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19th November 2024

Our ref: 241104 Horsham WPV EiP Addendum_Horsham District Council_v0.1

Your ref:

Horsham District Local Plan 2023 – 2040 – Viability Assessment Addendum

In November 2023, AspinallVerdi submitted a Viability Study of the Regulation 19 version of the Horsham District Local Plan 2023 – 2040. The purpose was to determine whether the updated policy requirements sought by the emerging Plan were viable and hence deliverable. Our assessment concluded that the draft policies would not adversely impact the overall viability of development in Horsham District, and that flexibility should be encouraged where issues did exist to ensure that development continued to be delivered.

The Regulation 19 version of the Local Plan has since been approved by Horsham District Council's cabinet and is currently undergoing Examination in Public, with hearings scheduled to commence in December. We understand that two viability-related matters have been raised following the submission of the November 2023 study which require further attention, as follows:

- 1. The appraisals undertaken for the Land West of Ifield strategic site assumed an affordable housing provision of 35%, however we understand that the intention is to instead deliver 40%.
- 2. A representation has been made in respect of Policy 39 Affordable Housing and how the requirements relate to the viability of Extra Care development.

In the sections below, we consider these two matters and provide additional evidence to support the Local Plan through EiP. This addendum should be read in conjunction with the full Local Plan Viability Study (H12).

Matter 1 - Land West of Ifield Update

Mark McLaughlin

Parkside,

Horsham, West Sussex

RH12 1RL

Dear Mark,

Chart Way,

Principal Planning Officer

Horsham District Council,

Our November 2023 assessment individually tested the viability of each of the strategic sites shortlisted for allocation within the plan. This process was recommended by the Council's Advisory Inspector and was supported by a series of consultations with the landowners, promoters and developers associated with each site. We also requested the relevant parties completed a proforma detailing the nature of development, site-specific circumstances (i.e. opportunities/constraints), ownership details and their approach to viability testing.

The completed proforma for the Land West of Ifield stated that 35% affordable housing would be provided, however we since understand the correct provision to be 40%. We have therefore updated the appraisals to reflect the increased quantum of affordable housing, with Table 1 showing the updated outcome in comparison to the previous appraisal submitted in November 2023. In the interests of clarity, all other cost and value inputs remain unchanged from our November 2023 appraisals.



Table 1 – Land West of Field Appraisal Update

Appraisal	Affordable Housing	Residual Land Value	Net Surplus	Multiplier on EUV
November 2023	35%	£172,780,298	£149,465,457	x 38.85
November 2024	40%	£156,224,641	£135,144,814	x 35.13
Difference	+5%	-£16,555,657	-£14,320,643	-x 3.72

The additional 5% affordable housing reduces the scheme GDV which in turn decreases the residual land value. However, we remain satisfied that the latest residual value reflects a sufficient uplift upon agricultural land values – equating to 35.13x the existing use value of £9,000 per acre. For context, this is higher than the range of multiplier premiums typically quoted for greenfield sites of 10 - 20x the EUV (see Paragraph 3.25 of November 2023 assessment). As such, the increased provision of 40% affordable housing does not change the conclusions drawn in our original assessment and we uphold that the site is viable and deliverable.

Matter 2 – Viability of Extra Care Development

We understand that a representation has been made regarding the viability of Extra Care development and the associated requirements of Policy 39 – Affordable Housing of the Regulation 19 Local Plan.

Our November 2023 viability assessment tested two development typologies for older persons housing, which, in the absence of any specific allocations within the plan, were designed to capture a range of specialist housing types designed to meet the needs of older people. Whilst the typologies were not specifically labelled as extra care, the market evidence underpinning the appraisal assumptions did include examples of Extra Care schemes across the District, amongst other retirement living and age-restricted developments.

Nonetheless, as Policy 39 specifically states that affordable housing is required from C2 development, we have devised further typologies based on the delivery of extra care housing across Horsham District. As before, in the absence of any specific sites or allocations which are expected to deliver Extra Care housing, we have formed generic development typologies based on our experience of undertaking planwide viability assessments elsewhere. This includes a greenfield and brownfield typology. Table 2 summarises the inputs adopted.

Table 2 – Extra Care Typology Assumptions

Input	Assumption
No. Units	60
Density	100 dph
1-Bed size	60 sqm
2-Bed size	85 sqm
Net-to-Gross	65%

To inform the unit value assumptions, we have sought recent market data which has emerged since the time of our original assessment, however, we have been unable to identify any new-build extra care schemes which have been delivered / sold in Horsham District during this time. Owing to the lack of District-specific data, we have referred to research published by the Retirement Housing Group¹ (RHG), which has been used in support of the assumptions adopted in other plan-wide assessments and to test extra care development scenarios. This has then been benchmarked against data obtained from schemes delivered in other authority areas (Appendix 1).

¹ RHG Retirement Housing Group, Retirement Housing Viability Base Data (April 2013) / Briefing Paper for CIL Practitioners Retirement Housing and the Community Infrastructure Levy (June 2013) by Churchill Retirement Living and McCarthy and Stone



The RHG research suggests that extra care housing can carry a premium of up to 25% over retirement / sheltered housing values. However, we are conscious that the values applied in the Older Persons' Housing scenarios tested as part of our November 2023 assessment were informed, in part, by transactional evidence from Extra Care schemes, so we would not expect the premium to be quite as high in this instance. Instead, we have adopted a reduced premium of 15%, which ensures that the unit values are not artificially optimistic and remain reasonable within the context of the other value assumptions adopted for residential development in the November 2023 study. The application of a 15% premium to the rates adopted in our Older Persons Housing typologies results in the following Extra Care values (rounded to nearest £5,000):

- 1-Bed Extra Care Flat: £365,000
- 2-Bed Extra Care Flat: £490,000

For the construction costs, we have sought the latest rates published on the RICS Building Cost Information Service (BCIS) for care homes. This database was used to inform the base build cost inputs for all other development types tested within the November 2023 assessment. We are unable to rebase the costs published on BCIS back to a specific point in time (i.e. we cannot seek the rate as of November 2023), so are instead reliant on the latest sample range. However, as the sample range is 5-years the vast majority of the cost data will be consistent with the equivalent samples adopted in the November 2023 testing. As of early November 2024, a median rate of £1,951 psm is disclosed for new-build care homes (BCIS function number 447) in Horsham District over the past 5-years. This reflects an uplift of £174 psm upon the rate adopted for the OP housing typologies in November 2023.

We have reviewed all other cost and value inputs adopted in our November 2023 testing and remain satisfied that these are appropriate to include within the Extra Care typologies. These include the relevant policy costs detailed in Table 4-1 of our full viability report (e.g. biodiversity net gain, accessibility standards, Part L / carbon reduction, water neutrality etc), but with the exception of EV charging points. This cost is now considered to be implicit within the BCIS base build rates having been introduced into building regulations (Part S). The outcomes from the testing are shown in Table 3 below, with copies of the appraisals provided in Appendix 2.

Typology	EC_GF	EC_BF
No. Units:	60	60
Affordable Housing:	30%	10%
RLV Total:	-£162,156	-£16,049
BLV Total:	£1,801,771	£1,087,240
Surplus / Deficit Total:	-£1,963,927	-£1,103,289
S/D (per unit):	-£32,732	-£18,388
Buffer(% on GDV)	-	-
Viability Outcome	UNVIABLE	UNVIABLE

Table 3 – Extra Care Appraisal Outcomes

The appraisals show that the provision of affordable housing at the levels currently set out in Policy 39 are not viable. As part of our sensitivity analysis, we have sought to identify the adjustments required for the typologies to become viable with affordable housing provision stipulated in Policy 39. These are summarised below:

- Greenfield typology adjustments:
 - -15% reduction to base build costs
 - +18% increase to sales values
- Brownfield typology adjustments:
 - -10% reduction to base build costs
 - +8% increase in sales values



We would reiterate that these typologies are subject to the same limitations as those set out in the November 2023 assessment for Older Persons' Housing, in that viability is often reduced by higher marketing costs, longer sales periods, reduced building efficiency and higher base build costs when compared with general needs housing. Further, we understand that extra care schemes have previously been delivered in Horsham under the adopted plan, including the delivery of affordable housing. Such sites would not come forward if they were fundamentally unviable, so it may be that developers and operators are delivering schemes via the negotiation of lower land values, adjusted profit expectations and / or other cost savings.

There are no sites within the plan which are specifically allocated for Extra Care development, so the typologies are based on hypothetical schemes by reference to capacities and site sizes which have been delivered elsewhere, or scenarios adopted in other local plan viability assessments. Accordingly, it may be that viability is improved subject to scheme-specific design and location.

Conclusion

I trust that this letter addresses the two matters raised in respect of viability and can be used to support the Local Plan through Examination in Public, however please let me know if you require any further information.

Yours sincerely,

Matthew Olive BSc (Hons) MSc MRICS RICS Registered Valuer Associate Director

Encs. Appendix 1 – Market Data Appendix 2 – Extra Care Appraisals





Appendix 1 – Market Data



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Address			Postcode	Date Sold	Price	No. Beds	SQM	SQFT	£/psf
7	Elkington House	Kent	CT16 1AP	29/03/2023	£225,000	2	52	560	£402
	Elkington House	Kent	CT16 1AP	07/10/2022	£320,000	2	76	818	£391
	Elkington House	Kent	CT16 1AP	05/10/2022	£238,000	2	52	560	£425
26	Elkington House	Kent	CT16 1AP	30/09/2022	£214,000	2	52	560	£382
	Elkington House	Kent	CT16 1AP	30/09/2022	£235,000	2	52	560	£420
41	Elkington House	Kent	CT16 1AP	30/09/2022	£238,000	2	52	560	£425
29	Elkington House	Kent	CT16 1AP	01/10/2022	£230,000	2	52	560	£411
69	Elkington House	Kent	CT16 1AP	13/02/2023	£350,000	3	93	1,001	£350
9	Elkington House	Kent	CT16 1AP	07/02/2023	£313,000	3	77	829	£378
32	Elkington House	Kent	CT16 1AP	27/10/2022	£340,000	3	95	1,023	£332
37	Campbell House	Surrey	KT13 9UX	28/10/2022	£850,000	3	97	1,044	£814
17	Campbell House	Surrey	KT13 9UX	29/06/2022	£785,000	3	94	1,012	£776
47	Augustus House	Surrey	GU25 4BB	19/12/2023	£441,700	2	53	570	£775
36	Augustus House	Surrey	GU25 4BB	11/09/2023	£600,000	2	79	850	£706
25	Augustus House	Surrey	GU25 4BB	30/06/2023	£417,300	2	53	570	£732
48	Augustus House	Surrey	GU25 4BB	28/03/2023	£365,000	2	48	516	£707
3	Augustus House	Surrey	GU25 4BB	21/12/2022	£569,000	2	79	850	£669
8	Augustus House	Surrey	GU25 4BB	25/11/2022	£400,000	2	48	516	£775
22	Augustus House	Surrey	GU25 4BB	10/05/2022	£569,000	2	79	850	£669
33	Augustus House	Surrey	GU25 4BB	28/04/2022	£410,000	2	53	570	£719
35	Augustus House	Surrey	GU25 4BB	25/02/2022	£585,000	2	74	796	£735
68	Friary Meadow	Hampshire	PO15 5FB	12/05/2023	£455,000	3	90	969	£470
47	Friary Meadow	Hampshire	PO15 5FB	29/03/2023	£534,000	3	99	1,066	£501
53	Friary Meadow	Hampshire	PO15 5FB	17/03/2023	£450,000	3	91	980	£459
50	Friary Meadow	Hampshire	PO15 5FB	14/02/2023	£515,000	3	101	1,087	£474
65	Friary Meadow	Hampshire	PO15 5FB	14/12/2022	£520,000	3	98	1,055	£493
77	Friary Meadow	Hampshire	PO15 5FB	29/08/2022	£514,000	3	96	1,033	£497
75	Friary Meadow	Hampshire	PO15 5FB	23/08/2022	£450,000	3	88	947	£475
70	Friary Meadow	Hampshire	PO15 5FB	29/06/2022	£530,000	3	100	1,076	£492
51	Friary Meadow	Hampshire	PO15 5FB	18/02/2022	£540,000	3	106	1,141	£473
52	Friary Meadow	Hampshire	PO15 5FB	11/02/2022	£500,000	3	99	1,066	£469
69	Friary Meadow	Hampshire	PO15 5FB	27/01/2022	£449,000	3	84	904	£497
74	Friary Meadow	Hampshire	PO15 5FB	28/01/2022	£443,500	3	84	904	£491
9	Neptune House	West Sussex	BN11 3FA	20/05/2024	£400,000	3	83	893	£448
33	Neptune House	West Sussex	BN11 3FA	24/11/2023	£320,000	2	63	678	£472
25	Neptune House	West Sussex	BN11 3FA	20/10/2023	£375,000	2	78	840	£447
27	Neptune House	West Sussex	BN11 3FA	07/08/2023	£374,000	2	79	850	£440
56	Neptune House	West Sussex	BN11 3FA	26/06/2023	£350,000	2	60	646	£542
55	Neptune House	West Sussex	BN11 3FA	27/06/2023	£380,000	2	73	786	£484
51	Neptune House	West Sussex	BN11 3FA	23/01/2023	£285,000	2	60	646	£441
32	Neptune House	West Sussex	BN11 3FA	29/04/2022	£405,000	2	81	872	£465
48	Neptune House	West Sussex	BN11 3FA	25/03/2022	£325,000	2	63	678	£479

