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City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

Bradford City Council Local Plan Viability Assessment

Main Report

October 2026

Quality Assurance

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Non-Technical Summary

ES 1 AspinallVerdi have been reappointed by City of Bradford Metropolitan District Council (CBMDC) to update the Local Plan Viability Assessment (LPVA) in support of the emerging Local Plan. The study was originally commissioned in 2020 and has been through various iterations as emerging policy requirements have been refined and consultations have been completed, resulting in a draft version of the LPVA being submitted to the Council in Summer 2024. The purpose of this updated assessment is to determine whether the latest policy requirements set out in the Pre-Submission Version (Regulation 19) Draft Local Plan are viable and deliverable.

ES 2 The assessment should be read in the context of the Local Plan's wider regeneration and investment strategy, particularly for Bradford City Centre and Keighley. The Council's planned housing pipeline, improvements to infrastructure and public realm, and the creation of new residential neighbourhoods can strengthen demand and support values over the Plan period. The appraisals provide a point-in-time assessment of current costs and values; they inform how this growth can be delivered and do not assume that today's market conditions will remain unchanged throughout the Plan period.

ES 3 CBMDC already has an adopted Community Infrastructure Levy (CIL) Charging Schedule. This assessment is therefore focused on testing the viability and deliverability of the emerging Local Plan policies, including the cumulative impact of updated policy requirements alongside existing developer contributions.

ES 4 Our viability assessment has been undertaken in accordance with the following:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- RICS Financial Viability in Planning: Conduct and Reporting, Professional Standard, 1st Edition, May 2019
- RICS, Assessing viability in planning under the National Planning Policy Framework 2019 for England, Professional Standard, 1st Edition, March 2021

ES 5 Please note, the outcomes shared in this report are based on the emerging Local Plan policies as of August 2026 and may be subject to change.

Local Plan Examinations: Letter to the Interim Chief Executive of PINS

ES 6 On 15th July 2026, Matthew Pennycook MP wrote to the Interim Chief Executive of the Planning Inspectorate to emphasise the importance of taking an appropriately pragmatic and proportionate approach in respect of deliverability and viability when examining local plans.

ES 7 The letter recognises the uncertainty that can arise from economic volatility which may change over the longer-term delivery of a plan. As such, it is encouraged that allocations are assessed against their prospects of delivery over the plan period as a whole, rather than solely against current market conditions. Inspectors should also

distinguish between uncertainty arising from prevailing market conditions and evidence indicating fundamental obstacles to delivery.

ES 8 Whilst this is not a direct instruction to practitioners undertaking Local Plan Viability Assessments, we have nonetheless been mindful of how our assessment can align with the approach being encouraged in the Minister's letter.

Viability Assessment Principles

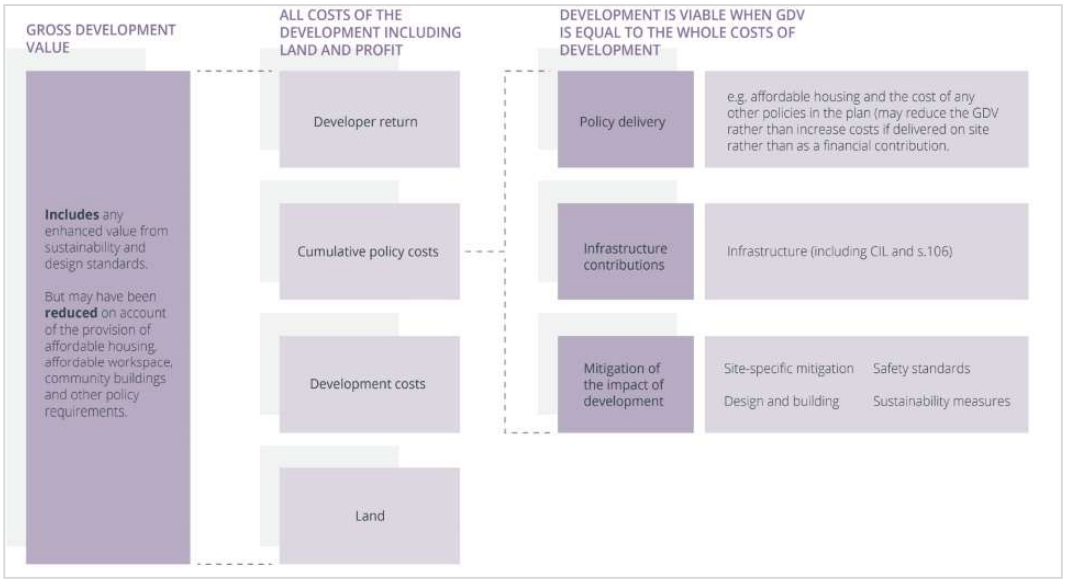
ES 9 Paragraph 010 of the Planning Practice Guidance sets out the principles of viability assessment in planning, as follows:

> *'Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.'*

ES 10 This assessment therefore considers whether the costs of delivering new development in Bradford, including those associated with the updated policy requirements in the Local Plan, are offset by the values generated upon completion. In turn, recommendations can be made on the extent of policy requirements sought from new development in Bradford.

ES 11 We have run a series of development appraisals using a bespoke Microsoft Excel model. The appraisals consider the expected costs and values associated with delivering different types of development across Bradford. Figure ES 1 summarises the key components within the MS Excel Model that are required to assess viability.

Figure ES1 - Viability Assessment Components



Source: RICS, March 2021.

ES 12 The model calculates the viability surplus (where values meet or exceed the costs) or deficit (where costs exceed the values) for each development scenario. Each appraisal is also supported by a series of sensitivity tables demonstrating how the outcomes change in response to adjustments to the cost and value inputs, or levels of policy contributions (e.g. affordable housing / S106 / CIL).

ES 13 The cost and value inputs included within the appraisals have been informed by a robust review of market evidence, as well as industry-standard assumptions and our experience of undertaking site-specific viability assessments at the application stage.

Gross Development Value (GDV)

ES 14 The residential values adopted within our appraisals are based on a detailed analysis of the local property markets in Bradford and supported by separate market reports. The market reports draw on published data from the Land Registry, marketing portals (Rightmove, Zoopla) and market commentaries, as well as consultations with locally operating estate agents. This data has then been used to inform the value assumptions for the development typologies.

ES 15 The GDV component also includes the values associated with the provision of on-site affordable housing, as sought by the Pre-Submission Version (Regulation 19) Draft Local Plan. The values applied to the affordable housing within each appraisal are based on the tenures sought by the Council and have been discounted accordingly.

ES 16 The testing reflects the policy ambition of 50% Social Rent, 20% other affordable rent and 30% intermediate housing within the affordable element. Affordable home ownership generally generates higher transfer receipts than rented products under the adopted assumptions and could therefore improve viability. However, a greater proportion of home ownership would also change the contribution to identified housing needs. Alternative affordable tenure mixes have not been sensitivity tested, and the results should not be read as evidence that this change is necessary or sufficient to achieve viability.

Development Costs

ES 17 The base construction costs have been informed by data published on the RICS Building Cost Information Service[1] (BCIS) and by reference to other schemes being delivered across the District. Additional percentage-based allowances have then been made to reflect the costs of external works, professional fees and contingencies, along with a generic clearance / remediation cost for brownfield sites.

ES 18 Other non-construction related costs within the appraisals include disposal costs (marketing, agency & legal), development finance, planning fees (including surveys & reports), empty property costs, Building Safety Levy, land acquisition fees (SDLT, agency & legal) and a benchmark land value (discussed further below).

Developer's Return / Profit

[1] As recommended by the PPG and RICS Professional Standard. Data obtained in December 2025.

ES 19 The testing reflects the range of developer's profit set out in the Viability PPG of between 15% - 20% on GDV. It is widely accepted that the risk profile on affordable housing is lower as developers have an end-user and benefit from a golden brick payment structure (i.e. income received during the construction period).

Land Value

ES 20 The benchmark land values (BLVs) assumed in our testing have been determined using the Existing Use Value plus Premium method (EUV+) – as set out in the PPG. We have undertaken an updated assessment of land values across Bradford to inform the BLVs adopted in the viability testing. A separate Land Market Paper has been prepared and is appended to the main report.

ES 21 For the land value calculation of greenfield sites, we have referred to transactions and listings of agricultural land across Bradford and the surrounding areas, and then applied a multiplier premium. For the brownfield sites, a bespoke approach has been adopted to reflect the variety of sites expected to come forward but has again referred to transactional evidence and listing data. Brownfield sites have also included a landowner premium which is applied on top of the EUV on a percentage basis.

ES 22 It is important to note that the BLV should not be expected to equate to the market value of land, nor the price expected to be paid in a marketplace. It is instead a mechanism against which the viability of developer contributions and policy requirements can be assessed.[2] Further, should any development incur additional site-specific or abnormal costs beyond those identified in this study, then it would be expected that these would be reflected in a reduced land value. This follows the approaches promoted in both the Viability PPG and RICS Professional Standard.

Residential Appraisal Results

ES 23 Our residential typology testing demonstrates that viability varies across Bradford according to value zone, site type, scheme size and the applicable CIL charge. Flexibility and pragmatism will therefore be required in applying the emerging Local Plan requirements, particularly in lower-value areas and on smaller sites. The recommendations draw on the baseline appraisals and sensitivity analysis, taking account of the wider evidence on the sites expected to come forward.

ES 24 The baseline appraisals include the affordable housing targets tested for each value zone, S106 contributions of £12,000 per dwelling, the relevant CIL charge and the other development costs and policy requirements identified in this report. Where value zones overlap multiple CIL charging zones, we have taken a pragmatic approach to testing to avoid unnecessary duplication. The conclusions should therefore be read alongside the CIL assumptions applied to each group of typologies.

ES 25 In Zone A, both greenfield and brownfield typologies demonstrate sufficient capacity to support 40% affordable housing on qualifying schemes, with substantial surpluses above the adopted Benchmark Land Values (BLVs). These results are achieved at the

[2] RICS, Assessing viability in planning under the National Planning Policy Framework 2019 for England, Professional Standard, 1st Edition, March 2021

highest applicable CIL rate, providing confidence that the same affordable housing target can be supported in those parts of Zone A subject to lower charges.

ES 26 In Zone B, the results support a recommendation of 25% affordable housing, although viability is sensitive to scheme size and CIL. The larger greenfield typologies are marginal at the CIL Zone 2 rate but become viable at the lower Zone 3 rate, with limited headroom in some cases. The larger brownfield typology is viable at the Zone 2 rate. These results support the recommended target while demonstrating the need for flexibility where smaller schemes or higher CIL charges constrain viability.

ES 27 In Zone C, the medium and larger greenfield typologies support 15% affordable housing at the CIL Zone 3 rate. The corresponding brownfield results are more challenging, with the 50 and 100-dwelling typologies generating positive residual land values but falling below their BLVs. The larger brownfield typology approaches the benchmark. We recommend 15% affordable housing as the policy target, recognising that this is not achieved by every baseline typology and that the sensitivity analysis and site-specific circumstances will be important in its application.

ES 28 For major housing development within or released from the Green Belt, we recommend affordable housing targets of 50% in Zone A, 40% in Zone B, 30% in Zone C and 25% in Zone D. The sensitivity analysis undertaken for greenfield typologies indicates that the Zone A, B and C targets could be supported with reduced benchmark land values, reflecting the higher policy requirements and an appropriately reduced landowner premium. The targets follow a 15 percentage point uplift to the general recommendations, capped at 50% in Zone A, consistent with the uplift approach in the national Golden Rules. In Zone D, lower BLVs do not establish viability; the 25% recommendation reflects that national policy approach rather than demonstrated viability. The distinction between the interim national uplift and the plan-making requirements is explained in the Green Belt section.

ES 29 In Zone D, the baseline greenfield and brownfield appraisals identify significant viability challenges, including where no CIL charge applies. Nevertheless, we recommend a general affordable housing target of 10%, reflecting the Plan's housing aspirations and the regeneration context outlined in this report. Investment in Bradford City Centre and Keighley, alongside targeted funding and delivery partnerships, may improve development conditions and support affordable housing delivery over the Plan period. This is a policy judgement informed by that wider context, rather than a target demonstrated as viable by the baseline appraisals. Outside the Green Belt, its application should therefore recognise scheme-specific viability and delivery circumstances, with outcomes monitored as regeneration progresses.

ES 30 We acknowledge that viability is more challenging for the smaller typologies, reflecting the higher build costs applied to smaller schemes and the absence of the economies of scale available on larger developments. However, in considering an appropriate affordable housing policy, it is important to have regard to the expected pattern of development across the District. The majority of proposed housing allocations within the emerging Local Plan comprise sites of over 50 dwellings and are therefore more closely reflected by the larger typologies. Consequently, our recommendations are informed primarily by these larger schemes, whilst recognising that viability on smaller, unallocated sites may need to be considered on a site-specific basis where appropriate.

ES 31 Our recommended affordable housing targets are summarised in the following table noting that the Green Belt recommendations provide a high-level indication of potential affordable housing provision rather than a definitive position. . These represent a balanced interpretation of the appraisal findings and supporting evidence, rather than a conclusion that every scheme can achieve the target in all circumstances. The general greenfield and brownfield targets should be read alongside the distinct Green Belt recommendations of 50% in Zone A, 40% in Zone B, 30% in Zone C and 25% in Zone D.

ES 32 The Green Belt recommendations provide an indication of potential affordable housing provision, informed by the existing typology appraisals and sensitivity analysis rather than separate testing of bespoke Green Belt typologies. They represent a cautious interpretation of the available evidence for plan-making purposes, rather than definitive measures of capacity or confirmation that each target is achievable on every site. The recommendations should therefore be considered alongside the wider evidence on the location, characteristics and anticipated delivery of Green Belt allocations, together with national policy requirements and the Plan's affordable housing objectives, when determining the appropriate policy approach.

Table 1.1 - Residential Viability Results Summary

Site Type	Greenfield	Brownfield	Green Belt
Zone A	Zone A / Greenfield Recommended affordable housing target - 40%.	Zone A / Brownfield Recommended affordable housing target - 40%.	Zone A / Greenbelt Recommended affordable housing target - 50 %
Zone B	Zone B / Greenfield Recommended affordable housing target - 25%.	Zone B / Brownfield Recommended affordable housing target - 25%.	Zone B / Greenbelt Recommended affordable housing target - 40 %
Zone C	Zone C / Greenfield Recommended affordable housing target - 15%.	Zone C / Brownfield Recommended affordable housing target - 15%.	Zone C / Greenbelt Recommended affordable housing target - 30 %
Zone D	Zone D / Greenfield Recommended affordable housing target – 10%	Zone D / Brownfield Recommended affordable housing target – 10%	Zone D / Greenbelt Recommended affordable housing target - 25 %

Source: AspinallVerdi, 2026.

ES 33 Brownfield viability is influenced by existing use values, demolition and remediation requirements, contingency allowances and development form. Although lower BSL and BNG allowances benefit the brownfield appraisals, these savings do not necessarily offset the other costs of redevelopment. Flatted development also incurs costs associated with communal areas, including circulation space, entrance halls and plant rooms, which do not generate saleable floorspace. These factors are particularly significant where sales values are low.

ES 34 Across the Plan period, regeneration can change both the market for housing and the costs of bringing sites forward. In Bradford City Centre and Keighley, coordinated investment, improved connectivity and amenities, and the delivery of new neighbourhoods may support demand and values beyond those reflected in current comparables. For major regeneration areas, the generic results should be supplemented by proportionate site or area-based appraisal evidence addressing infrastructure, abnormal costs, phasing, funding and delivery partners. The existing value, cost and grant sensitivities help identify the changes needed to achieve viability; they are not forecasts of regeneration-led growth. Monitoring achieved values, costs and delivery will allow the Council to revisit affordable housing requirements as evidence develops.

ES 35 Site-specific circumstances may also improve viability relative to the generic typologies. For example, qualifying brownfield schemes may benefit from Vacant Building Credit or offsets for existing floorspace in calculating CIL liability. Such circumstances cannot be assumed consistently within plan-wide typology testing but may provide additional capacity on individual sites.

ES 36 Particular attention should be paid to the sensitivity analysis accompanying each appraisal. This demonstrates how viability changes with affordable housing provision, S106 contributions, build costs, sales values, developer's profit, BLV and the other variables tested. The results should be considered in the round, with regard to the relationship between values, costs, developer's return and land value, rather than relying solely on the baseline RAG rating.

ES 37 The typologies cannot represent every development that may come forward. The sensitivity tables help identify where the margins of viability lie and where adjustments to assumptions could enable delivery. They are therefore integral to interpreting the results and informing the recommended policy targets. The generic BLVs adopted for this assessment are for plan-making purposes and should not be treated as fixed land value expectations in subsequent site-specific negotiations, where the relevant assumptions will require their own evidence.

Older Persons' Housing Appraisal Results

ES 38 The older persons' housing testing supports a recommendation of 10% affordable housing, delivered through on-site provision or an equivalent financial contribution, as appropriate to the scheme. The 125-dwelling retirement living / sheltered housing typologies are marginal on both greenfield and brownfield land; these assume one-bedroom homes of 50 sqm at £250,000 and two-bedroom homes of 75 sqm at £337,500. The 100-dwelling extra care typologies are viable on both land types, assuming one-bedroom homes of 60 sqm at £310,000 and two-bedroom homes of 80 sqm at £420,000. The recommendation relates to these tested forms and values, rather than all specialist accommodation or every location.

ES 39 All four typologies have been assessed against the highest BLV adopted for this accommodation, at £350,000 per net acre. This provides a cautious basis for testing. The standard older persons' housing typologies generate positive residual land values, and a lower, appropriately evidenced benchmark could enable these schemes to achieve viability while retaining 10% affordable housing. The extra care typologies already exceed this higher benchmark.

ES 40 The recommendation reflects consideration of the baseline results alongside the sensitivity analysis, rather than an assumption that every scheme achieves viability under the baseline inputs. The sensitivities demonstrate the influence of land value, sales values, build costs and developer's return, and should be considered when assessing the capacity of individual schemes to contribute.

ES 41 We therefore recommend that the Council seeks 10% affordable housing provision or an equivalent contribution from qualifying older persons' housing developments, while retaining flexibility where site-specific evidence demonstrates that this cannot viably be achieved. This allows contributions to be secured while recognising differences in location, development form and delivery arrangements.

Limitations

ES 42 The assessment has considered 'buffers' and sensitivity analyses to judge the margin of viability. We recommend that, in accordance with best practice, the plan-wide viability is reviewed as befits the plan-making process to reflect that property market cycles change. Furthermore, to facilitate the process of review, we recommend that the Council monitors or otherwise takes account of the development appraisal parameters herein, particularly data on land values across the area.

1 Introduction

1.2 AspinallVerdi have been reappointed by City of Bradford Metropolitan District Council (CBMDC) to update the Local Plan Viability Assessment (LPVA) in support of the emerging Local Plan. The study was originally commissioned in 2020 and has been through various iterations as emerging policy requirements have been refined and consultations have been completed, resulting in a draft version of the LPVA being submitted to the Council in Summer 2024. The purpose of this updated assessment is to determine whether the latest policy requirements set out in the Pre-Submission Version (Regulation 19) Draft Local Plan are viable and deliverable.

1.3 The assessment should be read in the context of the Local Plan's wider regeneration and investment strategy, particularly for Bradford City Centre and Keighley. The Council's planned housing pipeline, improvements to infrastructure and public realm, and the creation of new residential neighbourhoods can strengthen demand and support values over the Plan period. The appraisals provide a point-in-time assessment of current costs and values; they inform how this growth can be delivered and do not assume that today's market conditions will remain unchanged throughout the Plan period.

1.4 CBMDC already has an adopted Community Infrastructure Levy (CIL) Charging Schedule. This assessment is therefore focused on testing the viability and deliverability of the emerging Local Plan policies, including the cumulative impact of updated policy requirements alongside existing developer contributions.

1.5 Our viability assessment has been undertaken in accordance with the following:

- National Planning Policy Framework (NPPF), December 2024
- Planning Practice Guidance (PPG)
- RICS Financial Viability in Planning: Conduct and Reporting, Professional Standard, 1st Edition, May 2019
- RICS, Assessing viability in planning under the National Planning Policy Framework 2019 for England, Professional Standard, 1st Edition, March 2021

1.6 Please note, the outcomes shared in this report are based on the emerging Regulation 19 Local Plan policies as of August 2026 and may be subject to change / Main Modifications.

RICS Practice Statement

1.7 Our viability assessment has been carried out in accordance with the RICS[3] Financial Viability in Planning: Conduct and Reporting Professional Standard (1st Edition, May 2019).

1.8 The study has also been carried out in accordance with the RICS Assessing Viability in Planning under the National Planning Policy Framework 2019 for England Professional Standard (1st edition, March 2021), having regard to the latest revisions to the National Planning Policy Framework (NPPF, last updated February 2025) and relevant Planning Practice Guidance (PPG).

[3] Royal Institution of Chartered Surveyors

Objectivity, Impartiality & Reasonableness

1.9 We have carried out our review in collaboration with the Council as the Local Planning Authority and in consultation with industry, including landowners, developers, promoters, consultants and agents. At all times we have acted with objectivity, impartiality and without interference when carrying out our viability assessment.

Conflict of Interest

1.10 We confirm that we have no conflict of interest in providing this advice and we have acted independently and impartially.

RICS Valuation – Global Standards

1.11 This report and the accompanying appraisals have been prepared in line with RICS valuation guidance. However, it is first and foremost an evidence base to support the emerging CBMDC Local Plan. The appraisals are not 'Red Book'[4] valuations and should not be relied upon as such.

Report Structure

1.12 The remainder of this report is structured as follows:

Section:	**Contents:**
Section 2 – National Policy Context	This section sets out the statutory requirements for the Local Plan viability, including the NPPF and PPG.
Section 3 – Local Plan Context	This section sets out the details of the policy requirements set out in the Local Plan and a summary of the impact they will have on viability.
Section 4 – Viability Assessment Method	This section describes our methodology for appraising the viability of development which is based on the residual approach, as required by guidance and best practice. Please note the Benchmark Land Value (BLV) caveats for future site-specific appraisals.
Section 5 – Residential Typologies & Assumptions	This chapter summarises the evidence base, property market context and assumptions for the residential sites.
Section 6 – Viability Results	This section summarises the residential viability results and implications for affordable housing and deliverability.
Section 7 – Strategic Sites Assessment	This section summarises the strategic site appraisals, assumptions and delivery implications.

[4] RICS Valuation, Global Standards 2022.

Section:	Contents:
Section 8 – Conclusions and Recommendations	Finally, we make our recommendations and discuss the implications for Plan viability and delivery.

2 National Policy Context

2.1 Our financial viability assessment has been carried out in accordance with the statutory requirements, comprising primary legislation, planning policy, statutory regulations and guidance. Below, we identify the key references relevant to this assessment within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Please note that this is not meant to be exhaustive and direct reference should be made to the relevant sections of both publications.

2.2 We note that an updated version of the NPPF has been published during the preparation of this evidence (17th August 2026). However, this should not impact the progress of the emerging Local Plan in Bradford given the intention to adopt the plan through transitional arrangements set out in the December 2024 NPPF.

National Planning Policy Framework (Dec 2024)

2.3 The National Planning Policy Framework[5] (NPPF) confirms the Government's planning policies for England, setting out how they should be applied and providing a framework for local plans to sustainably provide for housing and other development.[6] It emphasises the primacy of the development plan in determining planning applications and must be considered when preparing plans, as well as being a material consideration in all planning decisions.

2.4 It is important to note that paragraph 173 of the original 2012 NPPF has been deleted in more recent versions. The old paragraph 173 referred to viability and required *'competitive returns to a willing land owner and willing developer to enable the development to be deliverable'.*

2.5 The updated NPPFs published since 2019 refer increasingly to deliverability as well as viability, which requires that infrastructure can be delivered to support schemes (with sustainable land values and profit margins).

2.6 We draw attention to the following key paragraphs (Table 2.1).

Table 2.1 - NPPF Key References

Paragraph Number – Item (Dec 2024 NPPF)	Quote / Comments
Para 35 - Development contributions	Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

[5] We note that a new NPPF has been released on 17th August 2026. The analysis herein is based on the previous NPPF. We are not aware of any implications currently for our approach and methodology herein.
[6] National Planning Policy Framework, 2025. Paragraph 1.

Paragraph Number – Item (Dec 2024 NPPF)	**Quote / Comments**
Para 58 – Planning obligations [tests]	Planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development. Notwithstanding the latest changes to the CIL Regulations (2015) which do away with the requirements for a Regulation 123 list of infrastructure, these tests ensure that Local Authorities cannot charge S106 or CIL twice for the same infrastructure (as this would not be fair and reasonable).
Para 59 – Presumption of viability	Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.
Para 65 – Unit Threshold	Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
Para 65 – Vacant Building Credit (VBC)	To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
Para 66 – Affordable Home Ownership	Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other

Paragraph Number – Item (Dec 2024 NPPF)	Quote / Comments
	affordable housing for rent and affordable home ownership tenures.
Paras 67–68 and 156–157 – Green Belt / Golden Rules	For major housing development within or released from the Green Belt, plan-making should establish a higher affordable housing requirement than on other land, with at least 50% unless viability testing demonstrates that this would make the relevant development unviable. The Golden Rules also address necessary infrastructure and accessible green space. Until compliant local policies are in place, the national policy requirement is 15 percentage points above the highest existing affordable housing requirement otherwise applicable to the development, generally capped at 50%. For example, a standard requirement of 25% becomes 40%; this is an addition of 15 percentage points, not a 15% proportional increase.

Source: NPPF (Dec 2024) & AspinallVerdi, 2026.

Green Belt Development

2.7 We note the changes to the NPPF in December 2024 regarding the release of land from the Green Belt and development of 'Grey Belt land'. The paragraph references in Table 2.1 follow the December 2024 Framework, consistent with the transitional basis described above.

2.8 The Green Belt recommendations draw on the existing typology appraisals and sensitivity analysis produced for greenfield sites, particularly the relationship between affordable housing provision and benchmark land value. Higher affordable housing requirements are expected to be reflected in lower landowner premiums, while retaining a sufficient incentive above existing use value to release land for development. The sensitivity analysis is therefore used to consider the capacity for higher affordable housing provision at lower BLVs. No separate Green Belt appraisals have been undertaken and the baseline Bradford BLVs have not been amended.

2.9 Plan-stage testing should be distinguished from viability negotiation on an individual application. The Viability PPG, paragraph 030 (Reference ID: 10-030-20251216), states that site-specific viability assessment should not be used to reduce developer contributions where the Golden Rules apply. The general references in this report to policy flexibility and review mechanisms must be read subject to that restriction. The Green Belt recommendations therefore form part of the plan-making assessment and draw on the existing appraisal and sensitivity evidence.

Planning Practice Guidance on Viability

2.10 The Planning Practice Guidance on Viability was first published in March 2014 and has subsequently been updated on numerous occasions, latterly December 2025. Table 2.2 summarises the key extracts from the PPG relevant to this assessment.

Table 2.2 - PPG Viability Key Cross-References

Paragraph Number - Item	Quote / Comments
Para 001 – Setting Policy requirements	Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development. This confirms that Local Authorities can set different levels of CIL and/or affordable housing by greenfield or brownfield typologies (see below also).
Para 002 - Deliverability	It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers. And, policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision-making stage. Also, it is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant.
Para 003/4 - Typologies	Plan makers can use site typologies to determine viability at the plan making stage. A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable

Paragraph Number - Item	Quote / Comments
	policies based on the type of sites that are likely to come forward for development over the plan period. Plan makers can group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.
Para 005 – Strategic Sites testing	Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas.
Para 009 – Review Mechanisms	'Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles. Policy compliant means development which fully complies with up-to-date plan policies. A decision maker can give appropriate weight to emerging policies. Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.'
Para 011 - Principles for carrying out a viability assessment (strike a balance)	Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return – i.e., a residual land value approach.

Paragraph Number - Item	Quote / Comments
	In plan making and decision-making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.
Para 012 – Gross Development Value	For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data.
Para 013 – Development costs	Assessment of costs should be based on evidence which is reflective of local market conditions. Costs include: - build costs - e.g. Building Cost Information Service (BCIS) - abnormal costs* - site-specific infrastructure costs* - the total cost of all relevant policy requirements* - general finance - professional*, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site - project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return *PPG suggests that these costs should be taken into account when defining benchmark land value.
Para 014 – Benchmark Land Value (BLV)	A benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner.
Para 015 - What factors should be considered to establish BLV?	Benchmark land value should: - be based upon existing use value (EUV) - allow for a premium to landowners

Paragraph Number - Item	Quote / Comments
	- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees.
Para 015 – Market evidence in BLV	Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.
Para 015 – Circularity of land values	[Market] evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.
Para 016 – Existing Use Value (EUV)	EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).
Para 017 – Premium	[The premium] is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements. Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the

Paragraph Number - Item	Quote / Comments
	best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up-to-date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan.
Para 015 – Price paid evidence	Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement). The PPG emphasises throughout (para 6, 12, 15) that the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. However, data on actual price paid (or the price expected to be paid through an option or promotion agreement) is particularly relevant for strategic sites to ensure that they are deliverable over-time.
Para 018 – Alternative Use Value (AUV)	This is more at the decision-making stage as our site typologies herein are all for broadly defined uses.
Para 019 – Profit (return to developers)	For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

Paragraph Number - Item	Quote / Comments
	In this respect we have assumed profit at the top end of the range (i.e. worst-case scenario) and provided sensitivities on the profit margin between 15 and 20%.

Source: PPG Viability (last updated 16 December 2025) and AspinallVerdi, 2026.

PPG on Housing for Older & Disabled People

2.11 Below we highlight the relevant extracts from the planning practice guidance on housing for older and disabled people.

Table 2.3 - PPG on Housing for Older & Disabled People Key Cross-References

Paragraph Number - Item	Quote / Comments
Para 002 – Why is it important to plan for the housing needs of disabled people?	The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.
Para 009 – Minimum requirements for accessible housing	Where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the National Planning Policy Framework) to help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards: M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement) M4(2) Category 2: Accessible and adaptable dwellings M4(3) Category 3: Wheelchair user dwellings

Paragraph Number - Item	Quote / Comments
	Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site specific factors.
Para 015 – How to assess viability?	Viability guidance sets out how plan makers and decision takers should take account of viability, including for specialist housing for older people. Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure. Plans can set out different policy requirements for different types of development. These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies and local and national standards, including the cost implications of Community Infrastructure Levy and Section 106. Viability guidance states that where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Such circumstances could include types of development which may significantly vary from standard models of development for sale (for example housing for older people).

Source: PPG (last updated 26 June 2019) and AspinallVerdi, 2026.

Local Plan Examinations: Letter to the Interim Chief Executive of PINS

2.12 On 15th July 2026, Matthew Pennycook MP, Minister of State for Housing and Planning, wrote to the Interim Chief Executive of the Planning Inspectorate to emphasise the importance of taking an appropriately pragmatic and proportionate approach in respect of deliverability and viability when examining local plans.

2.13 The letter recognises the uncertainty that can arise from economic volatility which may change over the longer-term delivery of a plan. As such, it is encouraged that allocations are assessed against their prospects of delivery over the plan period as a whole, rather than solely against current market conditions. Inspectors should also distinguish between uncertainty arising from prevailing market conditions and evidence indicating fundamental obstacles to delivery.

2.14 Whilst this is not a direct instruction to practitioners undertaking Local Plan Viability Assessments, we have nonetheless been mindful of how our assessment can align with the approach being encouraged in the Minister's letter.

2.15 As practitioners specialising in regeneration as well as housing, we often work in Local Authority areas which have a lot of brownfield regeneration sites and a Brownfield first approach to the Local Plan strategy. We have pioneered the approach to pragmatic scenario testing and this approach has been tested at examination.

3 Local Policy Context

3.1 As part of our viability testing, we have reviewed the updated policies within the Pre-Submission Version (Regulation 19) Draft Local Plan. This is to ensure the cumulative policy requirements are captured in our testing and to identify the influence they have on viability.

3.2 Before reviewing the emerging Local Plan policies, it is important to understand the existing policy position and development requirements currently operating within Bradford. This provides the baseline against which the viability implications of the emerging policies can be assessed.

Existing Affordable Housing Policy

3.3 The current affordable housing policy is set out in the Bradford Council Core Strategy Development Plan Document, July 2017.

3.4 This requires that, subject to viability, the Council will negotiate for up to the following proportions of affordable housing on residential developments:

- Up to 30% in Wharfedale
- Up to 20% in towns, suburbs and villages
- Up to 15% in inner Bradford and Keighley

3.5 Affordable housing will be required on developments of 15 units or more. The site size threshold is lowered to 11 units or more in Wharfedale, and the villages of Haworth, Oakworth, Oxenhope, Denholme, Cullingworth, Harden, Wilsden, and Cottingley.

Emerging Bradford Local Plan

3.6 The Local Plan seeks to support regeneration alongside housing growth, with Bradford City Centre and Keighley important areas for investment and delivery. Infrastructure, high-quality design and a broader housing offer can improve the attractiveness of these locations and help establish new residential markets. The appraisal findings are therefore considered alongside the Council's regeneration ambitions, delivery pipeline and potential funding interventions. Future value growth is a potential route to delivery, rather than an assumed uplift in the baseline appraisals.

3.7 Our full policy impact assessment is contained in Appendix 1. Table 3.1 identifies policies which can influence both development costs and values. Well-designed homes, attractive places and effective infrastructure can improve market appeal, support saleability and, where evidenced, command higher values. Chapters 5 and 6 set out the assumptions and results used to assess the combined effects. The appraisals do not add a separate premium for every policy benefit, as these may already be reflected in comparable new-build values and should not be counted twice.

Table 3.1 – Emerging Local Plan Policies with Viability Implications

Policy	Implications & Assumptions for Viability Assessment
Policy HO2: Housing Density	Policy HO2 supports efficient use of land. Higher densities can increase the number of homes and total development

Policy	Implications & Assumptions for Viability Assessment
	value on a site and spread land and infrastructure costs across more units. The net effect depends on the product and location: higher-density flatted forms may incur additional structure, circulation, lift and fire-safety costs, while well-connected locations and good design can support demand and values. We have tested these density assumptions in the relevant typologies – see Typologies Matrix.
Policy HO3: Housing Mix	Policy HO3 influences housing mix, unit size, tenure, accessibility and the range of housing products. A varied offer can differentiate a scheme, meet a wider range of needs and support different sales outlets, potentially improving demand and delivery rates. Different products also have different values, build costs and space requirements. Our typologies reflect a market-informed mix, with the combined cost and value effects assessed rather than assuming that a broader mix necessarily weakens viability. The policy allows schemes to be assessed on a site-by-site basis, with site constraints and characteristics considered where compliance with policy requirements would make delivery unfeasible.
Policy HO4 – Affordable housing	Policy HO4 affects the balance between market sales and affordable housing receipts. Transfer values are generally below market values, but Registered Provider purchases can offer greater receipt certainty and different payment timings, reflected in the lower return assumed on affordable housing. The overall effect depends on the affordable percentage, tenure mix and transfer values, alongside the contribution to identified housing needs. The appraisals use the dwelling mix, floor areas and affordable housing proportions set out in the Typologies Matrix. The affordable housing targets in the draft policy are provisional. The viability study will inform the recommended requirements by assessing the combined effect of Local Plan policies, market values and development costs on the viability and deliverability of sites across the District.
And HO6 Supported and Specialist Accommodation	Supported and specialist accommodation serves distinct markets and cannot be assessed through a single general housing assumption. Retirement living and extra care may achieve higher values than conventional flats, reflecting their specification, accessibility, facilities and service offer. These benefits must be considered alongside communal space which generates no direct sales receipt, specialist fit-out,

Policy	Implications & Assumptions for Viability Assessment
	staffing or operational requirements, and potentially different sales rates and purchaser affordability. Separate retirement living / sheltered and extra care typologies have been appraised using the dwelling sizes, sales values, communal-space ratios and costs set out in Chapter 5. The results apply to those models; they do not establish the viability or use-class status of all supported housing, care homes or other specialist accommodation. Full detailed of how these typologies are established and viability tested are shown within section 5.
Policy HO8: Housing Design Standards	This policy outlines the design standards developers should adhere to. The standards will need to be considered at the early design stage (in order to minimise the cost impact); but if applied correctly should lead to better designed places / homes and add value. M4 costs are shown within the Typologies Matrix at £521 per unit for M4(2) and £10,307 per unit for M4(3). This is on the basis of the policy being for M4(3) 'a' rather than 'b'. We have applied the NDSS minimum floor area standards to our appraisal typologies.
EC3: Employment Skills and Delivery	We note that Bradford is seeking to request S106 contributions for employment, skills development, apprenticeships etc, for new major job-creating development. The generic typologies include one overall S106 allowance of £12,000 per dwelling, shared across the relevant policies. See Chapter 5 for its basis and the outstanding reconciliation; this is not an additional allowance for this policy. It should be noted that it is in the interests of developer and contractors to up-skill the next generation of builders and trades.
Policy TR3: Parking	Parking provision can support market appeal and command a premium, while also requiring land, construction and maintenance expenditure. Equally, depending on the market, this can be a feature expected by buyers. The appropriate balance depends on the housing product, accessibility and local demand. A lower-priced home without parking and a higher-priced home with parking may each serve a viable market; the appraisal should reflect the cost and value of the actual offer. Impacts may vary by site and accessibility and should be reflected through assumptions for parking provision, EV

Policy	Implications & Assumptions for Viability Assessment
	infrastructure, cycle storage, external works, landscaping and site layout. The typologies include garage construction costs and incorporate the associated value within the dwelling price. Parking and cycle storage should be considered alongside location and unit size when comparing sales evidence. No additional parking premium is added where it is already reflected in the adopted comparable values.
Policy TR4: Walking and Cycling	Safe, direct and attractive walking and cycling routes can improve access to employment, services and public transport, strengthening buyer interest and the attractiveness of a development. Their provision can also incur infrastructure and land costs. The typologies capture relevant costs through site layout, external works and the overall contributions allowance; any additional value benefit must be supported by market evidence rather than assumed separately.
Policy DS2: Landscape Design	Policy DS2 can enhance the setting, identity and amenity of a scheme through landscape, public realm, green and blue infrastructure and play space. Effective provision can support values and saleability; poor design or maintenance may limit these benefits. The requirements also incur external works and landscaping costs and may affect net developable area. The typologies reflect these costs and land requirements, with the overall viability effect assessed alongside the adopted new-build values.
Policy DS3: Urban Character and Form	This policy will have an impact on viability through the development of the proposed scheme's quantum, layout, density and height amongst other elements. The Council's guidance in Homes and Neighbourhoods: a guide to designing in Bradford (2020) provides guidance on maximising the potential of the urban character. We have developed scheme typologies to reflect this policy (see Typologies Matrix). Note that generally 'good' design will improve market attractiveness, saleability and values.
Policy DS4: Street Design	Connected streets, inclusive footways, planting and well-integrated movement routes can make a neighbourhood more attractive and support access, demand and values. They also require expenditure on highways, drainage, landscaping and public realm, and can influence developable area. The typology layout and external works assumptions capture the provision modelled; the benefit depends on design quality and local market demand.

