

APPENDIX 2

TURNER MORUM APPRAISAL ANALYSIS

Turner Morum
Garage Site at South Worple Way

SUMMARY

Tab	Description	Total Units	Affordable % (Units)	GDV	Development Costs	Commuted Sum	Residual Land Value	EUV	Surplus / Deficit	Viable/ Non-Viable?
1A	Commuted Sum - Policy	5	0%	£4,750,000	-£4,020,372	-£338,933	£729,628	£967,170	-£237,542	NON-VIABLE
1B	Commuted Sum - Sensitivity	5	0%	£4,750,000	-£3,782,830	-£117,316	£967,170	£967,170	£0	VIABLE

Turner Morum
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0% Residual Appraisal Model

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value	Market	Affordable	
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Private	1	0	0	0	0	0	0	£0.00	£0	£0			
2 bed flat	Private	2	0	0	0	0	0	0	£0.00	£0	£0			
3 bed flat	Private	3	20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000			
4 bed flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0			
5 bed flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL MARKET HOUSING			20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000	£4,750,000		
TOTAL RESIDENTIAL GDV		0%	20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000			
TOTAL GROSS DEVELOPMENT VALUE			20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000			
Gross Ha/ Acres											0.40			
Net acres residential (incl frontage roads)											0.16			
Dwelling density net per Ha/ acre (all tenures)											12.65			
Sq ft per net acre (all tenures all uses)											16,047			
Average market units sales values psf											£749			
Less fees and marketing costs (market housing only) @										3.50%	(£166,250)	(£166,250.00)		
Less affordable disposal costs (affordable housing only) @										0.50%	£0		£0.00	
Less commercial disposal costs (commercial units only) @										2.00%	£0			
Build Costs Cost Plan £ per sq ft @ (see Tab 3)										sq ft	£/sq ft			
										6,344	£287.17	(£1,821,876)	(£1,821,875.92)	£0
										6,344	£287.17			
Construction Fees														
Architects & Planning										3.0%	(£62,156)	(£62,156.28)	£0.00	
Quantity Surveyor										3.0%	(£62,156)	(£62,156.28)	£0.00	
Engineers										3.0%	(£62,156)	(£62,156.28)	£0.00	
Proj Management & CDM										3.0%	(£62,156)	(£62,156.28)	£0.00	
										12.0%	(£248,625)	(£248,625)		
Developer Profit on Market Housing										20.0%	(£950,000)	(£950,000.00)	£0.00	
Developer Profit on Affordable Housing										6.0%	£0		£0.00	
Developer Profit on Commercial										15.0%	£0			
										20.0%	(£950,000)	(£950,000)		
GROSS SURPLUS BEFORE ABNORMALS, 106 etc												£1,563,249	£1,563,249	£0
Infrastructure and Abnormal Costs												(£250,000)	(£250,000)	
S106 Costs												£0	£0	
Commuted Sum Contribution												(£338,933)	(£338,933)	
CIL												(£40,500)	(£40,500)	
Construction Finance Costs (Cashflow - see tab 5A)												(£204,188)	(£204,188)	
											(£833,621)	(£833,621)		
Residual Land Value													£729,628	
BASE EUV POSITION														
Premium										20%	£765,000	£153,000		
SDLT @										3.9%	£35,400			
Legals										1.80%	£13,770	£967,170		
Surplus / Deficit													-£237,542	
VIABLE / NON-VIABLE?													NON-VIABLE	