Scheme	Postcode	Beds	Listing Price	SQM	Sqft	£ / psf	Comments
Friary Meadow, Hampshire	PO15 5FB	2	£450,000	112	1206	£373	2-Bed, 2 bath
Friary Meadow, Hampshire	PO15 5FB	2	£415,000	86	926	£448	2-Bed, 2 bath
Friary Meadow, Hampshire	PO15 5FB	2	£415,000	75	807	£514	2-Bed, 1 bath
Friary Meadow, Hampshire	PO15 5FB	2	£415,000	92	990	£419	2-Bed, 2 bath
Friary Meadow, Hampshire	PO15 5FB	2	£350,000	81	872	£401	2-Bed, 2 bath
Campbell House, Surrey	KT13 9UX	2	880,200	95	1023	£861	2-Bed, 2 bath
Campbell House, Surrey	KT13 9UX	2	725,200	77	829	£875	2-Bed, 1 bath
Campbell House, Surrey	KT13 9UX	2	725,200	75	807	£898	2-Bed, 1 bath
Campbell House, Surrey	KT13 9UX	2	650,000	74	797	£816	2-Bed, 1 bath
Campbell House, Surrey	KT13 9UX	2	650,000	77	829	£784	2-Bed, 1 bath
Campbell House, Surrey	KT13 9UX	1	558,700	57	614	£911	1-Bed, 1 bath
Campbell House, Surrey	KT13 9UX	1	475,000	46	495	£959	1-Bed, 1 bath



Appendix 2 - Extra Care Appraisals



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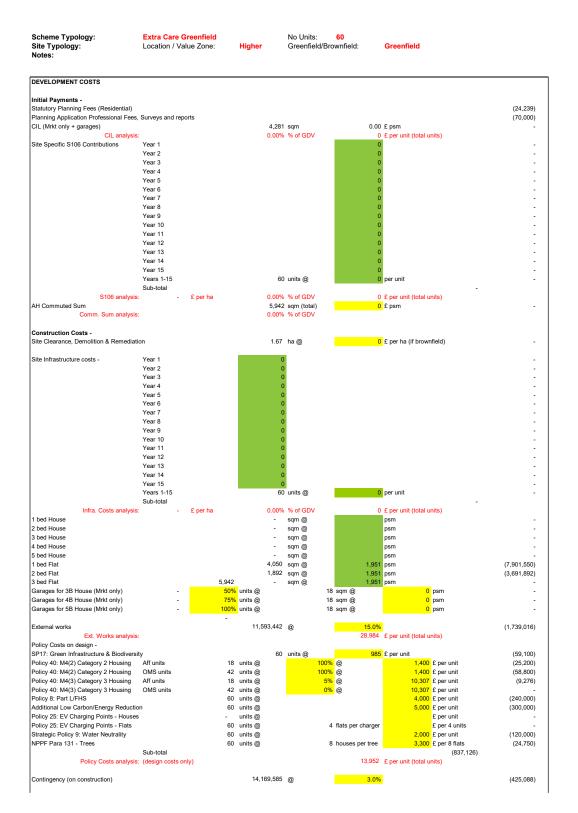
Appraisal Ref: Scheme Typology: Site Typology: Notes:	EC_GF Extra Care Gr Location / Valu		Higher	No Units: Greenfield/Brow	<mark>60</mark> wnfield:	Greenfield	(see T	ypologies Matrix)
ASSUMPTIONS - RESIDENTIAL USES								
Total number of units in scheme				60	Units			
AH Policy requirement (% Target)				30%	OTILS			
Open Market Sale (OMS) housing		Open Market Sale	(OMS)	70%				
AH tenure split %		Affordable Rent:	(01013)	7078	70.0%			
Arrichard spirt /		Social Rent:			0.0%	70.0% % Rented	4	
		First Homes:			0.0%	10.070 701101100		
		Other Intermediate	(I CHO/Sub-Mai	rket etc.)·	30.0%	9.0% % of total	(>10% [First Homes PPG 023
			(20110/040 114	100%	100.0%	0.070 700 1010	(* 10701	10(11011001100020
CIL Rate (£ psm)				0.00	£ psm			
Unit mix -	OMS Unit mix%	MV # units		AH mix%	AH # units	Overa	ll mix%	Total # units
1 bed House	0.0%	0.0		0.0%	0.0		0%	0.0
2 bed House	0.0%	0.0		0.0%	0.0		0%	0.0
3 bed House	0.0%	0.0		0.0%	0.0		0%	0.0
4 bed House	0.0%	0.0		0.0%	0.0		0%	0.0
5 bed House	0.0%	0.0		0.0%	0.0		0%	0.0
1 bed Flat	75.0%	31.5		75.0%	13.5		75%	45.0
2 bed Flat	25.0%			25.0%	4.5		25%	15.0
3 bed Flat	0.0%	0.0		0.0%	0.0		0%	0.0
Total number of units	100.0%	42.0		100.0%	18.0		100%	60.0
	Not area por unit			Net to Gross %		Gross (G	IA) por u	nit
OMS Unit Floor areas -	Net area per unit (sqm)			Wellio Gross %		Gross (G	(sqm)	(sqft)
1 bed House	0.0						0.0	0
2 bed House	0.0						0.0	0
3 bed House	0.0						0.0	0
4 bed House	0.0						0.0	0
5 bed House	0.0						0.0	0
1 bed Flat	60.0			65.0%			92.3	994
2 bed Flat	85.0			65.0%			130.8	1,408
3 bed Flat	0.0			65.0%			0.0	0
AH Unit Floor areas -	Net area per unit			Net to Gross % %		Gross (G	IA) per u (sqm)	nit (sqft)
1 bed House	(sqm) 0.0			70			(sqiii) 0.0	(sqit)
2 bed House	0.0						0.0	0
3 bed House	0.0						0.0	0
4 bed House 5 bed House	0.0 0.0						0.0	0
				05.0%			0.0	
1 bed Flat 2 bed Flat	55.0			65.0%			84.6	911
3 bed Flat	75.0 0.0			65.0% 65.0%			115.4 0.0	1,242 0
								-
	OMS Units GIA			AH units GIA		Total GIA (a		
Total Gross Floor areas -	(sqm)			(sqm)	(sqft)		(sqm)	(sqft)
I bed House	0			0	0		0	0
2 bed House	0			0	0		0	0
3 bed House	0			0	0		0	0
4 bed House	0			0	0		0	0
5 bed House	0			0	0		0	0
1 bed Flat	2,908			1,142	12,296		4,050	43,594
2 bed Flat	1,373			519	5,589		1,892	20,369
3 bed Flat	4,281	0 46,078		0	0 17,885		0 5,942	63,962
AH % by floor area:	4,201	40,070				ea (difference due to mix)	0,042	00,902
Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf					total MV £ (no AH)
Den Market Sales values (£) - 1 bed House	£ OMS (per unit)		£ psr #DIV/0!					total MV £ (no AH)
2 bed House								-
2 bed House 3 bed House	0		#DIV/0! #DIV/0!					0
bed House	0		#DIV/0! #DIV/0!					0
bed House	0		#DIV/0! #DIV/0!					0
bed House	365,000		#DIV/0! 565					16,425,000
2 bed Flat	490,000		536					7,350,000
bed Flat	490,000		#DIV/0!					7,350,000
							-	23,775,000
Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV Oth	er Int. £	% of MV
1 bed House	All. Refit £		Social Refit £	% OF MV	Plist Hollies £	60%		70%
2 bed House	0		0	45%	0	60%	0	70%
3 bed House	0		0	45%	0	60%	0	70%
4 bed House	0		0	45%	0	60%	ő	70%
5 bed House	0		0	45%	0	60%	0	70%
Ded House	0							70%
bed House	200.750	60%	150,563	45%	200,750	60%	234,208	/1/20
	200,750 259,412		150,563 194,559	45% 45%	200,750		234,208	70%
l bed Flat		60%						

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Scheme Typology: Site Typology: Notes:	Extra Care Greenfield Location / Value Zone:		No Units: 60 Greenfield/Brownfi	eld:	Greenfield	
GROSS DEVELOPMENT VALUE						
OMS GDV -	(part I	nouses due to % mix)				
1 bed House		0.0	@	0		-
2 bed House 3 bed House		0.0	@	0		-
3 bed House 4 bed House		0.0	@	0		-
4 bed House 5 bed House		0.0	@	0		-
1 bed Flat		31.5	@			11 407 500
2 bed Flat		10.5	@	365,000 490,000		11,497,500 5,145,000
2 bed Flat 3 bed Flat		0.0	@	490,000		5,145,000
5 bed Flat		42.0	@	0		16,642,500
Affordable Rent GDV -		42.0				16,642,500
1 bed House		0.0	0	0		
			@			-
2 bed House		0.0	@	0		-
3 bed House		0.0	@	0		-
4 bed House 5 bed House		0.0	@	0		-
5 bed House 1 bed Flat		0.0 9.5	@	200.750		-
			@	,		1,897,088
2 bed Flat		3.2	@	259,412		817,147
3 bed Flat		0.0	@	0		
		12.6				2,714,235
Social Rent GDV -			_			
1 bed House		0.0	@	0		-
2 bed House		0.0	@	0		-
3 bed House		0.0	@	0		-
4 bed House		0.0	@	0		-
5 bed House		0.0	@	0		-
1 bed Flat		0.0	@	150,563		-
2 bed Flat		0.0	@	194,559		-
3 bed Flat		0.0	@	0		-
		0.0				-
First Homes GDV -						
1 bed House		0.0	@	0		-
2 bed House		0.0	@	0		-
3 bed House		0.0	@	0		-
4 bed House		0.0	@	0		-
5 bed House		0.0	@	0		-
I bed Flat		0.0	@	200,750		-
2 bed Flat		0.0	@	250,000		
3 bed Flat		0.0	@	0		-
		0.0				-
Other Intermediate GDV -						
1 bed House		0.0	@	0		
2 bed House		0.0	@	0		
3 bed House		0.0	ē	0		
4 bed House		0.0	ē	0		
5 bed House		0.0	ē	0		
1 bed Flat		4.1	œ	234,208		948,544
2 bed Flat		1.4	œ	302,647		408,574
3 bed Flat		0.0	@	0		
		5.4	18.0			1,357,117
Sub-total GDV Residential		60				20,713,852
AH on-site cost analys	sis:		£ psm (total GIA sqm)	1	£MV (no AH) less £GDV (inc. AH) 51,019 £ per unit (total units)	3,061,148
Grant		18	AH units @		per unit	
Fotal GDV			-			20,713,852