Policy	Implications & Assumptions for Viability Assessment
Policy SC1: Community facilities and infrastructure	Community facilities and infrastructure can support successful neighbourhoods and increase their attractiveness to residents, helping sustain demand and delivery. On-site provision, financial contributions, accessibility improvements and management arrangements also have cost and land implications. These are considered through the overall S106 and external works assumptions, with the particular facility requirements and potential benefits requiring site-specific assessment. The generic typologies include one overall S106 allowance of £12,000 per dwelling, shared across the relevant policies. See Chapter 5 for its basis and the outstanding reconciliation; this is not an additional allowance for this policy.
Policy SC3: Education Infrastructure	Education infrastructure can increase the appeal of family housing and support the delivery of larger communities. Contributions to meet additional demand also form part of development costs. The generic S106 allowance provides for relevant contributions; it does not assume a separate school-related price premium. The generic typologies include one overall S106 allowance of £12,000 per dwelling, shared across the relevant policies. See Chapter 5 for its basis and the outstanding reconciliation; this is not an additional allowance for this policy.
Policy SC4: Provision of Health Infrastructure	Access to healthcare supports the attractiveness and sustainability of residential locations. Requirements to provide or contribute to facilities also affect costs and, where on-site land is needed, developable area. The financial provision is considered within the overall S106 allowance, with scheme-specific requirements to be confirmed. The generic typologies include one overall S106 allowance of £12,000 per dwelling, shared across the relevant policies. See Chapter 5 for its basis and the outstanding reconciliation; this is not an additional allowance for this policy.
Policy SC5: Sports and Recreation Provision	Sports and recreation facilities can improve amenity, wellbeing and the appeal of a residential location. On-site provision or off-site contributions incur costs and may require land. The typologies allow for the relevant contributions within the overall S106 allowance, alongside the external works and layout assumptions. The generic typologies include one overall S106 allowance of £12,000 per dwelling, shared across the relevant policies.

Policy	Implications & Assumptions for Viability Assessment
	See Chapter 5 for its basis and the outstanding reconciliation; this is not an additional allowance for this policy.
Policy CR1: Air Quality	This policy describes how developments may be required to undertake air quality exposure assessments, air quality impact assessments, damage cost calculations, emission reduction strategies and Construction Emission Management Plans. Major development may also be required to provide low-emission mitigation on-site, EV charging strategies, tree-lined streets, a fruit tree for every new home, green infrastructure and, where on-site mitigation is not practical, financial contributions towards off-site emission offsetting. Assessment and mitigation can incur professional fees, construction, landscaping and contribution costs and affect site layout. Improved air quality and greener streets also enhance amenity and may strengthen demand. Relevant costs are represented within the appraisal allowances for professional fees, external works and contributions; EV charging is treated within baseline construction costs as explained in Chapter 5. No separate air-quality value premium is assumed.
Policy CR3: Renewable [FHS]	This policy requires new homes to be delivered to Building Regulations and Future Homes Standards (FHS). The current Building Regs costs are included in the BCIS. The Future Homes Standard (FHS) was officially published in March 2026, confirming the final policy design and setting clear legislative dates for its rollout. Full Mandatory Compliance where all new homes must meet the full FHS standard is from March 2028. The standard requires all new dwellings to produce at least 75% fewer carbon emissions than those built to 2013 standards. This is to be achieved through: including heat pumps instead of gas boilers; mandatory solar PVs; and the Home Energy Model (to replace SAP rating). Our appraisals include an allowance for future homes standard uplift of £4,350 per unit as shown in the Typologies Matrix. This cost will not be fully incurred to March 2028.
Policy CR4: Flood Risk and Water Management	Compliance may give rise to additional development costs associated with flood risk assessments, sustainable drainage systems (SuDS), flood mitigation measures, drainage infrastructure improvements and ongoing maintenance requirements. The scale of any viability impact will depend on site-specific flood risk constraints. Effective drainage and flood resilience can also protect value, reduce

Policy	Implications & Assumptions for Viability Assessment
	disruption and support market confidence; the benefit depends on the site and the effectiveness of the measures.
NE1: Green Infrastructure Standards	Green infrastructure can improve amenity, cooling, drainage and the attractiveness of a scheme, with potential benefits to demand and values. Meeting the urban greening requirement also involves installation and maintenance costs and may influence layout. The typologies include the green-roof allowance below; no separate value uplift is assumed without supporting evidence. We have included a cost of £100 psm of roof space for implementation of green roofs. We have used a bespoke calculator to assume the floorplates for each typology.
Policy NE2: Open Spaces, Sport and Recreation,	This policy highlights the need to protect existing open sports space and facilities and to provide new or improved spaces where additional demand is created. New or improved open space and recreation provision can enhance the setting and market appeal of development. Provision may also incur costs or reduce the land available for building. The effect on overall value depends on the balance between fewer saleable units and the amenity benefit to the remaining homes. The policy is not explicit about a cost for all developments and this will need to be considered on a case-by-case basis. We assume that this cost is included in the generic £12,000 per unit S106 cost.
Policy NE3: Protecting the South Pennine Moors SPA/SAC	Although this policy may have a direct impact on development in affected areas, no allowance for additional costs has been made in the generic typology appraisals. Any associated costs or effects on developable area should be considered through site-specific viability assessments where required.
NE4: Biodiversity [BNG] & Geodiversity	The policy primarily continues to seek the protection, enhancement, restoration and expansion of biodiversity and geodiversity in the district, recognising the function that wider biodiversity and geodiversity plays in supporting designated sites at all levels. It also seeks to achieve a measurable net gain for biodiversity from all development. Biodiversity measures incur establishment and management costs, but can also enhance landscape quality, amenity and the character of a neighbourhood. The typologies include a per-dwelling allowance as set out below. The overall effect

Policy	Implications & Assumptions for Viability Assessment
	depends on delivery arrangements and whether the benefits are reflected in residential values. Costs associated with these requirements are included based on the DEFRA Biodiversity net gain and local nature recovery strategies Impact Assessment (15/10/2019) (Reference No: RPC-4277(1)-DEFRA-EA). This allows £1,011 per unit for greenfield sites and £521 per unit for brownfield sites. We have included these sums within our appraisals.
NE5: Biodiversity & Development (inc. Net Gain)	The 10% measurable biodiversity net gain requirement may affect net developable area and layout through habitat retention and creation, with off-site expenditure where appropriate. Integration with landscape and open-space provision can support an attractive residential environment, although any market benefit is site specific and should not be assumed to offset all costs. The BNG costs applied as shown above. We assume that this can include the cost of the swift bricks / integral bat bricks / hedgehog passes in garden fences or walls etc. within the BNG costs. The cost of ecological surveys, baseline habitat mapping, Biodiversity Gain Plan (BGP), Habitat Management and Monitoring Plan etc is included in the professional fees budget.
NE6: Trees, Woodland and Hedgerows	Retention and planting of trees, woodland and hedgerows can provide an established setting, privacy and visual amenity which support residential appeal and values. Surveys, protection, replacement planting and maintenance also incur costs and can influence layout. Relevant provision, including fruit trees, is represented within external works and BNG allowances, avoiding duplication between them.
Policy NE9: Development in the Green Belt	Policy NE9 affects the principle and form of development in the Green Belt. Major housing development within or released from the Green Belt must also be considered against the national Golden Rules, including affordable housing, infrastructure and accessible green space.
Policy HE1: Historic Environment	This policy highlights the historic environment and heritage protection requirements for development. Developments may incur additional professional fees associated with Heritage Statements, archaeological assessments, specialist heritage advice, design review, consultation and, where necessary, archaeological investigation or recording.

Policy	Implications & Assumptions for Viability Assessment
	The policy may also increase construction and design costs where schemes are required to use higher-quality materials, retain or sensitively adapt existing buildings, preserve historic fabric, respond to local character, protect key views, or avoid harm to the significance of heritage assets. These requirements can influence development cost and value. Where heritage constraints are significant, they may also increase planning risk and reduce flexibility in redevelopment options. Development in the historic environment may involve additional costs, but heritage can also add value through the character and distinctiveness of a scheme. The overall viability impact will depend on the site and the specific heritage requirements, including whether heritage funding or enabling development is available and appropriate. These factors cannot be reliably captured through a standard allowance in the typology appraisals and should be considered through site specific viability assessment where relevant.
Policy ID1: Developer Contributions	Developer contributions help fund infrastructure and facilities which enable development and can support the attractiveness and value of a location. They also affect cashflow and residual land value. The assessment considers the cumulative contributions alongside development costs and values, avoiding duplication with separately modelled works. The generic typologies include one overall S106 allowance of £12,000 per dwelling, shared across the relevant policies. See Chapter 5 for its basis and the outstanding reconciliation; this is not an additional allowance for this policy.
Policy ID2: Infrastructure Delivery	Infrastructure delivery can unlock sites, support housing sales and create attractive, connected neighbourhoods. Its cost, timing and funding nevertheless affect cashflow and viability, particularly where substantial expenditure precedes receipts. Requirements may include on-site and off-site works, S106 and CIL. The generic typologies and strategic site assessment distinguish these allowances, with infrastructure phasing and any public funding needing to be considered in the delivery strategy. The generic typologies include one overall S106 allowance of £12,000 per dwelling, shared across the relevant policies. See Chapter 5 for its basis and the outstanding reconciliation; this is not an additional allowance for this policy.

Source: CBMDC and AspinallVerdi, 2026.

Existing CIL Charging Schedule

3.8 The City of Bradford Metropolitan District Council (CBMDC) adopted the existing Community Infrastructure Levy Charging Schedule on 1 July 2017.

3.9 Figure 3.1 below outlines the levy rate at which development will be liable for CIL across the District.

Figure 3.1 - Adopted CIL Charging Schedule

Type of Development	Charging Schedule CIL Charging Rates (per sq. m)
Residential- Zone 1 (C3)[1]	£100
Residential - Zone 2 (C3)[1]	£50
Residential - Zone 3 (C3)[1]	£20
Residential - Zone 4 (C3)	£0
Retail warehousing[2] - Central Bradford	£85
Large Supermarket (>2000 sq m)	£50
All other uses not cited above	£0

[1] Excludes specialist older persons' housing (also known as Sheltered/Retirement/Extra Care) defined as residential units which are sold with an age restriction typically to the over 50s/55s with design features, communal facilities and support available to enable self-care and independent living.

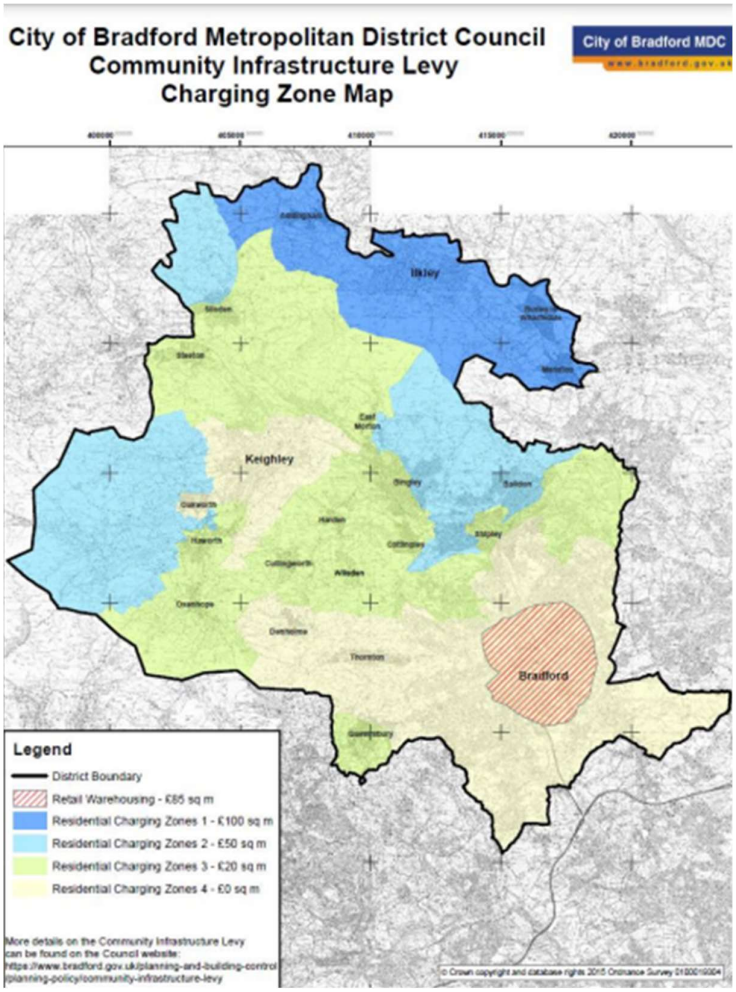
[2] Retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units, but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking.

Source: City of Bradford Metropolitan District Council, July 2017

3.10 It is important to note that we have indexed the CIL rates to current day rates.

3.11 The aforementioned zones are illustrated on the following map (Figure 3.2).

Figure 3.2 - CIL Charging Zones Map



Source: CBMDC, CIL Charging Schedule 2017

3.12 We have used the CIL rates set out below as the baseline for our viability assessments. These rates have been subject to indexation.

- Residential Zone 1 - £139.90 psm
- Residential Zone 2 - £69.95 psm
- Residential Zone 3 - £27.98 psm
- Residential Zone 4 - £0 psm

4 Viability Assessment Method

4.1 In this section of the report, we set out our methodology to establish the viability of the various land uses and development typologies adopted in the testing. We also set out the professional guidance that we have had regard to in undertaking the appraisals.

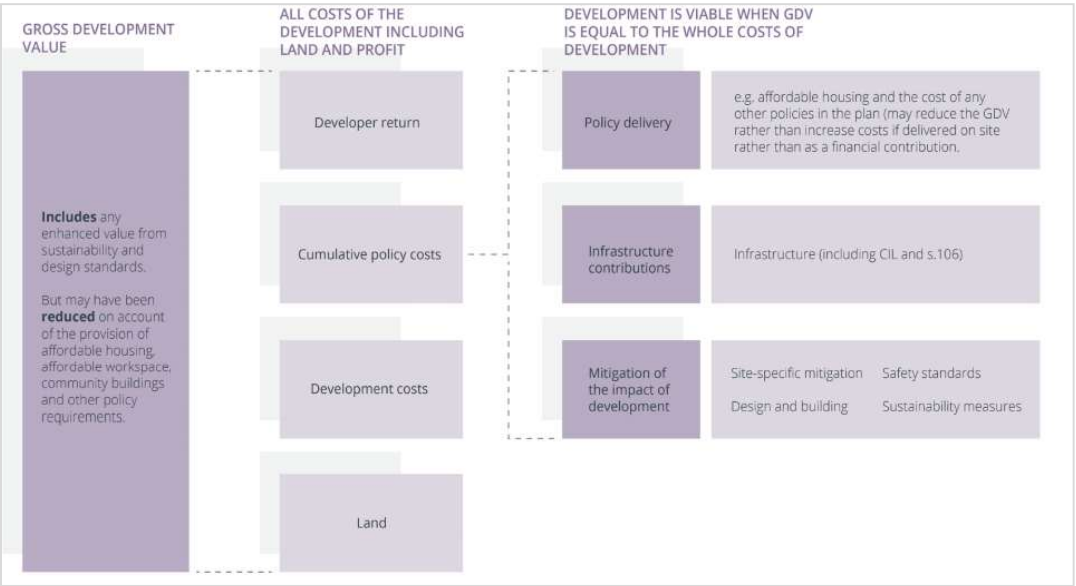
4.2 This section should be read in conjunction with the extracts highlighted in Section 2, specifically the Viability PPG and guidance in respect of the EUV, premium and profit.

Viability Modelling Best Practice

4.3 The general principle is that planning obligations including affordable housing (etc.) will be levied on the increase in land value resulting from the grant of planning permission. However, there are fundamental differences between the land economics of brownfield and greenfield sites and every development scheme is different. Therefore, in order to derive the potential planning obligations and determine the 'appropriate balance', it is important to understand the micro-economic principles which underpin the viability analysis.

4.4 The uplift in value is calculated using a residual land value (RLV) appraisal. The RLV is determined by deducting the total development costs from the gross development values generated on completion. Figure 4.1 illustrates the principles of an RLV appraisal.

Figure 4.1 - The Residual Land Valuation Framework

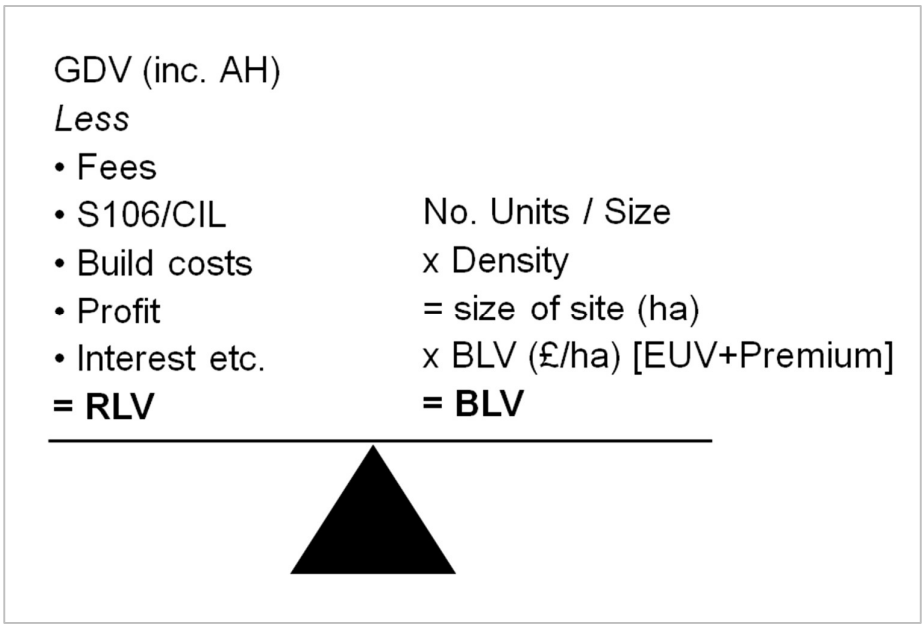


Source: RICS, April 2021.

4.5 In the diagram above, a scheme is viable if the Gross Development Value (GDV) is greater than the total of all the costs, including the land, development costs (base build costs, fees, contingencies), cumulative policy costs (inc. CIL) and a profit / return. Conversely, if the GDV is less than the total costs of development, the scheme will be unviable.

4.6 In circumstances where the GDV exceeds the total development costs, the resultant RLV is judged against a benchmark land value (BLV) to determine viability. This is illustrated in Figure 4.2.

Figure 4.2 - Balance between RLV and BLV



Source: AspinallVerdi ©.

4.7 If the balance is positive (i.e. the RLV meets or exceeds the BLV), then the cumulative policy requirements and CIL rates are viable. If the balance is negative (BLV > RLV), then the policies are not viable and may need to be reviewed.

What to Test?

4.8 For Local Plan viability assessments, it is not necessary to test every site expected to come forward for development. Instead, the testing can be based on collections of sites known as 'typologies' which are reflective of the development proposed over the plan period.

4.9 The typologies are to be based on the proposed development in the plan to ensure the testing represents the types of sites expected to come forward. In doing so, it is appropriate to consider:

> *'shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development.'*[7]

4.10 Where there are key sites (strategic sites) that are fundamental to the delivery of the plan, these need to be considered separately. The PPG explains this as follows:

> *'Assessing the viability of plans **does not require individual testing of every site or assurance that individual sites are viable**. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of*

[7] Viability PPG, Paragraph 004.

samples of sites may be helpful to support evidence. In some circumstances a more detailed assessment may be necessary ***for particular areas or key sites on which the delivery of the plan relies.***[8]

4.11 The PPG considers key sites as those sites that are crucial to the delivery of the plan:

'…for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas.'[9]

Viability Appraisal Inputs

4.12 In devising the assumptions to adopt in the appraisals, the PPG explains it is acceptable to use standardised inputs, rather than relying on site-specifics:

'All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including ***standardised inputs****, and should be made publicly available.'*[10]

Gross Development Value

4.13 The Gross Development Value (GDV) is the cumulative value of the completed development. This includes the sales or investment values generated by the disposal of completed market sale / build to rent units, transfer of affordable housing to registered providers, or income produced from the disposal of commercial uses. For plan-wide viability assessments:

*'…****average figures*** *can be used,* ***with adjustment*** *to take into account land use, form, scale, location, rents and yields,* ***disregarding outliers in the data****.'*[11]

Development Costs

4.14 The PPG explains that development costs should also reflect local market conditions. It also emphasises the identification of development costs at the plan-making stage. Local market development costs could relate to dealing with local ground conditions, environmental mitigation, flood risk, design requirements, sustainability etc. The PPG states:

'As far as possible, ***costs should be identified at the plan making stage****. Plan makers should identify where costs are unknown and identify where further viability assessment may support a planning application.'*[12]

[8] Viability PPG, Paragraph 003.
[9] Viability PPG, Paragraph 005.
[10] NPPF 2025, Paragraph 59.
[11] Viability PPG, Paragraph 012.
[12] Viability PPG, Paragraph 013.

4.15 In respect of the specific cost items, the PPG states:

'Costs include:

- ***build costs based on appropriate data, for example that of the Building Cost Information Service***
- *abnormal costs, including those associated with* ***treatment for contaminated sites*** *or listed buildings, or costs associated with brownfield, phased or complex sites.* ***These costs should be taken into account when defining benchmark land value***
- ***site-specific infrastructure costs,*** *which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy.* ***These costs should be taken into account when defining benchmark land value***
- *the* ***total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure****, Community Infrastructure Levy charges,* ***biodiversity net gain*** *(as required by Schedule 7A of the Town and Country Planning Act), and any* ***other relevant policies or standards****. These costs should be taken into account when defining benchmark land value*
- *general* ***finance costs*** *including those incurred through loans*
- *professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site.* ***Any professional site fees*** *should also be taken into account when defining benchmark land value*
- *explicit reference to* ***project contingency costs*** *should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return'*

Benchmark Land Value (BLV) Approach

4.16 The benchmark land value (BLV), previously referred to as the threshold land value (TLV), has been the subject of much debate. The concept of TLV was adopted by Harman in the 2012 report 'Viability Testing Local Plans, Advice for planning practitioners' (Local Housing Delivery Group), but we use the PPG terminology BLV herein. This has primarily concerned which method is most appropriate for determining the BLV/TLV for planning purposes. The two most common approaches have been:

- the 'Existing Use Value Plus Premium (EUV+)'; and,
- the 'Market Value adjusted for policy'.

4.17 The latter, although a more market-facing approach, has been criticised because practitioners have not been adjusting land values to reflect the implications of full policy

compliance.[13] The PPG now provides a clear method (Existing Use Value plus premium) for determining land value:

> *'To define land value for any viability assessment, a benchmark land value should be established on the basis of the **existing use value (EUV) of the land, plus a premium** for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+)'*[14]

4.18 The PPG also sets out the factors that should be considered when establishing the land value:

- *'be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- ***reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees***

*Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. **Existing use value should be informed by market evidence of current uses**, costs and values. **Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value**. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*

*This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. **Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance**. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*

***In plan making, the landowner premium should be tested and balanced against emerging policies.** In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.'*[15]

4.19 The Royal Institute of Chartered Surveyors (RICS) also support the EUV+ method when determining land values for planning purposes. The RICS Assessing Viability in Planning under the National Planning Policy Framework, Professional Standard, March

[13] Sayce, S, et al, January 2017, Viability and the planning system: the relationship between economic viability testing, land values and affordable housing in London.
[14] Viability PPG, Paragraph 014.
[15] Viability PPG, Paragraph 015.

2021 states that *'the PPG is unambiguous that **EUV+ is the primary approach**.'* Land transaction evidence should only be used as a cross-check to the EUV plus premium.

4.20 The RICS Professional Standard emphasises Paragraph 016 of the Viability PPG, which states that:

> '*any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners'*[16].

4.21 The RICS defines the Existing Use Value as:

> '*… the value in the existing use, ignoring any prospect of future change to that use. This may however include permitted development or change of use within the same planning use class, but only where this does not necessitate any refurbishment or redevelopment works to the existing buildings or site works*.'[17]

4.22 The RICS International Valuation Standards, January 2022, defines EUV as:

> *'Current use/existing use is the current way an asset, liability, or group of assets and/or liabilities is used. The current use may be, but is not necessarily, also the highest and best use.'*[18]

Landowner Premiums

4.23 Despite the clarity the PPG and RICS Professional Standard bring, there is still uncertainty about how the premium element of the BLV is calculated. This was highlighted in the research report '*Viability and the planning system: the relationship between economic viability testing, land values and affordable housing in London'*[19], as set out below:

> *'Overall, the 'EUV plus' approach was favoured by the majority of respondents, despite the recognition that **the premium element can be difficult to assess** in some circumstances.'*

4.24 In this respect, the PPG explains:

> *'The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.*
>
> *Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration.'*

4.25 In helping to inform the judgement, a balance needs to be struck between the competing interests (i.e. from developers, landowners and the aims of planning) *'to*

[16] Assessing viability in planning under the National Planning Policy Framework 2019 for England, Professional Standard, paragraph 5.7.6
[17] Ibid, paragraph B.1.2
[18] RICS Valuation – Global Standards Incorporating the IVSC International Valuation Standards Issued November 2019, effective from 31 January 2020, Paragraph 150.1
[19] Sayce, S, et al, January 2017, Viability and the planning system: the relationship between economic viability testing, land values and affordable housing in London.

secure maximum benefits in the public interest through the granting of planning permission.'

4.26 A number of reports have commented upon the critical issue of land value, as set out in Table 4.1. These inform the relationship between the 'premium' and 'hope value' (see below) in the context of market value. The PPG is explicit that hope value should be disregarded for the purposes of arriving at the EUV[20]. However, hope value is a fundamental part of the market mechanism and is therefore relevant in the context of the premium. In considering suitable premiums to apply, we are mindful of the sources and extracts set out in Table 4.1.

[20] Viability PPG, Paragraph: 015 Reference ID: 10-015-20190509, Revision date: 09 05 2019

Table 4.1 - Premium for BLV Considerations

Evidence / Source	Quote / Comments
RICS, Assessing Viability in Planning under the National Planning Policy Framework 2019 for England, March 2021 (effective from 01 July 2021)	The RICS acknowledge that *'there is no standard amount for the premium and the setting of realistic policy requirements that satisfy the reasonable incentive test behind the setting of the premium is a very difficult judgement'*.[21] The RICS guidance further explains that '*for a plan-making FVA, the EUV and the premium is likely to be the same for the same development typology, but it would be expected that a site that required higher costs to enable development would achieve a lower residual value. This should be taken account of in different site typologies at the plan-making stage*.'[22]
Local Housing Delivery Group Chaired by Sir John Harman, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners (The Harman Report)	The Harman Report was published in response to the introduction of viability becoming more prominent in the planning system following the introduction of the NPPF. The Harman report refers to the concept of 'Threshold Land Value' (TLV). Harman states that the '*Threshold Land Value should represent the value at which a typical willing landowner is likely to release land for development.*'[23] While this is an accurate description of the important value concept, we adopt the Benchmark Land Value (BLV) terminology throughout this report in line with that used in the PPG and RICS standards. Although the Harman Report pre-dates the current iteration of the PPG on viability, it does recommend the EUV plus approach to determine land value for planning purposes.

[21] RICS, March 2021 (effective from 01 July 2021), Assessing viability in planning under the National Planning Policy Framework 2019 for England, paragraph 5.3.3
[22] Ibid, paragraph 5.3.7
[23] Local Housing Delivery Group Chaired by Sir John Harman, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners, page 28

Evidence / Source	Quote / Comments
	The Harman report also advocates that when assessing an appropriate BLV, consideration should be given to '*the fact that future plan policy requirements will have an impact on land values and owners' expectations*.'[24] Harman does acknowledge that reference to market values will provide a useful 'sense check' on the BLV that are being used in the appraisal model; however, '*it is not recommended that these are used as the basis for input into a model*.'[25] It also acknowledges that for large greenfield sites, '*land owners are rarely forced or distressed sellers, and generally take a much longer term view over the merits or otherwise of disposing of their asset*.'[26] It refers to these 'prospective sellers' as '*potentially making a once in a lifetime decision over whether to sell an asset that may have been in the family, trust or institution's ownership for many generations*.'[27] In these circumstances, Harman states that '*the uplift to current use value sought by the landowner will invariably be significantly higher than in an urban context and requires very careful consideration.*'[28]
HCA Transparent Viability Assumptions (August 2010)	In terms of the EUV + premium approach, the Homes and Communities Agency (now Homes England) published a consultation paper on transparent assumptions for Area Wide Viability Modelling. This notes that *'typically, this gap or premium will be expressed as a percentage over EUV for previously developed land and as a multiple of agricultural value for greenfield land'.* It also notes that benchmarks and evidence from planning appeals tend to be in a range of '***10% to 30% above EUV*** *in urban areas. For greenfield land, benchmarks tend to be in a range of* ***10 to 20 times*** *agricultural value*'.[29]

[24] Ibid, page 29
[25] Ibid
[26] Ibid, page 30
[27] Ibid
[28] Ibid
[29] HCA, August 2010, Area Wide Viability Model (Annex 1 Transparent Viability Assumptions)

Evidence / Source	Quote / Comments
Inspector's Post-Hearing Letter to North Essex Authorities	The Inspector's letter is in relation to, amongst other things, the viability evidence of three proposed garden communities in North Essex. The three sites would provide up to 43,000 dwellings in total. The majority of land is in agricultural use, and the Inspector recognised that the EUV for this use would be around £10,000 per gross acre. In this case, the Inspector was of the opinion that around a **x10 multiple** (£100,000 per gross acre) would provide sufficient incentive for a landowner to sell. But given '*the necessarily substantial requirements of the Plan's policies', a price 'below £100,000/acre could be capable of providing a competitive return to a willing landowner*'.[30] The Inspector, however, judged that '*it is extremely doubtful that, for the proposed GCs, a land price below £50,000/acre – half the figure that appears likely to reflect current market expectations – would provide a sufficient incentive to a landowner. The margin of viability is therefore likely to lie somewhere between a price of £50,000 and £100,000 per acre.*'[31]
Parkhurst Road v SSCLG & LBI (2018)[32]	The High Court case between Parkhurst Road Limited (Claimant) and Secretary of State for Communities and Local Government and The Council of the London District of Islington (LBI / Defendant(s)) addresses the issue of land valuation and the circularity of values which are not appraised on a policy compliant basis. In this case, it was common ground that the existing use was redundant and so the existing use value ("EUV") was "negligible". There was no alternative form of development which could generate a higher value for an alternative use ("AUV") than the development proposed by Parkhurst. The site did not suffer from abnormal constraints or costs. LBI contended that there was considerable "headroom" in the valuation of such a site enabling it to provide a substantial amount of affordable housing in accordance with policy requirements. Furthermore, the achievement of that objective was being frustrated by Parkhurst's use of a 'greatly inflated' BLV for the site which failed properly to reflect those requirements. Mr Justice Holgate dismissed the challenge and agreed with LBI that what is to be regarded as comparable

[30] Planning Inspectorate,15 May 2020, Examination of the Shared Strategic Section 1 Plan - North Essex Authorities, Paragraph 204
[31] Ibid, Paragraph 205
[32] Parkhurst Road v SSCLG & LBI, Before MR JUSTICE HOLGATE Between: Parkhurst Road Limited Claimant - and - Secretary of State for Communities and Local Government and The Council of the London District of Islington Defendant/s, Case No: CO/3528/2017

Evidence / Source	Quote / Comments
	market evidence, or a "market norm", should "reflect policy requirements" to avoid the "circularity" problem[33].
Land Value Capture report (Sept 2018)[34]	The House of Commons - Housing, Communities and Local Government Committee has published a report on the principles of land value capture. This defines land value capture, the scope for capturing additional land value and the lessons learned from past attempts to capture uplifts in land value. It reviews improving existing mechanisms, potential legislative reforms and alternative approaches to land value capture. Paragraph 109 of the report states, *'[…] the extent to which the 'no-scheme' principle would reduce value "very much depends on the circumstances". For land in the middle of the countryside, which would not otherwise receive planning permission for housing, the entire development value could be attributed to the scheme. However, […] most work was undertaken within constrained urban areas—such as town extensions and redevelopments—where the hope value was much higher'*. Hence it is important to consider the policy context for infrastructure and investment when considering land values. For example, where existing agricultural land in the green belt is being considered for housing allocations, the entire uplift in value is attributable to the policy decision (without which there can be no development).
Land at Warburton Lane, Trafford (Appeal Ref: APP/Q4245/W/19/3243720)[35]	Planning appeal for up to 400 dwellings, appeal dismissed. The Inspector preferred the Council's approach to land value. The Council used an agricultural land value of £8,000 per acre. They applied a x10 premium to the net developable area of 33.75 acres and £8,000 per acre to the remainder of the site. The total BLV of £2,900,000. The total site area was 62 acres (25 hectares). The BLV equated to £116,000 per gross hectare (£46,945 per gross acre) / x5.87 multiplier on the agricultural land value of £8,000 per acre. In considering the premium the Inspector noted that, '*there is no evidence that I have seen that says the premium should be any particular value. The important point is that it should be sufficient to incentivise the*

[33] Ibid, paragraph 39
[34] House of Commons Housing, Communities and Local Government Committee Land Value Capture Tenth Report of Session 2017–19 HC 766 Published on 13 September 2018 by authority of the House of Commons
[35] Appeal Decision, Appeal Ref: APP/Q4245/W/19/3243720, Land at Warburton Lane, Trafford by Christina Downes BSc DipTP MRTPI an Inspector appointed by the Secretary of State for Communities and Local Government Decision date: 25th January 2021

Evidence / Source	Quote / Comments
	landowner to sell the land and should also be the minimum incentive for such a sale to take place'.[36] It was relevant to note that, '*in this case one of the two landowners had agreed in the option agreement to sell the land for whatever is left after a standard residual assessment*'[37] and therefore had accepted lower minimum / BLV requirements.
Mayor of London CIL (Jan 2012)	The impact on land value of future planning policy requirements e.g. CIL [or revised Affordable Housing targets] was contemplated in the Examiner's report to the Mayor of London CIL (January 2012).[38] Paragraph 32 of the Examiner's report states: *'the price paid for development land may be reduced. As with profit levels there may be cries that this is unrealistic, but a* ***reduction in development land value is an inherent part of the CIL concept****. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future....'* It was recognised in 2012 (which was at a time of similarly challenging economic circumstances post-credit-crunch as it is currently) that land values would have to soften to allow the necessary infrastructure to be delivered in accordance with public policy.
Greater Norwich CIL (Dec 2012)	The Greater Norwich Development Partnership's CIL Examiner's report adds to this - *'Bearing in mind that the cost of* ***CIL needs to largely come out of the land value,*** *it is necessary to establish a threshold land value i.e. the value at which a typical willing landowner is likely to release land*

[36] Appeal Decision, Appeal Ref: APP/Q4245/W/19/3243720, Land at Warburton Lane, Trafford by Christina Downes BSc DipTP MRTPI an Inspector appointed by the Secretary of State for Communities and Local Government Decision date: 25th January 2021, para 118
[37] Ibid, para 119
[38] Holland, K (27 January 2012) Report on the Examination of the Draft Mayoral Community Infrastructure Levy Charging Schedule, The Planning Inspectorate, PINS/K5030/429/3

Evidence / Source	Quote / Comments
	for development. Based on market experience in the Norwich area the Councils' viability work assumed that ***a landowner would expect to receive at least 75% of the benchmark value.***[39]*'*
Sandwell CIL (Dec 2014)	Furthermore, the Examiner's report for the Sandwell CIL states - *'The TLV is calculated in the VAs [Viability Assessments] as being* ***75% of market land values*** *for each typology. According to the CA, this way of calculating TLVs is based on the conclusions of Examiners in the Mayor of London CIL Report January 2012 and the Greater Norwich Development Partnership CIL Report December 2012.* ***This methodology was uncontested***[40]***.'*** This VA was prepared by AspinallVerdi for Sandwell MBC which was predicated on a reduction in land values to accommodate the CIL [policy costs].

Sources: As referenced & AspinallVerdi, 2026.

[39] Report to the Greater Norwich Development Partnership – for Broadland District Council, Norwich City Council and South Norfolk Council, by Keith Holland BA (Hons) Dip TP, MRTPI ARICS, 4 December 2012, File Ref: PINS/G2625/429/6 – paragraph 9

[40] Report to Sandwell Metropolitan District Council by Diana Fitzsimons MA MSc FRICS MRTPI an Examiner appointed by the Council, 16 December 2014, File Ref: PINS/G4620/429/9 - paragraph 16

4.27 In light of the conclusions of various Examiners' reports, such as those highlighted in Table 4.1, it becomes evident that landowners must revise their expectations of land value for schemes to be both viable and deliverable, particularly in the context of providing affordable housing.

4.28 Paragraph 32 of the Mayor of London CIL Examiner's report explicitly acknowledges that the price of development land may need to decrease, emphasising that this reduction is intrinsic to the land value capture concept. Similarly, the Greater Norwich Development Partnership's CIL Examiner's report underscores the necessity of establishing a threshold / benchmark land value, which is derived from a reasonable reduction in values to ensure viability - a factor crucial for meeting affordable housing targets. These findings collectively emphasise the importance of land value adjustments to facilitate the realisation of development schemes, including those aimed at providing policy-compliant levels of affordable housing.

Development Land Market in Practice

4.29 An important aspect when considering area-wide viability is an appreciation of how the development land market works in practice. Typically, developers secure sites in a competitive market and are required to match or exceed a landowner's perceived value or worth to release the site for development. The exact acquisition price can often be agreed via negotiations which take place many years before planning is granted and development has commenced. This approach means the developer assumes all the risk of acquiring the site, obtaining planning permission, funding the development, finding tenants / occupiers / end users, increases in construction costs, and changes to the economy and market demand etc. This is a significant amount of work for the developer to manage, and so the reward of assuming this risk is delivered by a profit at the back end.

4.30 To mitigate some of these risks, developers and landowners often enter into arrangements such as 'subject to planning' purchases, promotion agreements, and / or overage agreements, whereby the developer shares any 'super-profit' over the normal benchmark with the landowner.

