

3

Performance Measures

Profit on GDV%	0.00%
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This appraisal report does not constitute a formal valuation.

Elmbridge Borough Council
DSP19624

200 Flats (PDL)
30% Affordable Housing
VL5 £6,000/sq.m.
Indexed CIL £185.26/sq.m.

**Elmbridge Borough Council
DSP19624**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
Market Housing	140	8,544.20	6,014.93	367,091	51,392,722	0	51,392,722
AH - Affordable Rent	19	1,159.57	2,989.69	182,461	3,466,759	0	3,466,759
AH - Intermediate	16	894.88	3,910.33	218,705	3,499,280	0	3,499,280
AH - First Homes	15	749.70	4,210.45	210,438	3,156,572	0	3,156,572
AH - Social Rent	10	610.30	1,661.59	101,407	1,014,070	0	1,014,070
Totals	200	11,958.65			62,529,404		0 62,529,404

NET REALISATION **62,529,404**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.62 Ha @ 14,804,814.50 /Hect)		9,178,985					
				9,178,985			
Agent Fee	1.50%	137,685					
Legal Fee	0.75%	68,842					
						206,527	

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	10,052.00	1,846.00	18,555,992
AH - Affordable Rent	1,364.20	1,846.00	2,518,313
AH - Intermediate	1,052.80	1,846.00	1,943,469
AH - First Homes	882.00	1,846.00	1,628,172
AH - Social Rent	718.00	1,846.00	1,325,428
Totals	14,069.00 m²		25,971,374
Contingency		5.00%	1,485,208
Site Works & Infrastructure	0.62 ha	500,000.00 /ha	310,000
SPA SAMM	140.00 un	796.95 /un	111,573
S106	200.00 un	1,000.00 /un	200,000
CIL		1.00%	1,862,234
			29,940,388

Other Construction

Externals		10.00%	2,597,137
M4(3) 5% dwellings (20+ sites)	200.00 un	784.50 /un	156,900
M4(2) 10% dwellings (10+ sites)	200.00 un	164.60 /un	32,920
Sustainability - Flats only		2.13%	511,794
BNG		0.10%	24,028
Electric Vehicle Charging points	200.00 un	500.00 /un	100,000
			3,422,780

PROFESSIONAL FEES

Professional Fees		10.00%	2,970,415
			2,970,415

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,875,882
Sales Legal Fee	200.00 un	750.00 /un	150,000
			2,025,882

MISCELLANEOUS FEES

Market Profit		17.50%	8,993,726
AH Profit		6.00%	478,807
First Homes Profit		12.00%	378,789
			9,851,322

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			4,933,105

TOTAL COSTS **62,529,404**

PROFIT

0

Performance Measures

Profit on GDV%	0.00%
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This appraisal report does not constitute a formal valuation.