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Site Typology: Notes:	Extra Care Greenfield Location / Value Zone:	Higher	No Units: Greenfield/Bro	60 ownfield:	Greenfield		
Professional Fees		14,169,585	@	10.0%			(1,416,958)
Disposal Costs -							
OMS Marketing and Promotion		16,642,500		3.00%		per unit	(499,275)
Residential Sales Agent Costs		16,642,500		1.00%	2,774 £		(166,425)
Residential Sales Legal Costs		16,642,500		0.25%		per unit	(41,606)
Affordable Sale Legal Costs		4,071,352	AH@	0.10%	-226 £	per unit	(4,071)
Empty Property Costs							-
Disposal Cost and	alysis:				11,856 £	per unit (exc. EPC)	
Interest (on Development Costs) -	7.00%	APR	0.565%	pcm		(902,042)
Developers Profit -							
Profit on OMS		16,642,500		17.50%			(2,912,438)
Margin on AH		4,071,352			on AH values		(244,281)
Profit and	alysis:	20,713,852		15.24%	blended GDV	(3,156,719)	
		17,719,289		17.82%	on costs	(3,156,719)	
TOTAL COSTS							(20,876,008)
Residual Land Value (gross) SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land	alysis: (2,703) £ per plot		@ @ @ £ per ha (net) £ per ha (gross)	(31,499)	£ per acre (net) £ per acre (gross) % RLV / GDV		(162,156) - - - - (162,156)
BENCHMARK LAND VALUE (BL Residential Density Site Area (net)		(97,294) (77,835) 100.0 1.67	© @ £ per ha (net) £ per ha (gross) dph (net) ha (net)	1.0% 0.5% 7.00% (39,374) (31,499) -0.78%	£ per acre (gross)		-
Residual Land Value (gross) SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land Residual Land Value RLV and RLV and BENCHMARK LAND VALUE (BL Residential Density Site Area (net) et to Gross ratio		(97,294) (77,835) 100.0 1.67 80%	© @ £ per ha (net) £ per ha (gross) dph (net) ha (net)	1.0% 0.5% 7.00% (39,374) (31,499) -0.78% 4.12	£ per acre (gross) % RLV / GDV acres (net)		-
Residual Land Value (gross) SDLT Acquisition Legal fees Acquisition Legal fees Interest on Land Residual Land Value Residual Land Value REVENT Residential Density Site Area (net) Vet to Gross ratio Site Area (gross)	v)	- (97,294) (77,835) 100.0 1.67 80% 2.08	© @ £ per ha (net) £ per ha (gross) dph (net) ha (net) ha (gross)	1.0% 0.5% 7.00% (39.374) (31.499) -0.78% 4.12 5.15	£ per acre (gross) % RLV / GDV acres (net) acres (gross)		-
Residual Land Value (gross) SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land Residual Land Value RLV and REVENTION CONTRACTOR Residential Density Site Area (net) Vet to Gross ratio	v)	(97,294) (77,835) 100.0 1.67 80% 2.08 3.565	@ @ @ £ per ha (net) £ per ha (gross) dph (net) ha (net) ha (gross) sqm/ha (net)	1.0% 0.5% 7.00% (39.374) (31.499) -0.78% 4.12 5.15	£ per acre (gross) % RLV / GDV acres (net)		-
Residual Land Value (gross) SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land Residual Land Value REVALUE Residential Density Site Area (net) Vet to Gross ratio Site Area (gross) Density ana	V) lysis:	(97,294) (77,835) (77,935) (77	© @ £ per ha (net) £ per ha (gross) dph (net) ha (net) ha (gross) sgm/ha (net) dph (gross)	1.0% 0.5% 7.00% (39,374) (31,499) -0.78% 4.12 5.15 15,531	£ per acre (gross) % RLV / GDV acres (net) acres (gross) sqft/ac (net)		(162,156)
Residual Land Value (gross) SDLT Acquisition Legal fees Acquisition Legal fees Interest on Land Residual Land Value Residual Land Value REV and REVCHMARK LAND VALUE (BL' Residential Density Site Area (net) Net to Gross ratio Site Area (gross)	V) lysis: 30,030 £ per plot	- (97,294) (77,835) 100.0 1.67 80% 2.08 3,565 29 1,081,063	@ @ @ £ per ha (net) £ per ha (gross) dph (net) ha (net) ha (gross) sqm/ha (net)	1.0% 0.5% 7.00% (39.374) (31.499) -0.78% 4.12 5.15 15.531 437,500	£ per acre (gross) % RLV / GDV acres (net) acres (gross)		-

Scheme Typology:
Site Typology:
Notes:

Extra Care Greenfield Location / Value Zone: No Units: 60 Higher Greenfield/Brownfield:

eld: Greenfield

The following sensitivity tables show the bal Where the surplus is positive (green) the po		, ~	,					
	licy is viable. Whe	re the surplus is	negative (red) the p	olicy is not viable				
TABLE 1	(130.034)			ing - % on site 30		000/	0.50/	
Balance (RLV - BLV £ per acre (n))	(476,874)	0%	10%	20%	25%	30%	35%	40
	0.00	(251,630)	(323,968)	(396,909) (409,092)	(435,137)	(476,874)	(518,831)	(560,78
CIL £ psm	10.00 20.00	(266,136) (280,642)	(337,024) (350,098)	(405,052) (421,437)	(447,566) (460,215)	(488,680) (500,485)	(529,793) (540,755)	(570,90 (581,06
0.00	30.00	(200,042) (295,148)	(363,227)	(421,437) (433,782)	(400,213) (472,864)	(512,290)	(551,717)	(591,24
0.00	40.00	(309,654)	(376,357)	(446,929)	(485,512)	(524,096)	(562,679)	(601,4
	50.00	(324,195)	(389,730)	(460,421)	(498,161)	(535,901)	(573,671)	(611,5
	60.00	(338,783)	(403,315)	(473,912)	(510,810)	(547,707)	(584,695)	(621,7
	70.00	(353,372)	(417,184)	(487,404)	(523,458)	(559,512)	(595,719)	(631,9
	80.00	(367,960)	(431,072)	(500,896)	(536,107)	(571,363)	(606,743)	(642,1
	90.00	(382,551)	(445,654)	(514,388)	(548,755)	(583,235)	(617,767)	(652,3
	100.00	(397,646)	(460,832)	(527,880)	(561,422)	(595,107)	(628,791)	(662,4
	110.00	(412,931)	(476,010)	(541,372)	(574,142)	(606,979)	(639,816)	(672,6
	120.00	(428,362)	(491,189)	(554,874)	(586,863)	(618,851)	(650,840)	(682,8
	130.00	(444,378)	(506,367)	(568,442)	(599,583)	(630,723)	(661,864)	(693,0
	140.00	(461,243)	(521,545)	(582,010)	(612,303)	(642,595)	(672,888)	(703,1
	150.00	(478,108)	(536,724)	(595,579)	(625,023)	(654,468)	(683,912)	(713,3
	160.00	(494,973)	(551,954)	(609,147)	(637,743)	(666,340)	(694,936)	(723,5
	170.00	(511,838)	(567,218)	(622,715)	(650,463)	(678,212)	(705,960)	(733,8
	180.00	(528,703)	(582,482)	(636,283)	(663,184)	(690,084)	(716,985)	(744,0
	190.00	(545,641)	(597,746)	(649,851)	(675,904)	(701,956)	(728,064)	(754,3
	200.00	(562,602)	(613,010)	(663,419)	(688,624)	(713,828)	(739,151)	(764,5
	210.00	(579,562)	(628,275)	(676,988)	(701,344)	(725,707)	(750,237)	(774,7
	220.00	(596,522)	(643,539)	(690,556)	(714,064)	(737,646)	(761,324)	(785,0
	230.00	(613,482)	(658,803)	(704,124)	(726,784)	(749,586)	(772,410)	(795,2
	240.00	(630,442)	(674,067)	(717,692)	(739,553)	(761,525)	(783,497)	(805,4
	250.00	(647,403)	(689,331)	(731,260)	(752,345)	(773,464)	(794,583)	(815,7
ABLE 2			Afferdable Heusi	ing % on site 20	N9/			
Balance (RLV - BLV £ per acre (n))	(476,874)	0%	10%	ing - % on site 30 20%	25%	30%	35%	4
· · · · · · · · · · · · · · · · · · ·		(251,630)	(323,968)	(396,909)	(435,137)	(476,874)	(518,831)	(560,7
	1,000	(265,862)	(338,201)	(411,887)	(451,464)	(493,421)	(535,377)	(577,3
Site Specific S106	2,000	(280,094)	(352,465)	(427,027)	(468,011)	(509,967)	(551,924)	(593,9
-	3,000	(294,327)	(366,778)	(442,601)	(484,558)	(526,514)	(568,471)	(610,6
	4,000	(308,559)	(381,091)	(459,148)	(501,104)	(543,061)	(585,111)	(627,2
	5,000	(322,819)	(395,853)	(475,694)	(517,651)	(559,607)	(601,751)	(643,9
	7,500	(358,601)	(433,518)	(517,061)	(559,022)	(601,187)	(643,352)	(685,5
	10,000	(394,798)	(474,515)	(558,458)	(600,623)	(642,787)	(684,952)	(727,2
	12,500	(432,439)	(515,881)	(600,059)	(642,223)	(684,388)	(726,600)	(769,0
	15,000	(473,335)	(557,330)	(641,659)	(683,824)	(725,997)	(768,436)	(810,8
	17,500	(514,702)	(598,930)	(683,260)	(725,424)	(767,832)	(810,272)	(852,7
	20,000	(556,201)	(640,531)	(724,860)	(767,229)	(809,668)	(852,107)	(894,7
	25,000	(639,402)	(723,732)	(808,461)	(850,900)	(893,382)	(936,163)	(978,9
	30,000	(722,604)	(807,254)	(892,133)	(934,747)	(977,527)	(1,020,323)	(1,063,5
	35,000	(806,048)	(890,926)	(976,111)	(1,018,891)	(1,061,755)	(1,104,943)	(1,152,1
ABLE 3	_		Affordable Hous	ing - % on site 30	1%			
Balance (RLV - BLV £ per acre (n))	(476,874)	0%	10%	20%	25%	30%	35%	4
	15.0%	(126,789)	(211,612)	(296,552)	(339,086)	(381,621)	(426,081)	(474,1
	16.0%	(176,725)	(256,554)	(336,501)	(376,539)	(418,064)	(462,544)	(508,8
Profit	17.0%	(226,662)	(301,497)	(376,450)	(415,329)	(456,669)	(500,069)	(543,4
17.5%	18.0%	(276,598)	(346,440)	(417,876)	(456,566)	(497,080)	(537,593)	(578,1
	19.0%	(326,534)	(391,692)	(462,237)	(499,864)	(537,490)	(575,117)	(612,7
	20.0%	(376,470)	(439,089)	(508,421)	(543,161)	(577,901)	(612,641)	(647,3
ABLE 4				ing - % on site 30				
Balance (RLV - BLV £ per acre (n))	(476,874)	0%	10%	20%	25%	30%	35%	4
	100,000	85,870	13,532	(59,409)	(97,637)	(139,374)	(181,331)	(223,2
	125,000	60,870	(11,468)	(84,409)	(122,637)	(164,374)	(206,331)	(248,2
BLV (£ per acre)	150,000	35,870	(36,468)	(109,409)	(147,637)	(189,374)	(231,331)	(273,2
437,500	175,000	10,870	(61,468)	(134,409)	(172,637)	(214,374)	(256,331)	(298,2
	200,000	(14,130)	(86,468)	(159,409)	(197,637)	(239,374)	(281,331)	(323,2
	225,000	(39,130)	(111,468)	(184,409)	(222,637)	(264,374)	(306,331)	(348,2
	250,000	(64,130)	(136,468)	(209,409)	(247,637)	(289,374)	(331,331)	(373,2
	275,000	(89,130)	(161,468)	(234,409)	(272,637)	(314,374)	(356,331)	(398,2
	300,000	(114,130)	(186,468)	(259,409)	(297,637)	(339,374)	(381,331)	(423,2
	325,000	(139,130)	(211,468)	(284,409)	(322,637)	(364,374)	(406,331)	(448,2
	350,000	(164,130)	(236,468)	(309,409)	(347,637)	(389,374)	(431,331)	(473,2
	375,000	(189,130)	(261,468)	(334,409)	(372,637)	(414,374)	(456,331)	(498,2
			(000 400)	(250 400)	(207 627)	(439,374)	(481,331)	(523,2
	400,000	(214,130)	(286,468)	(359,409)	(397,637)			
	425,000	(239,130)	(311,468)	(384,409)	(422,637)	(464,374)	(506,331)	(548,2