4.31 From the landowners' perspective, they will have a preconceived concept of the value or worth of their site. This could be fairly straightforward, for example, in the case of greenfield agricultural land which is subject to price-per-hectare benchmarks. However, in the case of brownfield sites, the existing use value could vary substantially subject to:

- the previous use of the property;
- the condition of the premises;
- contamination and need for remediation; and/or,
- any income from temporary lets, car parking and advertising hoardings.

4.32 For brownfield sites, there may also be a reluctance from the landowner to accept / reconcile any discounts arising due to depreciation or obsolescence of a building which was originally purchased as a 'state of the art' facility. For example, a former manufacturing building may have reached the end of its economic lifespan, but the landowner may be reluctant to accept any depreciation as a result of changes in the market. Accordingly, the existing use value is much more subjective in a brownfield context.

Brownfield / Greenfield Land Economics

4.33 The introduction of the Community Infrastructure Levy, as a mandatory development contribution, stems from the perceived windfall profit arising from the release of greenfield land by the planning system.[41] However, lessons from previous attempts to levy a tax on betterment / uplifts[42] show that this is difficult to achieve effectively without hindering development and housing delivery. It is even harder to apply the concept to brownfield redevelopment schemes with all attendant costs and risks. The difference between greenfield and brownfield scheme economics is important to understand when determining affordable housing targets; plan viability, and CIL rate setting.

4.34 The timing of redevelopment and regeneration of brownfield land is determined by the relationship between the value of the site in its current use ("Existing Use Value") and the value of the site in its redeveloped form – less the costs of redevelopment. Any planning gain which impacts these costs will affect the timing of redevelopment. This is relevant to consider when setting the 'appropriate balance'.

4.35 Fundamentally, S106, CIL etc. is a form of 'tax' on development as a contribution to infrastructure. By definition, any differential rate of S106 / CIL will have a distorting effect on the pattern of land uses. The question as to how this will distort the market will depend upon how the S106 / CIL is applied.

4.36 Also, consideration must be given to the incidence of the tax. Whilst it may be deemed the developer's responsibility to make contributions or payments to the Local Planning Authority, these may have been made feasible through negotiations with the landowner via a reduced land value (or shared between the two parties). This is particularly relevant in the context of brownfield sites in town centres and built-up areas. Any S106 / CIL on brownfield redevelopment sites will impact the timing and rate of redevelopment. This will have a direct effect on economic development, jobs and growth.

4.37 In the brownfield context, redevelopment takes place at a point in time when buildings are economically obsolete (as opposed to physically obsolete). Over time, the existing use values of buildings fall as the operating costs increase, depreciation kicks in and rents fall by comparison with modern equivalent buildings. In contrast, the value of the next-best alternative use of the site increases over time due to development pressure (assuming there is general economic growth in the economy). Physical obsolescence occurs when the decreasing existing use value crosses the rising alternative use value.

4.38 However, this is not the trigger for redevelopment. Redevelopment requires costs to be incurred such as on-site demolition, clearance, remediation, and new build construction costs. These costs have to be deducted from the alternative use value 'curve'. The effect is to extend the time to achieve the point where redevelopment is viable.

4.39 This is fundamental for the viability and redevelopment of brownfield sites. Any tariff, tax or obligation which increases the costs of redevelopment will depress the net alternative use value and simply extend the timescale to when the alternative use value exceeds the existing use value to precipitate redevelopment.

[41] See Barker Review (2004) and Housing Green Paper (2007)
[42] the 2007 Planning Gain Supplement, 1947 'Development Charge', 1967 'Betterment Levy' and the 1973 'Development Gains Tax' have all ended in repeal

4.40 Contrast this with the situation for development on greenfield land. Greenfield sites are constrained by the planning designation. Once a site is 'released' for development there is usually a significant step-up in development value, which makes the development economics much more accommodating than brownfield redevelopment. There is much more scope to capture development gain, without postponing the timing of development.

4.41 That said, there are some other important considerations to take into account when assessing the viability of greenfield sites. This is discussed in the Harman Report (albeit Harman is superseded by the PPG, the principles still stand)[43].

4.42 The existing use value may be only very modest in agricultural use, and the landowner may therefore appear to make a substantial windfall in the uplift to residential land values. This is particularly relevant where a landowner *'is potentially making a once in a lifetime decision over whether to sell an asset that may have been in the family, trust or institution's ownership for many generations.'*[44] Accordingly, the 'windfall' over the existing use value will have to be a sufficient incentive to release the land and forgo future investment returns.

4.43 Another consideration is the promotional cost of strategic greenfield sites. As an example, for larger-scale urban extension sites and garden communities, there will be a requirement for the investment of time and resources to promote these sites through the plan process. The BLV therefore needs to consider the often-substantial planning promotion costs, option fees, and the return required by the promoters of such sites. *'This should be borne in mind when considering the [benchmark] land value adopted for large sites and, in turn, the risks to delivery of adopting too low a [benchmark] that does not adequately and reasonably reflect the economics of site promotion…'* [45]

4.44 This difference between the development 'gain' in the context of a greenfield windfall site and the slow-burn redevelopment of brownfield sites is fundamental to the success of any regime to capture development gains such as affordable housing, other S106 or CIL. It is also key to the aforementioned incidence of the tax (e.g. who ultimately carries the cost burden).

4.45 In Bradford, the sites expected to come forward are a mix of both brownfield and greenfield, albeit there is a significantly higher proportion of the former. We have therefore appraised both greenfield and brownfield scheme typologies, but recognise that the delivery of policy requirements may be influenced by some of the development land economics identified in this chapter, particularly those sites which are previously developed.

[43] Local Housing Delivery Group, Local Government Association / Home Builders Federation / NHBC (20 June 2012) Viability Testing Local Plans, Advice for planning practitioners, Edition 1 (the 'Harman' report) pp 29-31
[44] Local Housing Delivery Group, Local Government Association / Home Builders Federation / NHBC (20 June 2012) Viability Testing Local Plans, Advice for planning practitioners, Edition 1 (the 'Harman' report) page 30
[45] Local Housing Delivery Group, Local Government Association / Home Builders Federation / NHBC (20 June 2012) Viability Testing Local Plans, Advice for planning practitioners, Edition 1 (the 'Harman' report) page 31

Hope Value

4.46 Where there is a possibility of development, the landowner will often have regard to 'hope value'. Hope value is the *element of* market value in excess of the existing use value, reflecting the prospect of a more valuable future use(s) or redevelopment. It takes account of the uncertainties or extent of such prospects, including the time which would elapse before one could expect planning permission to be obtained, or any relevant constraints overcome, to enable the more valuable use to be implemented.

4.47 In a rising market, landowners may often have high aspirations of value beyond that which the developer can justify in terms of risk. In a falling market, the landowner may simply 'do nothing' and not sell the site in anticipation of a better market returning in the future.

4.48 Note that hope value is represented in the landowner premium in the EUV+ approach, and can never be in excess of policy-compliant market value (i.e. the RLV assuming all policy costs and contributions are delivered), given RICS guidance on the valuation of development sites (see Figure 4.1 - The Residual Land Valuation Framework above).

4.49 Hence land 'value' and 'price' are two very different concepts which need to be understood fully when formulating planning policy and CIL. The incidence of any S106 tariff or CIL depends on this relationship and the individual circumstances. For example, a farmer with a long-term greenfield site might have limited 'value' aspirations for agricultural land – but huge 'price' aspirations for residential development. Whereas an existing factory owner has a much higher value in terms of sunk costs and investment into the existing use, and the tipping point between this and redevelopment is much more marginal.

Vacant Building Credit (VBC)

4.50 The VBC policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. The incentive is applied where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building and where the building has not been abandoned.

4.51 For this viability assessment, we have not tested brownfield typologies which benefit from Vacant Building Credit as this is a site-specific consideration. The inclusion of VBC will however, reduce affordable housing requirements on some brownfield sites, consequently improving viability. This is therefore an additional level of contingency for brownfield typologies which should be considered in our recommendations.

Conclusions and Caveats on BLV

4.52 Current guidance is clear that the land value assessment needs to be based on the Existing Use plus Premium method and not a Market Value approach. Although the assessment of the Existing Use can be informed by comparable evidence, the uncertainty lies in how the premium is calculated. Whatever the resulting land value, the PPG is clear that this must reflect the cost of complying with policies:

> '*the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges,*

and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value."[46]

4.53 In support of this assessment, we have produced a Land Market Paper which provides detailed research and analysis in respect of land values. Please refer to Appendix 2 for further information.

4.54 It is important to note that the BLVs set out within this report are for 'high-level' plan / CIL viability purposes and the appraisals should be read in the context of the BLV sensitivity table (contained within the appraisals). The BLVs adopted in our assessment are generic and include premiums to provide a viability buffer for plan-making purposes.

4.55 In the majority of circumstances, we would expect the RLV of a scheme on a policy-compliant basis to be greater than the EUV (and also the BLV including premium) and therefore viable. However, there may be site-specific circumstances which result in an RLV which is less than the BLV (e.g. sites with challenging demolition, contamination or other constraints). It is important to emphasise that the adoption of a particular BLV in this assessment does not imply that this figure can be used by Applicants to negotiate site-specific planning applications where these constraints exist. In these circumstances, the site-specific BLV should be thoroughly evidenced having regard to the EUV of the site in accordance with the PPG. This report is for plan-making purposes and is without prejudice to future site-specific planning applications.

How to Interpret the Viability Appraisals

4.56 In development terms, the price of a site is determined by the residual land value (RLV). The RLV is calculated by taking the gross development value of the site (GDV) and deducting ALL costs, including planning policy requirements and developers' profit. If the RLV is positive, the scheme is viable. If the RLV is negative, the scheme is not viable.

4.57 Part of the skill of a developer is to identify sites that are in lower value economic uses and purchase these sites to develop them into higher value uses. The landowner then has a choice - to sell the site or not, depending on their circumstances. Historically (pre-credit-crunch and prior to the 2012 version of the NPPF), this would be left to 'the market' and there would be no role for planning in this mechanism.

4.58 However, since this time, planning policy has sought to intervene in the land market by requiring that a 'benchmark' land value (BLV) is achieved as a 'return to the landowner'. This left Local Authorities open to negotiations to reduce affordable housing and other contributions on viability grounds, which sets up a powerful force of escalating land values and is prejudicial to delivery in the long term. The latest iterations of the NPPF and PPG are seeking to redress this.

4.59 In planning viability terms, for a scheme to come forward for development, the RLV has to exceed the landowner's BLV. In development management terms, every scheme will be different (RLV) and every landowner's motivation will be different (BLV).

[46] MHCLG, 24 July 2018, PPG, Paragraph: 012 Reference ID: 10-012-20180724

4.60 For plan-making purposes, it is important to benchmark the RLVs from the viability analysis against the BLV – see Figure 4.2 for a visual representation of this concept. The results of the appraisals should therefore be interpreted as follows:

- If the 'balance' is positive (RLV > BLV), then the delivery of the cumulative policy requirements and CIL is viable. We describe this as **being 'viable for plan-making purposes herein'**.
- If the 'balance' is negative (RLV < BLV), then the delivery of the policy requirements and CIL is **'not viable for plan-making purposes**' and the planning obligations and / or affordable housing targets should be reviewed.
- Thirdly, if the RLV is positive, but the appraisal is not viable due to the BLV assumed – we refer to this as being **'marginal'**. In this case, more scrutiny may be required of the BLV, profit levels and policy requirements (through the sensitivity analysis).

4.61 We demonstrate the concepts above and interpretation of the appraisals by way of example. Please note that the appraisal shown and discussed in the following paragraphs / figures is hypothetical and for demonstration purposes only. For the avoidance of doubt, it does not show the outcome of any typologies tested as part of this viability assessment.

4.62 Figure 4.3 shows an extract from a development appraisal that generates an RLV of £2,441,938. This is also calculated on a per acre basis as £2,635,304, and can be seen in the two cells highlighted blue.

Figure 4.3 - Example Appraisal



RESIDUAL LAND VALUE (RLV)								
Residual Land Value (gross)								2,843,788
SDLT			2,843,788	@	HMRC formula			(131,689)
Acquisition Agent fees			2,843,788	@	1.0%			(28,438)
Acquisition Legal fees			2,843,788	@	0.5%			(14,219)
Interest on Land			2,843,788	@	8.00%			(227,503)
Residual Land Value								**2,441,938**
RLV analysis:	16,280	£ per plot	6,511,836	£ per ha (net)	2,635,304	£ per acre (net)		
			6,511,836	£ per ha (gross)	2,635,304	£ per acre (gross)		
					6.76%	% RLV / GDV		
BENCHMARK LAND VALUE (BLV)								
Residential Density			400.0	dph (net)				
Site Area (net)			0.38	ha (net)	0.93	acres (net)		
Net to Gross ratio			100%					
Site Area (gross)			0.38	ha (gross)	0.93	acres (gross)		
Density analysis:			28,235	sqm/ha (net)	122,996	sqft/ac (net)		
			400	dph (gross)				
Benchmark Land Value (net)	15,444	£ per plot	6,177,500	£ per ha (net)	2,500,000	£ per acre (net)		**2,316,563**
BLV analysis:			6,177,500	£ per ha (gross)	2,500,000	£ per acre (gross)		
BALANCE								
Surplus/(Deficit)			**334,336**	£ per ha (net)	**135,304**	£ per acre (net)		**125,376**

Source: AspinallVerdi BETA model.

4.63 The assumed BLV is £2,500,000 per acre and is highlighted in green. This equates to £2,316,563 based on the site area of 0.93 acres. As established earlier, the difference between the RLV and BLV will either be positive (surplus) or negative (deficit). In this example, a total surplus of £125,376 is generated (equivalent to £135,304 per acre - highlighted orange). Accordingly, in this particular example, the delivery of the policy contributions included within the model is viable, as the values exceed the costs (including the benchmark land value).

Sensitivity Analysis

4.64 In addition to the above, we have also prepared a series of sensitivity scenarios for each of the typologies. This is to assist in the analysis of our assessment and to demonstrate how the outcome may change in response to variable cost and value assumptions (e.g. sales values, rents, build costs, land values, profit etc.). An example of a sensitivity appraisal is shown below and will be found at the bottom of the appraisals undertaken for Bradford. As with the example appraisal above, the sensitivity analysis considered below does not show the outcome of any typologies tested as part of this viability assessment.

Figure 4.4 - Example Affordable Housing v CIL Sensitivity Analysis

Balance (RLV - BLV £ per acre (n))	135,304	10%	15%	20%	25%	30%	35%
	0.00	2,333,704	2,011,121	1,688,539	1,365,663	1,042,752	719,841
	10.00	2,244,520	1,926,892	1,609,111	1,291,166	973,222	655,277
CIL £ psm	20.00	2,155,337	1,842,626	1,529,648	1,216,670	903,692	590,713
90.39	30.00	2,066,154	1,758,197	1,450,185	1,142,173	834,162	526,150
	40.00	1,976,813	1,673,768	1,370,722	1,067,677	764,632	461,477
	50.00	1,887,417	1,589,338	1,291,259	993,180	695,102	396,747
	60.00	1,798,021	1,504,909	1,211,796	918,684	625,492	332,018
	70.00	1,708,626	1,420,480	1,132,334	844,188	555,783	267,289
	80.00	1,619,230	1,336,050	1,052,871	769,591	486,075	202,559
	90.00	1,529,834	1,251,621	973,408	694,903	416,367	137,830
	100.00	1,440,439	1,167,192	893,773	620,215	346,658	73,101
	110.00	1,351,043	1,082,684	814,106	545,528	276,950	8,372

Source: AspinallVerdi.

4.65 This sensitivity table shows how the viability surplus or deficit can change in response to variations in the affordable housing contribution (see horizontal rows across the top) and CIL contributions (see vertical rows to the left). This allows us to understand:

- The appraisal balance by looking up the base case AH% (e.g. 35%) and the base case CIL (e.g. £90.39 psm – between £90 and £100 psm).
- Higher % levels of CIL will reduce the 'balance'. If the balance is negative (i.e. BLV > RLV), then the scheme is 'not viable' for plan-making purposes.
- Similarly, higher levels of AH (%) will reduce the 'balance'.
- Conversely, we can see that if the affordable housing percentage is reduced then the balance increases. For example, a 10% affordable housing contribution with no CIL would increase the net difference between the RLV and BLV to £2.33m (red dotted line).

4.66 The sensitivity tables included within our appraisals consider how this balance changes in response to the following adjustments:

- Table 1 – CIL v Affordable Housing %
- Table 2 – Site Specific S106 v Affordable Housing %
- Table 3 – Profit v Affordable Housing %
- Table 4 – BLV v Affordable Housing %
- Table 5 – Density Costs v Affordable Housing %
- Table 6 – Build Cost v Affordable Housing %
- Table 7 – Market Values v Affordable Housing %
- Table 8 – Grant v Affordable Housing %

5 Residential Typologies

5.1 This section of the report sets out our assumptions in respect of the general need's residential typologies (see Appendix 3 for our Typologies Matrix).

5.2 In terms of values, we append our Residential Market Paper which reviews the existing evidence base and provides a detailed market analysis setting out how we have arrived at our assumptions (Appendix 4).

5.3 We also append our Land Market Paper which reviews the evidence base and assumptions in respect of Benchmark Land Values (BLV). (Appendix 2).

5.4 BCIS cost reports are included at Appendix 5.

5.5 Our detailed residential appraisals for each site and scheme typology and sensitivity analysis are contained at Appendix 6.

5.6 We provide a summary of the assumptions below.

Existing Evidence Base

5.7 We have undertaken a review of the existing evidence base prepared in support of the emerging Bradford Local Plan. This provides the basis for the assumptions adopted within this viability assessment.

5.8 The key evidence reviewed includes:

- Publication Draft Local Plan (Regulation 19)
- SHMA, July 2026
- Emerging site allocations evidence
- Previous Local Plan Viability Assessment, AspinallVerdi 2022

5.9 In terms of values, we have prepared a Residential Market Paper which reviews the existing evidence base and provides a detailed residential market analysis supporting the assumptions adopted within this study (Appendix 4 - Residential Market Paper).

5.10 We have also reviewed the land value evidence base across the District, the findings of which are set out within the Land Market Paper (Appendix 2 - Land Market Paper).

Residential Typology Assumptions

5.11 We have developed a comprehensive set of Typologies to appraise. These comprise specific Site (e.g., greenfield / brownfield) and Scheme typologies (e.g., number of units, estate housing, flats etc.)

5.12 The detailed Typologies Matrix is contained in Appendix 3.

5.13 The Typologies Matrix has been developed to provide a representative sample of sites and schemes that are likely to come forward in Bradford over the Plan period. The Typologies Matrix is derived from:

- Database of the Council's preferred site allocations;
- Analysis of the typical size and capacity;
- Assessment of those sites which are greenfield and brownfield;

- We have allowed for typologies in the value zones as identifies in our housing market research.

5.14 The general needs typologies model housing for sale. Dedicated Build to Rent, co-living, student accommodation and other specialist operational models have not been separately tested. Their rental income, investment yields, operating costs, communal space and delivery arrangements may differ materially from the sale-based typologies. Where such schemes are important to the housing pipeline, particularly in regeneration areas, separate proportionate appraisal evidence will be needed; the generic flatted results should not be treated as a verdict on those models.

5.15 The detailed typologies are set out in the matrix appended (see Appendix 3). There are a number of assumptions within the Typologies Matrix which are evidenced below.

Number of Units

5.16 The typologies have been formulated to reflect the nature of proposed allocated housing sites in terms of size (number of units and density), greenfield / brownfield and location, taking into consideration the housing market areas set out below.

Mix

5.17 The Bradford Strategic Housing Market Assessment (SHMA) identifies the need for a broad mix of dwelling types and sizes across the District. The SHMA's overall recommendations indicate that approximately 65–70% of new homes should comprise houses, 5–10% flats and 20–25% bungalows or other level-access accommodation. In terms of dwelling size, the SHMA identifies the following overall requirements:

Table 5.1 - SHMA Recommended Mix

Dwelling type and size	Market	Social / affordable rent	Affordable home ownership	Overall mix	Longer-term mix to 2043
1/2-bedroom house	15–20%	30–35%	10–15%	15–20%	20–25%
3-bedroom house	25–30%	15–20%	40–45%	25–30%	30–35%
4+ bedroom house	25–30%	0–2%	15–20%	20–25%	15–20%
1-bedroom flat	2–5%	10–15%	0–2%	2–5%	10–15%
2+ bedroom flat	2–5%	10–15%	5–10%	5–10%	5–10%
1/2-bedroom bungalow	10–15%	20–25%	10–15%	15–20%	5–10%
3+ bedroom bungalow	5–10%	2–5%	5–10%	5–10%	2–5%

5.18 This has informed the starting point for the housing mix shown in our Typologies Matrix. For the purposes of the viability testing, we have incorporated the bungalows into the level-access housing mix for the corresponding house sizes (following the market evidence).

5.19 The mix is intended to provide a proportionate basis for plan-wide viability testing rather than prescribe the precise mix to be delivered on individual sites. In determining the typology mix, we have had regard to the SHMA, but have also adjusted the mix to reflect the dwelling types and sizes that are more likely to be delivered in practice, based on the market evidence set out in the Residential Market Paper. Please see the Typologies Matrix for the specific mix assumed for each typology (Appendix 3).

5.20 The SHMA is evidence of housing need, rather than a valuation or delivery model. Our market evidence provides a separate check on the mix used for appraisal purposes. A varied mix can broaden demand and enable different products and sales outlets, but the extent of any sales-rate or value benefit depends on the market and delivery strategy; no separate uplift or alternative tenure mix has been tested.

Tenure Mix

5.21 Draft Policy HO4 requires major residential developments to provide the following affordable housing tenure mix:

- 50% social rented housing;
- 20% other low-cost rented housing / affordable rent; and
- 30% intermediate housing, including affordable home ownership products.

5.22 This tenure mix has been adopted as the baseline tenure mix within the viability testing. This is equivalent to 70% affordable housing for rent and 30% intermediate housing towards home ownership.

5.23 The testing reflects the policy ambition of 50% Social Rent, 20% other affordable rent and 30% intermediate housing within the affordable element. Affordable home ownership generally generates higher transfer receipts than rented products under the adopted assumptions and could therefore improve viability. However, a greater proportion of home ownership would also change the contribution to identified housing needs. Alternative affordable tenure mixes have not been sensitivity tested, and the results should not be read as evidence that this change is necessary or sufficient to achieve viability.

5.24 The baseline appraisals apply the relevant affordable housing target for each value zone and site type. Sensitivity testing is then used to consider alternative affordable housing percentages and identify the level of provision that can viably be supported by each typology.

5.25 The preferred approach is for affordable housing to be delivered on-site and integrated with the market housing. The appraisal assumes that the affordable homes are transferred to a Registered Provider at the relevant transfer values (see below) for each tenure.

Unit Size Assumptions

5.26 For the purposes of our appraisals, we have ensured that our assumptions meet or exceed the nationally described housing standards by MHCLG as required by local policy (see **Error! Reference source not found.**).

Table 5.2 - NDSS

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)[2]			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Source: Technical housing standards – Nationally Described Space Standard (March 2015)

5.27 The MHCLG standards are a matrix and therefore we have had to make assumptions from this, and these are summarised in the table below. This has been established by cross-referencing the MHCLG standards with our sales values evidence for new-builds. There is some ambiguity with this due to the fact that the Land Registry does not specify the number of beds in a property.

Table 5.3 – House Floorspace Assumptions

Unit Type	Beds	Size (sqm) (garage excluded)
Flat	1 Bed Flat	55
Flat	2 Bed Flat	65
House	2 bed House	75
House	3 bed House	90
House	3-bed (Garage)	106
House	4-bed (Garage)	130
House	5-bed (Garage)	160

Source: AspinallVerdi, 2026

5.28 The above floor areas exclude the area of the garage which is assumed to be 16 sqm. This is factored into the construction costs; and the value is included in the value of the house (see below).

Density

5.29 The Typologies Matrix (see Appendix 3) sets out the density assumptions applied to each typology.

5.30 In determining these assumptions, we have had regard to draft Policy HO2: Housing Density. The policy seeks to make the best and most efficient use of land and establishes the following minimum net densities.

- 35 dwellings per hectare (dph) for development generally, unless site-specific considerations indicate otherwise;
- 50 dph for sites within 800 metres of a well-connected station;
- 75 dph for sites within 800 metres of a well-connected station and with a connectivity score of 70 or above;
- 150 dph for sites within the Regional City or a Principal Town and with a connectivity score of 80 or above; and
- 300 dph or above in appropriate areas of Bradford City Centre.

5.31 The density assumptions adopted for the viability testing reflect the requirements of Policy HO2, while recognising that appropriate densities may vary according to location, housing mix and type, development form, site viability, local character, topography, landscape, trees and biodiversity. Higher densities may also be appropriate where supported by innovative and high-quality design.

5.32 The 150 dph and 300 dph density assumptions are tested with 100% flatted typologies.

Site Net to Gross Ratio

5.33 We have applied the following net-to-gross assumptions to reflect scheme scale and typical development requirements in line with the Council's Strategic Land Assessment.

- Smaller greenfield schemes of fewer than 50 dwellings: 90%;
- Larger greenfield schemes of 50 dwellings or more: 75%; and
- Brownfield schemes: 100%

Older Persons Typology Assumptions

5.34 We have applied the following assumptions for the older persons housing typologies:

Table 5.4 - Older Persons Housing Assumptions

	Age Restricted / Sheltered Housing	Assisted Living / Extra-Care Housing
No. of units	50	60
Development Density (dph)	70	100
1 Bed unit size (sqm)	50	60
2 Bed unit size (sqm)	75	80
Non-chargeable communal space (net-to-gross)	75%	65%

5.35 The assumed density is 125 dph for the Age Restricted / Sheltered Housing and 100 dph for the Assisted Living / Extra-Care Housing.

Housing Value Zones

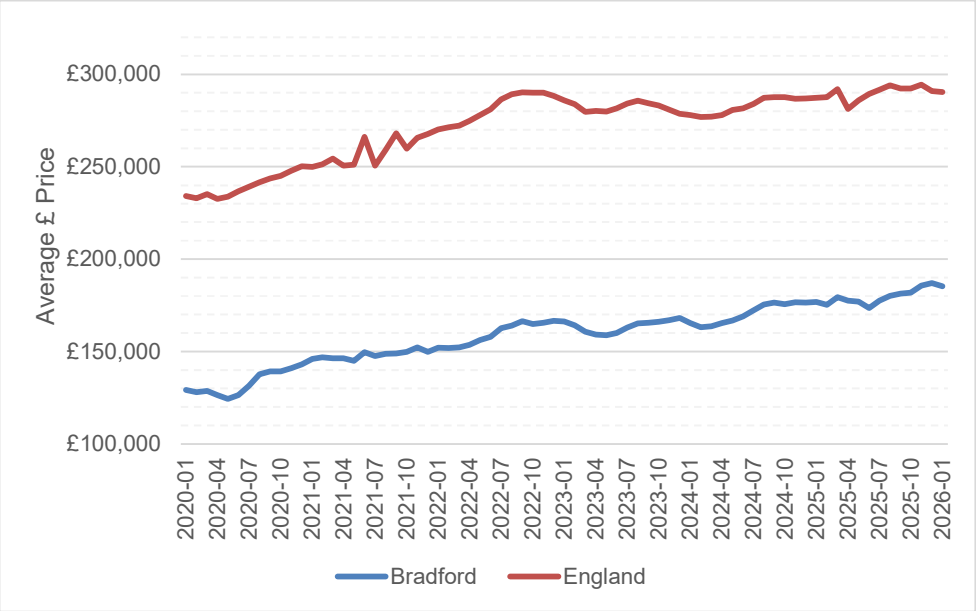
5.36 We have carried out comprehensive market research which is set out in our Residential Market Paper (Appendix 4).

5.37 This includes a wider UK and Regional market overview; details for the existing evidence base on residential sales values; our own market research in respect of new build achieved values; new build asking prices; second-hand achieved values; site-specific viability assessments etc.

5.38 We have developed a Housing Value Zones map comprising 4 different value areas together with market housing value assumptions and affordable housing transfer value assumptions.

5.39 By way of context Figure 5.1 shows the average house prices since 2020 across Bradford. The chart shows that the values in Bradford are far below the national average.

Figure 5.1 - Average House Prices 2010-2026



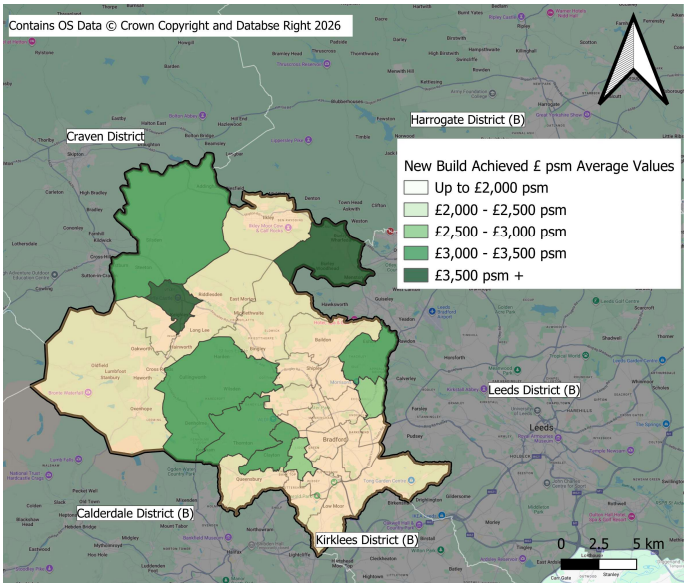
Source: UK HPI, 2026

5.40 Between January 2020 and January 2026, average property prices in Bradford rose from £129,254 to £185,356, an increase of 43% in the average price. Over the same period, the national average price increased by 24% (from £234,049 to £290,437).

5.41 This shows that Bradford District has had stronger overall house price growth than the national trend over the last 5-6 years. However, this growth is unlikely to have been uniform across the District and is likely to have been influenced by stronger higher-value ward areas, such as Ilkley, alongside regeneration activity in and around Bradford itself.

5.42 Figure 5.2 - below shows the average new build achieved values £ psm across the District. This shows the highest values around Ilkley and Bingley??with medium value areas across the rural moorland areas.

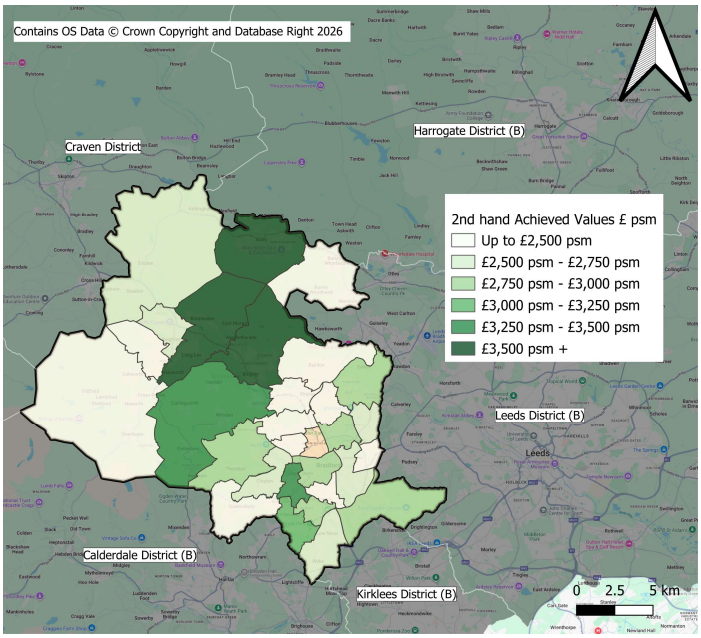
Figure 5.2 - New Build Achieved Value – Houses – (Average £ psm)



Source: AspinallVerdi, 2026

5.44 Figure 5.3 below illustrates the average achieved values for second-hand property on a per sqm basis across Bradford for houses.

Figure 5.3 - Second Hand Houses - Achieved Value (Average £ psm)



Source: AspinallVerdi, 2026

5.45 In order to derive our Housing Market Zones, we have had regard to:

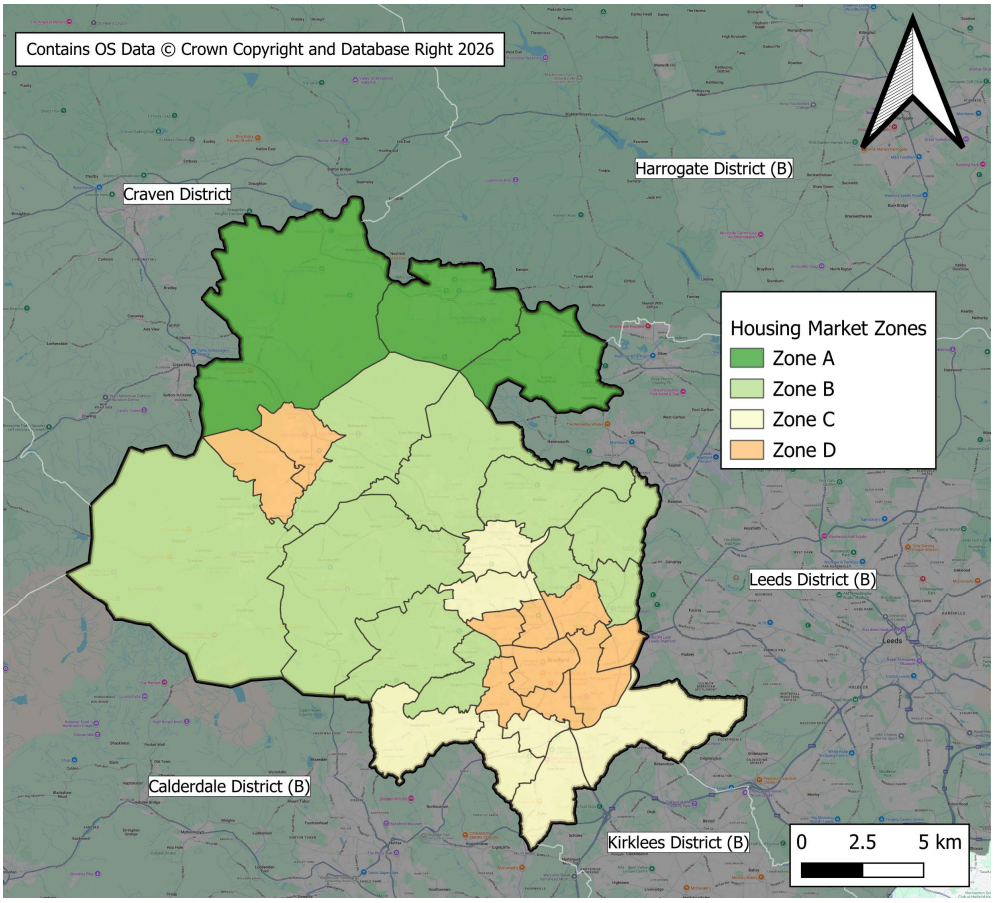
- The existing evidence base and in particular maps contained in previous market research (see section 3 above);
- Current new-build achieved values;
- Second-hand achieved values; and
- The Index of Multiple Deprivation.

5.46 Figure 5.4 shows the areas we have identified. These are based on average £ psm values, combining both new build and second-hand data. This results in a good proxy of our analysis of the data above.

5.47 We set out our value zones in this map. These zones form the basis of our Typologies Matrix with which we have modelled different site typologies (e.g., greenfield and brownfields) together with current policy requirements.

5.48 The value zones are broad appraisal areas based on the evidence reviewed, rather than fixed ceilings on achievable values. Particular schemes may establish stronger values through location, design, amenity and scale.

Figure 5.4 - Bradford Value Zones Map



Source: AspinallVerdi, 2026

Residential Value Assumptions

5.49 The residential market paper (see Appendix 4) provides the background to the market housing value assumptions shown in the table below.

5.50 Our value assumptions have had regard to both new-build achieved values and asking prices. The achieved values provide a benchmark for the assumptions whilst the asking prices allow us to 'sense check' our assumptions. We are mindful that they are often aspirational and therefore the asking prices aren't always achieved.

5.51 For the purposes of our area wide viability assessment, we have applied the following values and floor areas within our financial appraisals. Table 5.5 summarises our assumptions for Market Values within the value zones.

Table 5.5 - Market Value Assumptions (£)

Dwelling Type	Floor Areas(sqm)	Zone A	Zone B	Zone C	Zone D
2 bed House	75	£320,000	£250,000	£230,000	£205,000
3 bed House	90	£475,000	£300,000	£280,000	£240,000
3-bed (Garage)	90	£500,000	£325,000	£305,000	£285,000
4-bed (Garage)	130	£580,000	£395,000	£375,000	£325,000
5-bed (Garage)	160	£700,000	-	-	-
1 Bed Flat	55	-	-	-	£100,000
2 Bed Flat	55	-	-	-	£120,000

Source: AspinallVerdi, 250122 Bradford Residential Market Research_v0.1

5.52 Our value assumptions for Sheltered Housing and extra care are set out below.

Table 5.6 - AspinallVerdi Retirement Living / Sheltered Housing Assumptions

No. of Beds	Unit Size (sqm)	Unit Price (£)	Price (£ psm)
1-bed	50	£250,000	£5,000
2-bed	75	£337,500	£4,500

Source: AspinallVerdi, 260924 Bradford Resi Market Report v3

Table 5.7 - AspinallVerdi Extra Care Housing Assumptions

No. of Beds	Unit Size (sqm)	Unit Price (£)	Price (£ psm)
1-Bed	60	£310,000	£5,166
2-Bed	80	£420,000	£5,250

Source: AspinallVerdi, 260924 Bradford Resi Market Report v3

Transfer Values

5.53 For the purposes of our appraisals, we have assumed the following Transfer Values for affordable housing, which have been sourced from consultation with local Registered Providers.

Table 5.8 - Affordable Housing Transfer Values

Affordable Rent (% of MV)	Social Rent (% of MV)	Intermediate (% of MV)
60%	45%	85%

Source: AspinallVerdi, 2026

Residential Cost Assumptions

5.54 The development costs adopted within our appraisals are evidenced (where necessary) and set out below.

Initial Payments

5.55 The table below sets out our initial development cost assumptions. These are generally payments in respect of site feasibility and planning prior to start-on-site.

Table 5.9 - Initial Payments Cost Assumptions

Item	Baseline Assumption
Statutory Planning Fees	Based on national formula.
Planning Application Professional Fees and Reports	Allowance for typology, generally 3 times statutory planning fees.

S106 / CIL Cost Assumptions

5.56 The table below sets out our cost assumptions in respect of S106 and CIL. These are also set out explicitly for each Typology on the Typologies Matrix (Appendix 3).