Finance as a % of	
Costs	GDV
4.3%	4.3%

BLV as % of GDV
20%

Turner Morum
Garage Site at South Worple Way

0% Residual Appraisal Model

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value	Market	Affordable		
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0				
1 bed flat	Private	1	0	0	0	0	0	0	£0.00	£0	£0				
2 bed flat	Private	2	0	0	0	0	0	0	£0.00	£0	£0				
3 bed flat	Private	3	20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000				
4 bed flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0				
5 bed flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0				
TOTAL MARKET HOUSING			20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000	£4,750,000			
TOTAL RESIDENTIAL GDV		0%	20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000				
TOTAL GROSS DEVELOPMENT VALUE			20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000				
Gross Ha/ Acres											0.40				
Net acres residential (incl frontage roads)											0.16				
Dwelling density net per Ha/ acre (all tenures)											0.40				
Sq ft per net acre (all tenures all uses)											12.65				
Average market units sales values psf											16,047				
Less fees and marketing costs (market housing only) @											3.50%	(£166,250)	(£166,250.00)		
Less affordable disposal costs (affordable housing only) @											0.50%	£0		£0.00	
Less commercial disposal costs (commercial units only) @											2.00%	£0			
Build Costs Cost Plan £ per sq ft @ (see Tab 3)											sq ft	£/sq ft			
											6,344	£287.17	(£1,821,876)	(£1,821,875.92)	£0
											6,344	£287.17			
Construction Fees															
Architects & Planning											3.0%	(£62,156)	(£62,156.28)	£0.00	
Quantity Surveyor											3.0%	(£62,156)	(£62,156.28)	£0.00	
Engineers											3.0%	(£62,156)	(£62,156.28)	£0.00	
Proj Management & CDM											3.0%	(£62,156)	(£62,156.28)	£0.00	
											12.0%	(£248,625)	(£248,625)		
Developer Profit on Market Housing											20.0%	(£950,000)	(£950,000.00)	£0.00	
Developer Profit on Affordable Housing											6.0%	£0		£0.00	
Developer Profit on Commercial											15.0%	£0			
											20.0%	(£950,000)	(£950,000)		
GROSS SURPLUS BEFORE ABNORMALS, 106 etc													£1,563,249	£1,563,249	£0
Infrastructure and Abnormal Costs												(£250,000)	(£250,000)		
S106 Costs												£0	£0		
Commuted Sum Contribution												(£117,316)	(£117,316)		
CIL												(£40,500)	(£40,500)		
Construction Finance Costs (Cashflow - see tab 5A)												(£188,263)	(£188,263)		
													(£996,079)	(£996,079)	
Residual Land Value													£967,170	£967,170	
BASE EUV POSITION													£765,000	£765,000	
Premium											20%	£153,000	£153,000		
SDLT @											3.9%	£35,400	£35,400		
Legals											1.80%	£13,770	£13,770		
													£967,170	£967,170	
Surplus / Deficit													£0	£0	
VIABLE / NON-VIABLE?													VIABLE	VIABLE	

Finance as a % of	
Costs	GDV
4.1%	4.0%

BLV as % of GDV
20%

Turner Morum
Garage Site at South Worple Way

Accommodation Schedule

Affordable 0%

Tab 2

Ref	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
Flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	1	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	2	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	3	20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000
Flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL PRIVATE RESIDENTIAL			20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000
TOTAL AFFORDABLE	0%	0%	0	0	0	0	0	0	£0.00	£0.00	£0
TOTAL RESIDENTIAL	*hab rooms	*units	20	5	1,269	118	6,344	589	£748.71	£950,000	£4,750,000

Turner Morum
Garage Site at South Worple Way

BCIS Costs

5 year average data

DESCRIPTION	MEDIAN £ psm	MEDIAN £ psf	Location 1.25	Externals 10%	Contingency 5%	COST
Estate Houses - Detached	£2,141.00	£198.91	£248.63	£273.50	£287.17	£287.17

Richmond **1.25**

Last Updated: 26-Oct-2019 00:38

Assumed Abnormals Schedule

Demolition & Asbestos Removal	£30,000
Site limitations for storage/access	£70,000
Sound Mitigation Measures	£150,000
TOTAL ABNORMALS	£250,000