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L:_Client Projects\1909 Horsham Local Plan Viability Study_Horsham District Council\2411 EiP Working\241107 Horsham WPV Specialist Residential Typologies_v0.1\EC_GF

Scheme Typology: Site Typology:	Extra Care Gree Location / Value			lo Units: Greenfield/Bro	60 wnfield: (Greenfield		
Notes:	Loodiloin / Valao	20110.						
ABLE 5			Affordable Hou	sing - % on site	30%			
Balance (RLV - BLV £ per acre (n))	(476,874)	0%	10%	20%	25%	30%	35%	409
	80	(205,162)	(295,585)	(386,762)	(434,546)	(486,718)	(539,163)	(591,609
	90	(230,977)	(311,354)	(392,399)	(434,875)	(481,249)	(527,867)	(574,48
Density (dph)	100	(251,630)	(323,968)	(396,909)	(435,137)	(476,874)	(518,831)	(560,78
100.0	105	(260,481)	(329,375)	(398,842)	(435,250)	(474,999)	(514,958)	(554,91
	110	(268,527)	(334,289)	(400,599)	(435,352)	(473,295)	(511,437)	(549,57
	115	(275,874)	(338,777)	(402,204)	(435,445)	(471,738)	(508,222)	(544,70
	120	(282,608)	(342,890)	(403,674)	(435,531)	(470,312)	(505,276)	(540,23
	125	(288,804)		(405,027)	(435,610)	(468,999)	(502,565)	(536,13
	130	(294,523)	(350,168)	(406,276)	(435,682)	(467,788)	(500,062)	(532,33
	140	(304,735)	(356,406)	(408,507)	(435,812)	(465,624)	(495,593)	(525,56
	150	(313,586)	(361,812)	(410,440)	(435,925)	(463,749)	(491,720)	(519,69
TABLE 6			Affordable Hou	sing - % on site	30%			
Balance (RLV - BLV £ per acre (n))	(476,874)	0%	10%	20%	25%	30%	35%	40'
	75%	656,967		494,629	454,014	413,400	372,703	331,90
	80%	477,170		318,648	279,015	239,382	199,749	160,11
Build Cost	85%	296,366		141,576	102,878	64,180	25,483	(13,21
100%	90%	114,633		(36,600)	(74,408)	(112,216)	(150,024)	(187,83
(105% = 5% increase)	95%	(68,028)	(141,959)	(215,890)	(252,925)	(289,962)	(326,998)	(364,03
	100%	(251,630)	(323,968)	(396,909)	(435,137)	(476,874)	(518,831)	(560,78)
	105%	(438,925)	(520,821)	(602,998)	(644,148)	(685,299)	(726,496)	(767,91
	110%	(653,394)	(733,666)	(814,373)	(854,772)	(895,225)	(935,954)	(976,683
	115%	(868,989)	(947,748)	(1,027,100)	(1,066,804)	(1,106,844)	(1,146,938)	(1,197,14
	120%	(1,085,723)	(1,163,079)	(1,241,195)	(1,285,839)	(1,337,486)	(1,389,134)	(1,440,78
	125%	(1,303,610)	(1,381,697)	(1,482,604)	(1,533,057)	(1,583,510)	(1,633,963)	(1,684,41
	130%	(1,533,981)	(1,632,498)	(1,731,016)	(1,780,275)	(1,829,534)	(1,878,793)	(1,928,05
ABLE 7			Affordable Hou	sing - % on site	30%			
Balance (RLV - BLV £ per acre (n))	(476,874)	0%	10%	20%	25%	30%	35%	40'
	80%	(1,188,868)	(1,177,387)	(1,172,544)	(1,170,719)	(1,168,893)	(1,167,068)	(1,165,242
	82%	(1,091,010)		(1,087,618)	(1,086,770)	(1,087,343)	(1,091,342)	(1,095,342
Market Values	84%	(993,739)	(1,001,523)	(1,009,331)	(1,013,376)	(1,017,421)	(1,021,466)	(1,025,51
100%	86%	(896,625)	(914,025)	(931,532)	(940,285)	(949,038)	(957,858)	(966,796
(105% = 5% increase)	88%	(800,013)	(826,925)	(853,837)	(867,370)	(880,984)	(894,598)	(908,213
	90%	(703,554)	(739,975)	(776,548)	(794,834)	(813,121)	(831,407)	(849,88
	92%	(607,522)	(653,439)	(699,356)	(722,376)	(745,493)	(768,610)	(791,72
	94%	(511,577)	(567,011)	(622,531)	(650,291)	(678,051)	(705,813)	(733,76
	96%	(417,916)	(480,913)	(545,730)	(578,268)	(610,829)	(643,391)	(675,95)
	98%	(333,846)	(398,717)	(469,346)	(506,528)	(543,711)	(580,970)	(618,334
	100%	(251,630)		(396,909)	(435,137)	(476,874)	(518,831)	(560,78
	102%	(169,490)		(330,595)	(370,871)	(412,372)	(456,768)	(503,499
	104%	(87,456)		(264,884)	(309,267)	(353,650)	(398,574)	(446,210
	106%	(5,742)		(199,182)	(247,662)	(296,152)	(344,643)	(393,504
	108%	75,971	(28,920)	(133,811)	(186,257)	(238,702)	(291,252)	(343,849
	110%	157,541	44,622	(68,441)	(124,972)	(181,503)	(238,034)	(294,56
	112%	238,852		(3,094)	(63,687)	(124,304)	(184,921)	(245,53
	114%	320,164		61,956	(2,596)	(67,148)	(131,807)	(196,51
	116%	401,435		127,005	58,388	(10,230)	(78,848)	(147,48
	118% 120%	482,370 563,305	337,250 410,092	192,055 256,879	119,372 180,272	46,688 103,607	(25,995) 26,858	(98,67 (49,89
							-,	(12,00
TABLE 8 Balance (RLV - BLV £ per acre (n))	(476,874)	0%	Affordable Hou 10%	sing - % on site 20%	30% 25%	30%	35%	40
Solarios (IXEV - DEV z per adle (II))	5,000	(251,630)	(316,852)	(382,111)	(416,212)	(452,054)	(489,874)	(527,69
	10,000	(251,630)	(309,736)	(367,842)	(397,437)	(432,054)	(460,917)	(494,60
Grant (£ per unit)	15,000	(251,630)	(302.620)	(353,610)	(379,105)	(425,107)	(432,432)	(461,50
Grant (2 per unit)	20,000	(251,630)	(295,503)	(339,377)	(361,314)	(383,279)	(406,017)	(401,30
-	25,000	(251,630)	(288,387)	(325,145)	(343,524)	(361,903)	(380,281)	(399,22
	30,000	(251,630)	(281,271)	(325,145) (310,913)		(340,554)		(399,22)
					(325,733)		(355,375)	
	35,000	(251,630) (251,630)	(274,155) (267,039)	(296,680) (282,448)	(307,943) (290,152)	(319,205)	(330,468)	(341,73
					(290,152)	(297,857)	(305,561)	(313,26
	40,000					(070 500)	(200 700)	1004.000
	45,000	(251,630)	(259,923)	(268,215)	(272,362)	(276,508)	(280,703)	(284,963
						(276,508) (255,214) (233,986)	(280,703) (255,936) (231,170)	(284,96) (256,65) (228,35)

NOTES

Cells highlighted in yellow are input cells Cells highlighted in green are sensitivity input cells Figures in brackets, thus (00,000.00), are negative values / costs

Page 6/12 Printed: 19/11/2024 10:32 L:_Client Projects\1909 Horsham Local Plan Viability Study_Horsham District Council\2411 EiP Working\241107 Horsham WPV Specialist Residential Typologies_v0.1\EC_GF © Copyright Aspinall Verdi Limited