Table 5.10 - S106 / CIL Cost Assumptions

Item	Baseline Assumption
S106	**The £12,000** per dwelling is a single overall S106 allowance, not a separate sum for each policy. It updates the previous £8,000 working allowance with regard to inflation and benchmarking, following discussion with the Council.
CIL	September 2026 indexed residential rates are: • £139.90 psm in CIL Zone 1, • £69.95 psm in Zone 2, • £27.98 psm in Zone 3 and • £0 psm in Zone 4.

Construction Cost Assumptions

5.57 The table below sets out our construction cost assumptions for residential typologies.

Table 5.11 - Construction Cost Assumptions

Item	Baseline Assumption	Comments
Site Clearance, Demolition & Remediation	**£123,550** per hectare	Brownfield site clearance / remediation allowance.
Biodiversity Net Gain	**£287** per home Brownfield typologies **£1,011** per home Greenfield typologies	DEFRA Biodiversity net gain and local nature recovery strategies Impact Assessment (15/10/2019) (Reference No: RPC-4277(1)-DEFRA-EA).
Estate Housing	**£1,379** psm Lower Quartile **£1,559** psm Median	Lower – Median BCIS, Estate Housing (Generally) We have used median BCIS cost in our baseline assumptions. For larger sites of over 50 units, we have adopted the lower quartile.
Flats	**£1,602** psm Lower Quartile **£1,834** psm Median	Lower – Median BCIS, Estate Housing (Generally) We have used median BCIS cost in our baseline assumptions. For larger sites of over 50 units, we have adopted the lower quartile.
Garages	**£500** psm	Applied to all garage space
Contingency	Greenfield **3%** Brownfield **5%**	Greenfield / Brownfield.
External Works	Small Schemes (under 50 units) - **10%** Larger Schemes (50 units and above) - **12.5%**	Inc. SUDs / drainage; estate roads etc.
Category M4(2) (Mkt. Housing)	**£521** per unit	All Units (less those included below, to avoid double counting) Equality and Human Rights Commission & Habinteg, A toolkit for

		local authorities in England: Planning for accessible homes.
Category M4(3) (Mkt. Housing)	CAT M4(3)A - **£10,307** per unit	Cat M4(3)A - 5% of all market housing units.
EV Charging	n/a	We have not included an additional cost for EV Charging points as this is now a baseline Building Regulations requirement and considered to be encapsulated within BCIS Costs.
FHS	**£4,350** per unit	From the MHCLG Future Homes and Buildings Standards: impact assessments (March 2026)
Building Safety Levy	**£8.73** psm for brownfield land **£17.45** psm for greenfield land	From Ministry of Housing, Communities and Local Government Building Safety Levy Guidance. Levy rate for Bradford.
Urban Greening Factor	**£100** psm of roof space	Calculation method established in London Borough of Richmond upon Thames: Local Plan Viability Assessment, April 2023.

5.58 The above costs are considered to be 'worst-case' scenario. Many of the assumptions are cumulatively negative and there is scope for some flexibility and pragmatism to the application of the policies in the Plan.

Other Cost Assumptions

5.59 The table below sets out the remaining fees and marketing cost assumptions for residential typologies.

Table 5.12 - Other Cost Assumptions

Item	Baseline Assumption	Comments
Professional Fees	**6.5%**	of construction cost. Adjusted to reflect size of development
OMS Marketing	**3%**	for sales discounts and incentives
Sales Agent	**1%**	% of OMS GDV
Sales Legal	**0.25%**	% of OMS GDV

AH Legal	**£750** per unit	Capped at £10,000 lump sum
Empty Property Costs	**£1,500** pa for Council Tax (allowance) **£3,000** pa for Service Charge (allowance) for 50% of the sales period (to represent a linear sales rate).	Older Persons housing only
Debit Interest	**7%**	Applies to 100% of cashflow to include Finance Fees etc.

Profit Assumptions

5.60 We have adopted a baseline profit of 20% on the Gross Development Value of the open market sale housing (OMS) - with a sensitivity analysis which shows the impact of profit between 15-20%. This is consistent with the PPG (May 2019) which refers to profit of 15-20%[47] being '*considered a suitable return to developers in order to establish the viability of plan policies*.'

5.61 Our baseline assumption is at the top-end of the range and we have included sensitivities down to 15% profit within the appraisals. However, we consider this to be a generous margin and allows for 'buffer' in addition to the contingency allowance (5% included).

5.62 For the affordable tenure types, we have used 6% profit on value (where applicable). This is considered to be an industry accepted standard and the PPG states a lower percentage than 15-20% is more appropriate for affordable housing as it carries less risk when there is a guaranteed, known end value[48].

5.63 This gives a blended rate still within the 15-20% PPG range.

5.64 It is important to note that it is good practice for policy obligations not to be set right up to the margins of viability. However, in certain circumstances developers will agree lower profit margins in order to secure planning permission and generate turnover. The sensitivity analyses within the appendices show the 'balance' (i.e., RLV – BLV) for developer's profit from 20% on private housing down to 15%. This clearly shows the significant impact of profit on viability (especially for larger schemes).

Residential Land Value Assumptions

5.65 The Land Market paper (see Appendix 2) sets out our approach and analysis of available evidence. Within this section we outline the key assumptions around residential land values. Our benchmark land value (BLV) assumptions are set out below. Land value is one of the key variables (together with profit) which determines the viability and deliverability or otherwise of a scheme.

[47] Paragraph: 018 Reference ID: 10-018-201 90509, Revision date: 09 05 2019
[48] Paragraph: 018 Reference ID: 10-018-20190509, Revision date: 09 05 2019

5.66 Within the revised NPPF (from 2019) government policy has changed to ensure that planning policies are tested and viable at a Plan level; the developer has planning certainty to agree the land price with the landowner; and the scheme is delivered on a policy compliant basis.

5.67 For greenfield typologies we adopt a bottom-up approach based on the net value per acre / hectare for agricultural land (existing use value (EUV)). This EUV is 'grossed up' to reflect a net developable to gross site area ratio.

5.68 For greenfield residential sites, the assumed existing use values range from £6,000 to £10,000 per acre gross (£14,826 to £24,710 per hectare gross). Landowner premiums have been applied as multipliers to the EUV, ranging from 10.0 to 31.5 times the gross EUV, reflecting the location, value area and scale of development. This results in gross BLVs ranging from £60,000 to £315,000 per acre (£148,260 to £778,365 per hectare). After allowing for the assumed net-to-gross ratios, the equivalent net BLVs range from £80,000 to £350,000 per acre net (£197,680 to £864,850 per hectare net).

5.69 For brownfield residential sites, the assumed EUVs range from £120,000 to £600,000 per acre gross (£296,520 to £1,482,600 per hectare gross), depending on the value area and existing use. A landowner premium of between 8.3% and 15.0% has been applied above the EUV, resulting in gross BLVs ranging from £130,000 to £650,000 per acre (£321,230 to £1,606,150 per hectare). As a 100% net-to-gross ratio has been assumed for these typologies, the net BLVs are unchanged. These BLVs are adopted solely for Local Plan-making purposes and should be read alongside the wider report and its caveats; any BLV used in a site-specific viability appraisal should be fully evidenced having regard to the EUV of the particular site, in accordance with the PPG.

5.70 For the residential typologies on brownfield land, the benchmark land value is based on comparable evidence of sales for brownfield land. Note that EUVs for brownfield sites are sensitive to the particular use (i.e. the EUV could be lower if the site is not in an existing lawful use for industrial / commercial) and any legacy costs of contamination, site remediation and demolition.

5.71 These are the benchmark values that we have assumed for the purpose of our hypothetical viability appraisals, and they act as the benchmark to test the RLV's of schemes to determine whether sites would come forward for development. Please see the BLV Caveats section (at the end of chapter 4) with respect to site-specific negotiations and premiums.

Table 5.13 - Benchmark Land Value Assumptions

Scheme Typology	Site Type	Location	EUV -		Uplift Multiplier (gross)	BLV -					Uplift Multiplier (net) (for info.)
			£ per acre gross	£ per ha gross	x [X] x [Y]%	£ per acre gross	£ per ha gross	Net: Gross (%)	£ per acre net	£ per ha net	x [X] x [Y]%
Residential Small Schemes (small < 50 units)	Greenfield	High	£10,000	£24,710	31.5	£315,000	£778,365	90%	£350,000	£864,850	35.0
Residential Large Schemes (large > 50 units)	Greenfield	High	£9,000	£22,239	26.7	£240,000	£593,040	75%	£320,000	£790,720	35.6
Residential Small Schemes (small < 50 units)	Greenfield	Upper Medium	£10,000	£24,710	23.4	£234,000	£578,214	90%	£260,000	£642,460	26.0
Residential Large Schemes (large > 50 units)	Greenfield	Upper Medium	£8,000	£19,768	21.1	£168,750	£416,981	75%	£225,000	£555,975	28.1
Residential Small Schemes (smal < 50 units)	Greenfield	Lower Medium	£10,000	£24,710	14.9	£148,500	£366,944	90%	£165,000	£407,715	16.5
Residential Large Schemes (large > 50 units)	Greenfield	Lower Medium	£7,000	£17,297	15.5	£108,750	£268,721	75%	£145,000	£358,295	20.7
Residential Small Schemes (small < 50 units)	Greenfield	Low	£10,000	£24,710	10.8	£108,000	£266,868	90%	£120,000	£296,520	12.0
Residential Large Schemes (large > 50 units)	Greenfield	Low	£6,000	£14,826	10.0	£60,000	£148,260	75%	£80,000	£197,680	13.3
Residential	Brownfield	High	£300,000	£741,300	13.3%	£340,000	£840,140	100%	£340,000	£840,140	13.3%
Residential	Brownfield	Upper Medium	£200,000	£494,200	15.0%	£230,000	£568,330	100%	£230,000	£568,330	15.0%
Residential	Brownfield	Lower Medium	£150,000	£370,650	13.3%	£170,000	£420,070	100%	£170,000	£420,070	13.3%
Residential	Brownfield	Low	£120,000	£296,520	8.3%	£130,000	£321,230	100%	£130,000	£321,230	8.3%
Residential	Brownfield	City Core	£600,000	£1,482,600	8.3%	£650,000	£1,606,150	100%	£650,000	£1,606,150	8.3%
These BLVs are for CIL/Local Plan making purposes only. This should be read in conjunction with our main Viability Report and the caveats therein. No responsibility is accepted to any party in respect of the whole or any part of its contents.											
The land value for site specific viability appraisals should be thoroughly evidenced having regard to the existing use value of the particular site (as is best practice in the PPG).											

Source: AspinallVerdi, 260218 Bradford Land Value Database_v0.2

5.72 The BLVs in the above table represent substantial sums – per acre and in absolute terms within our appraisals.

5.73 Part of the planning process is to access 'land value capture' for the provision of infrastructure, affordable housing and other policy objectives e.g. climate change. It may be that landowners do have to accept lower land values in order to deliver the required objectives (in the absence of other funding opportunities). It is recognised that landowners do need to achieve a premium to sell their land for development (particularly in the context of high value brownfield land in the town centre), but it must also be recognised that there are a range of motivations for selling – including forced sellers when a bank forecloses and/or where redundant sites become liabilities. This does enable some opportunities for land to be acquired at below the above headline BLVs.

6 Viability Results

6.1 In this section we draw together the results from the viability modelling.

Residential Viability Results:

6.2 This section sets out the viability results of our financial appraisals for the residential typologies.

6.3 Our viability assessments have been through an iterative process with CBMDC, to inform our recommendations about the scope to align the affordable housing in the context of the emerging CBMDC Local Plan policies and infrastructure requirements across the District.

6.4 As described above in section 4, the appraisals are fully policy compliant where all the policy costs are 'layered-on'. They also include generous allowances for land value and profit. In this respect they could be considered to be '*worst-case scenarios'.*

6.5 We set out the results in the order of the Typologies Matrix. The residential appraisals are appended in full at Appendix 6. These include a summary table at the end of each batch of appraisals.

6.6 Particular attention should be paid to the sensitivity tables across all typologies. These are shown at the bottom of each appraisal at Appendix 6. We have provided sensitivity analysis for:

- Table 1 – CIL v Affordable Housing %
- Table 2 – Site Specific S106 v Affordable Housing %
- Table 3 – Profit v Affordable Housing %
- Table 4 – BLV v Affordable Housing %
- Table 5 – Density v Affordable Housing %
- Table 6 – Build Cost v Affordable Housing %
- Table 7 – Market Values v Affordable Housing %
- Table 8 – Grant v Affordable Housing %

6.7 We set out below the results of viability appraisal scenarios. These are appraised in batches. The results tables should be read in conjunction with the Typologies Matrix (Appendix 3). It is important to note that the sensitivity tables are 2-way sensitivities based on various parameters and affordable housing. Further multi-layered scenario testing could be undertaken to show the impact of multiple 'pragmatic' changes such as reduced land value and profit.

6.8 Our sensitivity analysis shows the impact of reducing or increasing affordable housing policy on the various appraisals.

6.9 Representative applicable CIL rates are tested. To avoid duplication, lower applicable rates are not tested where viability has already been demonstrated, and higher applicable rates are not tested where the lowest applicable rate fails. The conclusions apply only to the CIL charges tested.

Greenfield Typologies

6.10 The following tables summarise the viability results of the greenfield typologies in CBMDC (Typologies A1-A4 in Zone A, B1-B4 in Zone B, C1-C4 in Zone C and D1-D2 in Zone D). The tables indicate viability using a RAG rating system as indicated below.

Table 6.1 - Viability RAG rating

Viable	if RLV > BLV
Marginal	if RLV < BLV, but RLV is positive
Not Viable	if RLV is negative

Source: AspinallVerdi, 2026

Table 6.2 – Zone A, CIL Zone 1 Greenfield Typology Summary

Appraisal Ref:	**A1 - Z1**	**A2 - Z1**	**A3 - Z1**	**A4 - Z1**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	10	50	200	450
Location / Value Zone:	Zone A	Zone A	Zone A	Zone A
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
Notes/Comments:	Small Greenfield	Small Greenfield	Medium Greenfield	Large Greenfield
Total GDV (£)	3,749,700	18,748,500	74,994,000	168,736,500
Policy Assumptions	-	-	-	-
AH Target %	40%	40%	40%	40%
Max CIL (£ psm)	139.90	139.90	139.90	139.90
Max CIL (£ per unit)	8,654	8,654	8,654	8,654
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	20,654	20,654	20,654	20,654
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	20,654	20,654	20,654	20,654
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	16.33%	16.33%	16.33%	16.33%
Developers Profit (% on costs)	26.62%	28.87%	29.25%	29.31%
Developers Profit Total (£)	612,432	3,062,160	12,248,640	27,559,440
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	1,039,943	1,247,805	1,279,465	1,283,731
RLV (£/ha (net))	2,569,698	3,083,327	3,161,557	3,172,099
RLV (% of GDV)	19.58%	23.49%	24.09%	24.17%
RLV Total (£)	734,199	4,404,753	18,066,039	40,784,125
BLV (£/acre (net))	350,000	350,000	350,000	350,000
BLV (£/ha (net))	864,850	864,850	864,850	864,850
BLV Total (£)	247,100	1,235,500	4,942,000	11,119,500
Surplus/Deficit (£/acre) [RLV-BLV]	689,943	897,805	929,465	933,731
Surplus/Deficit (£/ha)	1,704,848	2,218,477	2,296,707	2,307,249
Surplus/Deficit Total (£)	487,099	3,169,253	13,124,039	29,664,625
RAG	**viable**	**viable**	**viable**	**viable**

Source: 260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Table 6.3 – Zone B, CIL Zone 2 Greenfield Typology Summary

Appraisal Ref:	**B1 - Z2**	**B2 - Z2**	**B3 - Z2**	**B4 - Z2**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	10	50	100	400
Location / Value Zone:	Zone B	Zone B	Zone B	Zone B
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
Notes/Comments:	Small Greenfield, CIL Zone 2	Medium Greenfield, CIL Zone 2	Large Greenfield, CIL Zone 3	Large Greenfield, CIL Zone 3
Total GDV (£)	2,741,250	13,706,250	27,412,500	109,650,000
Policy Assumptions	-	-	-	-
AH Target %	25%	25%	25%	25%
Max CIL (£ psm)	69.95	69.95	69.95	69.95
Max CIL (£ per unit)	5,409	5,409	5,409	5,409
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	17,409	17,409	17,409	17,409
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	17,409	17,409	17,409	17,409
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.83%	17.83%	17.83%	17.83%
Developers Profit (% on costs)	21.26%	23.14%	23.42%	23.57%
Developers Profit Total (£)	488,663	2,443,313	4,886,625	19,546,500
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	(64,279)	175,308	204,754	219,610
RLV (£/ha (net))	(158,833)	433,186	505,947	542,656
RLV (% of GDV)	-1.66%	4.51%	5.27%	5.66%
RLV Total (£)	(45,381)	618,837	1,445,563	6,201,786
BLV (£/acre (net))	260,000	225,000	225,000	225,000
BLV (£/ha (net))	642,460	555,975	555,975	555,975
BLV Total (£)	183,560	794,250	1,588,500	6,354,000
Surplus/Deficit (£/acre) [RLV-BLV]	(324,279)	(49,692)	(20,246)	(5,390)
Surplus/Deficit (£/ha)	(801,293)	(122,789)	(50,028)	(13,319)
Surplus/Deficit Total (£)	(228,941)	(175,413)	(142,937)	(152,214)
RAG	Not Viable	Marginal	Marginal	Marginal

Source: 260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Table 6.4 - Zone B, CIL Zone 3 Greenfield Typology Summary

Appraisal Ref:	**B1 - Z2**	**B2 - Z2**	**B3 - Z2**	**B4 - Z2**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	10	50	100	400
Location / Value Zone:	Zone B	Zone B	Zone B	Zone B
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
Notes/Comments:	Small Greenfield, CIL Zone 2	Medium Greenfield, CIL Zone 2	Large Greenfield, CIL Zone 3	Large Greenfield, CIL Zone 3
Total GDV (£)	2,741,250	13,706,250	27,412,500	109,650,000
Policy Assumptions	-	-	-	-
AH Target %	25%	25%	25%	25%
Max CIL (£ psm)	27.98	27.98	27.98	27.98
Max CIL (£ per unit)	2,164	2,164	2,164	2,164
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	14,164	14,164	14,164	14,164
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	14,164	14,164	14,164	14,164
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.83%	17.83%	17.83%	17.83%
Developers Profit (% on costs)	21.58%	23.59%	23.79%	23.94%
Developers Profit Total (£)	488,663	2,443,313	4,886,625	19,546,500
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	(16,857)	225,282	245,203	259,617
RLV (£/ha (net))	(41,653)	556,672	605,898	641,514
RLV (% of GDV)	-0.43%	5.80%	6.32%	6.69%
RLV Total (£)	(11,901)	795,245	1,731,137	7,331,586
BLV (£/acre (net))	260,000	225,000	225,000	225,000
BLV (£/ha (net))	642,460	555,975	555,975	555,975
BLV Total (£)	183,560	794,250	1,588,500	6,354,000
Surplus/Deficit (£/acre) [RLV-BLV]	(276,857)	282	20,203	34,617
Surplus/Deficit (£/ha)	(684,113)	697	49,923	85,539
Surplus/Deficit Total (£)	(195,461)	995	142,637	977,586
RAG	Not Viable	Viable	Viable	Viable

Source: 260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Table 6.5 - Zone C, CIL Zone 3 Greenfield Typology Summary

Appraisal Ref:	**C1 - Z3**	**C2 - Z3**	**C3 - Z3**	**C4 - Z3**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	10	50	300	1000
Location / Value Zone:	Zone C	Zone C	Zone C	Zone C
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
Notes/Comments:	Small Greenfield, CIL Zone 3	Small Greenfield, CIL Zone 3	Small Greenfield, CIL Zone 3	Small Greenfield, CIL Zone 3
Total GDV (£)	2,744,550	13,722,750	82,336,500	274,455,000
Policy Assumptions	-	-	-	-
AH Target %	15%	15%	15%	15%
Max CIL (£ psm)	27.98	27.98	27.98	27.98
Max CIL (£ per unit)	2,452	2,452	2,452	2,452
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	14,452	14,452	14,452	14,452
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	14,452	14,452	14,452	14,452
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	18.78%	18.78%	18.78%	18.78%
Developers Profit (% on costs)	22.30%	24.43%	24.81%	24.90%
Developers Profit Total (£)	515,426	2,577,128	15,462,765	51,542,550
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	(116,293)	149,586	186,457	195,327
RLV (£/ha (net))	(287,359)	369,626	460,736	482,654
RLV (% of GDV)	-2.99%	3.85%	4.80%	5.02%
RLV Total (£)	(82,103)	528,037	3,949,163	13,790,110
BLV (£/acre (net))	165,000	145,000	145,000	145,000
BLV (£/ha (net))	407,715	358,295	358,295	358,295
BLV Total (£)	116,490	511,850	3,071,100	10,237,000
Surplus/Deficit (£/acre) [RLV-BLV]	(281,293)	4,586	41,457	50,327
Surplus/Deficit (£/ha)	(695,074)	11,331	102,441	124,359
Surplus/Deficit Total (£)	(198,593)	16,187	878,063	3,553,110
RAG	Not Viable	Viable	Viable	Viable

Source: 260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Table 6.6 - Zone D, CIL Zone 4 Greenfield Typology Summary

Appraisal Ref:	**D1 - Z4**	**D2 - Z4**
Scheme Typology:	Houses	Houses
No Units:	10	50
Location / Value Zone:	Zone D	Zone D
Greenfield/Brownfield:	Greenfield	Greenfield
Notes/Comments:	Small Greenfield, CIL Zone 4	Medium Greenfield, CIL Zone 4
Total GDV (£)	2,455,200	12,276,000
Policy Assumptions	-	-
AH Target %	10%	10%
Max CIL (£ psm)	-	-
Max CIL (£ per unit)	-	-
Site Specific S106 (£ per unit)	12,000	12,000
Sub-total CIL+S106 (£ per unit)	12,000	12,000
Site Infrastructure (£ per unit)	-	-
Sub-total CIL+S106+Infra. (£ per unit)	12,000	12,000
Profit KPI's	-	-
Developers Profit (% on OMS)	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%
Developers Profit (% blended)	19.20%	19.20%
Developers Profit (% on costs)	20.51%	22.37%
Developers Profit Total (£)	471,447	2,357,235
Land Value KPI's	-	-
RLV (£/acre (net))	(446,129)	(175,199)
RLV (£/ha (net))	(1,102,384)	(432,916)
RLV (% of GDV)	-12.83%	-5.04%
RLV Total (£)	(314,967)	(618,451)
BLV (£/acre (net))	120,000	80,000
BLV (£/ha (net))	296,520	197,680
BLV Total (£)	84,720	282,400
Surplus/Deficit (£/acre) [RLV-BLV]	(566,129)	(255,199)
Surplus/Deficit (£/ha)	(1,398,904)	(630,596)
Surplus/Deficit Total (£)	(399,687)	(900,851)
RAG	Not Viable	Not Viable

Source: 260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Zone A (Greenfield, CIL Zone 1)

6.11 Table 6.2 – Zone A, CIL Zone 1 Greenfield Typology Summary shows the appraisal results for the Zone A greenfield residential typologies (A1–A4), comprising schemes of 10, 50, 200 and 450 dwellings. The baseline appraisals assume 40% affordable housing, S106 contributions of £12,000 per dwelling and CIL at £139.90 psm, together with the other policy requirements and appraisal assumptions set out in this report.

6.12 All four typologies are viable, generating Residual Land Values (RLVs) ranging from approximately £1.04 million per net acre for the 10-dwelling scheme to £1.28 million per net acre for the 450-dwelling scheme. These exceed the adopted Benchmark Land Value (BLV) of £350,000 per net acre, providing surpluses of approximately £690,000–£934,000 per net acre. The results demonstrate substantial headroom above the benchmark across the range of scheme sizes tested.

6.13 Although Value Zone A includes areas within CIL charging zones 1–3, all four typologies have been tested using the highest applicable rate, being CIL Zone 1. As each typology is viable at this rate, separate appraisals applying the lower rates in CIL zones 2 and 3 are not necessary to establish viability. All other assumptions remaining equal, these lower charges would increase the surpluses identified.

6.14 The results therefore indicate that greenfield residential development within Zone A can support 40% affordable housing alongside the cumulative policy requirements and infrastructure contributions included in the appraisals.

Zone B (Greenfield, CIL Zone 2)

6.15 Table 6.3 – Zone B, CIL Zone 2 Greenfield Typology Summary shows the appraisal results for the Zone B greenfield residential typologies (B1–B4), comprising schemes of 10, 50, 100 and 400 dwellings. The baseline appraisals assume 25% affordable housing, S106 contributions of £12,000 per dwelling and CIL at £69.95 psm, together with the other policy requirements and appraisal assumptions set out in this report.

6.16 The results indicate that the 50, 100 and 400-dwelling typologies are marginal, generating positive Residual Land Values (RLVs) of approximately £175,000, £205,000 and £220,000 per net acre respectively. These fall below the adopted Benchmark Land Value (BLV) of £225,000 per net acre, resulting in deficits of approximately £50,000, £20,000 and £5,000 per net acre. Viability improves with scheme size, with the 400-dwelling typology approaching the benchmark.

6.17 The 10-dwelling typology is not viable, generating a negative RLV of approximately −£64,000 per net acre. Against its adopted BLV of £260,000 per net acre, this results in a deficit of approximately £324,000 per net acre, indicating more significant viability challenges for smaller greenfield schemes under the baseline assumptions. This is largely due to the median BCIS construction costs assumed for smaller typologies.

6.18 Value Zone B incorporates CIL charging zones 2–4. These appraisals apply the highest applicable rate, being CIL Zone 2. Lower CIL charges in zones 3 and 4 would improve viability, all other assumptions remaining equal. Given the marginal results for the larger typologies, further testing at the lower CIL rate is relevant to establish whether these schemes can support the baseline affordable housing requirement, as considered below.

6.19 Overall, the results indicate that greenfield development within Zone B is sensitive to scheme size and the applicable CIL charge. At the CIL Zone 2 rate, none of the typologies exceeds the adopted BLV, although the larger schemes approach a viable position. We have therefore re-tested these appraisals based on CIL Zone 3 – see below.

Zone B (Greenfield, CIL Zone 3)

6.20 Given the predominantly marginal results at the CIL Zone 2 rate, we have tested an alternative baseline for the Zone B greenfield typologies using the lower CIL Zone 3 rate of £27.98 psm. Table 6.4 - Zone B, CIL Zone 3 Greenfield Typology Summary shows these results, retaining 25% affordable housing, S106 contributions of £12,000 per dwelling and the other baseline appraisal assumptions.

6.21 The lower CIL rate improves viability, with the 50, 100 and 400-dwelling typologies now generating Residual Land Values (RLVs) above the adopted Benchmark Land Value (BLV) of £225,000 per net acre. RLVs are approximately £225,000, £245,000 and £260,000 per net acre respectively, providing surpluses of £282, £20,203 and £34,617 per net acre.

6.22 Although all three typologies are classified as viable, the 50-dwelling scheme only narrowly exceeds the benchmark and has negligible headroom. The 100 and 400-dwelling schemes demonstrate a stronger position, albeit with relatively modest surpluses.

6.23 The 10-dwelling typology remains unviable, generating a negative RLV of approximately −£17,000 per net acre and a deficit against its BLV of approximately £277,000 per net acre. The lower CIL rate therefore improves its position but is insufficient to achieve viability under the baseline (median BCIS) assumptions.

6.24 Overall, the results demonstrate that the lower CIL Zone 3 rate enables the medium and larger greenfield typologies in Value Zone B to support 25% affordable housing alongside the other modelled contributions. Within CIL Zone 4, the zero-rated charge would further improve these results, all other assumptions remaining equal.

Zone C (Greenfield, CIL Zone 3)

6.25 Table 6.5 - Zone C, CIL Zone 3 Greenfield Typology Summary shows the appraisal results for the Zone C greenfield residential typologies (C1–C4), comprising schemes of 10, 50, 300 and 1,000 dwellings. The baseline appraisals assume 15% affordable housing, S106 contributions of £12,000 per dwelling and CIL at £27.98 psm, together with the other policy requirements and appraisal assumptions set out in this report.

6.26 Most of Zone C is in CIL Zone 3 and we have included this CIL rate as the starting point for testing Zone C. These appraisals also reflect the lower affordable housing target and Benchmark Land Values (BLVs) adopted for this value zone.

6.27 The results indicate that the 50, 300 and 1,000-dwelling typologies are viable, generating Residual Land Values (RLVs) of approximately £150,000, £186,000 and £195,000 per net acre respectively. These exceed the adopted BLV of £145,000 per net acre, providing surpluses of approximately £5,000, £41,000 and £50,000 per net acre. The 50-dwelling scheme has limited headroom, while the larger typologies demonstrate a stronger viability position.

6.28 The 10-dwelling typology remains unviable, generating a negative RLV of approximately −£116,000 per net acre. Against its adopted BLV of £165,000 per net acre, this results in a deficit of approximately £281,000 per net acre. This is driven by the median BCIS costs assumed.

6.29 Overall, the results indicate that medium and larger greenfield schemes in Zone C can support 15% affordable housing alongside the other modelled contributions at the CIL Zone 3 rate. Smaller schemes remain challenging, and the limited surplus for the 50-dwelling typology indicates sensitivity to changes in costs and values. These findings relate to the CIL rate tested and do not establish viability in any parts of Zone C subject to a higher charge.

Zone D (Greenfield, CIL Zone 4)

6.30 Table 6.6 - Zone D, CIL Zone 4 Greenfield Typology Summary shows the appraisal results for the Zone D greenfield residential typologies (D1–D2), comprising schemes of 10 and 50 dwellings. The baseline appraisals assume 10% affordable housing, S106 contributions of £12,000 per dwelling and the zero-rated CIL Zone 4 charge, together with the other policy requirements and appraisal assumptions set out in this report.

6.31 Both typologies are unviable, generating negative Residual Land Values (RLVs) of approximately −£446,000 per net acre for the 10-dwelling scheme and −£175,000 per net acre for the 50-dwelling scheme. Against the respective Benchmark Land Values (BLVs) of £120,000 and £80,000 per net acre, these result in deficits of approximately £566,000 and £255,000 per net acre.

6.32 Although the 50-dwelling typology performs better than the smaller scheme, both demonstrate significant viability challenges under the baseline assumptions. The negative RLVs indicate that development values are insufficient to cover the modelled development costs and developer's return, even before allowing for a positive land value.

6.33 Both typologies remain unviable at the lowest CIL rate of £0 psm. Separate testing at higher CIL rates is therefore unnecessary to establish their baseline viability position, as any additional charge would further reduce RLVs and increase the deficits, all other assumptions remaining equal.

6.34 Overall, the results indicate that the Zone D greenfield typologies cannot support the cumulative requirements modelled, including 10% affordable housing, even without a CIL charge.

Brownfield Typologies

6.35 The following tables summarise the viability results of the brownfield typologies in CBMDC (Typologies A5-A6 in Zone A, B5-B6 in Zone B, C5-C6 in Zone C and D3-D7 in Zone D).

Table 6.7 - Zone A, CIL Zone 1 Brownfield Typology Summary

Appraisal Ref:	**A5**	**A6**
Scheme Typology:	Houses	Houses
No Units:	7	40
Location / Value Zone:	Zone A	Zone A
Greenfield/Brownfield:	Brownfield	Brownfield
Notes/Comments:	Small Brownfield, CIL Z1	Medium Brownfield, CIL Z1
Total GDV (£)	3,228,750	14,998,800
Policy Assumptions	-	-
AH Target %	0%	40%
Max CIL (£ psm)	139.90	139.90
Max CIL (£ per unit)	14,424	8,654
Site Specific S106 (£ per unit)	12,000	12,000
Sub-total CIL+S106 (£ per unit)	26,424	20,654
Site Infrastructure (£ per unit)	-	-
Sub-total CIL+S106+Infra. (£ per unit)	26,424	20,654
Profit KPI's	-	-
Developers Profit (% on OMS)	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%
Developers Profit (% blended)	20.00%	16.33%
Developers Profit (% on costs)	35.35%	26.04%
Developers Profit Total (£)	645,750	2,449,728
Land Value KPI's	-	-
RLV (£/acre (net))	1,344,556	966,096
RLV (£/ha (net))	3,322,397	2,387,223
RLV (% of GDV)	20.58%	18.19%
RLV Total (£)	664,479	2,728,254
BLV (£/acre (net))	340,000	340,000
BLV (£/ha (net))	840,140	840,140
BLV Total (£)	168,028	960,160
Surplus/Deficit (£/acre) [RLV-BLV]	1,004,556	626,096
Surplus/Deficit (£/ha)	2,482,257	1,547,083
Surplus/Deficit Total (£)	496,451	1,768,094
RAG	**viable**	**viable**

Source: 260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Table 6.8 - Zone B, CIL Zone 2 Brownfield Typology Summary

Appraisal Ref:	**B5 - Z2**	**B6 - Z2**
Scheme Typology:	Houses	Houses
No Units:	10	175
Location / Value Zone:	Zone B	Zone B
Greenfield/Brownfield:	Brownfield	Brownfield
Notes/Comments:	Small Brownfield, CIL Z2	Small Brownfield, CIL Z2
Total GDV (£)	2,789,250	48,811,875
Policy Assumptions	-	-
AH Target %	25%	25%
Max CIL (£ psm)	69.95	69.95
Max CIL (£ per unit)	5,409	5,409
Site Specific S106 (£ per unit)	12,000	12,000
Sub-total CIL+S106 (£ per unit)	17,409	17,409
Site Infrastructure (£ per unit)	-	-
Sub-total CIL+S106+Infra. (£ per unit)	17,409	17,409
Profit KPI's	-	-
Developers Profit (% on OMS)	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%
Developers Profit (% blended)	17.85%	17.85%
Developers Profit (% on costs)	21.25%	23.34%
Developers Profit Total (£)	497,843	8,712,244
Land Value KPI's	-	-
RLV (£/acre (net))	(104,175)	278,288
RLV (£/ha (net))	(257,417)	687,650
RLV (% of GDV)	-1.85%	4.93%
RLV Total (£)	(51,483)	2,406,776
BLV (£/acre (net))	230,000	230,000
BLV (£/ha (net))	568,330	568,330
BLV Total (£)	113,666	1,989,155
Surplus/Deficit (£/acre) [RLV-BLV]	(334,175)	48,288
Surplus/Deficit (£/ha)	(825,747)	119,320
Surplus/Deficit Total (£)	(165,149)	417,621
RAG	Not Viable	Viable

Source: 260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1

Table 6.9 - Zone C, CIL Zone 3 Brownfield Typology Summary

Appraisal Ref:	**C5 - Z3**	**C6 - Z3**	**C7 - Z3**
Scheme Typology:	Houses	Houses	Houses
No Units:	10	50	100
Location / Value Zone:	Zone C	Zone C	Zone C
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield
Notes/Comments:	Small Brownfield, CIL Z3	Medium Brownfield, CIL Z3	Large Brownfield, CIL Z3
Total GDV (£)	2,744,550	13,722,750	27,445,500
Policy Assumptions	-	-	-
AH Target %	15%	15%	15%
Max CIL (£ psm)	27.98	27.98	27.98
Max CIL (£ per unit)	2,452	2,452	2,452
Site Specific S106 (£ per unit)	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	14,452	14,452	14,452
Site Infrastructure (£ per unit)	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	14,452	14,452	14,452
Profit KPI's	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	18.78%	18.78%	18.78%
Developers Profit (% on costs)	21.84%	23.87%	24.12%
Developers Profit Total (£)	515,426	2,577,128	5,154,255
Land Value KPI's	-	-	-
RLV (£/acre (net))	(265,013)	126,993	163,832
RLV (£/ha (net))	(654,847)	313,800	404,828
RLV (% of GDV)	-4.77%	2.29%	2.95%
RLV Total (£)	(130,969)	313,800	809,655
BLV (£/acre (net))	170,000	170,000	170,000
BLV (£/ha (net))	420,070	420,070	420,070
BLV Total (£)	84,014	420,070	840,140
Surplus/Deficit (£/acre) [RLV-BLV]	(435,013)	(43,007)	(6,168)
Surplus/Deficit (£/ha)	(1,074,917)	(106,270)	(15,242)
Surplus/Deficit Total (£)	(214,983)	(106,270)	(30,485)
RAG	Not Viable	Marginal	Marginal

Source: 260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Table 6.10 - Zone D, CIL Zone 4 Brownfield Typology Summary

Appraisal Ref:	**D3 - Z4**	**D4 - Z4**	**D5 - Z4**	**D5 - Z4**	**D5 - Z4**
Scheme Typology:	Houses	Houses	Houses	Flats 150 dph	Flats, 300 dph
No Units:	20	75	150	100	500
Location / Value Zone:	Zone C	Zone C	Zone C	Zone C	Zone C
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield	Brownfield	Brownfield
Notes/Comments:	Small Brownfield, CIL Z4	Small Brownfield, CIL Z4	Small Brownfield, CIL Z4	Small Brownfield, CIL Z4	Small Brownfield, CIL Z4
Total GDV (£)	4,910,400	18,414,000	36,828,000	10,368,000	51,840,000
Policy Assumptions	-	-	-	-	-
AH Target %	10%	10%	10%	10%	10%
Max CIL (£ psm)	-	-	-	-	-
Max CIL (£ per unit)	-	-	-	-	-
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	12,000	12,000	12,000	12,000	12,000
Site Infrastructure (£ per unit)	-	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	12,000	12,000	12,000	12,000	12,000
Profit KPI's	-	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	19.20%	19.20%	19.20%	19.13%	19.13%
Developers Profit (% on costs)	20.12%	22.08%	22.16%	11.31%	11.35%
Developers Profit Total (£)	942,894	3,535,853	7,071,705	1,982,880	9,914,400
Land Value KPI's	-	-	-	-	-
RLV (£/acre (net))	(726,572)	(306,091)	(290,810)	(5,556,362)	(11,037,382)
RLV (£/ha (net))	(1,795,360)	(756,351)	(718,591)	(13,729,770)	(27,273,370)
RLV (% of GDV)	-14.62%	-6.16%	-5.85%	-88.28%	-87.68%
RLV Total (£)	(718,144)	(1,134,527)	(2,155,774)	(9,153,180)	(45,455,617)
BLV (£/acre (net))	130,000	130,000	130,000	130,000	130,000
BLV (£/ha (net))	321,230	321,230	321,230	321,230	321,230
BLV Total (£)	128,492	481,845	963,690	214,153	535,383
Surplus/Deficit (£/acre) [RLV-BLV]	(856,572)	(436,091)	(420,810)	(5,686,362)	(11,167,382)
Surplus/Deficit (£/ha)	(2,116,590)	(1,077,581)	(1,039,821)	(14,051,000)	(27,594,600)
Surplus/Deficit Total (£)	(846,636)	(1,616,372)	(3,119,464)	(9,367,333)	(45,991,001)
RAG	Not Viable	Not Viable	Not Viable	Not Viable	Not Viable

Source: 260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Zone A (Brownfield, CIL Zone 1)

6.36 Table 6.7 - Zone A, CIL Zone 1 Brownfield Typology Summary shows the results for the Zone A brownfield typologies (A5–A6), comprising 7 and 40 dwellings. The appraisals assume 0% and 40% affordable housing respectively, S106 contributions of £12,000 per dwelling and CIL at £139.90 psm, alongside the other baseline requirements.