Turner Morum
Garage Site at South Worple Way

CIL / s106

Tab 4

NET SQ M	135
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Local Plan

Higher Tier	£250	£33,750
Mayoral	£50	£6,750
		£40,500

Turner Morum
Garage Site at South Worple Way

Cashflow Finance Calculation 0%

Summary	
Adopted Interest Rate Debit	7.00%
Total Finance Cost	-£204,188

Tab 5A

Residual Cashflow for Interest	TOTALS	Year 1				Year 2				TOTALS
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	5	0	0	0	0	5	0	0	0	5
Market Completions	5					5				5
Affordable Completions	0									0
Market Flats	£4,750,000					£4,750,000				£4,750,000
Affordable Flats	£0									£0
Ground Rents	£0									£0
Commercial GDV	£0									£0
TOTAL INCOME		£0	£0	£0	£0	£4,750,000	£0	£0	£0	
Build Programme		25%	25%	30%	20%					100%
Infra Lead In		40%	30%	20%	10%					100%
CIL Breakdown		100%								100%
Agents & Marketing - Market	-£166,250					-£166,250				-£166,250
Affordable Disposal	£0					£0				£0
Commercial Disposal	£0					£0				£0
Cost Plan Build Costs	-£1,821,876	-£455,469	-£455,469	-£546,563	-£364,375	£0	£0	£0	£0	-£1,821,876
Technical Fees	-£248,625	-£62,156	-£62,156	-£74,588	-£49,725	£0	£0	£0	£0	-£248,625
Infrastructure & Abnormals	-£250,000	-£100,000	-£75,000	-£50,000	-£25,000	£0	£0	£0	£0	-£250,000
s106/commuted sum	-£338,933	-£338,933	£0	£0	£0	£0	£0	£0	£0	-£338,933
CIL	-£40,500	-£40,500	£0	£0	£0	£0	£0	£0	£0	-£40,500
EUV	-£967,170	-£967,170								-£967,170
TOTAL EXPENDITURE		-£1,964,228	-£592,625	-£671,150	-£439,100	-£166,250	£0	£0	£0	-£3,833,354
Net position		-£1,964,228	-£592,625	-£671,150	-£439,100	£4,583,750	£0	£0	£0	
Rolling Balance		-£1,964,228	-£2,591,228	-£3,307,724	-£3,804,710	£712,458	£712,458	£712,458	£712,458	
Finance rate	7.00%	-£34,374	-£45,346	-£57,885	-£66,582	£0	£0	£0	£0	-£204,188

Turner Morum
Garage Site at South Worple Way

Cashflow Finance Calculation 0%

Summary	
Adopted Interest Rate Debit	7.00%
Total Finance Cost	-£188,263

Tab 5B

Residual Cashflow for Interest	TOTALS	Year 1				Year 2				TOTALS
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	5	0	0	0	0	5	0	0	0	5
Market Completions	5					5				5
Affordable Completions	0									0
Market Flats	£4,750,000					£4,750,000				£4,750,000
Affordable Flats										£0
Ground Rents										£0
Commercial GDV										£0
TOTAL INCOME		£0	£0	£0	£0	£4,750,000	£0	£0	£0	
Build Programme		25%	25%	30%	20%					100%
Infra Lead In		40%	30%	20%	10%					100%
CIL Breakdown		100%								100%
Agents & Marketing - Market	-£166,250					-£166,250				-£166,250
Affordable Disposal	£0					£0				£0
Commercial Disposal	£0					£0				£0
Cost Plan Build Costs	-£1,821,876	-£455,469	-£455,469	-£546,563	-£364,375	£0	£0	£0	£0	-£1,821,876
Technical Fees	-£248,625	-£62,156	-£62,156	-£74,588	-£49,725	£0	£0	£0	£0	-£248,625
Infrastructure & Abnormals	-£250,000	-£100,000	-£75,000	-£50,000	-£25,000	£0	£0	£0	£0	-£250,000
s106/commuted sum	-£117,316	-£117,316	£0	£0	£0	£0	£0	£0	£0	-£117,316
CIL	-£40,500	-£40,500	£0	£0	£0	£0	£0	£0	£0	-£40,500
EUV	-£967,170	-£967,170								-£967,170
TOTAL EXPENDITURE		-£1,742,611	-£592,625	-£671,150	-£439,100	-£166,250	£0	£0	£0	-£3,611,737
Net position		-£1,742,611	-£592,625	-£671,150	-£439,100	£4,583,750	£0	£0	£0	
Rolling Balance		-£1,742,611	-£2,365,732	-£3,078,283	-£3,571,253	£950,000	£950,000	£950,000	£950,000	
Finance rate	7.00%	-£30,496	-£41,400	-£53,870	-£62,497	£0	£0	£0	£0	-£188,263