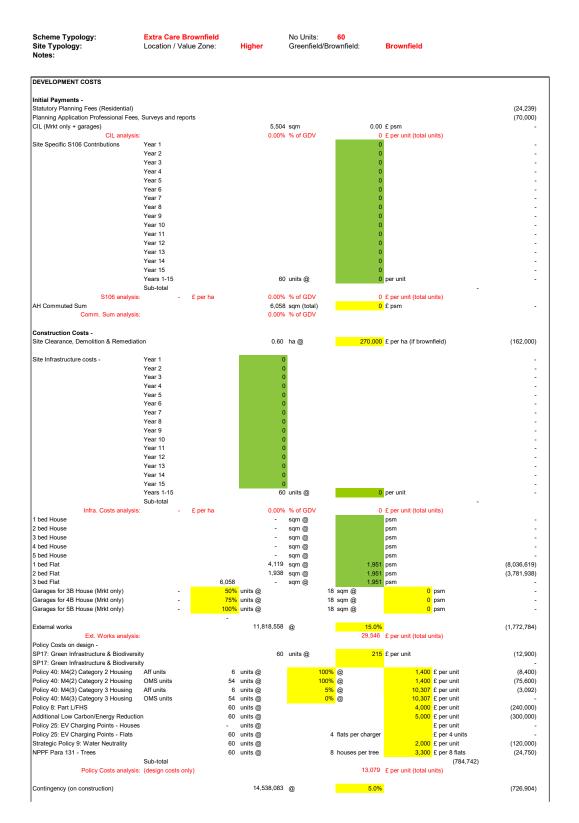
Appraisal Ref: Scheme Typology: Site Typology: Notes:	EC_BF Extra Care Br Location / Value		Higher	No Units: Greenfield/Brow	<mark>60</mark> wnfield:	(Se Brownfield	ee Typologies Matrix)
ASSUMPTIONS - RESIDENTIAL USES							
Total number of units in scheme				60	Units		
AH Policy requirement (% Target)				10%	Units		
Open Market Sale (OMS) housing		Open Market Sale	(OMS)	90%			
AH tenure split %		Affordable Rent:	(01013)	90%	70.0%		
An tenure split %		Social Rent:			0.0%	70.0% % Rented	
		First Homes:			0.0%	70.0% % Rented	
		Other Intermediate		rkat ata):	30.0%	2.0% % of total (>1	10% First Homes PPG 023
		Other Internetiate	(LCI IO/Sub-IMai	100%	100.0%	3.0 % % OI total (~	10 /0 Fillst Hollies FFG 020
				10070	100.070		
CIL Rate (£ psm)				0.00	£ psm		
Unit mix -	OMS Unit mix%	MV # units		AH mix%	AH # units	Overall m	ix% Total # units
1 bed House	0.0%	0.0		0.0%	0.0		0% 0.0
2 bed House	0.0%	0.0		0.0%	0.0		0% 0.0
3 bed House	0.0%	0.0		0.0%	0.0		0% 0.0
4 bed House	0.0%			0.0%	0.0		0% 0.0
5 bed House	0.0%	0.0		0.0%	0.0		0% 0.0
1 bed Flat	75.0%			75.0%	4.5		5% 45.0
2 bed Flat	25.0%			25.0%	1.5		25% 15.0
3 bed Flat	0.0%	0.0		0.0%	0.0		0% 0.0
Total number of units	100.0%	54.0		100.0%	6.0		0% 60.0
-					5.0		
OMS Unit Floor areas -	Net area per unit			Net to Gross %		Gross (GIA)	
OMS Unit Floor areas - 1 bed House	(sqm)			%			qm) (sqft)
	0.0						0.0 0
2 bed House	0.0						0.0 0
3 bed House	0.0						0.0 0
4 bed House	0.0						0.0 0
5 bed House	0.0						0.0 0
1 bed Flat	60.0			65.0%			92.3 994
2 bed Flat	85.0			65.0%			30.8 1,408
3 bed Flat	0.0	0		65.0%			0.0 0
	Net area per unit			Net to Gross %		Gross (GIA)	per unit
AH Unit Floor areas -	(sqm)	(sqft)		%		(5	qm) (sqft)
1 bed House	0.0	0					0.0 0
2 bed House	0.0	0					0.0 0
3 bed House	0.0	0					0.0 0
4 bed House	0.0	0					0.0 0
5 bed House	0.0	0					0.0 0
1 bed Flat	55.0	592		65.0%		8	34.6 911
2 bed Flat	75.0	807		65.0%		11	15.4 1,242
3 bed Flat	0.0	0		65.0%			0.0 0
	OMS Units GIA			AH units GIA		Total GIA (all ur	nits)
Total Gross Floor areas -	(sqm)			(sqm)	(sqft)		qm) (sqft)
1 bed House	(- 1)			0	(-4.1)	(-	0 0
2 bed House	0			0	0		0 0
3 bed House	0			0	0		0 0
4 bed House	0			0	0		0 0
5 bed House	0			0	0		0 0
1 bed Flat	3,738			381	4,099	4	119 44,339
2 bed Flat	1,765			173	1,863		938 20,865
3 bed Flat	0			0	0	.,	0 0
	5,504			554	5,962		058 65,204
AH % by floor area:				9.14%	AH % by floor are	ea (difference due to mix)	
Open Market Sales values (£) -	£ OMS (per unit)	£ psm	£ psf				total MV £ (no AH)
bed House	2 0110 (por dint)		#DIV/0!				0
2 bed House	0		#DIV/0!				0
3 bed House	0		#DIV/0!				0
bed House	0		#DIV/0!				0
5 bed House	0		#DIV/0!				0
l bed Flat	365,000		565				16,425,000
2 bed Flat	490,000		536				7,350,000
3 bed Flat	0		#DIV/0!				0
							23,775,000
Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV Other Ir	nt.£% of MV
1 bed House	0	60%	0	45%	0	60%	0 <mark>70%</mark>
2 bed House	0		0	45%	0	<mark>60%</mark>	0 <mark>70%</mark>
3 bed House	0	60%	0	45%	0	60%	0 <mark>70%</mark>
4 bed House	0		0	45%	0	60%	0 <mark>70%</mark>
5 bed House	0		0	45%	0	60%	0 70%
1 bed Flat	200,750		150,563	45%	200,750	60% 234,	
2 bed Flat	259,412		194,559	45%	250,000	60% 302,	
		0001		1001		0001	
3 bed Flat	0	60%	0	45%	0 capped @£250K	60%	0 <mark>70%</mark>

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Scheme Typology: Site Typology: Notes:	Extra Care Brownfield Location / Value Zone:	Higher	No Units: 60 Greenfield/Brown	field:	Brownfield	
GROSS DEVELOPMENT VALUE						
OMS GDV -	(part l	nouses due to % mix)				
1 bed House		0.0	@	0		-
2 bed House		0.0	@	0		-
3 bed House		0.0	@	0		-
4 bed House		0.0	@	0		-
5 bed House		0.0	@	0		-
1 bed Flat		40.5	@	365,000		14,782,500
2 bed Flat		13.5	@	490,000		6,615,000
3 bed Flat		0.0	@	0		-
		54.0				21,397,500
Affordable Rent GDV -						
1 bed House		0.0	@	0		-
2 bed House		0.0	@	0		-
3 bed House		0.0	@	0		-
4 bed House		0.0	@	0		-
5 bed House		0.0	@	0		-
1 bed Flat		3.2	@	200,750		632,363
2 bed Flat		1.1	@	259,412		272,382
3 bed Flat		0.0	@	0		-
		4.2				904,745
Social Rent GDV -						
1 bed House		0.0	@	0		-
2 bed House		0.0	@	0		-
3 bed House		0.0	@	0		-
4 bed House		0.0	@	0		-
5 bed House		0.0	@	0		-
1 bed Flat		0.0	@	150,563		-
2 bed Flat		0.0	@	194,559		-
3 bed Flat		0.0	@	0		-
		0.0				-
First Homes GDV -						
1 bed House		0.0	@	0		-
2 bed House		0.0	@	0		-
3 bed House		0.0	@	0		-
4 bed House		0.0	@	0		-
5 bed House		0.0	@	0		-
1 bed Flat		0.0	@	200,750		-
2 bed Flat		0.0	@	250,000		-
3 bed Flat		0.0	@	0		-
		0.0				-
Other Intermediate GDV -						
1 bed House		0.0	@	0		
2 bed House		0.0	@	0		-
3 bed House		0.0	@	0		-
4 bed House		0.0	@	0		-
5 bed House		0.0	@	0		-
1 bed Flat		1.4	@	234,208		316,181
2 bed Flat		0.5	@	302,647		136,191
3 bed Flat		0.0	@	0		
		1.8	6.0			452,372
Out total ODV Desidential						00 754 617
Sub-total GDV Residential	ala	60			CMU/ (no. All) loss CCDU/ (inc. All)	22,754,617
AH on-site cost analy	515.	168	£ psm (total GIA sqn	1)	£MV (no AH) less £GDV (inc. AH) 17,006 £ per unit (total units)	1,020,383
Grant		6	AH units @	0	per unit	-
Total GDV						22,754,617