6.37 Both typologies are viable, generating RLVs of approximately £1.34 million and £966,000 per net acre respectively. These exceed the adopted BLV of £340,000 per net acre, providing substantial surpluses of approximately £1 million and £626,000 per net acre. The 40-dwelling scheme therefore remains comfortably viable with 40% affordable housing.

6.38 Although Value Zone A overlaps CIL charging zones 1–3, both typologies are viable at the highest applicable rate in Zone 1. Separate testing at the lower rates is therefore unnecessary, as these would further improve viability, all other assumptions remaining equal.

Zone B (Brownfield, CIL Zone 2)

6.39 Table 6.8 - Zone B, CIL Zone 2 Brownfield Typology Summary shows the results for the Zone B brownfield typologies (B5–B6), comprising 10 and 175 dwellings. Both assume 25% affordable housing, S106 contributions of £12,000 per dwelling and CIL at £69.95 psm, alongside the other baseline requirements.

6.40 The 10-dwelling typology is unviable, generating a negative RLV of approximately −£104,000 per net acre and a deficit of £334,000 per net acre against the adopted BLV of £230,000 per net acre. The 175-dwelling scheme is viable, generating an RLV of approximately £278,000 per net acre and a surplus of £48,000 per net acre.

6.41 The larger scheme performs more strongly than the Zone B greenfield typologies tested at the same CIL rate. The brownfield appraisals benefit from a lower Building Safety Levy (BSL) rate and lower Biodiversity Net Gain (BNG) cost allowances, although the results also reflect differences in other typology assumptions.

6.42 Value Zone B overlaps CIL charging zones 2–4. The larger typology is viable at the highest applicable rate in Zone 2 and would therefore remain viable at the lower rates, all other assumptions remaining equal. The smaller typology continues to demonstrate viability challenges under the baseline assumptions.

Zone C (Brownfield, CIL Zone 3)

6.43 Table 6.9 - Zone C, CIL Zone 3 Brownfield Typology Summary shows the results for the Zone C brownfield typologies (C5–C7), comprising 10, 50 and 100 dwellings. All assume 15% affordable housing, S106 contributions of £12,000 per dwelling and CIL at £27.98 psm, alongside the other baseline requirements.

6.44 The 50 and 100-dwelling typologies are marginal, generating positive RLVs of approximately £127,000 and £164,000 per net acre respectively. These fall below the adopted BLV of £170,000 per net acre, resulting in deficits of approximately £43,000 and £6,000 per net acre. The 100-dwelling scheme therefore approaches a viable position.

6.45 The 10-dwelling typology is unviable, generating a negative RLV of approximately −£265,000 per net acre and a deficit against the benchmark of £435,000 per net acre.

6.46 Overall, none of the typologies exceeds the adopted BLV at the CIL Zone 3 rate, although viability improves with scheme size. Despite the lower BSL and BNG allowances applied to brownfield development, the results indicate limited capacity to support the cumulative requirements modelled. A lower CIL charge would improve the position, particularly for the 100-dwelling scheme, which is close to the benchmark.

Zone D (Brownfield, CIL Zone 4)

6.47 Table 6.10 - Zone D, CIL Zone 4 Brownfield Typology Summary shows the results for the Zone D brownfield typologies, comprising schemes of 20, 75, 150, 100 and 500 dwellings. All assume 10% affordable housing, S106 contributions of £12,000 per dwelling and zero CIL, alongside the other baseline requirements.

6.48 All five typologies are unviable. The 20, 75 and 150-dwelling housing typologies generate negative RLVs of approximately −£727,000, −£306,000 and −£291,000 per net acre respectively. Against the adopted BLV of £130,000 per net acre, these result in deficits of approximately £857,000, £436,000 and £421,000 per net acre.

6.49 The 100 and 500-dwelling high density flatted typologies demonstrate substantially greater viability challenges, generating total negative RLVs of approximately −£9.15 million and −£45.46 million respectively. Development values are therefore insufficient to cover the modelled costs and developer's return, even before allowing for a positive land value.

6.50 As all typologies are unviable with no CIL charge, testing at higher rates is unnecessary to establish their baseline viability position. The results indicate significant challenges for brownfield development in Zone D under the assumptions adopted.

6.51 The scale of the deficits, particularly for higher-density flatted development, indicates that some city centre schemes are likely to require public sector funding or other intervention to support delivery. However, these results should be considered in the context of Bradford's substantial regeneration programme and the potential for coordinated investment to improve development conditions over the Plan period. The baseline appraisals provide a point-in-time assessment and should not be interpreted as demonstrating that the current viability constraints will persist throughout that period.

6.52 Bradford City Village provides a local example of how public investment and delivery partnerships can help overcome these constraints. Led by Bradford Council and the English Cities Fund, the scheme proposes up to 1,000 homes alongside new public spaces and commercial uses. It benefits from £30 million of Government funding through Homes England and £13.2 million of in-principle funding from the West Yorkshire Combined Authority, including support for demolition and enabling works. Incommunities has also been appointed as the funding and delivery partner for the first phase of 97 affordable homes. This illustrates how funding, site preparation and partnership working can support housing delivery in circumstances that differ from the assumptions within the generic typology appraisals. Also, whilst significant public-sector investment is currently required to enable the viability and delivery of this scheme, this project aims to establish and prove a new market in Bradford. It will act as a catalyst and encourage a step change in both how the housing market is perceived and the values which can be realised.

6.53 The wider regeneration opportunity is considerable. Southern Gateway extends across approximately 126 hectares south of the city centre, with the ambition to accommodate around 5,000 new homes alongside employment, commercial and community uses. Its regeneration strategy is closely linked to proposals for a new city centre railway station and improved connections through Northern Powerhouse Rail and the proposed Bradford–Leeds mass transit route. If delivered, these investments could improve access to employment, broaden the market for city centre housing and strengthen developer and investor confidence. Their effects will depend on the timing and delivery of the underlying infrastructure and development programmes.

6.54 From a viability perspective, regeneration can therefore operate through two complementary mechanisms: addressing upfront costs through funding, land assembly and enabling infrastructure; and improving achievable sales values and rental income through better connectivity, amenities and the quality of the residential environment. Successful early phases can establish new market evidence and reduce uncertainty for subsequent development. The sensitivity analysis is particularly relevant in this context, illustrating how changes in values, costs and funding could affect the baseline results. It should nevertheless be treated as an indication of the conditions required for viability, rather than a forecast of future value growth.

6.55 The baseline findings should therefore be considered alongside the potential for targeted funding, phased delivery and market improvement as regeneration progresses. They identify the scale of the challenge and the possible need for intervention, rather than precluding delivery of strategically important city centre schemes. No grant has been included in these typology appraisals, and neither funding nor regeneration-led value growth can be assumed for every site. Delivery will depend on scheme-specific circumstances, infrastructure requirements, funding availability and the extent to which any remaining viability gap can be addressed. Monitoring achieved values and delivery outcomes will be important in assessing how these conditions change over the Plan period. In this context, the recommended general 10% affordable housing target for Zone D reflects the Plan's housing aspirations and the potential for regeneration to support delivery over time, rather than demonstrated viability in the baseline testing.

Green Belt

6.56 Analysis to inform Green Belt recommendations is based on our interpretation of the the sensitivity tables produced for the Greenfield typologies above. No separate Green Belt appraisals or changes to the baseline BLVs have been made.

6.57 This analysis indicates that 50% in Zone A, 40% in Zone B and 30% in Zone C could be viably supported in the context of Green Belt land. A lower BLV is the expected adjustment for Green Belt development where the higher affordable housing requirement is reflected in a reduced landowner premium, subject to retaining a sufficient incentive above existing use value. At these percentages of affordable housing, the models all demonstrate a reasonable incentive to release land, although they do not meet the defined BLVs.

6.58 It is also notable that the recommended Green Belt targets align with a circa 15 percentage point uplift to the general affordable housing recommendations of 40%, 25%, 15% and 10% in Zones A–D respectively, with Zone A capped at 50%. This mirrors the interim Golden Rules uplift approach in paragraph 157 of the NPPF.

6.59 As set out in Section 2, however, plan-making under paragraphs 67–68 requires at least 50% unless viability testing in a Greenbelt context, unless testing demonstrates that this would make development unviable. In that way, an including a 15% uplift does not itself replace the need to test the viability. However, the sensitivity tables demonstrate that basing the policy on the 15% uplift is justified in the Bradford context. Although 50% is achievable in Zone A, the lower recommendations in Zones B and C reflect their more constrained viability and the affordable housing capacity indicated by the lower-BLV sensitivities. The modelling also shows that the viability situation in these areas actually aligns with viable delivery of the 15%.

6.60 In Zone D, the sensitivity analysis does not demonstrate viability even at reduced BLVs. The recommended 25% Green Belt target therefore applies the national policy uplift approach (NPPF paragraph 157) to the general 10% recommendation; it is a policy-led recommendation rather than a finding that 25% is viable. The regeneration context and Plan aspirations support retaining an affordable housing ambition, but do not remove this evidence limitation. The Council should recognise this distinction when taking the policy forward, alongside the national plan-making requirements and the restriction on site-specific viability negotiations where the Golden Rules apply.

6.61 The viability assessment however needs to be set within the context as noted above that no separate Green Belt appraisals or changes to the baseline BLVs have been made in the study. The values in the typology assessment while recognising Greenfield and Brownfield, are not necessary attuned in the specific value zones to the difference between values within a settlement boundary (non Green Belt) and those associated with land outside a settlement boundary (Green Belt). In some locations in lower value zones with wards consisting of both urban and rural environments it is reasonable to expect that values may differ significantly depending on the classification of the site in terms of its Green Belt status. This may be the case for example with land outside the urban edge of Keighley and the Regional City.

Older Persons Typologies

6.62 The following tables summarise the viability results of the Older Persons Housing Typologies (Typologies AI, AK, AM and AO).

Table 6.11 - Older Persons Housing Typology Summary

Appraisal Ref:	**AI**	**AK**	**AM**	**AO**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	125	125	100	100
Location / Value Zone:	All Zones	All Zones	All Zones	All Zones
Greenfield/Brownfield:	Greenfield	Brownfield	Greenfield	Brownfield
Notes/Comments:	Older Persons Housing	Older Persons Housing	Older Persons Housing - Extra Care	Older Persons Housing - Extra Care
Total GDV (£)	34,200,000	34,200,000	33,984,000	33,984,000
Policy Assumptions	-	-	-	-
AH Target %	10%	10%	10%	10%
Max CIL (£ psm)	-	-	-	-
Max CIL (£ per unit)	-	-	-	-
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	12,000	12,000	12,000	12,000
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	12,000	12,000	12,000	12,000
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	19.13%	19.13%	19.13%	19.13%
Developers Profit (% on costs)	25.96%	25.20%	28.24%	27.43%
Developers Profit Total (£)	6,540,750	6,540,750	6,499,440	6,499,440
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	242,355	168,575	548,652	465,460
RLV (£/ha (net))	598,860	416,549	1,355,720	1,150,151
RLV (% of GDV)	6.25%	4.35%	11.40%	9.67%
RLV Total (£)	2,138,784	1,487,675	3,873,484	3,286,146
BLV (£/acre (net))	350,000	350,000	350,000	350,000
BLV (£/ha (net))	864,850	864,850	864,850	864,850
BLV Total (£)	3,088,750	3,088,750	2,471,000	2,471,000
Surplus/Deficit (£/acre) [RLV-BLV]	(107,645)	(181,425)	198,652	115,460
Surplus/Deficit (£/ha)	(265,990)	(448,301)	490,870	285,301
Surplus/Deficit Total (£)	(949,966)	(1,601,075)	1,402,484	815,146
RAG	Marginal	Marginal	Viable	Viable

Source: 260916 Bradford Older Persons Housing Appraisals v0.1

Older Persons' Housing

6.63 The standard older persons' housing typologies comprise 125 dwellings on greenfield and brownfield land. Both assume 10% affordable housing, S106 contributions of £12,000 per dwelling and no CIL charge, alongside the other baseline requirements.

6.64 Both typologies are marginal, generating positive RLVs of approximately £242,000 per net acre on greenfield land and £169,000 per net acre on brownfield land. Against the adopted BLV of £350,000 per net acre, these result in deficits of approximately £108,000 and £181,000 per net acre respectively.

6.65 These results are assessed against the higher BLV adopted for testing this form of accommodation. Although neither typology achieves this benchmark, both generate a positive land value, and a lower, appropriately evidenced BLV would improve the viability position. The BLV sensitivity analysis is therefore particularly relevant when interpreting these results.

Older Persons' Housing – Extra Care

6.66 The extra care typologies comprise 100 dwellings on greenfield and brownfield land, with the same assumptions of 10% affordable housing, S106 contributions of £12,000 per dwelling and no CIL charge.

6.67 Both typologies are viable, generating RLVs of approximately £549,000 per net acre on greenfield land and £465,000 per net acre on brownfield land. These exceed the adopted BLV of £350,000 per net acre, providing surpluses of approximately £199,000 and £115,000 per net acre respectively.

6.68 The results indicate that the extra care typologies can support the cumulative requirements modelled, while achieving the higher land value benchmark. The brownfield scheme provides less headroom but remains viable under the baseline assumptions.

7 Strategic Sites Assessment

7.1 This section sets out the viability and delivery assessment that we have undertaken with respect to the emerging strategic site, Land north of Westgate Hill Street.

7.2 Given the Government's requirement that Local Plans should set out the contributions expected from development, and that policies should not undermine the deliverability of the Local Plan (NPPF Paras 57 and 34) it is very important that the Council can demonstrate that the Local Plan as a whole will be deliverable. This requires the Council to have an understanding of specific strategic site viabilities.

7.3 We set out below a summary of assumptions we have ascertained in regard to the strategic site, Land north of Westgate Hill Street.

7.4 The following sections set out our viability appraisal findings and comments on the site with respect of strengths/opportunities and weaknesses/constraints.

Strategic Site Viability Assumptions

7.5 The strategic site falls within Zone C which is tested with a baseline of 15% affordable housing without any specific Green Belt value assessment.

7.6 We have also undertaken a second, pragmatic appraisal applying the higher Zone B sales values, reflecting the site's strategic scale and potential to establish a new neighbourhood with its own market identity. This tests the scope for a premium over prevailing local values as development progresses and placemaking benefits are realised.The site falls into the Zone 4 in the CIL charging schedule which is zero rated £0 psm.

7.7 Assumptions for the Strategic Site are in line with the general typology appraisals as detailed within section 5 apart from the following:

- Strategic infrastructure at £49,850 per dwelling provided by the site promoter including professional fees.
- S106 at £3,173 per unit provide by the site promoter.
- Net to gross area at 60%.

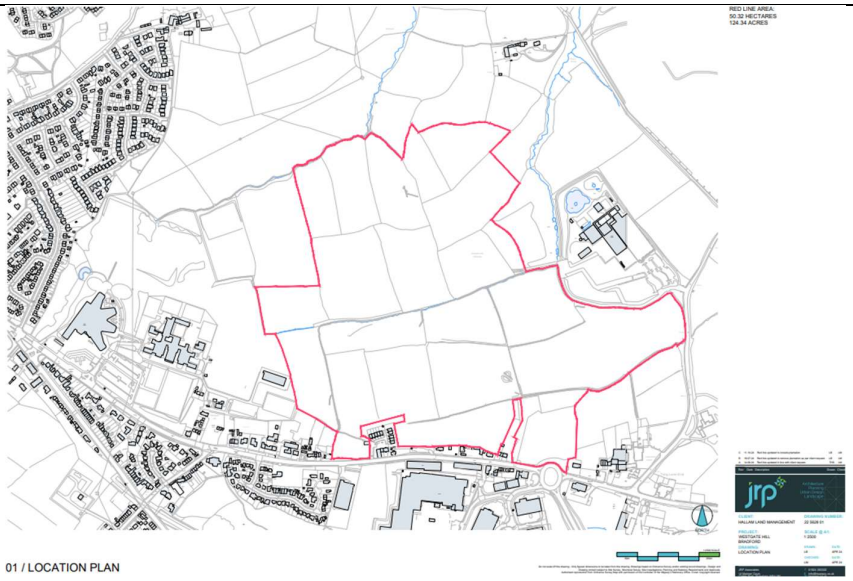
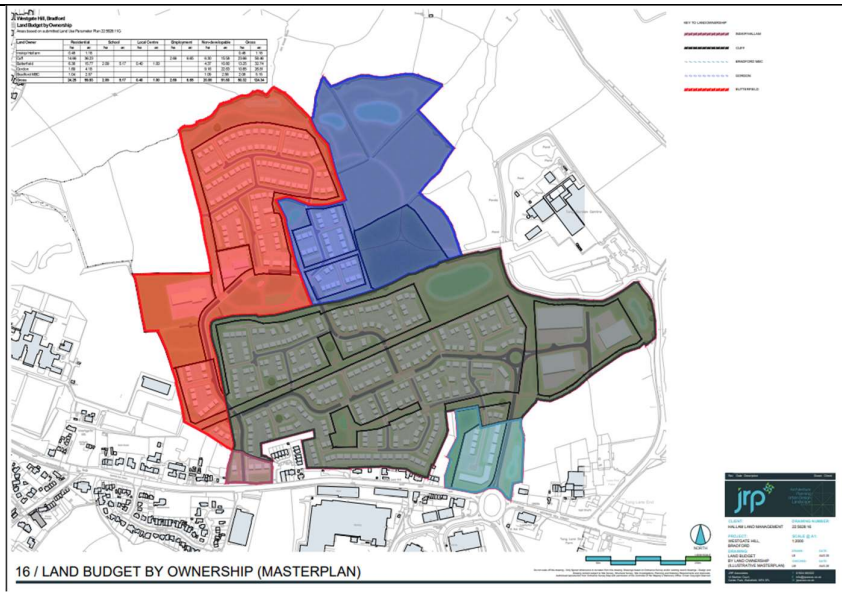
Deliverability Analysis:

7.8 We set out below our notes and comments in respect of strengths / opportunities and weaknesses / constraints for the site. The comments below are limited to viability and deliverability aspects, however they also take account of the role of the site in delivery of the Bradford Local plan.

7.9 The site has been given a RAG rating, with Green indicating it is viable and deliverable, Amber indicating the site has marginal viability and deliverability and Red meaning it is neither financially viable nor deliverable.

7.10 We set out for each of the site's our comments in respect of strengths / opportunities and weaknesses / constraints.

Land north of Westgate Hill Street

Site Plan	
Masterplan	
Strengths / Opportunities	• Active promotion by Hallam Land, with an outline application for up to 1,000 dwellings validated in January 2025 (24/04889/MAO), demonstrates progress towards delivery. The proforma identifies an illustrative masterplan and land budget. • The promoter confirms that all landowners are willing, relevant land agreements are in place and no ransom strips constrain

	delivery. A shared commitment to collaboration and equalisation provides a basis for coordinated development. A concluded agreement on equalisation, infrastructure funding and land release will be needed to translate that commitment into coordinated delivery. • The proposed employment floorspace, primary school land and neighbourhood centre offer the opportunity to support a mixed-use community alongside a substantial contribution to housing supply. A coherent village-style neighbourhood with new facilities and a distinct identity may also achieve stronger values than surrounding existing housing. Any premium requires comparable evidence and must be considered alongside the cost and timing of delivering those amenities. • The baseline tests the minimum 15% affordable housing requirement identified for this area, using the standard policy tenure mix. A greater share of affordable home ownership could increase receipts relative to rented products, but has not been tested and would require consideration against housing need. The zero-rated CIL position limits the cumulative contribution burden, subject to the site-specific infrastructure and S106 requirements. • The site could be sold to a single housebuilder with multiple outlets or in parcels to several housebuilders, providing flexibility in the delivery strategy and potential for concurrent housing delivery.
Weaknesses / Constraints	• Early expenditure on archaeological investigation and mitigation, cut-and-fill earthworks, utility diversions and securing electrical capacity creates upfront funding and cashflow pressures before housing receipts are generated. • Brookbanks' (acting for Hallam) infrastructure estimates are described as indicative, subject to review and excluding contingencies. The detailed cost schedule and any supporting valuation should be obtained to identify the works included, expenditure already incurred, remaining liabilities, contingency and phasing. Planning and promotion costs may be recoverable through land agreements; these must be reconciled with professional fees and land payments to avoid double counting. • The site has several landowners. Although collaboration and equalisation are supported in principle, the proforma does not demonstrate a concluded agreement covering cost sharing, land release and delivery responsibilities. This is a delivery dependency to resolve before implementation: without an effective agreement, fragmented land release or unequal infrastructure burdens could delay or prevent coordinated development. • No housebuilder is identified and the intended disposal strategy remains unconfirmed. Detailed phasing is deferred to the first reserved matters application; build-out rates and infrastructure triggers therefore require further substantiation. The delivery programme should allow for marketing, purchaser due diligence

	and agreement of infrastructure responsibilities. Any later purchaser appraisal will need to reflect the policy and infrastructure requirements rather than assume that acquisition terms justify reducing them. • Land agreement prices and any guaranteed minimum payments have not been disclosed. The stated minimum premium of ten times existing use value requires clarification and testing against the residual land value after policy and infrastructure costs. • The proforma reports a live outline application rather than a permission. Detailed housing mix, infrastructure obligations and delivery arrangements remain to be resolved; the promoter's view on viability at 15% affordable housing remains subject to appraisal testing.
Appraisal Results	• The baseline appraisal tests 1,000 dwellings with 15% affordable housing, no CIL charge, S106 contributions of £3,173 per dwelling and strategic infrastructure costs of £49,850 per dwelling. Combined infrastructure and S106 costs total approximately £53 million. This comprises £49.850 million of strategic infrastructure and £3.173 million of S106, totalling £53.023 million. The full breakdown is shown within Appendix 8. • The appraisal generates a negative RLV of approximately −£1.94 million, equivalent to −£27,454 per net acre. Although the scheme falls only slightly below a positive residual land value, the deficit against the adopted BLV of £10.24 million is approximately £12.18 million. The baseline is therefore unviable for plan-making purposes. • The sensitivity analysis demonstrates that an 8% increase in market sales values would achieve viability while retaining 15% affordable housing, with other assumptions held constant. Alternatively, reducing the developer's return on open market housing from 20% to 15% of GDV also achieves viability. • Applying Zone B market values, the 1,000-dwelling scheme at Land north of Westgate Hill Street is viable with 15% affordable housing. The appraisal generates a residual land value of approximately £155,198 per net acre, exceeding the benchmark land value of £145,000 per net acre and producing a total surplus of approximately £720,000. This indicates that the scheme can support 15% affordable housing alongside the assumed infrastructure and S106 costs, although the relatively modest surplus leaves limited headroom for adverse changes in values or costs. • Grant funding could also be used to unlock the scheme. The sensitivities show that with grants of circa £15k per unit, the scheme would be deliverable at 15% affordable housing.

RAG Rating	RAG Rating – Amber Although the baseline appraisal is unviable, the sensitivity analysis identifies possible routes to viability while maintaining 15% affordable housing. An 8% increase in sales values achieves viability with the other assumptions held constant; this is a sensitivity threshold, not a forecast. The subsequent appraisal applying Zone B market values also demonstrates viability at 15% affordable housing, generating a surplus of approximately £720,000 above the benchmark land value. However, this provides relatively limited headroom for adverse changes in values or costs. The anticipated circa 15-year delivery period and potential to establish a new neighbourhood provide scope for market improvement, which must be considered alongside cost changes and infrastructure phasing. The site benefits from active promotion and a submitted outline planning application. The promoter has also confirmed that the landowners are willing to proceed and relevant land agreements are in place. These factors support the prospect of delivery. An Amber rating remains appropriate. While the Zone B appraisal provides a stronger indication of potential viability, delivery remains sensitive to the sales values achieved and the timing and cost of infrastructure. Strategic infrastructure assumptions and costs also require further detailed understanding and can significantly impact on overall viability outcomes. Further transparency is also required regarding land agreements, minimum payments, equalisation arrangements and the implementation strategy. The Council should establish how infrastructure costs and land receipts will be shared, when land will be released and who will fund and deliver each phase. These arrangements must be compatible with the residual land value after infrastructure and policy requirements before a more confident delivery conclusion can be reached.

8 Conclusions & Recommendations

8.1 In this section, we draw together the recommendations from the viability testing.

Residential

8.2 Our residential typology testing demonstrates that viability varies across Bradford according to value zone, site type, scheme size and the applicable CIL charge. Flexibility and pragmatism will therefore be required in applying the emerging Local Plan requirements, particularly in lower-value areas and on smaller sites. The recommendations draw on the baseline appraisals and sensitivity analysis, taking account of the wider evidence on the sites expected to come forward.

8.3 The baseline appraisals include the affordable housing targets tested for each value zone, S106 contributions of £12,000 per dwelling, the relevant CIL charge and the other development costs and policy requirements identified in this report. Where value zones overlap multiple CIL charging zones, we have taken a pragmatic approach to testing to avoid unnecessary duplication. The conclusions should therefore be read alongside the CIL assumptions applied to each group of typologies.

8.4 In Zone A, both greenfield and brownfield typologies demonstrate sufficient capacity to support 40% affordable housing on qualifying schemes, with substantial surpluses above the adopted Benchmark Land Values (BLVs). These results are achieved at the highest applicable CIL rate, providing confidence that the same affordable housing target can be supported in those parts of Zone A subject to lower charges.

8.5 In Zone B, the results support a recommendation of 25% affordable housing, although viability is sensitive to scheme size and CIL. The larger greenfield typologies are marginal at the CIL Zone 2 rate but become viable at the lower Zone 3 rate, with limited headroom in some cases. The larger brownfield typology is viable at the Zone 2 rate. These results support the recommended target while demonstrating the need for flexibility where smaller schemes or higher CIL charges constrain viability.

8.6 In Zone C, the medium and larger greenfield typologies support 15% affordable housing at the CIL Zone 3 rate. The corresponding brownfield results are more challenging, with the 50 and 100-dwelling typologies generating positive residual land values but falling below their BLVs. The larger brownfield typology approaches the benchmark. We recommend 15% affordable housing as the policy target, recognising that this is not achieved by every baseline typology and that the sensitivity analysis and site-specific circumstances will be important in its application.

8.7 For major housing development within or released from the Green Belt, we recommend affordable housing targets of 50% in Zone A, 40% in Zone B, 30% in Zone C and 25% in Zone D. The sensitivity analysis produced for Greenfield sites indicates that the Zone A, B and C targets could be supported with lower benchmark land values, reflecting the higher policy requirements and an appropriately reduced landowner premium. The targets follow a 15 percentage point uplift to the general affordable housing recommendations, capped at 50% in Zone A, consistent with the uplift approach in the national Golden Rules. In Zone D, lower BLVs do not establish viability; the 25% recommendation reflects that national policy approach rather than demonstrated viability. The distinction between the interim national uplift and the plan-making requirements is explained in the Green Belt section.

8.8 The Green Belt recommendations provide a high-level indication of potential affordable housing provision, informed by the existing typology appraisals and sensitivity analysis rather than separate testing of bespoke Green Belt typologies. They represent a cautious interpretation of the available evidence for plan-making purposes, rather than definitive measures of capacity or confirmation that each target is achievable on every site. The recommendations should therefore be considered alongside the wider evidence on the location, characteristics and anticipated delivery of Green Belt allocations, together with national policy requirements and the Plan's affordable housing objectives, when determining the appropriate policy approach.

8.9 In Zone D, the baseline greenfield and brownfield appraisals identify significant viability challenges, including where no CIL charge applies. Nevertheless, we recommend a general affordable housing target of 10%, reflecting the Plan's housing aspirations and the regeneration context outlined in this report. Investment in Bradford City Centre and Keighley, alongside targeted funding and delivery partnerships, may improve development conditions and support affordable housing delivery over the Plan period. This is a policy judgement informed by that wider context, rather than a target demonstrated as viable by the baseline appraisals. Outside the Green Belt, its application should therefore recognise scheme-specific viability and delivery circumstances, with outcomes monitored as regeneration progresses.

8.10 We acknowledge that viability is more challenging for the smaller typologies, reflecting the higher build costs applied to smaller schemes and the absence of the economies of scale available on larger developments. However, in considering an appropriate affordable housing policy, it is important to have regard to the expected pattern of development across the District. The majority of proposed housing allocations within the emerging Local Plan comprise sites of over 50 dwellings and are therefore more closely reflected by the larger typologies. Consequently, our recommendations are informed primarily by these larger schemes, whilst recognising that viability on smaller, unallocated sites may need to be considered on a site-specific basis where appropriate.

8.11 Our recommended affordable housing targets are summarised in the following table noting that the Green Belt recommendations provide a high-level indication of potential affordable housing provision rather than a definitive position. These represent a balanced interpretation of the appraisal findings and supporting evidence, rather than a conclusion that every scheme can achieve the target in all circumstances. The general greenfield and brownfield targets should be read alongside the distinct Green Belt recommendations of 50% in Zone A, 40% in Zone B, 30% in Zone C and 25% in Zone D.

Table 8.1 - Residential Viability Results Summary

Site Type	Greenfield	Brownfield	Greenbelt
Zone A	Zone A / Greenfield Recommended affordable housing target - 40%.	Zone A / Brownfield Recommended affordable housing target - 40%.	Zone A / Greenbelt Recommended affordable housing target - 50 %
Zone B	Zone B / Greenfield Recommended	Zone B / Brownfield Recommended	Zone B / Greenbelt Recommended

	affordable housing target - 25%.	affordable housing target - 25%.	affordable housing target - 40 %
Zone C	Zone C / Greenfield Recommended affordable housing target - 15%.	Zone C / Brownfield Recommended affordable housing target - 15%.	Zone C / Greenbelt Recommended affordable housing target - 30 %
Zone D	Zone D / Greenfield Recommended affordable housing target – 10%	Zone D / Brownfield Recommended affordable housing target – 10%	Zone D / Greenbelt Recommended affordable housing target - 25 %

Source: AspinallVerdi, 2026.

8.12 Brownfield viability is influenced by existing use values, demolition and remediation requirements, contingency allowances and development form. Although lower BSL and BNG allowances benefit the brownfield appraisals, these savings do not necessarily offset the other costs of redevelopment. Flatted development also incurs costs associated with communal areas, including circulation space, entrance halls and plant rooms, which do not generate saleable floorspace. These factors are particularly significant where sales values are low.

8.13 Across the Plan period, regeneration can change both the market for housing and the costs of bringing sites forward. In Bradford City Centre and Keighley, coordinated investment, improved connectivity and amenities, and the delivery of new neighbourhoods may support increased demand and encourage values beyond those reflected in current comparables. For major regeneration areas, the generic results should be supplemented by proportionate site or area-based appraisal evidence addressing infrastructure, abnormal costs, phasing, funding and delivery partners. The existing value, cost and grant sensitivities help identify the changes needed to achieve viability; they are not forecasts of regeneration-led growth. Monitoring achieved values, costs and delivery will allow the Council to revisit affordable housing requirements as evidence develops.

8.14 Site-specific circumstances may also improve viability relative to the generic typologies. For example, qualifying brownfield schemes may benefit from Vacant Building Credit or offsets for existing floorspace in calculating CIL liability. Such circumstances cannot be assumed consistently within plan-wide typology testing but may provide additional capacity on individual sites.

8.15 Particular attention should be paid to the sensitivity analysis accompanying each appraisal. This demonstrates how viability changes with affordable housing provision, S106 contributions, build costs, sales values, developer's profit, BLV and the other variables tested. The results should be considered in the round, with regard to the relationship between values, costs, developer's return and land value, rather than relying solely on the baseline RAG rating.

8.16 The typologies cannot represent every development that may come forward. The sensitivity tables help identify where the margins of viability lie and where adjustments to assumptions could enable delivery. They are therefore integral to interpreting the results and informing the recommended policy targets. The generic BLVs adopted for this assessment are for plan-making purposes and should not be treated as fixed land

value expectations in subsequent site-specific negotiations, where the relevant assumptions will require their own evidence.

Older Persons' Housing

8.17 The older persons' housing testing supports a recommendation of 10% affordable housing, delivered through on-site provision or an equivalent financial contribution, as appropriate to the scheme. The 125-dwelling retirement living / sheltered housing typologies are marginal on both greenfield and brownfield land; these assume one-bedroom homes of 50 sqm at £250,000 and two-bedroom homes of 75 sqm at £337,500. The 100-dwelling extra care typologies are viable on both land types, assuming one-bedroom homes of 60 sqm at £310,000 and two-bedroom homes of 80 sqm at £420,000. The recommendation relates to these tested forms and values, rather than all specialist accommodation or every location.

8.18 All four typologies have been assessed against the highest BLV adopted for this accommodation, at £350,000 per net acre. This provides a cautious basis for testing. The standard older persons' housing typologies generate positive residual land values, and a lower, appropriately evidenced benchmark could enable these schemes to achieve viability while retaining 10% affordable housing. The extra care typologies already exceed this higher benchmark.

8.19 The recommendation reflects consideration of the baseline results alongside the sensitivity analysis, rather than an assumption that every scheme achieves viability under the baseline inputs. The sensitivities demonstrate the influence of land value, sales values, build costs and developer's return, and should be considered when assessing the capacity of individual schemes to contribute.

8.20 We therefore recommend that the Council seeks 10% affordable housing provision or an equivalent contribution from qualifying older persons' housing developments, while retaining flexibility where site-specific evidence demonstrates that this cannot viably be achieved. This allows contributions to be secured while recognising differences in location, development form and delivery arrangements.

Viability Review Mechanisms

8.21 Given the viability constraints identified within our testing of certain typologies (e.g. brownfield and lower value zone typologies), we recommend the Council consider implementing the provision for review mechanisms where a policy compliant level of affordable housing cannot be supported on-site, as evidenced at the decision-making stage by an independent viability assessment and subsequent review.

8.22 The Viability PPG sets out the following in respect of review mechanisms and when they are considered appropriate at Paragraph 009, as shown in section 2.

8.23 The above sets out the key provision that local plans should identify the circumstances in which a review mechanism is appropriate. The August 2026 NPPF update specifies such circumstance may include:

- *a. The development proposed is materially different to any development type considered in the viability assessment that informed the development plan;*
- *b. The site characteristics are materially different to those considered in the viability assessment that informed the development plan;*

- *c. The development is demonstrably burdened by costs which were not taken into account in the viability assessment that informed the development plan; and/or*
- *d. Site or economic circumstances have changed significantly since the viability assessment that informed the development plan was prepared.*

8.24 As such, it is essential that the expectation of review mechanisms where policy compliance cannot be achieved should be set out within the emerging Local Plan.

8.25 The fundamental rationale for viability review mechanisms is to ensure local authorities have a basis upon which to secure affordable housing contributions where viability improves over the lifecycle of a development. This is particularly important at present, due to challenging wider economic conditions and inflated build costs. The provision for review mechanisms within the Local Plan would enable CBMDC to obtain optimal public benefit through economic cycles as set out in the Viability PPG extract above.

8.26 In terms of the way in which review mechanisms are sought, our previous experience has indicated that a review mechanism should generally be based on actual costs and values generated by a development. We also recommend that viability reviews are not entertained by the LPA unless the applicant is fully transparent about the land value (in accordance with PPG Viability paragraph 015). It will ultimately be for the Council to determine which types of review mechanism are sought through their Local Plan. However, the provision for early, mid and late-stage reviews (dependent on the scale and type of development), would allow for flexibility and proportionality at the decision-making stage. As such, we recommend the Council consider implementing a review mechanism policy alongside their affordable housing policy.

Best Practice

8.27 We recommend that, in accordance with best practice, the plan viability is reviewed on a regular basis to ensure it remains relevant as the property market cycle(s) change.

8.28 Furthermore, to facilitate the process of review, we recommend that the Council monitor the development appraisal parameters herein, particularly data on land values/value zones, delivery rates and grant funding within their area.

Appendix 1 – Policy Matrix

City of Bradford Metropolitan District Local Plan Viability

Bradford District Local Plan – Draft Policies, Regulation 19, 2026

This policies matrix sets out the emerging draft policies and describes how we have incorporated the cumulative impact of the policies into the viability assessment. The matrix 'sign-posts' the reader to particular cost and values evidence which reads across into the financial appraisals.

* Those policies with a Direct impact on viability include policies such as affordable housing, minimum housing standards etc. that have a quantifiable impact on viability. These have been explicitly factored into our economic viability appraisals through cost and value assumption etc.

Those policies with an Indirect impact have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted e.g. market values, benchmark land value and BICS costs etc. It is important to note that all the policies have an indirect impact on viability. The Bradford Local Plan sets the 'framework' for the property market to operate within. All the spatial policies have an indirect impact on viability through the operation of the property market (price mechanism).

Some policies are for very narrow specific circumstances of Development Management. These policies have no material impact on the value and cost assumptions for the viability Plan-making viability assessment.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy Ho1: Housing Delivery	**1. Facilitating Housing Delivery** • Promote the Brownfield Register ... to help bring forward small and medium sized sites. • Support the development of suitable windfall sites through Settlement Policies and decisions. **2. Co-ordinated Infrastructure Delivery and Innovation** • The scale and timing of development ... needs to be managed to ensure it is co-ordinated with the provision of new infrastructure ... • Maximising the use of suitable brownfield land and regeneration sites will form a key part of the housing growth strategy. • ... the council will seek to ensure approximately x% of the total housing requirement is affordable housing ... • The right infrastructure will be delivered at the right time to support housing growth ... including ... transport, health and education. • The Council will support innovation in the construction of housing ... to use Modern Methods of Construction in the delivery of new homes ... **3. Meeting Varied Needs**	Indirect	Policy HO1 has a low impact on development viability. This policy shows support for housing development and delivery through increased planning certainty, brownfield redevelopment and the release of development opportunities. However, requires viability testing to ensure policy burdens remain deliverable.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Affordable housing will be delivered across the District flexibly responding to local needs and targets, in accordance with Policy x: Affordable Housing. • The Council and partners will deliver the right range of specialist housing and accommodation to support the needs of older people and those with complex care needs, together with members of the Gypsy and Traveller communities ... **4. Direct Delivery** • The Council will directly and indirectly support housing delivery ... including: o Through the disposals and redevelopment of its own surplus land and property. o By maintaining a 5 year supply of deliverable sites.		
Policy HO2: Housing Density	**Density of Development** • …Developers will be expected to make the best and most efficient use of land ... • Unless site specific considerations indicate otherwise, all developments will be expected to achieve a	Direct	Policy HO2 has a direct impact on viability. The policy is supportive towards viability as higher densities can improve development efficiency and increase development value without necessarily increasing construction cost. However, this is only applicable to a point, because at higher densities more flats are required in the mix (which includes

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	minimum site density of **35 dwellings per hectare (net)**, unless: ○ Sites within 800m of a well-connected station achieve a minimum density of **50 dwellings per hectare (net)**. ○ Sites within 800m of a well-connected station and with a 70+ connectivity score achieve a minimum density of **75 dwellings per hectare (net)**. ○ Sites within the Regional City or a Principal Town with a connectivity score of 80+ achieve a minimum density of **150 dwellings per hectare (net)**. ○ Some areas of Bradford City Centre may be appropriate for densities of **300 dwellings per hectare and above**. • In determining planning applications at densities lower than prescribed, consideration will be taken of ... Site viability ... Local character ... Site topography ..		communal stair/lift cores and second staircases for fire safely – addition to cost) We have tested these density assumptions in the relevant typologies – see Typologies Matrix.
Policy HO3: Housing Mix	**Housing Type, Size and Tenure** • All proposals for conventional residential housing should provide a good size and mix of housing in terms of their size, tenure and type ...	Direct	Policy HO3 sets out the requirements for housing mix, unit size, tenure, accessibility, family housing, build to rent schemes. These factors can all have an impact on scheme costs and development efficiency. Requirements can have a negative effect on build

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• The most appropriate housing mix ... will be determined on a site-by-site basis having regard to: ○ Housing needs identified by the Strategic Housing Market Assessment 2026 ... in terms of size, type, tenure and accommodation with level access. ○ The site size, context and physical characteristics, including any identified constraints. ○ ... Higher proportions of flatted units are more appropriate for previously developed sites ... with good public transport access or connectivity. ○ ... increasing the provision of family sized dwellings and affordable housing. • All 2-bedroom dwellings for both market and affordable homes should provide a minimum of 4 bed spaces ... • Flatted developments will be required to give the highest priority to accommodation for families on the lower floors ... • ... Any deviations must be robustly justified where requirements are not feasible due to site characteristics or would adversely impact deliverability.		costs and could reduce net developable/sellable floorspace. The policy allows schemes to be assessed on a site-by-site basis, with site constraints and characteristics considered where compliance with policy requirements would make delivery unfeasible. We have had regard to the size of 2-bedroom dwellings in our appraisal assumptions. This policy 'seeks' to include bungalows in the mix for major development. For the purposes of our appraisals will have followed the mix from the SHMA

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	Bungalows or Level Access Dwellings • Major developments should seek to include different sized bungalows/dwellings with level access that prioritise: ○ Delivery of two-bedroom units in the short term. ○ Delivery of three-bedroom (or more) units in the long term. **Need for Larger Family Sized Housing for Black and Global Majority Groups (BGM)** • The Council will support proposals for larger family sized housing (i.e. 4 bedrooms or more) ... • Proposals for new larger dwellings and well-designed extensions will be supported where ... It does not impact viability of sites and undermine the council's ability to address local housing needs. **Build to Rent Developments** • Proposals for built to rent developments will be supported where: ○ They are located within Bradford City Centre, regeneration areas, or other locations with good access to facilities, services and public transport.		as well as market evidence of what has been delivered. This does not explicitly test bungalows. Again, this policy seeks to 'support larger family sized homes'. For the purposes of our appraisals will have followed the mix from the SHMA. The sizes of the homes in the mix is based on NDSS and the market evidence of what has been delivered. We have not been instructed to test BTR or Co-Living schemes as part of our scope, and further to this there is limited evidence of any BTR residential new build schemes currently on the market.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	○ Homes are held under a built to rent covenant for at least 15 years with a clawback mechanism. ○ Long term tenancies of three years or more are available. ○ There is unified ownership and management of units. ○ Affordable housing contributions are provided in line with Policy X. **Co-Living Developments** • Proposals for large scale co-living developments will be supported where: ○ They deliver at least 50 non-self-contained units. ○ Robust evidence demonstrates an identified local need. ○ They are located within or on the edge of Bradford City Centre ... ○ They are not located on sites allocated or approved for self-contained housing unless robust evidence demonstrates unviability. Co-living developments must:		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Provide 4sqm of communal internal space per resident ... • Provide private living space of no less than 18sqm and no more than 27sqm, or 28-37sqm for accessible units. • Provide 1sqm of outdoor communal amenity space per resident. • Provide an active ground floor frontage ...		
Policy HO4 – Affordable housing	**Affordable Housing Targets** • Affordable housing contributions will be required on all major residential developments of 10 or more gross dwellings including mixed use schemes and changes of use. • Proposals within the relevant housing value zone, should provide affordable housing at the target levels based on habitable rooms or floorspace as specified below:	Direct	Policy HO4 has a direct impact on viability as affordable housing requirements reduce the proportion of market housing within a scheme and therefore directly affect development value and residual land value. We note the policy is based on either habitable rooms or floorspace. This is more complex than based on number of units. However, our generic typologies are based on percentages of floor area across the various unit types (so is the same as on a floor area basis). The affordable housing targets in the draft policy are provisional. The viability study will inform the recommended requirements by assessing the combined effect of Local Plan policies, market

Policy Ref.	Policy Requirements				Impact on Viability *	Implications for Local Plan Viability Assessment
	Housing value zone	**Brownfield Target**	**Greenfield Target**	**Green Belt/Grey Belt Target**		values and development costs on the viability and deliverability of sites across the District.
	Zone 1: Wharfedale	35%	40%	50%?		
	Zone 2: Towns, suburbs and villages	20%	25%	50%?		
	Zone 3: Outer Bradford and Keighley	10%	10%	50%?		
	Zone 4: Inner Bradford and Keighley	10%	10%	50%?		
	Zone 5: City Centre	10%	N/A	N/A		
	• Applicants will be required to demonstrate their proposal is delivering the maximum level of genuinely affordable housing on site ... without a public subsidy.					

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Proposal for Large Scale Purpose Built Shared living units (.i.e. defined as above 50 units) will be required to meet the above affordable housing zonal targets by making a cash in lieu contribution ... • The Council ... will reduce the affordable contributions due by a proportional amount of the equivalent to the existing gross floor space ... This credit will not apply to abandoned buildings and sites released from the Green Belt. **Tenure Mix** • Major residential developments will be required to provide a tenure mix of: ○ 70% affordable housing for rent (with a split of 50:20 between social rented and low cost rented products); and ○ 30% Intermediate housing (.i.e. affordable home ownership products). • The Council will prioritise the delivery of social rented housing over other affordable housing products ... • Built to rent developments must provide low-cost affordable rented housing at discounted market rate ...		The tenure mix is incorporated into our typology appraisals – see Typologies Matrix We have not been instructed to complete an assessment of BTR.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• The Councils preference is for the provision of social rented tenure on site ... unless it is demonstrated unviable. **Rural Exception Sites** • ... planning permission for residential development ... will only be supported in exceptional circumstances where: o The scheme meets a proven local need for affordable housing that cannot be accommodated in any other way. o The scheme delivers 100% affordable housing units, unless robust evidence is provided to demonstrate exceptional circumstances that justify the inclusion of some market housing to make the scheme viable. o There are arrangements in place ... to ensure that the affordable housing remains affordable 'in perpetuity' ... **Viability Assessments** • ... where affordable housing targets cannot be achieved, the applicant must provide robust, up to date and verifiable evidence to demonstrate that:		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	○ There are development costs which would render the scheme unviable. ○ The proposal will provide the maximum level of affordable housing. • The cost of any independent review must be covered by the applicant. • Review mechanisms will be included within s106 agreements ... to enable the re-assessment of the schemes viability after permission has been granted ... and maximise affordable housing delivery. • Developers are expected to make reasonable effort to explore the availability of grant funding ... **Offsite Contributions** • ... all affordable housing provision should be delivered onsite. • Offsite provision or payment in lieu will only be considered acceptable in exceptional circumstances, if robust evidence is provided to demonstrate that ... It is not practical or feasible to provide affordable housing on-site due to site development constraints ... **Delivering Mixed and Inclusive Communities** • All new affordable housing should be provided onsite ...		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• The design of the units should be 'tenure neutral' ... and distributed throughout the site. • Any affordable housing provided should remain at an affordable price in perpetuity for eligible households ...		
Policy HO5: Self Build & Custom-Building Housing	**Self-Build and Custom Build Housing** • ... maintain a register ... to make an assessment of the need for Self Build and Custom Build Service plots within the Bradford District. • Planning Applications for housing development which include ... Self Build and Custom Build dwellings or the provision of Serviced Plots ... will be supported where they conform with other relevant Local Plan policies. • ... investigate opportunities for Self-Build and Custom Build Housing on Council owned land ... • Self Build and Custom Build Housing developments are exempt from the Councils Community Infrastructure Levy (CIL) ... where they comply with the requirements of CIL ...		No additional cost, given plots can be sold at full value and any plots not sold after 12 months will revert to developer. We have not appraised any self-build schemes explicitly. All our residential typologies are on the basis that land can be acquired and developed into a new unit (including appropriate allowance for profit). Where self-building involves plot sales and/or part completed units (e.g. foundations, or 'wind and watertight') the working assumption is that the developers' profit is commensurate with the development work undertaken and therefore there is sufficient development surplus to incentivise the self-builder to complete the unit.
HO6 Supported	**Supported and Specialist Accommodation**	Direct	This policy sets out the additional specialist accommodation requirements. This has a direct

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
and Specialist Accommodation	• During the Plan period (2026-43) ... support the delivery of: ○ A minimum of 5,627 specialised older person accommodation units. ○ A minimum of 1,814 extra care units or bed spaces. ○ A minimum of 479 residential bed spaces. ○ 2871 units of dementia friendly, designed accommodation ... **Specialist Older Persons Accommodation (C3 Use Class)** • Include provisions for affordable housing ... in compliance with Policy XX. • Appropriate wheelchair accessibility is provided ... based on the need to optimise output, viability, site size and other constraints. • 100% of all habitable rooms and multi-purpose space used by visiting healthcare or other professionals are wheelchair accessible. **Older Person Care Homes (C2 Use)** • ... adequate access, parking and servicing access arrangements ... with a safe drop off within 50m of the main entrance.		impact on viability as these forms of accommodation (older persons housing) has increased build cost through the additional build and fit out costs required to meet accessibility needs e.g. staff/nurses stations and communal lounges etc. We have appraised C2 older persons housing as part of our typologies.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	Loss of Supported and Specialist Accommodation • ... will resist the loss of supported and specialist accommodation, unless proposals demonstrate ... Adequate replacement accommodation ... or ... The accommodation is no longer needed ... • The current use/alternative use for supported/specialised housing groups is unviable on the site and has been satisfactorily marketed without any interest.		
HO7 – Gypsy and traveller and travelling showpersons accommodation.	**Meeting Gypsy and Traveller Accommodation Needs** • ... make provision through new site allocations ... consisting of: o A minimum of 19 net additional pitches ... for the period 2026/27 to 2030/31. o A minimum of 29 net additional pitches ... for the period 2031/32 to 2042/43. • The following new sites ... are allocated: o GT4 Copgrove Road, Holme Wood (8 pitches). o GT5 Former Pit Hill Centre, Holme Lane, Holme Wood (7 pitches). o GT6 Land adjoining Sticker Lane (7 pitches).	No impact	Policy HO7 will aim to ensure that a sufficient supply of pitches are delivered to meet the needs of Gypsies, Travelers and Travelling Show people and appropriate criteria are included for allocating sites and determining planning applications. This policy regards the provision of pitches for Gypsy and Traveller and Travelling Show people across the plan period. This is a minority sector of the property market. Not at a scale to be impactful to the area-wide study / district's wider market. The supply of G&T sites and new development may impact indirectly on the property market through the price mechanism (e.g. the land cannot therefore be allocated as a

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	○ GT7 Land to the East of Danecourt Road, Holme Wood (26 pitches). ○ Priv2 Holme Wood Strategic Urban Extension (SUE) (26 pitches). • ... The allocation of land for Gypsy and Traveller pitches within the Holme Wood SUE forms part of the overall site masterplanning ... and should be provided as serviced plots. **Planning Applications for Allocated Sites and Other Sites** • Planning applications ... will be assessed against ... suitable site access ... utilities or infrastructure ... accessible to services, amenities and public transport ... landscaping and biodiversity measures ... and ... flood risk ...		residential site). We have used current values (and costs) within our appraisals.
Policy HO8: Housing Design Standards	**Residential Design Standards** **Creating a Successful Transition Zone – From Street to Front Door** • Homes with habitable rooms on the ground floor frontage should have a minimum 1m setback between the building and the back of pavement.	Direct	This policy outlines the design standards developers should adhere to. The standards will need to be considered at the early design stage (in order to minimise the cost impact); but if applied correctly should lead to better designed places / homes and add value.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Front gardens should be at least one quarter (25%) soft landscaping ... • Homes should be provided with individual or shared bin store shelters with adequate space for all bin types. **Making Good Buildings and Homes** • On major development sites over 0.5 hectare or 10 or more homes a minimum of 5% of dwellings should meet the Building Regulations requirement M4(3) 'wheelchair user dwellings' ... • The remaining 95% should be built to M4(2) accessible and adaptable standards. • On minor developments of 9 dwellings or less, all homes should be built to M4(2) accessible and adaptable standards. • ... where site-specific factors, such as flood risk, site topography or viability make a site unsuitable or unviable ... the proportion of accessible homes required by this policy will be applied flexibly. • All new market and affordable homes should seek to meet the Nationally Described Space Standard (NDSS) ...		M4 costs are shown within the Typologies Matrix at £521 per unit for M4(2) and £10,307 per unit for M4(3). This is on the basis of the policy being for M4(3) 'a' rather than 'b'. We have applied the NDSS minimum floor area standards to our appraisal typologies.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Proposals for change of use, student accommodation and houses in multiple occupation will not be subject to the NDSS ... • Single aspect homes should be minimised. **Access to Private and Semi-Private Outdoor Space** • Private open space should be directly accessible from at least all 2P+ homes ... • For houses and ground floor flats: A minimum 20m² for 2P (+ 5m² per extra 1P) ... At least 60% soft landscaping. • For flats: Provide a minimum 5m² for 2P (+ 1m² per extra 1P), with a minimum depth of 1.5m. • Where the above is not practical good quality communal outdoor space should be provided. • Major development proposals for new build flats ... should provide communal amenity space ... At least one third (33%) of the space to be soft landscaping.		
Policy HO9: Overcrowded and Empty Homes	**Existing Housing Stock** • ... work with stakeholders and use its plans, programmes and strategies to make best use of and improve the quality of the existing housing stock.	Indirect	This policy with an indirect impact through the council aiming to bring existing, vacant stock into use again. This will assist in meeting the identified housing demand within the district. This policy will also address demand through provision of additional

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... seek to address the problems of overcrowding and the number and proportion of empty homes. • Policy interventions and investment priorities will be set out within the Council's Housing Strategy, the Council's Empty Homes Action Plan, and its key area and regeneration strategies.		homes in areas where overcrowding has been identified. This will no doubt have a material impact on the housing market in those identified areas, likely to filter out into neighbouring areas.
HO10?? HOUSING OF MULTIPLE OCCUPATION	**Houses in Multiple Occupation (HMOs) and Hostels** • ... conversion ... into Housing in Multiple Occupation (HMO) and hostels ... will only be permitted where: o It would not result in the loss of family sized dwelling (three or more bedrooms), unless robust evidence is provided ... o It is located within or within a good accessible distance (800m?) of the boundary of the City Centre, Town Centres and District Centres. o It would support mixed and balanced communities and not result in the overconcentration of such uses ... o There should be no harmful impact on the amenity of occupiers of neighbouring properties and the character of the area.	Indirect	Policy HO10 is likely to have a direct impact on viability *for HMO and hostel schemes,* as it introduces specific requirements relating to location, amenity, room sizes, communal facilities, parking, cycle storage, waste management, landscaping and management arrangements. These requirements may increase conversion, refurbishment and management costs, and could reduce the number of lettable rooms where layouts need to provide larger rooms, communal space or amenity areas. However, the impact on the wider Local Plan viability assessment is expected to be limited, as the policy applies to a relatively specific part of the housing market and is primarily concerned with managing the quality, location and concentration of HMO and hostel uses rather than imposing broad requirements on general residential development. Where costs arise, these would typically be scheme-specific and

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• The accommodation should provide rooms of an adequate size ... with a satisfactory functional living spaces and layout. • It must provide satisfactory level of car and cycle parking. • It should provide an adequate level and type of ancillary facilities ... for the proposed number of occupants. • Adequate arrangements are made for the provision of amenity space for future occupiers ...		reflected through normal development costs, design assumptions and market values.
EC1: Employment Sites	**Employment Land and Strategic Employment Sites** • ... sustainable economic growth is directed towards the employment land sites ... for Class B2 (General Industrial), Class B8 (Storage and Distribution) and Class E(g). • Allocated employment sites will be protected for employment use ... • Strategic Employment Sites for large scale employment growth at Esholt (MDS2), Holme Wood (E57) and Nufarm (E157) are identified on the policies map ...	Indirect	The designation and protection of defined employment-oriented zones have indirect implications for viability testing. The implementation of this policy will impact the real estate market through the quality of the environment and the strength of the economy created. This will impact real estate values (and costs e.g. land) over time through the price mechanism. We are not testing any commercial typologies, as this is just a local plan study rather than CIL, which is already adopted.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
EC2: Employment Zone	**Employment Zones** • ... development, regeneration and protection of employment zones for class E(g), B2, and / or B8 use ... will be supported ... • In Employment Zones, development proposals should, where possible, seek to intensify, renew and modernise business uses ... • Development proposals should not result in a net loss of existing industrial floor space for Class E(g)(ii), E(g)(iii), B2 and B8 uses in all Employment Zones. • Small-scale proposals (up to 1,000 sqm of floorspace) for changes of use or redevelopment to uses outside of class E(g), B2, and / or B8 ... will be supported where they would provide complementary use(s) ... • ... change of use or redevelopment of land and buildings over 1,000 sqm of floorspace or 0.5ha ... to uses outside of classes E(g), B2, and /or B8 will only be permitted where it can be demonstrated that ... the premises / site is unlikely to come back into class E(g), B2, and / or B8 use ...	Indirect	As above.
EC3: Employment	**Employment, Skills and Education**	Direct	We note that Bradford is seeking to request S106 contributions for employment, skills development,

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Skills and Delivery	• ... seek to secure a contribution from new development to the creation of local employment opportunities ... and ... education or training. • Applicants should reach an agreement with the council about measures to achieve this, which could include provision of specific training and apprenticeships ... • ... support development which relates to the operational needs of and/or expansion of the district's higher, further and specialist education establishments.		apprenticeships etc, for new major job-creating development. Allowances for S106 are shown within the typologies matrix at £12,000 per unit in total. This includes this provision. It should be noted that it is in the interests of developer and contractors to up-skill the next generation of builders and trades.
Policy EC4: Sustainable Tourism and the Visitor Economy	Tourism and the visitor economy will be supported, while balancing the need to conserve and enhance the area's natural and built environment as well as the amenity of its communities. Proposals that relate to the following will be supported: • maintaining and improving the choice and quality of visitor accommodation ... • the provision of quality visitor attractions ... • maintaining and improving the choice and quality of business, conferencing and events facilities ... • the establishment of a more diverse evening economy.	Indirect	This policy is about enhancing the tourism economy. There is no impact on Plan viability

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	Proposals for tourism and visitor facilities should be ... appropriate in scale and function ... accessible by a choice of means of transport ... and not cause significant harm to the amenity of people living and working nearby. ... located outside (either in part of fully) of a settlement boundary must also comply with Policy NE8: Development in the Countryside and NE9: Development in the Green Belt.		
Policy TC1: Hierarchy of centres	**Centres Hierarchy and Main Town Centre Uses** • ... retail, leisure, office and other main town centre uses are encouraged in sequentially preferable locations. • Bradford City Centre should be the focus for a wide diversity of economic activity ... • Keighley, Ilkley, Bingley and Shipley Town Centres should be the focus for office, residential, convenience and comparison retail ... leisure, entertainment, arts, culture and tourism ... • The District Centres ... should be the focus for convenience retail and limited comparison retail and a range of non-retail services ... • The following 42 Local Centres ... should be the focus for appropriately sized local supermarkets and a variety of small shops of a local nature ...	Indirect	This policy is to sustain and enhance the vitality and viability of a network and hierarchy of centres in the District by ensuring that new, appropriate scale of retail, leisure and office development is encouraged in sequentially preferable locations. Vibrant centres will help to under-pin the attractiveness of the District as a place to live, work and visit. This will manifest indirectly through the price mechanism for land and property values – including residential development.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• New Local Centres will be supported in areas of significant residential growth ... or where there are deficiencies in the existing network of centres.		
Policy TC2: Development Within Designated Centres	**Centres and Primary Shopping Areas** • ... development proposals ... will be required to: o Be of a scale and type of use appropriate to the size, role and function of the centre; o Make a positive contribution to the vitality, viability and diversity of the centre; o ... maintain active and attractive frontages; o Not result in or exacerbate an over-concentration of non-retail uses in a shopping street. • The Primary Shopping Areas will be the preferred location for Class E (a) retail uses complemented by a range of other service uses including E (b-c) and other similar uses. • Office, healthcare, community, educational and cultural facilities and services at ground and upper floor levels within the Primary Shopping Areas will be supported ...	Indirect	This Policy seeks to guide development within designated centres and primary shopping areas by ensuring that proposals are appropriate in scale and use, maintain active frontages, support retail function of centres, and contribute positively to vitality, character, heritage and the public realm. These requirements may influence scheme design, the range of uses, and the attractiveness of premises for retail, service, office community, culture or upper-floor residential uses. Vibrant centres will help to under-pin the attractiveness of the District as a place to live, work and visit. This will manifest indirectly through the price mechanism for land and property values – including residential development.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	and do not have a significant adverse impact on the retail function ... • Proposals for residential development will be supported in upper floors of properties within the Primary Shopping Area ... • Uses within Primary Shopping Areas will be expected to maintain or provide active ground floor frontage.		
Policy TC3: Out of Centre Development	• Proposals for retail, leisure and other main town centre uses ... outside of the centre boundaries ... will be required to satisfy the sequential test ... • Main town centre uses shall be first located in the defined centres, then edge-of-centre locations, and only if there are no suitable sites shall out-of-centre locations be considered. • An Impact Assessment will be required for any development proposal for retail and leisure uses which are not located within a defined centre where: o The proposal provides a floorspace in excess of 500 sqm gross; or o The proposal is located within 800 metres of either a District centre and is in excess of 300	Indirect	The policy seeks to direct retail, leisure and other main town centre uses towards defined centres and edge-of-centre locations before out-of-centre sites are considered. For out-of-centre proposals, the requirement to satisfy the sequential test and, where relevant, prepare an impact assessment may increase planning risk, professional fees and timescales. The use of planning conditions controlling the scale, subdivision, use of premises and type of goods sold could also affect occupier demand, rental value and investment value for specific schemes. However, these impacts are likely to be scheme-specific and are not readily capable of being directly appraised as a standard cost within the Local Plan viability assessment. The wider impact is therefore reflected indirectly through market demand, rental values, yields and land

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	sqm gross; or, a Local centre and is in excess of 200 sqm gross. • ... thresholds apply to new floorspace ... extensions to existing floorspace, changes of use and applications seeking the variation of restrictive conditions.		values for retail and leisure development in different locations.
Policy TC4: Hot Food Takeaways	• Proposals for Hot Food Takeaways will not be supported if they are located within 400m of the principal entry point of an existing or planned primary or secondary school ... except where the proposed site is within a designated centre. • proposals for hot food takeaways will be permitted where they meet the following criteria: ... no adverse cumulative impact ... on local health, pollution or anti-social behaviour; ... no ... demand for parking that would be unduly detrimental to highway safety or residential amenities ... • Applications for Hot Food Takeaways should include a Health Impact Assessment ...	No impact	This policy outlines the requirements and guidelines needed for a hot food takeaway to be granted planning permission. This policy has no impact on local plan viability.
Policy TC1: Safeguarding	**Transport Infrastructure Safeguarding**	Indirect	This policy is around safeguarding land for transport infrastructure, LCWIP routes, mass transit and rail development schemes may affect individual sites

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... land will be safeguarded to ensure the transport schemes can be successfully implemented. • ... permission is likely to be refused, or conditions placed upon any approval to ensure that the delivery of any identified scheme is not prejudiced. **Safeguarding the Local Cycling and Walking Infrastructure Plan Routes (LCWIP)** • Applicants and decision-takers ... should ... ensure that proposals take into account the latest published information about the proposed routes. **Safeguarding for Mass Transit** • ... the routes of and phasing of that network will be established and the need for routes to be protected will emerge. **Safeguarding Rail Development Schemes** • ... it will be important to safeguard land required to deliver these improvements.		where land is required to protect future infrastructure delivery. In those cases, the policy could reduce the net developable area, influence site layout, require design amendments, or result in planning conditions to ensure that future transport schemes are not prejudiced. It may also increase planning risk and uncertainty where routes have not yet been fully defined, particularly in relation to mass transit and active travel corridors. However, the policy does not create a standard, district-wide development cost that can be directly applied across all typologies. Its impact is therefore likely to be site-specific and reflected indirectly through land values, site capacity, abnormal/site-specific costs and market assumptions rather than through a specific appraisal cost allowance.
Policy TR2: Integrating Sustainable	**Sustainable Travel and Transport** • ... Requiring development to contribute to appropriate levels of enhancement to all transport networks, in	Indirect	This policy outlines that major developments should promote sustainable travel, prioritise walking, cycling and public transport, and provide Transport Assessments/Statements and costed Travel Plans.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Transport & Development	order of priority: cycling and walking, public transport, and highways infrastructure and services. • Requiring development proposals to maximise the use of walking, cycling and public transport as the primary means of transportation. • ... all new major developments to encourage the use of public transport, through ... expansion of the public transport network ... and ... facilitating access by foot or cycle to transport nodes ... • Ensuring all major developments provide a Transport Assessment or Transport Statement ... and a costed, deliverable Travel Plan ... with ... suitable finances to ensure Travel Plan delivery ...		These requirements may increase professional fees and planning costs and, where site-specific measures are necessary, could result in additional costs associated with active travel infrastructure, public transport improvements, highways work, travel plan monitoring or sustainable transport contributions. The policy may also influence site layout and density by encouraging development in highly accessible locations and requiring safe and inclusive access for all users. However, these impacts are likely to vary by site depending on location, scale, existing transport connectivity and the level of mitigation required. The impact is generally reflected through site-specific infrastructure assumptions, S106/CIL allowances, professional fees and market/land value assumptions, rather than being applied as a explicit cost across all typologies.
Policy TR3: Parking	**Parking Provision for New Developments** • Provide appropriate vehicle, electric vehicle and cycle parking in line with Parking Standards set out in Appendix 3. • ... developments which actively manage down parking levels below the Parking Standards will be supported.	Direct	This policy highlights the parking requirements for new developments. The provision of parking infrastructure can increase external and infrastructure costs, the net developable area may also be impacted due to policy required infrastructure is needed. Impacts may vary by site and accessibility and should be reflected through assumptions for parking

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	On-Plot Car Parking • ... front of plot parking ... limited to no more than 4 spaces in a row without being broken up by a soft landscaped area at least 2m in width ... • Designing driveways to a depth of 5.5m ... • Driveways should be sufficiently long for 1 or 2 cars (5.5m or 11m) ... **Garages** • Internal area 3.9m(W) x 6.0m(L) – Cars only. • Internal area 4.5m(W) x 6.0m(L) – Cars and Bicycles. • Garages will not count towards sole parking provision but will be counted when they are one of two on-plot parking spaces provided they meet the minimum dimensions ... **Cycle Parking** • Where shared external cycle storage is provided for dwellings, this should be no more than 50m from building entrances.		provision, EV infrastructure, cycle storage, external works, landscaping and site layout. We have explicitly sought to model the cost and value impacts of garages within our typologies. Generally appropriate car parking and cycle storage space for the unit size will add value. Conversely, units with inadequate provision may be de-values or unsaleable (depending on the location).

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy TR4: Walking and Cycling	**Walking and Cycling** • ... provide walking and cycling networks that are coherent, direct, safe, comfortable and attractive ... • ... These interventions will be implemented in the initial stages of new developments ... • Development proposals will be required to: ○ Provide additional pedestrian/cycle accesses where feasible ... ○ Prioritise pedestrian and cycle movements within the site. ○ Contribute to the Council e-bike/e-scooter share scheme, where appropriate.	Direct	This policy outlines the councils desire to expand and improve cycle and pedestrian networks. The Policy outlines that development proposals should support active travel by providing safe, direct and attractive pedestrian and cycle routes. This can have a direct impact on viability as infrastructure contributions expected from developers will contribute to direct development cost that can have impacts of development viability.
Policy TR5: Freight & Logistics	**Freight and Logistics** • ... encourage the location of storage/distribution development with high levels of freight and commercial traffic close to freight facilities or roads designed and managed as traffic distributors. • ... If the Council determines it cannot be accommodated at the kerbside without negatively impacting on highway	Indirect	The policy sets out to support the efficient movement of freight and how the adverse impacts of freight movement will be addressed. The District will encourage the development of an integrated freight distribution system, in line with the West Yorkshire Transport Strategy 2040 and Bradford Transport Strategy 2040, that makes the most efficient and effective use of all modes of transport subject to environmental considerations

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	safety and movement then an off-street/on-site servicing area must be provided ... • Servicing areas must be equipped with at least 22kw power electric vehicle charging points. • All major developments immediately adjacent to the rail network and a railway siding must consider the use of the rail network for the movement of construction materials and waste.		including the need to protect and enhance residential areas and locally, regionally, nationally and internationally important biodiversity sites. The policy will impact the real estate market through the quality of the environment and the strength of the economy created. This will impact real estate values (and costs e.g. land) over time through the price mechanism.
Policy TR6: Aircraft Safety	**Air Transport Safeguarding** • ... Development proposals that create a hazard to the safe operation of aircraft, aerodromes or aircraft navigation facilities will not be permitted. • ... within the safeguarded areas ... new development will only be permitted where it will not result in a serious safety hazard to aircraft. • ... particular regard to ... the height and design of the development; ... creating a bird hazard; ... navigational aids, radio waves and telecommunications systems ...	No relation	This policy set out the requirements for development impacting on aircraft safety. There is no impact on Plan viability.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy DS1: Design Process	**Design Process and Place-Making** • ... provide Evidence in the Design & Access Statement of a comprehensive 'Site & Context Analysis' which is proportionate to the scale, type and sensitivity of the development. • This should include a 'Character Assessment' ... and will be required for ... All major applications (10 or more homes or equivalent) ... • ... for certain types of major applications: ... Prepare Masterplans, Design Codes and Parameter Plans ... • ... work with local communities and key stakeholders to develop shared visions ... at pre-application stage for all major applications ... • Take a comprehensive approach to redevelopment in order to avoid piecemeal development ...	Indirect	This policy outlines the design process, including site and context analysis, character assessment, design concepts, masterplans, design codes, parameter plans, design review and pre-application community engagement where relevant. These requirements may increase professional fees through additional design work, site and context analysis, character assessment, design review and pre-application engagement. However, these costs are considered to be part of the normal development process and are typically reflected within standard professional fee and contingency assumptions.
Policy DS2: Landscape Design	**Landscape, Public Realm and Play** • ... Retain any existing landscape and ecological features on site of value and integrate them within the development ...	Direct	Policy DS2 has a direct impact on viability as it requires the physical provision of landscape, public realm, green/blue infrastructure and play space within development proposals. These requirements may increase external works and landscaping costs and reduce net developable area where land is required for open space, play provision or green

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... create a connected network of green spaces and landscapes on site, including new tree planting ... and 'green and blue streets' ... • ... new spaces, landscapes and play/public realm features ... have appropriate management and maintenance arrangements in place. **Access to Play** • ... housing developments should provide children and young people of all ages with play spaces on site ... • Major housing developments, and minor developments which include areas of amenity greenspace, should provide as a minimum ... 'Doorstep Play'; and/or 'Play on the Way' elements ... • Sites which have an open space requirement of more than 300m² overall ... should ... make on-site provision for a small public open space ... • Larger sites which require provision of formal areas for play ... should ... additionally ... [include] at least two elements to 'Make Space for Girls' ...		infrastructure. The costs are therefore reflected within appraisal assumptions for site layout, external works, public realm, play provision and long-term management.
Policy DS3: Urban	**Character and Local Distinctiveness** **Character Assessment**	Direct	This policy will have an impact on viability through the development of the proposed scheme's quantum, layout, density and height amongst other

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Character and Form	• ... development proposals should create a strong sense of place and be locally distinctive ... • ... show evidence of a Character Assessment ... • The scope of the assessment should be proportionate to the site and type of development. **Landform / Slopes** • ... Work with the natural slopes ... and minimise the impact of groundworks. • Retaining walls taller than 1m should be ... natural stone wall; gabion wall; green wall or stepped vegetated wall. **Tall Buildings** • ... proposals for new tall buildings should: o Be appropriate to their location and not detract from key views or heritage assets. o Exhibit the highest architectural quality ... o Not create unacceptable local environmental conditions, demonstrated as a minimum by evidence of: Daylight & Sunlight Analysis; Wind Microclimate Assessment. o Be referred for independent design review at an early stage ...		elements. The Council's guidance in Homes and Neighbourhoods: a guide to designing in Bradford (2020) provides guidance on maximising the potential of the urban character. We have developed scheme typologies to reflect this policy (see Typologies Matrix). Note that generally 'good' design will improve market attractiveness, saleability and values.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy DS4: Street Design	**Streets, Movement and Active Travel** • Creating a clear structure of connected streets and routes which ... Connect to existing street and path networks, public transport and places where people may want to go ... • ... On large developments identify a clear hierarchy of routes ... • Designing new residential streets ... to be green and blue through the consistent application of green and blue infrastructure elements ... • Designing new residential streets ... to encourage walking and wheeling ... by including ... A clear, wide footway, free of obstructions; Seating at regular intervals; ... Continuous footways over minor junctions ...	Direct	This policy highlights the need for development proposals to provide connected street networks, active travel routes, green and blue infrastructure, inclusive footways, seating, planting and street furniture. These requirements may increase infrastructure, external works, landscaping and public realm costs, and could affect net developable area where additional land is required for movement corridors or wider streets. These costs should be reflected in appraisal assumptions for site layout, highways, external works, drainage/green infrastructure and public realm provision.
Policy SC1: Community facilities and infrastructure	**Community Facilities and Infrastructure** • Proposals for new or enhanced community facilities and infrastructure ... that ... meet an identified need, will be supported ...	Direct	Policy SC1 outlines where developments are required to provide, enhance or contribute towards community facilities and infrastructure. This could result in direct development costs through on-site provision, financial contributions, S106 obligations, or the need to make appropriate alternative provision

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... the co-location of facilities will be supported, if it can be demonstrated that it improves access to facilities and results in most efficient use of land. • Proposals that would lead to the loss of community facilities and infrastructure will only be permitted where ... Appropriate alternative provision is made; or ... there is no longer a need for the facility ... and ... All reasonable efforts have been made to retain the facility ... and ... it can be demonstrated that is no longer economically viable in its current use.		where an existing community facility would be lost. The policy may also affect viability where flexible/adaptable design, accessibility improvements, active travel connections, management arrangements or mitigation of amenity impacts are required. The policy is not specific about community facilities required and will need to be reviewed on a case-by-case basis. Allowances for s106 are shown within the Typologies Matrix at £12,000 per unit in total.
Policy SC2 Cemetery and Burial Provision	**Cemeteries** • ... Proposals for new cemeteries or the extension of existing cemeteries will be supported provided that: o It meets an identified need for additional burial space. o There would be no adverse impacts on the water environment ... and would have suitable ground conditions. o They should also have adequate vehicular access and parking arrangements. o There is no adverse impact on the ecological or biodiversity value of the area.	Unrelated	Policy SC2 outlines the requirements needed for new cemetery proposals but does not have any impact on Plan viability.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy SC3: Education Infrastructure	**Education Facilities** • ... development of new or enhanced early years, schools, post-16 and SEND provision will be supported ... where ... it will meet an identified need ... for additional school places. • New education facilities should be ... Highly accessible to their intended catchments ... and ... Inclusive of outdoor/open space and playing fields that are sufficient to meet the needs of students. • ... developer contributions for education infrastructure will be sought where development proposals would result in additional pressures on school places.	Direct	This policy outlines the S106 contributions that would be required where new developments contribute to pressures on existing educational facilities. Allowances for s106 are shown within the typologies matrix at £12,000 per unit in total.
Policy SC4: Provision of Health Infrastructure	**Healthcare Facilities** • ... Proposals for new or enhanced health care facilities ... will be supported where it is ... Clearly demonstrated that it will meet an identified need for additional provision ... and ... Highly accessible to its intended catchment ... • ... encouraging opportunities for the multi-use and co-location of health facilities with other services and facilities ...	Direct	This policy will have an impact on development viability where development is required to provide, enhance or contribute towards healthcare facilities and infrastructure. Allowances for s106 are shown within the Typologies Matrix at £12,000 per unit in total.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Proposals for future hospital development should ... Form part of a comprehensive development strategy or masterplan ... and ... Ensure that staff, patients and visitors can effectively access the hospital by public transport, cycling and walking.		
Policy SC5: Sports and Recreation Provision	**Sports and Recreation Provision** • ... Proposals for residential and other developments as appropriate will ... make provision for sports and recreation facilities ... • Where it is not appropriate to make provision ... on site, make contributions to the off-site funding of facilities ... • Development on existing sport and recreation facilities will only be permitted where ... the site [is] surplus ... or ... any loss in provision would be replaced by equivalent or better replacement provision ... • ... Developer contributions will be required to enhance existing provision ... based on additional demand generated by the new residential development ...	Direct	This policy outlines the requirements developers will be expected to contribute in on-site sports and recreational facilities or make off-site financial contributions to address shortages or additional demand. Allowances for S106 are shown within the Typologies Matrix at £12,000 per unit in total.
Policy SC6: Digital and Telecommuni	**Digital Infrastructure and Telecommunications**	No Impact	This policy highlights the requirements needed for digital and infrastructure expansion and doesn't have an impact in development viability. It is assumed that all new developments are digitally enabled.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
cations connectivity	• ... development and expansion of advanced, high-quality digital and communications infrastructure networks in Bradford District ... will be supported. • Proposals should include appropriate measures to enable by full fibre broadband or equivalent gigabit capable infrastructure connectivity to all end users. • ... it should be demonstrated that the development will be connection ready on first occupation. • ... new telecommunications infrastructure and equipment should demonstrate that ... Opportunities for mobile infrastructure and equipment sharing, use of existing buildings, use of other appropriate structures ... have been fully investigated ... and ... It is sensitively located and appropriately designed ...		
Policy CR1: Air Quality	**Air Quality** • Any developments which introduce new relevant receptors and are likely to give rise to material air quality exposure will be required to submit an Exposure Assessment. • Any developments which are likely to give rise to material air quality impacts on existing sensitive	Direct	This policy describes how developments may be required to undertake air quality exposure assessments, air quality impact assessments, damage cost calculations, emission reduction strategies and Construction Emission Management Plans. Major development may also be required to provide low-emission mitigation on-site, EV charging strategies, tree-lined streets, a fruit tree for every new home, green infrastructure and, where on-site

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	receptors will be required to submit an air quality impact assessment and damage cost calculation ... • ... major development should ... Incorporate low-emission mitigation measures ... normally ... on-site. Where ... on-site provision is impractical or inappropriate, equivalent air quality benefits should be provided off-site or as a financial contribution ... • ... major development should ... Have site-specific EV charging strategies ... • Development proposals should include ... tree-lined streets ... and a fruit tree for every new home built. • ... major development within the CAZ must demonstrate, through provision of a quantitative emission reduction strategy ... emissions are minimised beyond district-wide requirements ...		mitigation is not practical, financial contributions towards off-site emission offsetting. These requirements can increase professional fees, construction costs, external works, landscaping and S106/contribution costs, and may also influence site layout where buffers, separation distances or green infrastructure are required. These costs have therefore be reflected within our viability appraisals through assumptions for technical assessments, mitigation, EV infrastructure, landscaping, external works and air quality contributions.
Policy CR2: Environmental Protection	**Pollution, Land Quality and Environmental Protection** • ... developments which are likely to cause pollution or are likely to result in exposure to sources of pollution ... will only be permitted where ... unacceptable risks are avoided or appropriately mitigated.	Indirect	The overall aim of the policy is to protect public health and the environment by ensuring that all forms of pollution are minimised and adequately mitigated as part of new developments Sites which do not comply with the protection of the environment and don't mitigate adequately will not be granted consent. These costs should be deducted from the site purchase price / BLV based

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Development on land that is unstable, contaminated, or suspected of being contaminated ... must be supported by a proportionate, risk-based assessment ... • Where there is evidence of contamination or instability, options appraisal and a remediation strategy must be identified and incorporated into the scheme ... • Development should avoid the unnecessary loss of Best and Most Versatile (BMV) agricultural land (Grades 1, 2 and 3a). • Development should ensure the sustainable management of soils throughout the construction process ... • Development proposals must safeguard National Grid infrastructure and other hazardous infrastructure ... by ... maintaining required statutory safety clearances and easements ... and ... incorporating appropriate stand-off distances, buffer zones and design mitigation into site layouts. • ... development must identify potential nuisance issues (including noise, vibration, odour, light and dust) ... • Proposals for development will only be accepted where they result in no deterioration ... of surface water and groundwater bodies.		on the 'polluter pays' principle. The PPG is explicit that abnormal costs should be deducted from the BLV i.e. price of the land.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Incorporate water efficiency measures including rainwater harvesting and grey-water recycling. • All other developments must include bat and bird bricks or other boxes at a number commensurate with the scale and nature of the development ... • Development adjacent to watercourses must provide undeveloped buffer zones, normally a minimum of 10 metres for main rivers and ordinary watercourses. **Energy Use, Renewable Energy and Low Carbon Infrastructure** • Proposals must comply with the Future Homes and Buildings Standards ... and demonstrate the use of the energy hierarchy ... [including] energy efficiency ... and ... renewable and low carbon energy sources. • Proposals for renewable and low carbon energy generation schemes ... will be supported where they are appropriately and sensitively located. • Proposals for renewable and low carbon energy and its associated infrastructure which are located in the Green Belt will need to demonstrate that very special circumstances exist ... • A decommissioning and site restoration programme will be required ...		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... In designated Heat Network Zones certain developments will be required to connect to the network ... or be able to connect to it once it is available. • Outside of designated zones, major developments should ... connect to an existing district energy, heating and cooling network ... unless it can be demonstrated that it is not technically feasible or viable ... [and] provide a site wide energy, heating and cooling system where reasonable and practical to do so.		
Policy CR3: Renewable [FHS]	**CR3: Renewable and Low Carbon Energy** **Energy Use in New Developments** • Proposals must comply with the Future Homes and Buildings Standards ... where applicable, and demonstrate ... the use of the energy hierarchy ... to maximise energy efficiency ... reduce the energy demand ... and utilise renewable and low carbon energy sources. **Renewable Energy Developments** • Proposals for renewable and low carbon energy generation schemes ... will be supported where they are appropriately and sensitively located.	Direct	This policy requires new homes to be delivered to Building Regulations and Future Homes Standards (FHS). The current Building Regs costs are included in the BCIS. The Future Homes Standard (FHS) was officially published in March 2026, confirming the final policy design and setting clear legislative dates for its rollout. Full Mandatory Compliance where all new homes must meet the full FHS standard is from March 2028. The standard requires all new dwellings to produce at least 75% fewer carbon emissions than those built to 2013 standards. This is to be achieved through: including heat pumps instead of gas boilers; mandatory solar PVs; and the Home Energy Model (to replace SAP rating).