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Disposel Costs - OMS Marketing and Promotion 21,397,500 OMS @ 3.00% 10,699 £ per unit (641,1) Residential Sates Agent Costs 21,397,500 OMS @ 1.00% 3.566 £ per unit (21,377,500 Affordable Sate Logal Costs 21,397,500 OMS @ 1.00% 3.566 £ per unit (21,377,500 Affordable Sate Logal Costs 21,397,500 OMS @ 1.00% 3.566 £ per unit (23,37,500 Affordable Sate Logal Costs 1,357,117 AH@ 0.25% 565 £ per unit (3,357,117 Disposal Costs analysis: 16,105 £ per unit (3,37,41) 16,005 (n AH values) (3,744,1) Development Costs) - 7.00% APR 0.565% pcm (1,165,1) Development Costs 21,397,500 17,500 (3,744,1) (3,60%) on AH values (81,744,1) Margin on AH 1,357,117 4,60% on AH values (81,744,1) (3,825,990) (3,825,990) (3,825,990) (41,61,61%) (3,825,990) (42,770,1) (41,62,677) (20,20% on costs (3,825,990) (3,825,990) (45,61%) (46,61%) <td< th=""><th>Scheme Typology: Site Typology: Notes:</th><th></th><th>a Care Brownfield ation / Value Zone:</th><th>Higher</th><th>No Units: Greenfield/Bro</th><th>60 ownfield:</th><th>Brownfield</th><th></th><th></th></td<>	Scheme Typology: Site Typology: Notes:		a Care Brownfield ation / Value Zone:	Higher	No Units: Greenfield/Bro	60 ownfield:	Brownfield		
ON'S Marketing and Promotion 21.397.500 ON S @ 3.00% 10.989 £ per unit (64.1) Residential Sales Agent Costs 21.397.500 ON S @ 1.00% 3,566 £ per unit (21.3) Residential Sales Logal Costs 21.397.500 ON S @ 0.050% 1,783 £ per unit (21.3) Attordable Sale Legal Costs 1.357.117 AH@ 0.25% 565 £ per unit (3.5) Empty Property Costs 16,105 £ per unit (exc. EPC) 16,105 £ per unit (exc. EPC) (3.744.1) Interest (on Development Costs) - 7.00% APR 0.565% pcm (1.165.2) Profit analysis: 21.397.500 17.50% (3.744.1) (3.00%) (3.744.2) Margin on AH 1.357.117 6.00% on AH values (3.744.2) Margin on AH 1.357.117 6.00% on AH values (3.25.990) TOTAL COSTS (22.770.1) (3.825.990) (4.61) RESIDUAL LAND VALUE (RLV) (20.20% on costs (3.825.990) (4.61) Residual Land Value (gross) - @ HMRC formula (4.61) Acquisition Land - @ 7.00% (6.61)	Professional Fees			14,538,083	@	10.0%			(1,453,808)
Residential Sales Logal Costs 21, 397,500 ONK 0 100% 3, 566 £ per unit (213) Residential Sales Logal Costs 21, 397,500 ONK 0 10, 00% 5, 17,83 £ per unit (106) Affordable Sale Legal Costs 21, 397,500 ONK 0 0, 0, 50% 17,83 £ per unit (108) Affordable Sale Legal Costs 21, 397,500 ONK 0 0, 0, 50% 17,83 £ per unit (200) Emply Property Costs 21, 397,500 ONK 0 0, 0, 50% 565 £ per unit (200) Interest (on Development Costs) - 7,00% APR 0, 565% pcm (1,165) Developers Profit - Profit analysis: 21, 397,500 0, 17,250% on AH values (3, 7,44, Margin on AH 1, 357,117 0, 0,00% on AH values (3, 22, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 81% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 517 10, 51% biended GDV (3, 325, 980) TOTAL COSTS (22, 776, 51% 10, 91%									
Residential Sate Legal Costs 21,397,500 OMS @ 0.56% 1,783 £ per unit (106,1 Affordable Sate Legal Costs 1,357,117 AH@ 0.25% 565 £ per unit (3.3 Emply Property Costs 16,105 £ per unit (1.65,105 £ per unit (3.3 Developers Profit - 7.00% APR 0.565% pcm (1.165,105 £ per unit (3.744,105 £ per unit (3.744,106 £ per unit (3		ı							(641,925)
Affordable Sale Lega ^T Costs 1,357,117 Al@ 0.25% 565 £ per unit (3; Empty Property Costs 16,105 £ per unit (exc. EPC) 16,105 £ per unit (exc. EPC) Interest (on Development Costs) - 7.00% APR 0.565% pcm (1,165; Developers Proft - Proft on ONS 21,397,500 17.50% on AH values (3,744; Margin on AH 1,357,117 16.05% on AH values (81,744; Margin on AH 1,357,117 16.81% blended GDV (3,825,990) TOTAL COSTS (22,770; 16.81% blended GDV (3,825,990) ResiDUAL LAND VALUE (RLV) - @ 1.0% (16,67 Acquisition Legal fees - @ 1.0% (16,67 Acquisition Legal fees - @ 1.0% (16,67 Acquisition Legal fees - @ 7.00% (16,67 Residual Land Value (gross) (267) £ per plot (28,748) £ per ha (net) (10,825) £ per acre (net) (16,67 Residual Land Value REV analysis: (267) £ per plot (28,748) £ per ha (net) (10,825) £ per acre (net) (16,67 Residual Land Value REV anal									(213,975)
Emply Property Costs Disposal Cost analysis: 16,105 £ per unit (exc. EPC) Interest (on Development Costs) - 7.00% APR 0.565% pcm (1,165.) Developers Profit - Profit on OMS 21,397,500 17,59% (3,744,1 (3,744,1 Margin on AH 1,357,117 16,81% blended ODV (3,825,990) (8,1 TOTAL COSTS (22,770,1 18,944,677 20,20% on costs (3,825,990) TOTAL COSTS (22,770,1 10,81% blended ODV (3,825,990) (16,1 Residual Land Value (gross) - @ HMRC formula (16,1 Acquisition Legal fees - @ 10% (16,2 Acquisition Land - @ 10% (16,2 Residual Land Value (26,7) £ per piot (26,748) £ per ha (net) (10,825) £ per acre (net) (16,1 Residual Land Value (26,7) £ per piot (26,748) £ per ha (net) (10,825) £ per acre (net) (16,1 Residual Land Value (26,7) £ per piot (26,748) £ per ha (net) (10,825) £ per acre (net) (16,1 Residual Land Value ((106,988)
Disposal Cost analysis: 16,105 £ per unit (exc. EPC) Interest (on Development Costs) - 7.00% APR 0.565% pcm (1,165,100,100,100,100,100,100,100,100,100,10				1,357,117	AH@	0.25%	565 £	per unit	(3,393)
Interest (on Development Costs) - 700% APR 0.565% pcm (1,165, Profit on ONS 21,397,500 17,50% 0.0 AH values (3,744, Arright on ONS 1.357,117 16,615% benedd GDV (3,825,990) Profit analysis: 22,754,617 16,615% benedd GDV (3,825,990) RESIDUAL LAND VALUE (RLV) Residual Land Value (gross) SDT - @ HMRC formula Acquisition Ageni fees - @ 0.05% Interest on Land - @ 1.0% RelV analysis: (257) £ per plot (25,748) £ per ha (net) (24,074) £ per ha (gross) BENCHMARK LAND VALUE (BLV) Residual Land Value (gross) Density Site Area (net) (25,748) £ per ha (net) Site Area (gross) Density analysis: (257) £ per plot 1,812,068 £ per ha (net) Site Area (gross) Density analysis: (257) £ per plot 1,812,068 £ per ha (net) Site Area (net) 0.67 ha (gross) Density analysis: (257) £ per plot 1,812,068 £ per ha (net) Site Area (net) 0.67 ha (gross) Density analysis: (257) £ per plot 1,812,068 £ per ha (net) Site Area (net) 0.67 ha (gross) Density analysis: (257) £ per plot 1,812,068 £ per ha (net) Site Area (net) 0.67 ha (gross) Density analysis: (257) £ per plot 1,812,068 £ per ha (net) 0.733,338 £ per area (net) 1,087, 1									-
Developers Profit - Profit on ONS 21,397,500 17,50% (3,744,1) Margin on AH 1,357,117 6,00% on AH values (81, 22,754,617 Profit analysis: 22,754,617 16,61% blended GDV (3,825,990) TOTAL COSTS (22,770,1) (3,825,990) (16,1) Residual Land Value (gross) - @ HMRC formula Acquisition Legal fees - @ 1.0% Acquisition Legal fees - @ 7.00% Residual Land Value (267) £ per plot (26,748) £ per ha (gross) (17,50%) Residential Density 100.0 dph (net) (14,8) acres (net) Site Area (net) 0.60 ha (net) 1.48 acres (gross) -0.07% % RLV / GDV Site Area (ret) 0.60 ha (net) 1.48 acres (gross) -0.07% % RLV / GDV Site Area (gross) 0.67 ha (gross) 1.65 acres (gross) -0.07% % RLV / GDV	Disposal Cost	analysis:					16,105 £	per unit (exc. EPC)	
Profit on OMS 21,397,500 17,50% (3,74.4) Margin on AH 1,357,117 6,00% on AH values (81.4 1,357,117 6,00% on AH values (81.4 22,754,617 16,81% blended GDV (3,825,990) 18,944,677 20.20% on costs (3,825,990) TOTAL COSTS (22,770,1 Residual Land Value (gross) SDLT - @ HMRC formula Acquisition Agent fees - @ 1.0% Acquisition Legal fees - @ 0.5% Interest on Land - @ 7.00% Residual Land Value (CS7) £ per plot (26,748) £ per ha (net) (10,825) £ per acre (net) (24,074) £ per ha (gross) -0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) Residential Density (267) £ per plot (26,748) £ per ha (net) (10,825) £ per acre (gross) -0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) Residential Density 0.60 ha (net) 1.48 acres (net) Net to Gross ratio 0.0% ha (gross) 1.65 acres (gross) -0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) Residential Density 0.060 ha (net) 1.48 acres (net) 0.060 ha (net) 1.48 acres (gross) -0.07% % RLV / GDV	Interest (on Development Co	ests) -		7.00%	APR	0.565%	pcm		(1,165,362)
Margin on AH 1,357,117 6.00% on AH values (81,4) Profit analysis: 22,754,617 16.81% blended GDV (3,825,990) TOTAL COSTS (22,770,1) 16.81% blended GDV (3,825,990) (22,770,1) TOTAL COSTS (22,770,1) (22,770,1) RESIDUAL LAND VALUE (RLV) Residual Land Value (gross)									
Profit analysis: 22,754,617 18,944,677 16,81% 20.20% on costs blended GDV (3,825,990) (3,825,990) TOTAL COSTS (22,770,1 20,20% on costs (3,825,990) (3,825,990) (3,825,990) RESIDUAL LAND VALUE (RLV) Residual Land Value (gross) (16,1 20,20%									(3,744,563)
18,944,677 20.20% on costs (3,825,990) TOTAL COSTS (22,770,1 RESIDUAL LAND VALUE (RLV) Residual Land Value (gross) (16,0 SDLT - @ HMRC formula Acquisition Agent fees - @ 1.0% Acquisition Land - @ 1.0% Acquisition Land - @ 7.00% Residual Land Value (267) £ per plot (26,748) £ per ha (net) (10.825) £ per acre (net) Residual Land Value (267) £ per plot (26,748) £ per ha (net) (10.825) £ per acre (net) (16,4 Residential Density 1000 dph (net) -0.07% % RLV / GDV -0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) 0.60 ha (net) 1.48 acres (net) -0.07% % RLV / GDV Site Area (net) 0.60 ha (net) 1.48 acres (net) -0.07% % RLV / GDV Site Area (gross) 0.65 f ha (gross) 1.65 acres (gross) -0.07% % PLV / GDV Benchmark Land Value (net) 18,121 £ per plot 1.812.066 £ per ha (net) 733.333 £ per acre (net) 1.087 Senchmark Land Value (net) <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>(81,427)</td></t<>									(81,427)
TOTAL COSTS (22,770,0) RESIDUAL LAND VALUE (RLV) Residual Land Value (gross) (16,0) SDLT - @ HMRC formula Acquisition Agent fees - @ 0.5% Interest on Land - @ 7.00% Residual Land Value - @ 7.00% Revision Legal fees - @ 7.00% Residual Land Value - @ 7.00% Revision Legal fees - @ 7.00% RLV analysis: (26,748) £ per ha (net) (24,074) £ per ha (gross) (9,742) £ per acre (gross) -0.07% % RLV / GDV	Profit	analysis:							
RESIDUAL LAND VALUE (RLV) (16,1 Residual Land Value (gross) (16,4 SDL T - @ 1.0% Acquisition Agent fees - @ 0.5% Acquisition Legal fees - @ 7.00% Residual Land Value - @ 7.00% RLV analysis: (267) £ per plot (26,748) £ per ha (net) (10.825) £ per acre (gross) -0.07% % RLV / GDV - 0.07% % RLV / GDV - 0.07% % RLV / GDV - 0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) 0.60 ha (net) 1.48 acres (net) - 0.07% % RLV / GDV Site Area (net) 0.60 ha (net) 1.48 acres (net) - 0.07% % RLV / GDV Site Area (gross) 0.67 ha (gross) 1.65 acres (gross) - 0.07% % pl (gross) Density analysis: 10.096 sgm/ha (net) - 90 dp (gross) - 1.65 acres (gross) 90 dp (gross) 1.812.066 £ per ha (net) - 733.333 £ per acre (net) - 1.087.066 £ per ha (net) - 1.087.066 £ per ha (net)				18,944,677		20.20%	on costs	(3,825,990)	
RESIDUAL LAND VALUE (RLV) (16,1 Residual Land Value (gross) (16,4 SDL T - @ 1.0% Acquisition Agent fees - @ 0.5% Acquisition Legal fees - @ 7.00% Residual Land Value - @ 7.00% RLV analysis: (267) £ per plot (26,748) £ per ha (net) (10.825) £ per acre (gross) -0.07% % RLV / GDV - 0.07% % RLV / GDV - 0.07% % RLV / GDV - 0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) 0.60 ha (net) 1.48 acres (net) - 0.07% % RLV / GDV Site Area (net) 0.60 ha (net) 1.48 acres (net) - 0.07% % RLV / GDV Site Area (gross) 0.67 ha (gross) 1.65 acres (gross) - 0.07% % pl (gross) Density analysis: 10.096 sgm/ha (net) - 90 dp (gross) - 1.65 acres (gross) 90 dp (gross) 1.812.066 £ per ha (net) - 733.333 £ per acre (net) - 1.087.066 £ per ha (net) - 1.087.066 £ per ha (net)									(22.770.666)
Acquisition Legal fees - @ 0.5% Interest on Land - @ 7.00% Residual Land Value RLV analysis: (267) £ per plot (26,748) £ per ha (net) (10.825) £ per acre (net) REsidual Land Value (24,074) £ per ha (gross) (9,742) £ per acre (gross) -0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) Residential Density 100.0 dph (net) .1.48 acres (net) Net to Gross ratio 0.60 ha (net) 1.48 acres (net) Net to Gross ratio 90% Site Area (gross) 0.67 ha (gross) 1.65 acres (gross) .90 dph (gross) 1.65 acres (net) Benchmark Land Value (net) 18,121 £ per plot 1.812,066 £ per ha (net) 733,333 £ per acre (net) 1,087	Residual Land Value (gross) SDLT	.V)		-					(16,049)
Interest on Land - @ 7.00% Residual Land Value RLV analysis: (267) £ per plot (26,748) £ per ha (net) (10,825) £ per acre (net) (24,074) £ per ha (gross) (9,742) £ per acre (gross) -0.07% % RLV / GDV EBENCHMARK LAND VALUE (BLV) Residential Density 100.0 dph (net) 0.60 ha (net) 1.48 acres (net) Viet to Gross ratio 0.67 ha (gross) 1.65 acres (net) Viet to Gross ratio 0.67 ha (gross) 1.65 acres (gross) 0.67 ha (gross) 0.6				-					-
Besidual Land Value (16,1) RLV analysis: (267) £ per plot (26,748) £ per ha (net) (10,825) £ per acre (net) (10,825) £ per acre (gross) (24,074) £ per ha (gross) (9,742) £ per acre (gross) -0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) Residential Density 100.0 dph (net) Site Area (net) 0.60 ha (net) 1.48 acres (net) Net to Gross ratio 90% 0.67 ha (gross) 1.65 acres (gross) Site Area (gross) 0.67 ha (gross) 1.65 acres (gross) 90 Benchmark Land Value (net) 18.121 £ per plot 1.812.066 £ per ha (net) 733,333 £ per acre (net) 1.087				-					-
RLV analysis: (267) £ per plot (26,748) £ per ha (net) (10.825) £ per acre (net) (24,074) £ per ha (gross) (9,742) £ per acre (gross) -0.07% % RLV / GDV				-	@	7.00%			-
(24,074) £ per ha (gross) -0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) Residential Density 100.0 dph (net) Site Area (net) 0.60 ha (net) 1.48 acres (net) Vet to Gross ratio 0.67 ha (gross) 1.65 acres (net) Site Area (gross) 0.67 ha (gross) 1.65 acres (gross) Density analysis: 10.096 sqm/ha (net) 43,980 sqtt/ac (net) 90 dph (gross) Benchmark Land Value (net) 18,121 £ per plot 1.812,066 £ per ha (net) 733,333 £ per acre (net) 1,087,									(16,049)
-0.07% % RLV / GDV BENCHMARK LAND VALUE (BLV) Residential Density 100.0 dph (net) 0.60 ha (net) 1.48 acres (net) Net to Gross ratio 0.67 ha (gross) 1.65 acres (gross) Density analysis: 10.096 sgm/ha (net) 43,980 sqft/ac (net) 90 dph (gross) Benchmark Land Value (net) 18,121 £ per plot 1.812,066 £ per ha (net) 733,333 £ per acre (net) 1,087,	RLV	analysis:	(267) £ per plot						
Residential Density 100.0 dph (net) Site Area (net) 0.60 ha (net) 1.48 acres (net) Net to Gross ratio 90%				(24,074)	£ per ha (gross)				
Site Area (net) 0.60 ha (net) 1.48 acres (net) Net to Gross ratio 90%	BENCHMARK LAND VALUE	(BLV)							
Vet to Gross ratio 90% Site Area (gross) 0.67 ha (gross) 1.65 acres (gross) Density analysis: 10,096 sqm/ha (net) 43,980 sqft/ac (net) 90 dph (gross)									
Bite Area (gross) 0.67 ha (gross) 1.65 acres (gross) Density analysis: 10.966 sqm/ha (net) 43.980 sqft/ac (net) 90 dph (gross) - - - - 3enchmark Land Value (net) 18,121 £ per plot 1,812,066 £ per ha (net) 733,333 £ per acre (net) 1,087,	()				ha (net)	1.48	acres (net)		
Density analysis: 10,096 sqm/ha (net) 43,980 sqft/ac (net) 90 dph (gross)									
90 dph (gross) Benchmark Land Value (net) 18,121 £ per plot 1,812,066 £ per ha (net) 733,333 £ per acre (net) 1,087,	(0)						10		
Benchmark Land Value (net) 18,121 £ per plot 1,812,066 £ per ha (net) 733,333 £ per acre (net) 1,087,087	Density	analysis:				43,980	sqft/ac (net)		
	Benchmark Land Value (net)		18,121 £ per plot			733,333	£ per acre (net)		1,087,240
	BLV	analysis:							
BALANCE (1.838, 814) £ per ha (net) (744, 158) £ per acre (net) (1.103.)									(1,103,289)