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Proposals must provide a proportionate assessment ... of the potential individual and cumulative impacts of the scheme ... and show that they can be adequately addressed and/or mitigated. • Proposals ... located in the Green Belt will need to demonstrate that very special circumstances exist ... • A decommissioning and site restoration programme will be required ... **Decentralised Energy and Heat Networks** • In designated Heat Network Zones certain developments will be required to connect to the network ... or be able to connect to it once it is available. • Outside of designated zones, major developments should ... connect to an existing district energy, heating and cooling network ... unless it can be demonstrated that it is not technically feasible or viable ... [and] provide a site wide energy, heating and cooling system where reasonable and practical to do so. The policy's footnote defines **major developments** here as "Residential developments of 10 dwellings or more, non-residential floorspace of 1,000m2."		Our appraisals include an allowance for future homes standard uplift of £4,350 per unit as shown in the Typologies Matrix. This cost will not be fully incurred to March 2028.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy CR4: Flood Risk and Water Management	**Flood Risk and Surface Water** • Applications should be supported by a site-specific flood risk assessment (FRA) in line with the requirements of the NPPF. • Direct development to areas with the lowest risk of flooding. Where applicable, apply the sequential test and, if necessary, the exception test ... • Ensure that development proposals ... address the risks from all sources of flooding ... Do not increase the risk of flooding elsewhere ... [and] address the need for improvements to drainage infrastructure ... • Proposals ... in Flood Zones 2 and 3a ... should ... include flood mitigation measures such as compensatory storage of flood water, and Sustainable Drainage Systems (SuDS) ... [and] incorporate resistance/resilience measures ... • Proposals for new development which are located over a culvert will be resisted. **Surface Water** • ... on previously developed sites ... a further 30% reduction in run-off rates where possible.	Direct	Compliance may give rise to additional development costs associated with flood risk assessments, sustainable drainage systems (SuDS), flood mitigation measures, drainage infrastructure improvements and ongoing maintenance requirements. The scale of any viability impact will depend on site-specific flood risk constraints.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• On greenfield sites there should be no change to the existing overall run-off rate, with improvements made to reduce it where possible. • Surface water run-off should be drained on a separate system and follow the drainage hierarchy ... • Proposals should incorporate Sustainable Drainage Systems (SuDS) ... unless it can be demonstrated that it is not technically feasible. • Arrangements should be made to ensure that suitable management and maintenance of the SuDS scheme is provided for the lifetime of the development.		
NE1: Green Infrastructure Standards	**Green and Blue Infrastructure** • ... A Green and Blue Infrastructure Plan will need to be submitted for all major developments ... [and] demonstrate how the proposal will ... Deliver and phase the Green and Blue Infrastructure provision alongside the development ... [and] Arrange for the long-term management and maintenance ... • Major development proposals must meet an Urban Greening Factor score of: ○ Major residential development proposals: minimum score 0.4.	Direct	This policy identifies the need for major developments to achieve a minimum greening factor. This has a direct impact on viability as green infrastructure has an additional cost to development. We have included a cost of £100 psm of roof space for implementation of green roofs. We have used a bespoke calculator to assume the floorplates for each typology.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	○ Major commercial/industrial development proposals: minimum score 0.3. • ... where ... site-specific circumstances prevent full achievement of the relevant UGF target score, proposals will be required to show how alternative design measures deliver equivalent or greater green infrastructure ... benefits ... • Sustainable Drainage Systems (SuDS) should be designed and delivered as multifunctional green and blue infrastructure features ...		
Policy NE2: Open Spaces, Sport and Recreation,	**Open Space, Sport and Recreation** • ... Open space as identified on the Policies Map will be protected. • Development resulting in the loss of open space, sports or recreational land or buildings will only be permitted where ... the provision [is] surplus to requirements ... or ... replaced by provision that is equivalent or better in quantity and quality ... • ... residential development must provide on-site amenity greenspace, landscaping and other space required to create an acceptable design and layout ...	Direct	This policy highlights the need to protect existing open sports space and facilities and to provide new or improved spaces where additional demand is created. This can cause increased development costs where onsite provision is needed or through off-site contributions. Existing green spaces that are protected may also decrease net developable area and reduce development values. The policy is not explicit about a cost for all developments and this will need to be considered on a case-by-case basis. We assume that this cost is included in the generic £12,000 per unit S106 cost.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Residential development of 10 or more net additional dwellings must assess and meet the open space needs generated by the development ... • Development schemes will need to ... Provide appropriate on-site amenity greenspace ... Incorporate applicable play provision on-site ... [and] Set out how any remaining open space typology requirements will be met through further on-site provision, an off-site contribution, or a combination of both. • ... development which proposes to reduce or omit on-site open space provision ... must be supported by robust and proportionate evidence. • ... residential development resulting in a net increase of 1 or more dwellings within the South Pennine Moors SPA/SAC and its zone of influence ... [must] mitigate any resulting recreational pressure ... • Development that would generate additional demand for outdoor or built sport and recreation facilities must make appropriate provision to address that demand. • ... Where off-site provision or enhancement of open space is required, it will be secured through a planning obligation ...		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy NE3: Protecting the South Pennine Moors SPA/SAC	**South Pennine Moors SPA/SAC** • Development will only be permitted where it can be demonstrated ... that it will not ... adversely affect the integrity of the South Pennine Moors SPA/SAC habitats sites ... • **Zone A – Urban Edge Effects (0–400m):** ... no residential development resulting in a net increase in dwellings will be permitted. • **Zone B – Supporting Habitat / Functionally Linked Land (0–2.5km):** ... proposals will be required to consider whether the land ... affects foraging habitat ... [and] Applications must be supported by ... ecological evidence or survey work ... • **Zone C – Recreational Pressure (0–7km):** ... Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure ... [through] ... Suitable Accessible Natural Greenspace and/or other appropriate measures; or financial contributions towards the strategic mitigation scheme ...	Direct	Although this policy may have a direct impact on development in affected areas, no allowance for additional costs has been made in the generic typology appraisals. Any associated costs or effects on developable area should be considered through site-specific viability assessments where required.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
NE4: Biodiversity [BNG] & Geodiversity	**Biodiversity, Geodiversity and Habitat Protection** • ... Where proposals for development are likely to affect a designated site, an appropriate ecological assessment ... will be required ... • ... The submitted ecological assessment will need to demonstrate how the mitigation hierarchy has been followed. • ... where adverse impacts on designated sites ... are unavoidable ... development proposals will only be permitted where impacts are appropriately mitigated, with compensation measures towards loss used as a last resort ... • For irreplaceable habitats ... development should be refused unless there are wholly exceptional reasons and a suitable compensation strategy is in place. • ... development ... likely to have a significant effect on an International Site ... will be subject to Habitat Regulations Assessment ... • ... development proposals should protect, enhance and, where possible, restore the Wildlife Habitat Network. • ... development proposals should identify and contribute to opportunities to ... enhance, restore and ... expand	Direct	The policy primarily continues to seek the protection, enhancement, restoration and expansion of biodiversity and geodiversity in the district, recognising the function that wider biodiversity and geodiversity plays in supporting designated sites at all levels. It also seeks to achieve a measurable net gain for biodiversity from all development. This policy will have a direct implication on the plan viability as there is a financial cost associated with delivering biodiversity net gain (BNG) or geodiversity within a scheme. These costs are reflected in the typologies we appraised where we allow for a cost per unit for biodiversity. Costs associated with these requirements are included based on the DEFRA Biodiversity net gain and local nature recovery strategies Impact Assessment (15/10/2019) (Reference No: RPC-4277(1)-DEFRA-EA). This allows £1,011 per unit for greenfield sites and £521 per unit for brownfield sites. We have included these sums within our appraisals.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	priority habitat areas and species identified in the West Yorkshire Local Nature Recovery Strategy (LNRS).		
NE5: Biodiversity & Development (inc. Net Gain)	**Biodiversity Net Gain (BNG) and Ecological Enhancement** **Purpose** • ... Planning policies and decisions will contribute to and enhance the natural and local environment, by minimising impacts on biodiversity, applying the mitigation hierarchy, and providing net gains for biodiversity and eco-system services including through features that support priority or threatened species. **Ecological Information Requirements** • Planning applications must be supported by proportionate ecological surveys and assessments (including baseline habitat mapping) ... prepared by competent ecologists and conforming to CIEEM good practice and BS 42020 (or its replacement). • ... submissions must address designated sites, irreplaceable and priority habitats, protected and notable species and ecological networks, with Habitats Regulations Assessment undertaken where likely significant effects on National Site Network may arise.	Direct	This policy outlines the biodiversity net gains required for development. The policy outlines a 10% measurable BNG, this can lead to reduced net developable area, influence site layout due habitat retention. Where on-site contributions are not feasible direct costs may be incurred for off -site biodiversity contributions. The BNG costs applied as shown above. We assume that this can include the cost of the swift bricks / integral bat bricks / hedgehog passes in garden fences or walls etc. within the BNG costs. The cost of ecological surveys, baseline habitat mapping, Biodiversity Gain Plan (BGP), Habitat Management and Monitoring Plan etc is included in the professional fees budget.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	Biodiversity Net Gain (BNG) • All eligible development must deliver a 10% measurable net gain in biodiversity value in line with the mandatory requirements set out in the Environment Act. • BNG must be calculated using the statutory biodiversity metric (or the small sites metric), following the relevant user guides. • Applicants will need to prepare and submit a Biodiversity Gain Plan (BGP) with fully completed statutory biodiversity metric (or small sites metric) and this will need to be approved by the LPA before development commences. • ... support development proposals that deliver Biodiversity Net Gain in excess of the statutory minimum requirement of 10%, particularly where additional gains are achieved on-site and contribute towards local biodiversity priorities, ecological network enhancement, habitat resilience and the objectives of the Local Nature Recovery Strategy. **Where and How BNG Should Be Delivered**		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Applicants must provide evidence of how the application has and development will apply the ten biodiversity gain good practice principles. • On-site delivery is strongly preferred where ecologically appropriate ... • ... the Council will accept in order of preference: ○ Biodiversity units purchased from registered habitat banks in the Bradford District wherever possible; or, ○ Biodiversity units purchased from registered habitat banks within West Yorkshire ... ○ Biodiversity units purchased from registered habitat banks elsewhere in Yorkshire; or, ○ Biodiversity units purchased from registered habitat banks elsewhere in the UK ...; ○ Statutory biodiversity credits. • All Biodiversity Net Gain must align with metric rules, including trading and spatial risk multipliers. • BNG proposals must wherever possible demonstrate strategic significance, giving weight to locations and habitats that deliver priorities in the Local Nature Recovery Strategy (LNRS) and support ecological networks.		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... any significant on-site enhancement and all off-site habitat creation/enhancement used to meet BNG must be secured for at least 30 years by planning obligation or conservation covenant, with a Habitat Management and Monitoring Plan (HMMP). **Biodiversity Enhancements for Development Outside the Mandatory BNG Provisions** • ... applicants must employ the mitigation hierarchy and integrate biodiversity enhancements proportionate to scale and location of the development ... • Enhancements should support LNRS habitat and species priorities and ecological networks where practicable. • All residential developments must provide: ○ a number of integral swift bricks equal to number of dwellings; and ○ a number of integral bat bricks equal to 30% the number of new dwellings. ○ All garden fences or walls must incorporate passage for hedgehogs and small mammals. • All other developments must include bat and bird bricks or other boxes at a number commensurate with the		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	scale and nature of the development in collaboration with the LPA. **Validation and Decision-Making** • Applications within scope must include: ○ baseline habitat plan; completed statutory metric baseline and post-development forecast; ○ outline BNG delivery strategy; ○ a statement of exemption (if relevant). • A draft BGP is encouraged at application stage to evidence deliverability. • ... conditions/obligations will secure 30-year delivery, Habitat Management and Monitoring Plan (or other appropriate documentation).		
NE6: Trees, Woodland and Hedgerows	**Trees, Woodlands and Hedgerows Protection and Enhancement of Trees, Woodlands and Hedgerows** • ... retain, protect and enhance trees, woodland and hedgerows and the contribution they make to the character and amenity of the district, biodiversity and the wider environment.	Direct	This policy highlights the requirements for developers to protect existing trees, woodlands and hedgerows. these requirements may increase costs through arboricultural surveys, BS5837 assessments, tree protection measures during construction, replacement planting, long-term maintenance, and, where on-site replacement is not

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... continue to make Tree Preservation Orders where necessary, especially within and/or adjacent to development and will rigorously enforce such orders. **Irreplaceable Habitats** • Development proposals which would result in the loss or deterioration of irreplaceable tree habitats (such as Ancient Woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons. • ... Government Standing Advice for irreplaceable habitats must be adhered to, including the use of appropriate buffer zones and a suitable compensation Strategy. **Retention and Replacement of Trees in Development** • ... development is proposed within or adjacent to a defined Green and Blue Infrastructure network, proposals should seek to avoid harm to the network, or where this is not possible, provide adequate mitigation and/or compensation which sufficiently maintains network functionality, connectivity, and accessibility.		feasible, financial contributions towards off-site tree planting. The cost of this policy (including fruit tree planting) is included within external works and BNG costs.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Development proposals should be appropriately designed to retain, protect, integrate and enhance existing healthy trees, woodland and hedgerows. • ... wherever feasible, for healthy trees to be retained and that proposed losses or likely damage to trees during the construction period would only be supported by the inclusion of compelling justification. • Proposals must demonstrate how retained trees will be physically protected during the construction phase ... and how the design has been developed to support the long-term health and integration of retained trees within the completed development. • Appropriate arboriculture information should therefore be submitted with all planning applications, where trees are present on or adjacent to a site. • ... information provided should be in accordance with the guidance set out in British Standard BS 5837: 2012. • Where appropriate justification has been accepted which identifies trees for removal ... replacement trees of an appropriate species and specification will need to be planted, and it should be demonstrated how those new trees will be retained and maintained in the long term.		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... a replacement ratio of three new trees (of an appropriate size and species) for every tree removed will be required. • Higher ratios will be required to reflect the size, maturity, and value of the trees lost and to ensure no net loss of canopy cover and associated ecosystem services. • Replacement trees should be delivered within proposed on-site public spaces. • Where on-site provision is not feasible, an appropriate financial contribution towards off-site tree planting within the vicinity of the development will be sought. • Developers are expected to avoid the pre-emptive removal of trees on sites identified for development. • ... where pre-emptive felling has occurred, this will be a material consideration in the determination of planning applications. • ... the tree replacement strategy set out above will apply as if the trees had not been removed. **New Tree and Hedgerow Provision** • Development proposals should include the provision of tree-lined streets within the public realm (unless site		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	specific reasons make this inappropriate) and include a fruit tree for every new home. • ... there should be a preference for planting native tree species which match climatic and site conditions to ensure that the right trees are planted in the right places. **Urban Tree Canopy Cover (UTCC) Standards** • ... The resulting development, including both retained and newly planted trees ... should meet the following Urban Tree Canopy Cover (UTCC) standards: ○ Major residential development proposals: minimum tree canopy cover of 25% (or no net loss, whichever is greater). ○ Major commercial/industrial development proposals: minimum tree canopy cover of 16.5% (or no net loss, whichever is greater). • ... proposals must demonstrate a coordinated approach across both policies. • ... this will be achieved should be set out in the applicant's Green and Blue Infrastructure Plan and should also make provision for the long-term		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	maintenance of trees which form part of the development. • Hedgerows, of native species, should be provided in preference to fences wherever site circumstances allow.		
Policy NE7: Landscape Character and sensitivity	**Landscape Character** • Development proposals should make a positive contribution towards the conservation, management and enhancement of the district's diverse landscapes... • The Landscape Character Assessment SPD should be used to guide the design of proposals... **Landscape Sensitivity** • Development proposals should be supported by proportionate evidence, commensurate with their scale, use and location. • ... Development proposals will be assessed against ... adverse landscape and/or visual effects ... [and whether they] appropriately retain and incorporate key features such as field boundaries ... trees, watercourses and water bodies. • Where proposals are likely to have potential adverse landscape or visual effects, applicants will be required	Indirect	The policy requires development to respond positively to local landscape character, retain and incorporate key landscape features, and avoid or mitigate adverse landscape and visual effects. This may increase professional fees where a Landscape and Visual Appraisal or Landscape and Visual Impact Assessment is required, and may influence scheme layout, density, building heights, materials, landscaping, boundary treatment and the amount of developable land available. However, these impacts are ordinarily be considered through the planning and design process, particularly for larger schemes or sites in sensitive locations (and included with the professional fee budget).

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	to provide either a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA)... Where adverse impacts are identified, appropriate mitigation measures must be included into the design of the scheme... **Designated Landscapes** • Development will be expected to conserve and enhance the setting of the Yorkshire Dales National Park and Nidderdale National Landscape...		
Policy NE8: Development in The Countryside	**Development in the Countryside** • ... The countryside as defined on the Policies Map will be protected, with development limited to certain exceptions ... • ... development within the countryside should be of a scale no more than is reasonable for the proper functioning of the proposed use ... • ... limited to ... development required for agricultural or forestry purposes ... rural affordable housing in line with Policy HO4; the reuse or rebuild of an existing permanent and substantial building; ... facilities for outdoor sport and recreation; [and] renewable energy	Indirect	This policy highlights the restrictions for developments in the countryside. Developers need to demonstrate a need for development in the countryside that there is a genuine need and no other alternatives. Designs need to match the local character and protect the local character. Green belt development needs to meet strict requirements along with additional affordable housing contributions.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	projects which meet the relevant requirements of Policy CR3. • ... Where the development is also located within the designated Green Belt, proposals must meet the relevant requirements of Policy NE9. **Tourist Facilities and Accommodation** • Proposals ... must ... demonstrate there are no alternative buildings in nearby settlements ... [and] be sited sensitively and be of a scale and design which respects the rural character ... **Public Rights of Way Network** • Proposals for development which would affect the public rights of way network will need to provide sufficient mitigation to offset any negative impacts and should result in no loss to the network.		
Policy NE9: Development in the Green Belt	**Green Belt** • ... Proposals for development located in the Green Belt that is not inappropriate will be determined in line with the relevant policies in the NPPF ... **Major Developed Sites**	Direct	Policy NE9 will primarily affect the principle and form of development on sites within the Green Belt. Its requirements are site specific, so no separate cost allowance has been made in the generic typology appraisals. Any effects on developable area, design or mitigation costs should be considered in site-specific viability assessments where relevant.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• The following major developed sites within the Green Belt are defined on the Policies Map: MDS1: Esholt wastewater treatment works north; MDS2: Esholt wastewater treatment works south. • The redevelopment of these sites will be supported where they ... maintain the general openness of the Green Belt ... provide a comprehensive green and blue infrastructure plan ... [and] establish suitable access arrangements including for active travel and public transport options. **Washed-over Settlements** • ... proposals for limited infilling will only be supported where ... they fill a small gap within a group of buildings ... and ... do not adversely affect the open character of the settlement or its surroundings. **Extensions, Alterations or Replacement of Existing Buildings** • Extensions or alterations ... [must] not result in a disproportionate addition ... or ... an adverse impact on the openness of the surrounding green belt land. • Proposals for replacement buildings ... [must be] not materially larger than the building it is replacing ... [and] not result in a greater impact in openness ...		

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	Facilities for Outdoor Sport, Recreation, Cemeteries and Allotments • Proposals ... will be supported provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.		
Policy HE1: Historic Environment	**Historic Environment and Heritage Assets** • Development proposals will be supported that avoid harm to the significance of heritage assets, including the contribution made by their setting ... • ... development proposals affecting a designated or non-designated heritage asset [must] set out within a Heritage Statement how the proposal will respect and reinforce the distinctive character ... • ... development proposals within ... the Saltaire World Heritage Site or within its Buffer Zone [must] provide a Heritage Statement ... • ... permission for an alternative use [of a listed building] if it can be demonstrated that ... The alternative use is compatible with and will preserve the character of the building and its setting ... [and] No other reasonable alternative exists ...	Direct	This policy highlights the historic environment and heritage protection requirements for development. Developments may incur additional professional fees associated with Heritage Statements, archaeological assessments, specialist heritage advice, design review, consultation and, where necessary, archaeological investigation or recording. The policy may also increase construction and design costs where schemes are required to use higher-quality materials, retain or sensitively adapt existing buildings, preserve historic fabric, respond to local character, protect key views, or avoid harm to the significance of heritage assets. These requirements can influence development cost and value. Where heritage constraints are significant, they may also increase planning risk and reduce flexibility in redevelopment options. Development in the historic environment may involve additional costs, but heritage can also add value

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Development proposals should assess the potential for any archaeological assets located on or adjacent to the site ... and measures to protect and enhance them.		through the character and distinctiveness of a scheme. The overall viability impact will depend on the site and the specific heritage requirements, including whether heritage funding or enabling development is available and appropriate. These factors cannot be reliably captured through a standard allowance in the typology appraisals and should be considered through site specific viability assessment where relevant.
Policy MIN1: Planning for Minerals	**Planning for Minerals** • ... In planning for a sufficient and sustainable supply of minerals, the Council will: • Working alongside other Mineral Planning Authorities in West Yorkshire, seek to make an appropriate contribution to the supply of minerals to support the requirements and maintain the land banks identified in the West Yorkshire Local Aggregate Assessment. • Support extensions to existing mineral workings as the preferred approach to the creation of new mineral workings, have due regard to the fact the minerals can only be worked where they exist. • Encourage the processing of secondary and recycled aggregates to reduce reliance on primary extraction.	No impact	This policy has no impact on development viability.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Identify and safeguard locally and nationally important minerals to avoid them being un-necessarily sterilised by non-mineral related development. • In order to support and maintain supply, identify and safeguard existing mineral extraction sites and, where appropriate, identify new sites and areas where future extraction may be possible. • Identify and safeguarding infrastructure minerals handing, processing and transportation, the manufacture of concrete and concrete products, and the handling, processing and distribution of substitute, recycled and secondary aggregate material. • Strike the necessary balance between the need for new minerals development and the protection of the District's human and natural resources by offering policy support for sustainable minerals development, which meets key environmental criteria.		
Policy MIN2: Mineral Supply and Landbanks	**Minerals Supply and Aggregates** • ... seek to contribute to the maintenance of an aggregates landbank of a least 7 years supply for sand and gravel reserves and 10 years supply for crushed rock ...	No impact	This policy has no impact on development viability.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Within the areas of search shown on the Policies Map, proposals for the extraction of sandstone ... to produce high-quality building, roofing or paving stones will be supported in principle. • Proposals for the extraction of sandstone ... to produce aggregates will be permitted subject to ... The sandstone reserves to be used are not suitable to produce building, roofing or paving stones ... [and] additional permitted reserves ... are required ... or ... demand ... cannot be met from the existing permitted reserves ... • Within the areas of search shown on the Policies Map, proposals for the extraction of sand and gravel will be supported in principle unless ... no additional permitted reserves ... are required. • The use of secondary and recycled aggregates in new development will be supported ...		
Policy MIN3: Minerals Safeguarding	**Minerals Safeguarding Areas** • ... Minerals Safeguarding Areas (MSAs) have been defined ... around ... Sandstone; Sand and gravel; Coal; Clay. • Within the Minerals Safeguarding Areas, non-minerals development involving proposals of over 1 hectare of	No impact	As above.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	land will be supported where ... the mineral [is extracted] prior to development ... or ... extraction [is not] viable ... or ... The costs associated with extracting the resource significantly outweigh its value ... or ... The effect of prior extraction on the viability of the overall proposal. • Planning permission should not be granted for the development of any land within 500m of an existing active minerals extraction site ... unless ... the development would not prejudice the operation of ... an active or allocated mineral extraction site. • Planning permission should not be granted for development within active, inactive or historic minerals extraction voids unless ... it would not result in the sterilisation of an economically significant mineral resource ... and would not be affected by any unacceptable land stability risks.		
Policy MIN4: Mineral Infrastructure Safeguarding	**Minerals-Related Infrastructure** • ... minerals-related infrastructure ... will be safeguarded from un-necessary loss to non-mineral related development ...	No Impact	As above.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• Proposals resulting in their loss will not be permitted, unless ... the site is no longer required ... or ... Alternative capacity ... can be provided ... • Proposals within the vicinity ... will be required to demonstrate that ... It will not place unreasonable restrictions on the operation of the site ... [and] ... provides suitable mitigation to protect local amenity.		
Policy MIN5: Mineral Allocation	List of Mineral allocations sites…	No impact	As above.
Policy MIN6: Mineral Area of Search	• ... proposals for the extraction of sandstone for building, roofing and paving stone, and sand and gravel will only be supported in principle, where it can be clearly demonstrated that provision cannot be met from existing sources of supply and meet the provisions of Policies MIN2 and MIN7 as well as other relevant Local Plan policies.	No impact	As above.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy MIN7: Proposals for New or External Mineral Sites	**Minerals Extraction** • ... proposals for minerals extraction will be supported in principle where ... [they] would not result in unacceptable adverse impacts on the District's communities and natural and built environment. • ... appropriate weight will be given to impacts on ... Local amenity ... Flood risk ... Ground and surface water ... Land stability ... Soils and agricultural land ... [and the] Transport network ... • Consideration should also be given to the cumulative impacts of proposals for mineral extraction ... • ... proposals related to new mineral extraction sites on previously undeveloped land ... [must demonstrate why it is not practical to] reopen or extend any existing workings ... or ... [that] the mineral resource ... would otherwise be sterilised by another form of development. • Incidental mineral extraction and borrow pits will be supported where ... [their] use ... is short term ... [and they] will be restored to a beneficial after use ...	No Impact	This policy has no impact on viability.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy MIN8: Mineral Site Restoration, Aftercare and After-use.	**Restoration and Aftercare of Mineral Sites** • Mineral extraction proposals must include a scheme to restore the site to a beneficial use at the earliest opportunity after operations cease. • The scheme should set out restoration phases and timescales, demonstrate that the proposed landform and after-use are achievable, and provide for biodiversity gains and appropriate public access. • Proposals must secure restoration and aftercare, normally for up to five years, with a longer period where needed for the after-use to become established.	No Impact	As above
Policy MIN9: Oil & Gas (Hydrocarbon) Exploration and Production	**Hydrocarbon Exploration and Production** • Exploration and appraisal proposals will be supported in principle where sites and operations minimise or adequately mitigate impacts on people and the environment, have an agreed duration, and include restoration proposals. • Commercial production requires evidence of a viable resource, a suitable site, acceptable or adequately mitigated impacts, and restoration once production ends.	No Impact	As above.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	Coal Extraction • Coal extraction will only be permitted where the resource would otherwise be sterilised by development, or where viable fireclay is recovered and the proposal is environmentally acceptable or its benefits clearly outweigh its impacts.		
Policy MIN10: Coal Extraction		No impact	As above.
Policy WAS1: Planning for Sustainable Waste Management	**Waste Management Facilities** • New or expanded facilities will be supported where a need is demonstrated, they move waste management up the waste hierarchy, and they are suitably located, with priority given to on-site management, existing waste sites and employment land. • Hazardous waste proposals must demonstrate insufficient capacity at existing facilities in Bradford or neighbouring areas. • Landfill proposals must show that no suitable option higher in the waste hierarchy is available, that capacity is insufficient, and that the site can be restored to a high standard.	Indirect	As above. This policy will have no impact on viability.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy WAS2: Waste Management Allocations	the following sites will continue to be allocated for waste management facilities: ... Any proposals for new waste management facilities on these sites will need to address the criteria set out in Policies WAS1 and WAS4, together with other relevant policies within the Local Plan.	No impact	As above This will have no impact on viability.
Policy WAS3: safeguarding Waste Management Facilities & Infrastructure	**Waste Management Facilities and Sites** • Existing facilities and allocated sites will be safeguarded from development that would prejudice their use for waste management. • Proposals nearby must not prevent or unreasonably restrict a facility's operation. • Redevelopment of a safeguarded site will only be permitted where its waste use is no longer needed or viable, a suitable alternative is identified, continued use is unacceptable, or overriding benefits justify its loss.	Indirect	This policy is primarily concerned with the safe guarding of existing waste management facilities and allocated waste sites from development that would jeopardise their future operation and does not have an implication of cost across all development typologies.
Policy WAS4: Proposal for Waste	**Waste Management Facilities** • New or expanded facilities will be supported where they meet an identified need, move waste management up	Indirect	This policy is regarding proposals for new waste management development, and has no impact on Plan viability.

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Management Development	the waste hierarchy, and avoid or minimise significant adverse impacts. • Proposals must address effects on local amenity, biodiversity, heritage, flood risk, water, transport and climate change, including any cumulative effects. • Facility design and operation should incorporate appropriate screening, emissions controls, energy and resource efficiency, and restoration where relevant.		
Policy WAS5: Waste Management within Development	**Waste and Sustainable Design** • Development should minimise construction waste, use recycled materials where practicable, and provide arrangements for managing waste during operation. • All development must include well-integrated space for sorting, storing and collecting refuse and recycling, with safe access for users and collection vehicles. • Where demolition is required, construction and demolition waste should be recovered or recycled as far as possible, preferably on-site.	indirect	This policy highlights the required provisions made for waste management throughout the construction, operational and end of life stages of development schemes. Provision of space for sorting, storing and collecting refuse will add value to homes (compared to homes where this is not thought-through).

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy ID1: Developer Contributions	**Developer Contributions and Infrastructure** • Development will be expected, subject to viability, to contribute to infrastructure and measures needed to mitigate its social and environmental impacts. • Contributions may be provided on-site, off-site or through pooled funding, where they are necessary, directly related to the development, and fairly and reasonably related in scale and kind. • Contributions will be secured through Section 106 and Section 278 agreements and the adopted Community Infrastructure Levy (CIL) charging schedule, as applicable.	Direct	This policy greatly impacts viability. The provision of on-site/off site infrastructure S106 costs can greatly increase development costs that can cause a reduction in residual value and effect overall viability. S106 allowances are shown in the Typologies Matrix. We have generally allowed £12,000 per unit for S106 costs.
Policy ID2: Infrastructure Delivery	**Infrastructure Delivery** • ... Development will be expected to provide, or contribute towards the provision of infrastructure to: o Directly mitigate the impacts of the development and make it acceptable in planning terms; o Contribute towards the delivery of essential infrastructure items identified in the Local Infrastructure Plan.	Direct	This policy is likely to have a direct impact on development viability as it requires developments to provide, fund or contribute towards infrastructure necessary to mitigate its impacts and make the scheme acceptable in planning terms. This may include site-specific or wider infrastructure identified through the Local Infrastructure Plan, site allocation pro-formas or other evidence supporting strategic and larger-scale growth locations. The requirement to deliver infrastructure at the appropriate time can increase development costs through on-site works,

Policy Ref.	Policy Requirements	Impact on Viability *	Implications for Local Plan Viability Assessment
	• ... The timing and prioritisation in the delivery of essential infrastructure will accord with the Local Infrastructure Plan. • Essential infrastructure will be identified on the Policies Map in order to safeguard its future provision. • ... Specific area and/or site infrastructure requirements required to support or deliver strategic sites, larger sites or groups of sites forming larger extensions to settlements will be set out in the Local Infrastructure Plan and relevant site allocation pro-formas.		off-site works, S106 obligations, CIL payments or other financial contributions. We have generally allowed £12,000 per unit for S106 costs and the purpose of this study is to test the viability / affordability of these contributions.

Aspinall Verdi

Accessible Report

City of Bradford Metropolitan District Council

Land Market Report

Bradford Local Plan Viability Study

March 2026

Quality Assurance

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1 Introduction

1.1 This Land Market Report forms part of the evidence base for the emerging Bradford Local Plan Viability Study, prepared on behalf of City of Bradford Metropolitan District Council. The report provides an overview of land market conditions across the District and supports the establishment of appropriate Benchmark Land Values (BLVs) to inform plan-wide viability testing.

1.2 The Bradford Local Plan will set out the spatial strategy and planning policy framework for development across the District over the plan period. As part of the plan-making process, the Council is required to demonstrate that its proposed policies are deliverable, having regard to development viability. Land value assumptions are a critical input into this process, as they provide the benchmark against which residual land values generated by development appraisals are assessed.

1.3 The purpose of this Land Market Report is therefore to provide research and analysis of agricultural and development land values within Bradford, drawing on available market evidence, published data sources, and relevant comparator studies. This evidence is used to inform a robust and transparent set of Benchmark Land Value assumptions which reflect both existing use values and the incentives required for landowners to bring land forward for development.

1.4 The report provides research and analysis of agricultural and development land values within Bradford, drawing on available market evidence, published data sources, and relevant comparator studies. This evidence is used to inform a robust and transparent set of Benchmark Land Value assumptions which reflect both existing use values and the incentives required for landowners to bring land forward for development.

1.5 This paper sits alongside the Whole Plan Viability Assessment, and should be read in conjunction with the main viability report.

1.6 The approach follows national planning policy and guidance, including the NPPF and Planning Practice Guidance (PPG) on viability, which require land value assumptions to be based on existing use value (EUV) plus a premium to the landowner. Our analysis considers both EUV and market evidence to triangulate appropriate BLVs.