Scheme Typology:	
Site Typology:	
Notes:	

Extra Care Brownfield Location / Value Zone: No Units: 60 Higher Greenfield/Brownfield:

eld: Brownfield

	icy is viable. Wh	cie tile autplua la	negative (red) the	policy is not viable				
ABLE 1	(744.450) -	400/		sing - % on site 10		200%	0.5%/	
Balance (RLV - BLV £ per acre (n))	(744,158) 0.00	10% (744,158)	(858,437)	20% (972,715)	25% (1,087,055)	30% (1,201,902)	35% (1,316,749)	(1,431,59
	10.00	(786,320)	(898,256)	(1,010,193)	(1,122,389)	(1,234,881)	(1,347,372)	(1,459,8
CIL £ psm	20.00		(938,076)	(1,047,670)	(1,122,303) (1,157,723)	(1,267,859)		(1,488,1
0.00	30.00	(828,482)					(1,377,995)	
0.00	40.00	(870,644)	(977,896)	(1,085,277)	(1,193,057)	(1,300,837)	(1,408,617)	(1,516,4
		(912,806)	(1,017,716)	(1,122,966)	(1,228,391)	(1,333,815)	(1,439,240)	(1,544,9
	50.00	(954,969)	(1,057,586)	(1,160,655)	(1,263,724)	(1,366,793)	(1,469,862)	(1,573,3
	60.00	(997,131)	(1,097,631)	(1,198,345)	(1,299,058)	(1,399,772)	(1,500,485)	(1,601,7
	70.00	(1,039,318)	(1,137,676)	(1,236,034)	(1,334,392)	(1,432,750)	(1,531,180)	(1,630,1
	80.00	(1,081,719)	(1,177,721)	(1,273,723)	(1,369,726)	(1,465,728)	(1,561,975)	(1,658,6
	90.00	(1,124,119)	(1,217,766)	(1,311,413)	(1,405,059)	(1,498,706)	(1,592,771)	(1,687,0
	100.00	(1,166,520)	(1,257,811)	(1,349,102)	(1,440,393)	(1,531,684)	(1,623,567)	(1,715,4
	110.00	(1,208,920)	(1,297,856)	(1,386,791)	(1,475,727)	(1,564,822)	(1,654,363)	(1,743,9
	120.00	(1,251,321)	(1,337,901)	(1,424,481)	(1,511,061)	(1,597,986)	(1,685,158)	(1,772,3
	130.00	(1,293,721)	(1,377,946)	(1,462,170)	(1,546,395)	(1,631,151)	(1,715,954)	(1,800,7
	140.00	(1,336,122)	(1,417,991)	(1,499,860)	(1,581,881)	(1,664,316)	(1,746,750)	(1,829,1
	150.00	(1,378,523)	(1,458,036)	(1,537,549)	(1,617,415)	(1,697,480)	(1,777,546)	(1,857,6
	160.00	(1,420,923)	(1,498,081)	(1,575,252)	(1,652,948)	(1,730,645)	(1,808,341)	(1,886,0
	170.00	(1,463,324)	(1,538,126)	(1,613,154)	(1,688,482)	(1,763,810)	(1,839,137)	(1,914,6
	180.00	(1,505,724)	(1,578,171)	(1,651,057)	(1,724,016)	(1,796,974)	(1,869,933)	(1,943,2
	190.00	(1,548,125)	(1,618,370)	(1,688,959)	(1,759,549)	(1,830,139)	(1,900,729)	(1,971,8
	200.00	(1,590,525)	(1,658,641)	(1,726,862)	(1,795,083)	(1,863,304)	(1,931,524)	(2,000,4
	210.00		(1,698,912)	(1,764,764)				
	210.00	(1,633,060)			(1,830,616) (1,866,150)	(1,896,468)	(1,962,485)	(2,028,9
		(1,675,701)	(1,739,184)	(1,802,667)		(1,929,633)	(1,993,455)	(2,057,5
	230.00	(1,718,341)	(1,779,455)	(1,840,569)	(1,901,683)	(1,962,797)	(2,024,425)	(2,086,1
	240.00	(1,760,981)	(1,819,726)	(1,878,472)	(1,937,217)	(1,996,034)	(2,055,395)	(2,114,7
I	250.00	(1,803,622)	(1,859,998)	(1,916,374)	(1,972,750)	(2,029,386)	(2,086,365)	(2,143,3
ABLE 2	_			sing - % on site 10				
Balance (RLV - BLV £ per acre (n))	(744,158)	10%	15%	20%	25%	30%	35%	(4 404 5
	-	(744,158)	(858,437)	(972,715)	(1,087,055)	(1,201,902)	(1,316,749)	(1,431,5
	1,000	(790,121)	(904,399)	(1,018,678)	(1,133,278)	(1,248,125)	(1,362,972)	(1,477,8
Site Specific S106	2,000	(836,084)	(950,362)	(1,064,654)	(1,179,501)	(1,294,348)	(1,409,195)	(1,524,1
-	3,000	(882,047)	(996,325)	(1,110,877)	(1,225,724)	(1,340,571)	(1,455,418)	(1,570,6
	4,000	(928,010)	(1,042,288)	(1,157,100)	(1,271,947)	(1,386,794)	(1,501,641)	(1,617,1
	5,000	(973,973)	(1,088,476)	(1,203,323)	(1,318,169)	(1,433,016)	(1,548,030)	(1,663,6
	7,500	(1,089,186)	(1,204,033)	(1,318,880)	(1,433,726)	(1,548,642)	(1,664,240)	(1,779,8
	10,000	(1,204,743)	(1,319,590)	(1,434,437)	(1,549,284)	(1,664,852)	(1,780,451)	(1,896,
	12,500	(1,320,300)	(1,435,147)	(1,549,994)	(1,665,463)	(1,781,062)	(1,896,661)	(2,012,
	15,000	(1,435,857)	(1,550,704)	(1,666,075)	(1,781,674)	(1,897,273)	(2,013,322)	(2,129,8
	17,500	(1,551,414)	(1,666,686)	(1,782,285)	(1,897,884)	(2,013,654)	(2,130,190)	(2,246,
	20,000	(1,667,298)	(1,782,897)	(1,898,496)	(2,014,095)	(2,130,522)	(2,247,057)	(2,364,
	25,000	(1,899,719)	(2,015,317)	(2,131,186)	(2,247,721)	(2,364,257)	(2,481,543)	(2,599,
	30,000 35,000	(2,132,139) (2,365,584)	(2,248,385) (2,482,120)	(2,364,921) (2,598,683)	(2,481,456) (2,716,341)	(2,598,942) (2,833,999)	(2,716,600) (4,099,583)	(3,956, (5,528,
'								
BLE 3 Balance (RLV - BLV £ per acre (n))	(744,158)	10%	Affordable Hous 15%	sing - % on site 10 20%	25%	30%	35%	
Balance (net Bet 2 per dere (n))								
	15.0%	(423,513)	(539,703)	(658,909)	(786,380)	(921,272)	(1,056,164)	(1,191,
Dr-64	16.0%	(548,354)	(660,723)	(780,283)	(906,650)	(1,033,524)	(1,160,398)	(1,287,3
Profit	17.0%	(677,209)	(790,283)	(908,571)	(1,026,920)	(1,145,776)	(1,264,632)	(1,383,4
17.5%	18.0%	(816,320)	(926,590)	(1,036,859)	(1,147,191)	(1,258,029)	(1,368,866)	(1,479,
	19.0% 20.0%	(960,644) (1,104,968)	(1,062,896) (1,199,202)	(1,165,147) (1,293,436)	(1,267,461) (1,387,731)	(1,370,281) (1,482,533)	(1,473,101) (1,577,335)	(1,575,9) (1,672,
I	20.070	(1,101,000)	(1,100,202)	(1,200,100)	(1,001,101)	(1,102,000)	(1,011,000)	(1,072,
	(744 459)	109/		sing - % on site 10		20%	25%	
Balance (RLV - BLV £ per acre (n))	(744,158)	10%	15%	20%	25%	30%	35%	(709 -
	100,000	(110,825)	(225,104)	(339,382)	(453,722)	(568,569)	(683,416)	(798,:
D 111/20	125,000	(135,825)	(250,104)	(364,382)	(478,722)	(593,569)	(708,416)	(823,
BLV (£ per acre)	150,000	(160,825)	(275,104)	(389,382)	(503,722)	(618,569)	(733,416)	(848,3
733,333	175,000	(185,825)	(300,104)	(414,382)	(528,722)	(643,569)	(758,416)	(873,:
	200,000	(210,825)	(325,104)	(439,382)	(553,722)	(668,569)	(783,416)	(898,
	225,000	(235,825)	(350,104)	(464,382)	(578,722)	(693,569)	(808,416)	(923,
	250,000	(260,825)	(375,104)	(489,382)	(603,722)	(718,569)	(833,416)	(948,
	275,000	(285,825)	(400,104)	(514,382)	(628,722)	(743,569)	(858,416)	(973,
	300,000	(310,825)	(425,104)	(539,382)	(653,722)	(768,569)	(883,416)	(998,
	325,000	(335,825)	(450,104)	(564,382)	(678,722)	(793,569)	(908,416)	(1,023,
	350,000	(360,825)	(475,104)	(589,382)	(703,722)	(818,569)	(933,416)	(1,028,
			(500,104)		(728,722)			
	375,000	(385,825)		(614,382)		(843,569)	(958,416)	(1,073,
			(525,104)	(639,382)	(753,722)	(868,569)	(983,416)	(1,098,3
	400,000	(410,825)						
	425,000	(435,825)	(550,104)	(664,382)	(778,722)	(893,569)	(1,008,416)	(1,123,

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L:_Client Projects\1909 Horsham Local Plan Viability Study_Horsham District Council\2411 EiP Working\241107 Horsham WPV Specialist Residential Typologies_v0.1\EC_BF

Scheme Typology: Site Typology: Notes:	Extra Care Bro Location / Value			No Units: Greenfield/Bro	60 wnfield:	Brownfield		
TABLE 5			Affordable Ho	ısing - % on site	10%			
Balance (RLV - BLV £ per acre (n))	(744,158)	10%	Allordable Hot	20%	25%	30%	35%	409
Dalalice (REV = DEV 2 per acre (II))	80	(771,671)	(863,094)	(954,517)	(1,046,157)	(1,138,035)	(1,229,912)	(1,321,790
	90	(757,915)	(860,765)	(963,616)	(1,040,137)	(1,169,969)	(1,273,331)	(1,376,693
Density (dph)		(744,158)	(858,437)	(972,715)	(1,087,055)	(1,201,902)	(1,316,749)	(1,431,596
100.0	100	(737,280)	(857,272)	(977,265)	(1,097,280)	(1,217,869)	(1,338,459)	(1,459,04
100.0	110	(730,650)	(856,108)	(981,814)	(1,107,521)	(1,233,836)	(1,360,168)	(1,486,50
	115	(724,357)	(854,943)	(986,364)	(1,117,784)	(1,249,803)	(1,381,877)	(1,513,95
	120	(718,063)	(853,779)	(990,913)	(1,128,048)	(1,265,770)	(1,403,587)	(1,541,40
	125	(711,770)	(852,615)	(995,463)	(1,138,311)	(1,281,737)	(1,425,296)	(1,568,85
	130	(705,476)	(851,450)	(1,000,013)	(1,148,575)	(1,297,704)	(1,447,005)	(1,596,30
	140	(692,889)	(849,122)	(1,009,112)	(1,169,102)	(1,329,638)	(1,490,424)	(1,651,21
	150	(680,301)	(846,793)	(1,018,211)	(1,189,629)	(1,361,572)	(1,533,843)	(1,706,11
TABLE 6			Affordable Hou	ısing - % on site	10%			
Balance (RLV - BLV £ per acre (n))	(744,158)	10%	15%	20%	25%	30%	35%	40
	75%	1,816,246	1,705,515	1,594,784	1,483,923	1,372,817	1,261,710	1,150,60
	80%	1,311,753	1,203,654	1,095,555	987,456	879,357	771,124	662,79
Build Cost	85%	804,352	698,758	593,164	487,570	381,976	276,382	170,78
100%	90%	294,013	190,796	87,579	(15,639)	(118,856)	(222,073)	(325,29
(105% = 5% increase)	95%	(219,298)	(320,268)	(421,237)	(522,206)	(624,660)	(731,323)	(848,266
	100%	(744,158)	(858,437)	(972,715)	(1,087,055)	(1,201,902)	(1,316,749)	(1,431,59
	105%	(1,344,568)	(1,456,548)	(1,568,528)	(1,681,220)	(1,793,936)	(1,906,651)	(2,020,13
	110%	(1,948,530)	(2,058,363)	(2,168,676)	(2,279,412)	(2,390,149)	(2,501,750)	(2,613,57
	115%	(2,556,083)	(2,663,921)	(2,772,764)	(2,881,674)	(3,718,080)	(5,088,096)	(6,458,11
	120%	(3,167,267)	(3,682,798)	(5,033,317)	(6,383,836)	(7,734,355)	(9,084,875)	(10,435,394
	125%	(6,426,540)	(7,757,563)	(9,088,585)	(10,419,608)	(11,750,631)	(13,081,654)	(14,412,67
	130%	(10,520,801)	(11,832,327)	(13,143,854)	(14,455,380)	(15,766,906)	(17,078,433)	(18,389,959
ABLE 7			Affordable Hou	ısing - % on site	10%			
Balance (RLV - BLV £ per acre (n))		10%	15%	20%	25%	30%	35%	40'
	84%	(2,669,047)	(2,678,312)	(2,687,576)	(3,027,267)	(3,603,338)	(4,179,408)	(4,755,479
	86%	(2,425,482)	(2,447,977)	(2,470,790)	(2,493,604)	(2,516,418)	(2,794,202)	(3,476,82)
Market Values		(2,183,190)	(2,218,962)	(2,254,734)	(2,290,505)	(2,326,730)	(2,363,093)	(2,399,456
100%	90%	(1,941,478)	(1,990,195)	(2,039,363)	(2,088,595)	(2,137,828)	(2,187,060)	(2,236,86
(105% = 5% increase)	92%	(1,700,705)	(1,762,799)	(1,824,893)	(1,886,987)	(1,949,379)	(2,012,071)	(2,074,76
	94%	(1,460,494)	(1,535,453)	(1,610,873)	(1,686,343)	(1,761,813)	(1,837,283)	(1,913,23
	96%	(1,221,168)	(1,309,423)	(1,397,678)	(1,485,933)	(1,574,546)	(1,663,392)	(1,752,23
	98%	(982,111)	(1,083,392)	(1,184,943)	(1,286,494)	(1,388,045)	(1,489,596)	(1,591,723
	100%	(744,158)	(858,437)	(972,715)	(1,087,055)	(1,201,902)	(1,316,749)	(1,431,59
	102%	(529,785)	(642,171)	(761,201)	(888,699)	(1,016,198)	(1,143,902)	(1,272,04
	104%	(324,827)	(446,089)	(567,397)	(694,054)	(831,123)	(971,841)	(1,112,55
	106%	(120,122)	(252,757)	(385,392)	(518,027)	(653,467)	(799,986)	(953,923
	108%	84,494	(59,425)	(203,433)	(347,440)	(491,447)	(637,364)	(795,28
	110%	288,135	133,227	(21,681)	(176,853)	(332,233)	(487,612)	(645,26
	112%	491,776	325,555	159,334	(6,887)	(173,108)	(339,770)	(506,52)
	114%	695,342	517,882	340,348	162,813	(14,721)	(192,255)	(370,053
	116%	897,981	709,599	521,217	332,514	143,666	(45,181)	(234,02
	118%	1,100,621	900,981	701,341	501,701	302,054	101,893	(98,26
	120%	1,303,261	1,092,363	881,465	670,567	459,669	248,771	37,49
	125% 130%	1,807,800 2,311,295	1,569,275 2,045,200	1,330,751 1,778,973	1,092,227 1,512,435	853,691 1,245,896	614,649 979,358	375,60 712,82
	130 %	2,011,200				1,240,000	515,555	712,02
TABLE 8 Balance (RLV - BLV £ per acre (n))	(744,158)	10%	Affordable Hou 15%	using - % on site 20%	10% 25%	30%	35%	409
Grant (£ per unit)	5,000	(722,210)	(823,964)	(926,752)	(1,029,540)	(1,132,568)	(1,235,860)	(1,339,15
	10,000	(722,210) (701,182)	(789,492)	(880,789)	(972,087)	(1,063,384)	(1,154,970)	(1,246,70
		(680,154)	(755,020)	(834,826)	(914,633)	(994,439)	(1,074,246)	(1,154,26
	20,000	(659,126)	(721.635)	(788.864)	(857,179)	(925,495)	(993,811)	(1,154,20
	25,000	(638,126)	(690,092)	(760,004) (742,901)	(799,726)	(856,551)	(913,376)	(1,062,12) (970,20
		(636, 156) (617,587)	(658,550)	(742,901) (700,031)	(742,272)	(787,606)	(832,941)	(878,27
		(017,567)			(742,272) (688,942)	(787,606) (719,909)		
	30,000	(507.040)				(119,909)	(752,505)	(786,34
	35,000	(597,019)	(627,309)	(657,975)				1007.00
	35,000 40,000	(576,583)	(596,456)	(616,462)	(636,468)	(656,825)	(677,364)	
	35,000 40,000 45,000	(576,583) (556,704)	(596,456) (566,099)	(616,462) (575,495)	(636,468) (585,186)	(656,825) (595,082)	(677,364) (604,979)	(697,93) (614,870
	35,000 40,000	(576,583)	(596,456)	(616,462)	(636,468)	(656,825)	(677,364)	

NOTES

Cells highlighted in yellow are input cells Cells highlighted in green are sensitivity input cells Figures in brackets, thus (00,000.00), are negative values / costs

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