1.7 In this way, the Land Value Paper provides a consistent and transparent basis for assessing the viability of the emerging Bradford Local Plan.

1.8 This paper includes the following sections:

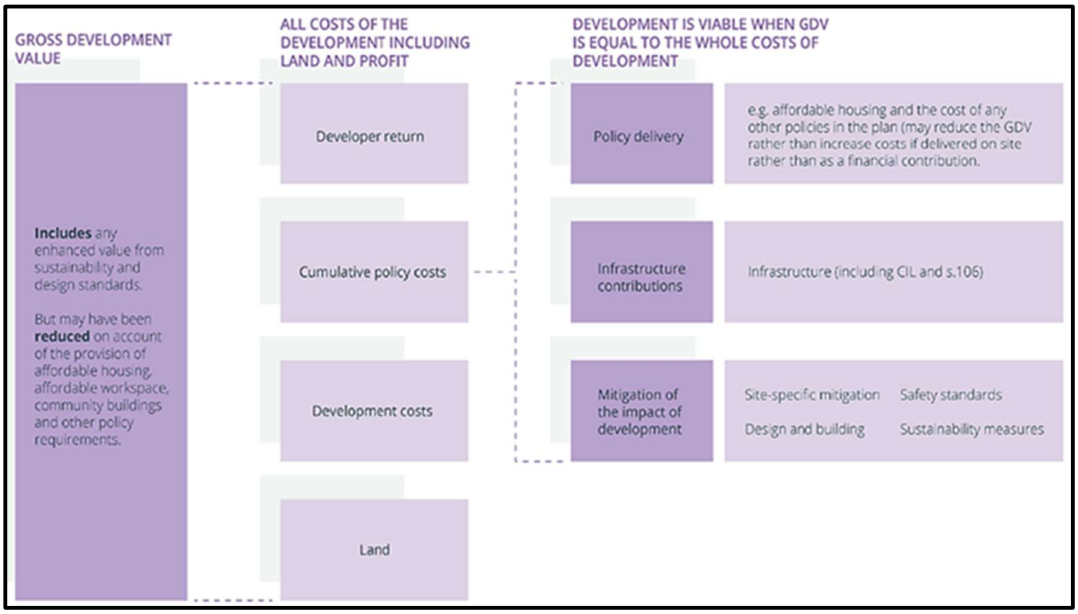
2) Land Value Approach	This section summaries our approach to the BLV. It should be read in conjunction with the more detailed discussion and analysis in the main Viability report.
3) UK Land Context	This section contextualises land values at a national and regional level. This includes development land as well as agricultural land to gain a better understanding of benchmark land values.
4) Existing Evidence Base Review	In this section we review the existing evidence base with regard to land values from previous viability studies.
5) Agricultural Land Market	This section sets out the market information for agricultural land values across the District.
6) Development Land Market	This section sets out development land value evidence (i.e., from land that has either obtained planning permission or has outline planning consent for and/or is allocated for development).
7) Benchmark Land Value Assumptions	Finally, we set out our BLV assumptions. These are derived from the above research and interrogation of our confidential land value database.

2 Land Value Approach

2.1 In a development context, the land value is calculated using a residual approach – the Residual Land Value (RLV).

2.2 The RLV is calculated by the summation of the total value of the development, less the development costs, planning obligations, developers return/profit to give the land value. This is illustrated on the following diagram Figure 2.1. The RLV effectively represents the amount a developer could afford to pay for the land to deliver the proposed scheme, once costs and profit are taken into account.

Figure 2.1 - Development Viability



Source: RICS - Assessing viability in planning under the NPPF 2019 for England – March 2021

2.3 The above figure illustrates that development is only viable on a policy compliant basis if the cumulative policy costs (i.e., affordable housing, policy delivery, infrastructure contributions and mitigation measures) have sufficient 'headroom'.

2.4 In order to determine whether development is viable in the context of area-wide studies, the NPPF is silent on the requirements of landowners and developers. It now simply states in Paragraph 59 that, 'all viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available'.

2.5 The PPG Viability provides guidance on the land values and particularly benchmark land values for the purposes of viability assessment:

- How should land value be defined for the purpose of viability assessment? – 'a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner'. Paragraph: 013 Reference ID: 10-013-20190509 Revision date: 09 05 2019
- What factors should be considered to establish benchmark land value? – 'In plan making, the landowner premium should be tested and balanced against emerging

policies.' Paragraph: 014 Reference ID: 10-014-20190509, Revision date: 09 05 2019

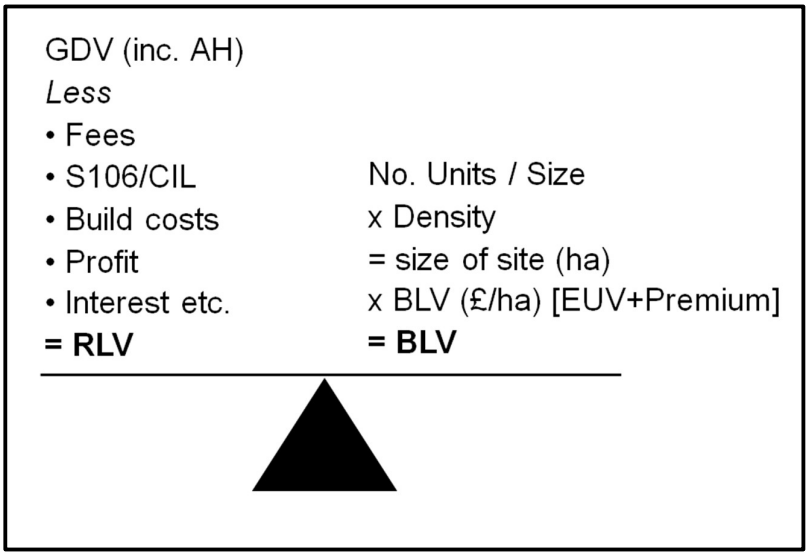
- What is meant by existing use value in viability? 'EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development)'. Paragraph: 015 Reference ID: 10-015-20190509, Revision date: 09 05 2019
- How should the premium to the landowner be defined for viability assessment? – 'The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.' Paragraph: 016 Reference ID: 10-016-20190509, Revision date: 09 05 2019

2.6 The above PPG guidance is described in detail in the main report (section on National Policy Context). The PPG does not provide any guidance on the quantum of premiums. One therefore has to 'triangulate' the BLV based on market evidence.

2.7 In this respect, we have created a land value database of Bradford land value evidence and we are able to interrogate this by evidence source, value basis and zone.

2.8 Hence for plans and schemes to be viable, the RLV has to be tested against the benchmark which would enable sites to come forward – the Benchmark Land Value (BLV). This is illustrated in the following diagram Figure 2.2.

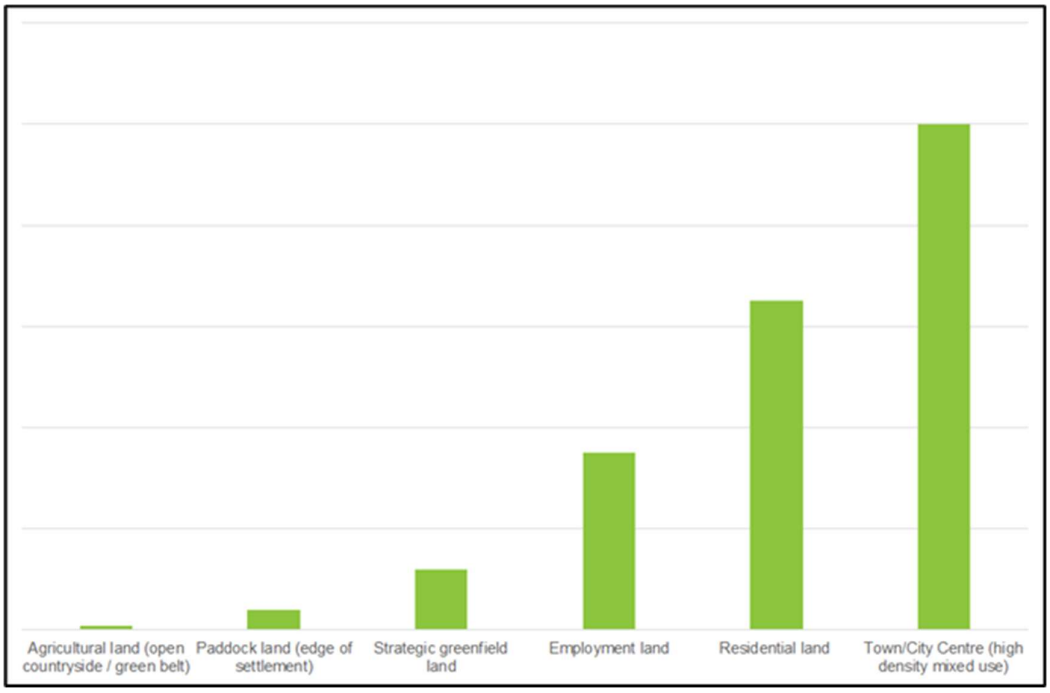
Figure 2.2 - Balance between RLV and BLV



Source: AspinallVerdi (© Copyright)

2.9 The fundamental question is, '*what is the appropriate BLV?'* The land market is not perfect but there is a generally accepted hierarchy of values based on the supply and demand for different uses. This is illustrated on an indicative basis in the following chart Figure 2.3.

Figure 2.3 - Indicative Land Value Hierarchy



Source: AspinallVerdi (© Copyright)

2.10 Note that the value of individual sites depends on the specific location and site characteristics. In order for development to take place (particularly in the brownfield land context) the value of the alternative land use has to be significantly above the existing use value to cover the costs of site acquisition and all the cost of redevelopment (including demolition and construction costs) and developers profit / return for risk. In an area-wide context we can only be broad-brush in terms of the BLV as we can only appraise a representative sample of hypothetical development typologies.

2.11 Figure 2.3 is indicative and is not intended to create fixed land-value sub-categories. Strategic greenfield land may include land outside or within the Green Belt, including grey belt. These are planning policy classifications rather than separate existing-use categories; the lawful use determines EUV. Employment land varies by location, specification, access, demand and realistic end use. Some industrial and logistics (I&L) land can be in such demand that the value is greater than residential land (especially when all the full-policy requirements are deducted from the residential land). City-Centre or Town-Centre land value is likely to be in higher demand (given all the possible uses) than rural/agricultural land; however the value is a complex equation of demand, uses, site clearance/remediation, redevelopment costs.

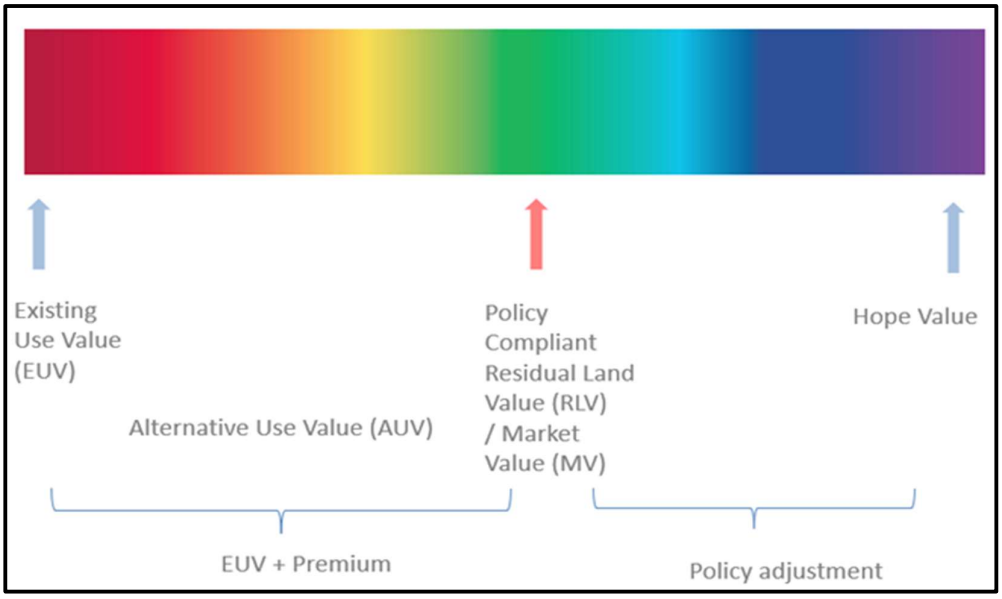
2.12 Note also that some vendors have different motivations for selling sites and releasing land. Some investors take a very long-term view of returns, whereas other vendors could be forced sellers (e.g. when a bank forecloses).

2.13 Finally, ‘hope value’ has a big influence over land prices. Hope value is the element of value in excess of the existing use value, reflecting the prospect of some more valuable future use or development. The PPG specifically states that hope value (and the price paid) should be disregarded from the EUV. However, hope value is a fundamental part of the market mechanism and therefore is relevant in the context of the premium.

2.14 This distinction is also relevant to grey belt. Identification as grey belt land may reduce the perceived planning risk, but it does not change the lawful *existing* use. Any value attributable to the prospect of residential, commercial or mixed-use development remains hope value and is excluded from EUV. The development expectation should not be imported into the EUV. The Market Value of the grey belt land is the policy compliant residual land value (assuming that this is greater than the EUV). Such market evidence may assist in sense-checking the landowner premium i.e. the premium is the difference between the policy compliant RLV and the EUV.

2.15 The diagram below (Figure 2.4) illustrates these concepts. It is acknowledged that there has to be a premium over EUV in order to incentivise the landowner to sell. This 'works' in the context of greenfield agricultural land, where the values are well established, however, it works less well in urban areas where there is competition for land among a range of alternative uses. It begs the question EUV "*for what use?"* It is impossible to appraise every single possible permutation of the existing use (having regard to any associated legacy costs) and development potential.

Figure 2.4 - Benchmark Land Value Approaches



Source: AspinallVerdi © (Copyright)

2.16 There is very little specific guidance on premiums. The main guidance and references are set out in section 4 of the main Viability report - Guidance on Premiums/Land Value Adjustments. The main references are:

- RICS, Assessing Viability in Planning under the National Planning Policy Framework 2019 for England, March 2021 (effective from 01 July 2021).
- Local Housing Delivery Group Chaired by Sir John Harman, 20 June 2012, Viability Testing Local Plans, Advice for planning practitioners (The Harman Report).
- HCA Transparent Viability Assumptions (August 2010).

- Planning Inspectorate,15 May 2020, Examination of the Shared Strategic Section 1 Plan - North Essex Authorities, Inspector's Post-Hearing Letter to North Essex Authorities.
- Parkhurst Road v SSCLG & LBI, Before Mr Justice Holgate Between: Parkhurst Road Limited Claimant - and - Secretary of State for Communities and Local Government and The Council of the London Borough of Islington Defendant/s, Case No: CO/3528/2017.
- House of Commons Housing, Communities and Local Government Committee Land Value Capture Tenth Report of Session 2017–19 HC 766 Published on 13 September 2018 by authority of the House of Commons.
- Appeal Decision, Appeal Ref: APP/Q4245/W/19/3243720, Land at Warburton Lane, Trafford by Christina Downes BSc DipTP MRTPI an Inspector appointed by the Secretary of State for Communities and Local Government Decision date: 25th January 2021.

2.17 In this context, the Harman report '*allows realistic scope to provide for policy requirements and is capable of adjusting to local circumstances by altering the percentage of premium used in the model. The precise figure that should be used as an appropriate premium above current use value should be determined locally. But it is important that there is [Market Value] evidence that it represents a sufficient premium to persuade landowners to sell'*.[1]

2.18 The HCA Area Wide Viability Model (Annex 1 Transparent Viability Assumptions) is the only source of specific guidance on the size of the premium. The guidance states:

There is some practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied. Benchmarks and evidence from planning appeals tend to be in a range of ***10% to 30% above EUV in urban areas.*** *For* ***greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value.***[2] Note that this does not make any reference to the multipliers on a net- or gross- development area basis.

2.19 The HCA ranges are historic practitioner reference points rather than prescribed premiums. In urban areas, EUV is not a single land type: it is established from the site's lawful existing use and may reflect capitalised rental value, vacancy, obsolescence, operating costs and any liabilities attached to that use. The premium is the minimum additional return required to provide a reasonable incentive to release the land; it is not a separate allowance for full development hope value.

2.20 Greater emphasis is now being placed on the existing use value (EUV) + premium approach to planning viability to break the circularity of ever-increasing land values. Due to increasing land values (partly driven by developers negotiating a reduction in policy obligations on grounds of 'viability'), we are finding that the range between existing use value (EUV) and 'Market Values' and especially asking prices is getting larger. Therefore (say) 20 x EUV and (say) 25% reduction from 'Market Value' may not 'meet in the middle' and it is therefore a matter of professional judgement what the BLV should be (based on the evidence). Our BLVs are set out in Table 7.1 at the end of this paper.

[1] Viability Testing Local Plans Advice for planning practitioners - Local Housing Delivery Group - Chaired by Sir John Harman (June 2012), page 29
[2] HCA Area Wide Viability Model (Annex 1 Transparent Viability Assumptions), August 2010, Transparent Assumptions v3.2 06/08/10

2.21 In order to provide comprehensive analysis, we also set out a variety of sensitivities in terms of changes to the BLV (and other) assumptions. These are shown for each of the typologies on the appraisals appended (with an explanation of how to interpret the sensitivities in the Full Local Plan Viability report).

3 UK Land Context

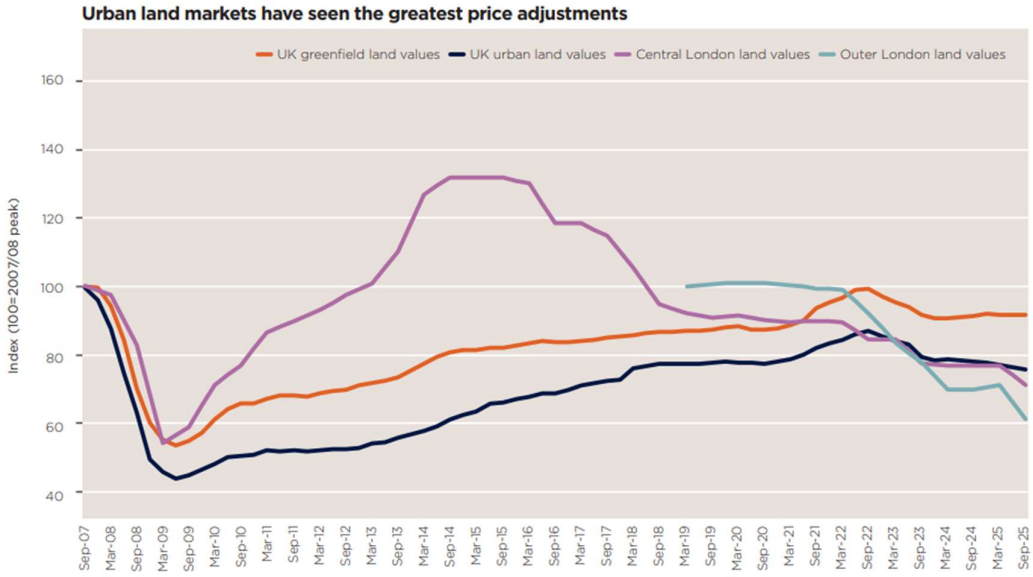
3.1 This section provides some background context to residential and commercial development land values at a national and regional level.

Development Land

3.2 Figure 3.1 is taken from Savills Research on the residential land market in its Q3 2025 update. The headline is that Greenfield land values hold steady, but challenges remain for urban sites.

3.3 Savills report UK greenfield land values remained flat this quarter, bringing annual growth to 0.3%. The quiet Summer has played a role in slowing transactions, but September has seen an increase in activity across the land market, setting a more positive outlook for the tail end of the year and into 2026.

Figure 3.1 – Savills UK Greenfield and Urban Residential Land Value Index



Source: Savills, 'Market in Minutes – Residential Development Land', Q3 2025.

3.4 Urban land is under greater pressure, with continuing viability challenges coupled with a drop in developer demand leading to price adjustments across the country. Demand for urban land remains muted. Nationally, brownfield land values have decreased by 1.0% this quarter, bringing annual price falls to -3.1%.

3.5 This national position is not uniform. Urban land values and demand depend materially on the wider regeneration context, including site assembly, remediation, infrastructure, public realm, grant or other public investment and the phasing of delivery. These factors can strengthen market confidence and value in regeneration areas, but they can also create substantial upfront costs. The Bradford evidence is therefore considered against local delivery circumstances rather than applying the national movement directly.

3.6 Savills' research indicates that greenfield residential land values in the North have outperformed other regions, with five-year growth of around 16.8%. This reflects

relatively strong housing sales rates and a limited supply of deliverable greenfield sites, which has supported continued demand and competition for consented land.

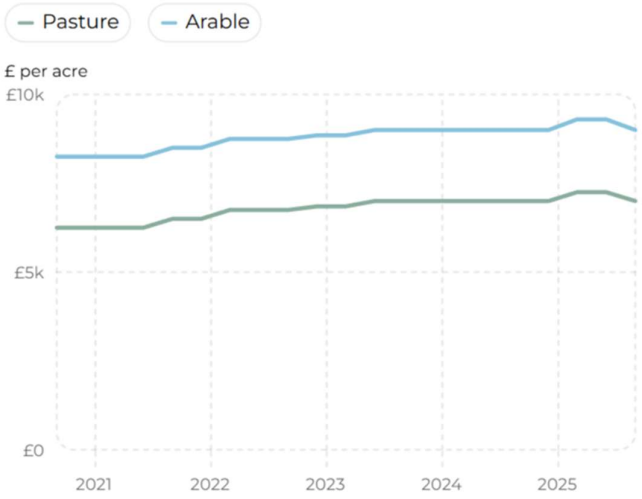
3.7 Savills' 'North' measure is a broad regional index. The 16.8% figure is therefore contextual and should not be read as a Bradford-specific uplift or as evidence that all northern sub-markets have moved uniformly. The more local evidence in Sections 4 to 6 is given greater weight in selecting the BLVs.

Agricultural Land

3.9 Whilst understanding the development land market is important, with the changes to the PPG on viability, exploring agricultural land values is equally important to understand where there are new greenfield sites released for development.

3.10 On a regional level, agricultural land values have remained relatively stable in recent years. Figure 3.2 displays the land values in the Yorkshire area since Q1 2021 by land type.

Figure 3.2 - Average Agricultural Land Values Per Acre (Yorkshire)



Source: Carter Jonas, Farmland Market Update, Q3 2025

3.11 Table 3.1 displays land values by type in Yorkshire as of Q3 2025.

Table 3.1 – Yorkshire Agricultural Land Values (by type)

YORKSHIRE & THE HUMBER

	Low £/acre	Prime £/acre	Average £/acre
Arable	£8,000	£11,000	£9,000
Pasture	£5,500	£7,250	£7,000
Hill	£1,800	£3,850	£2,750
Lifestyle	£10,750	£15,750	£13,250
Yorkshire Wolds	£11,250	£13,250	£12,300

Source: Carter Jonas, Farmland Market Update, Q3 2025.

3.12 Figure 3.2 and Table 3.1 show that arable land is typically valued higher than pasture land and that this has been the case in recent years. There is also a larger difference in the achievable value between low and prime arable land compared to pasture land.

3.13 Agricultural quality is an important variable, but it is not the sole determinant of value. Prices may also reflect soil and drainage, access, parcel size and configuration, tenure, buildings and fixed equipment, rights included in the sale and local demand. The broad low, average and prime categories in Table 3.1 are therefore used as regional context and do not replace site-specific evidence on land quality and condition.

4 Existing Evidence Base Review

4.1 We have undertaken a review of the existing evidence base regarding land values. This includes previous studies for Bradford as well as relevant studies for the surrounding authorities, as follows:

- Bradford Local Plan & CIL Viability Assessment, AspinallVerdi (2022)
- Bradford Community Infrastructure Levy Viability Evidence, DTZ (2015)

Other relevant studies:

- Pendle Local Plan Viability Study, AspinallVerdi (2024)
- Leeds Viability Update, Avison Young (2022)
- Calderdale Local Plan Viability Study, GVA (2018)
- Harrogate Borough Council Local Plan Viability, HDH (2016)

Bradford Local Plan & CIL Viability Assessment, AspinallVerdi (January 2020)

4.2 AspinallVerdi was commissioned in 2020 to prepare a Financial Viability Assessment to support the Regulation 18 stage of the emerging Local Plan and to review the viability evidence underpinning the Council's Community Infrastructure Levy (CIL) Charging Schedule, originally adopted in 2017. The present study updates and expands on that earlier work to reflect changes in policy, market conditions and development costs.

4.3 The benchmark land values adopted here were as follows:

Table 4.1 - Bradford Local Plan BLV's 2022

Typology	Location	Greenfield /Brownfield	EUV -					Uplift Multiplier	BLV -	
			(per acre) (gross)	(per ha) (gross)	Net: Gross (%)	(per acre) (net)	(per ha) (net)	x [X] x [Y]%	(per acre) (net developable) (rounded)	(per ha) (net developable) (rounded)
Residential Small Schemes (< 80 units)	High	Greenfield	£10,000	£24,710	90%	£11,111	£27,456	36	£400,000	£988,000
Residential Large Schemes (> 80 units)	High	Greenfield	£9,000	£22,239	75%	£12,000	£29,652	29	£350,000	£865,000
Residential Small Schemes (< 80 units)	Upper Medium	Greenfield	£10,000	£24,710	90%	£11,111	£27,456	27	£300,000	£741,000
Residential Large Schemes (> 80 units)	Upper Medium	Greenfield	£8,000	£19,768	75%	£10,667	£26,357	23	£250,000	£618,000
Residential Small Schemes (< 80 units)	Lower Medium	Greenfield	£10,000	£24,710	90%	£11,111	£27,456	17	£190,000	£469,000
Residential Large Schemes (> 80 units)	Lower Medium	Greenfield	£7,000	£17,297	75%	£9,333	£23,063	17	£160,000	£395,000
Residential Small Schemes (< 80 units)	Low	Greenfield	£10,000	£24,710	90%	£11,111	£27,456	12	£135,000	£334,000
Residential Large Schemes (> 80 units)	Low	Greenfield	£6,000	£14,826	75%	£8,000	£19,768	12	£95,000	£235,000
Residential	High	Brownfield	£300,000	£741,300	100%	£300,000	£741,300	27%	£380,000	£939,000
Residential	Upper Medium	Brownfield	£200,000	£494,200	100%	£200,000	£494,200	25%	£250,000	£618,000
Residential	Lower Medium	Brownfield	£150,000	£370,650	100%	£150,000	£370,650	23%	£185,000	£457,000
Residential	Low	Brownfield	£120,000	£296,520	100%	£120,000	£296,520	20%	£144,000	£356,000
Residential	City Core	Brownfield	£600,000	£1,482,600	100%	£600,000	£1,482,600	20%	£720,000	£1,779,000
Residential	All Zones	Brownfield Mill	£4,000,000	£9,884,000	100%	£4,000,000	£9,884,000	2.5%	£4,100,000	£10,131,000
The above values are for Plan-making purposes only. This table should be read in conjunction with our Financial Viability Assessment Report and the caveats therein.										
No responsibility is accepted to any other party in respect of the whole or any part of its contents.										

Source: AspinallVerdi (January 2020)

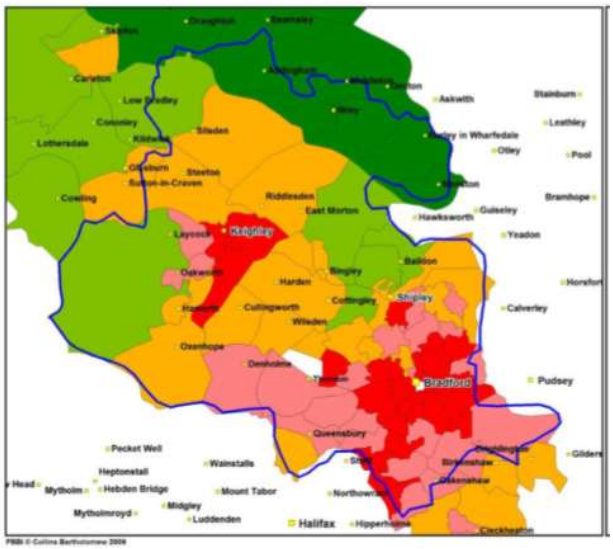
4.4 The adopted BLVs from the previous study a clear distinction between low- and high-value areas, with a wide range reflecting strong spatial variation across the district. Net residential BLVs range from around £95k per acre at the lower end to over £720k per acre in the highest value locations (not including the Mill BLV's), highlighting the need for differentiated BLVs by typology and value area rather than a single district-wide benchmark.

Bradford Community Infrastructure Levy Viability Evidence, DTZ (June 2015)

4.5 DTZ (now Cushman and Wakefield) were appointed by Bradford Council to develop the viability evidence base for the Community Infrastructure Levy (CIL) in Bradford District, to undertake comprehensive analysis of development viability and make recommendations for the charges that should form the basis of a Preliminary Draft Charging Schedule.

4.6 The report identified five value areas across the District. The highest value areas are coloured green with the lowest values coloured red.

Table 4.2 - DTZ value map



Source: DTZ, June 2015

4.7 As part of the study, DTZ engaged with stakeholders to discuss their viability assumptions.

4.8 The land values which were adopted were as follows:

Table 4.3 - DTZ Land Values

	Market site values		Site value thresholds for viability analysis (20% discount)	
Land value thresholds	£ per ha	£ per acre	£ per ha	£ per acre
Value band 1	£1,606,150	£650,000	£1,284,920	£520,000
Value band 2	£926,625	£375,000	£741,300	£300,000
Value band 3	£741,300	£300,000	£593,040	£240,000
Value band 4	£555,975	£225,000	£444,780	£180,000
Value band 5	£370,650	£150,000	£296,520	£120,000
Area wide assumption for mid and high value scenarios	20% of GDV		16% of GDV	

Source: DTZ, June 2015

4.9 The DTZ (2015) study adopted similar thresholds overall, but still showed a clear and wide range between lower- and higher-value areas, indicating that strong spatial variation in land values across Bradford has been a consistent feature over time.

4.10 DTZ discounted the market values by 20% to allow for CIL.

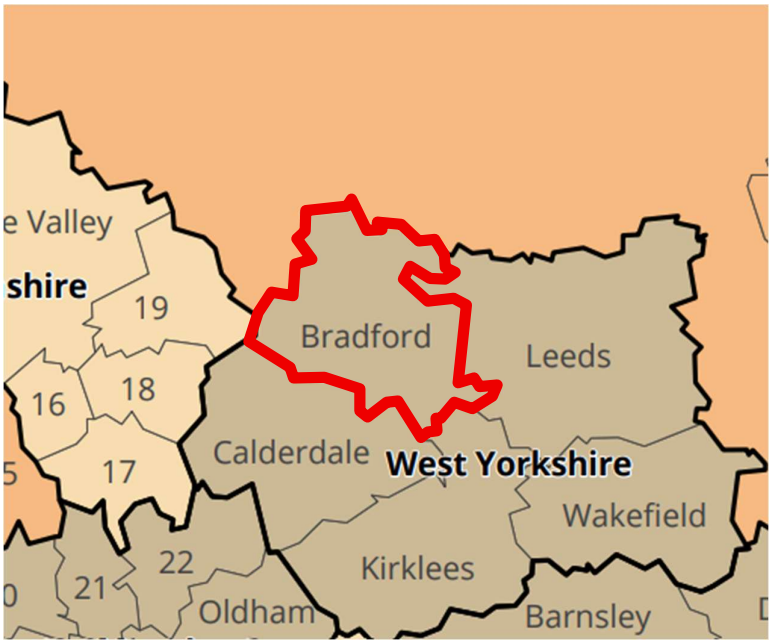
4.11 It important to note that the studies conducted prior to 2019, typically report higher values, as the 2019 NPPF introduced greater emphasis on the Existing Use Value plus (EUV+) approach rather than one weighted more heavily towards market value.

Other Relevant Studies:

4.12 Property market information is not perfect and in particular, land value evidence is challenging to gather given the absence of a database of all land deals. Thus, for a high-level area wide study it is also relevant to consider other studies in adjacent authorities to provide land market context to an appropriate benchmark land value for the Districts.

4.13 Figure 4.1 shows the local authority district boundaries surrounding Bradford.

Figure 4.1 - Map of Districts Adjacent to Bradford



Source: ONS, 2025

4.14 Not all of the surrounding authorities have published area wide viability assessments on their websites. We set out below the information that is published or emerging.

4.15 The comparator studies span different dates and economic cycles. In particular, the 2016 to 2018 studies pre-date material changes in finance costs, build costs, planning policy and market conditions. They are not mechanically indexed to a current value; they are used to understand the approach and broad range only, with greater weight placed on the more recent Bradford market and site-specific evidence.

Pendle Local Plan Viability Study, AspinallVerdi (2024)

4.16 In August 2024, AspinallVerdi completed a report for Pendle in relation to their local plan viability. The land values reported were as follows:

Table 4.4 - Pendle Residential Adopted BLVs (2024)

Typology	Location	Site	EUV (£ per acre)	Multiplier	BLV (£ per Acre)
Residential	Lower Value Zone	Greenfield	£6,400	x10	£64,000
Residential	Medium Value Zone	Greenfield	£6,400	x12.5	£80,000
Residential	Higher Value Zone	Greenfield	£6,400	x15	£96,000
Residential	Lower Value Zone	Brownfield	£50,000	5%	£52,500
Residential	Medium Value Zone	Brownfield	£50,000	7.5%	£53,750
Residential	Higher Value Zone	Brownfield	£50,000	10%	£55,000

Source: AspinallVerdi, 2407031 Pendle Land Market Paper V2

4.17 The Pendle Local Plan Fourth Edition (2021-2040) was subsequently adopted on 18 December 2025. The 2024 viability study therefore forms part of the evidence base for an adopted plan, although Pendle's different housing-market context remains relevant to the weight placed on its values.

4.18 The Pendle BLVs are materially lower than the current Bradford benchmarks, with greenfield residential values typically ranging from £64,000–£96,000 per acre, even in higher value zones.

4.19 While Pendle also applies differentiated BLVs by value area, the overall lower level may reflect comparatively lower house prices, sales values and development demand relative to Bradford. This is notwithstanding that the Pendle study is more recent, suggesting that differences could be driven by underlying market conditions. Pendle is a fundamentally different housing market in Lancashire rather than in West Yorkshire.

Leeds Viability Update, Avison Young (2022)

4.20 In 2022, Avison Young completed a report to Leeds City Council in relation to Local Plan Viability. In this report, the below benchmark land values were reported:

- Greenfield Sites - £105,000 per acre
- Brownfield City Centre - £750,000 per acre
- Brownfield Other - £150,000 per acre

4.21 The Leeds BLVs shows some broad alignment with the current Bradford benchmarks. In particular, the adopted Leeds city centre brownfield value of £750,000 per acre is broadly comparable to Bradford's current city centre assumption of £720,000 per acre, notwithstanding that Leeds might be expected to support higher land values given its larger and more established city centre market.

4.22 The Leeds greenfield benchmark of £105,000 per acre sits towards the lower to middle end of the current Bradford greenfield value range, which could reflect differences in site typologies tested, market assumptions, or the plan-wide, policy-led nature of the evidence.

Calderdale Local Plan Viability Study, GVA (2018)

4.23 In 2018, GVA completed a report to Calderdale Council in relation to Local Plan Viability. In this report, the below benchmark land values were reported:

- Greenfield Housing - £187,000 per acre
- Strategic Housing Sites - £125,000 per acre

4.24 The Calderdale BLVs sit within the mid-range of the current Bradford greenfield benchmarks, with standard greenfield housing values (£187,000 per acre) above typical strategic site assumptions and strategic housing sites (£125,000 per acre) reflecting the discounts associated with scale and infrastructure requirements.

4.25 Given the date of the Calderdale study and the intervening economic shifts, these figures are treated as contextual evidence rather than a direct current benchmark for Bradford.

Harrogate Borough Council Local Plan Viability, HDH (2016)

4.26 In 2016, HDH completed a report to Harrogate Borough Council in relation to Local Plan Viability. In this report, the below benchmark land values were reported:

- Greenfield residential land (gross) - £151,000 / acre
- Greenfield residential land (net, 60% net) - £253,000 / acre

4.27 In principle, Harrogate's market characteristics and proximity to Bradford might suggest land values comparable to Bradford's higher value areas such as Ilkley. However, the adopted Harrogate greenfield BLVs are relatively modest when set against current Bradford high value benchmarks.

4.28 This could largely reflect the age of the study (2016), which predates more recent market growth, and therefore may carry less weight in informing current plan-making assumptions. It is also noted that North Yorkshire Council is currently preparing a new, unitary-wide Local Plan, following local government reorganisation in April 2023. However, no updated viability study has yet been published.

Existing BLV Evidence Base Summary

4.29 The below table provides a summary of the existing BLV evidence base, including surrounding authority assumptions. This is sorted by Values £ / acre low to high.

Table 4.5 - Existing Greenfield BLV Evidence Base

Evidence of what? (pick one)	Type of Evidence (pick one)	Date of Evidence	Land Address/Site Name	Market Zone (pick one)	Site Area (acres)	Existing Use	Greenfield / Brownfield	Development Potential	Value (£/acres)
Benchmark Land Value	Existing Policy Evidence Base	01/08/2024	Residential Greenfield Pendle	Lower Value Zone Pendle	1.00	Agricultural	Greenfield	Residential	£64,000
Benchmark Land Value	Existing Policy Evidence Base	01/08/2024	Residential Greenfield Pendle	Medium Value Zone Pendle	1.00	Agricultural	Greenfield	Residential	£80,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Large Schemes (>80 units) Bradford	Low	1.00	Agricultural	Greenfield	Residential	£95,000
Benchmark Land Value	Existing Policy Evidence Base	01/08/2024	Residential Greenfield Pendle	Higher Value Zone Pendle	1.00	Agricultural	Greenfield	Residential	£96,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2022	Leeds		1.00	Agricultural	Greenfield	Residential	£105,000
Benchmark Land Value	Existing Policy Evidence Base	01/08/2018	Calderdale		1.00	Agricultural	Greenfield	Residential	£125,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Small Schemes (<80 units) Bradford	Low	1.00	Agricultural	Greenfield	Residential	£135,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2018	Harrogate		1.00	Agricultural	Greenfield	Residential	£151,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Large Schemes (>80 units) Bradford	Lower Medium	1.00	Agricultural	Greenfield	Residential	£160,000
Benchmark Land Value	Existing Policy Evidence Base	01/08/2018	Calderdale		1.00	Agricultural	Greenfield	Residential	£187,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Small Schemes (<80 units) Bradford	Lower Medium	1.00	Agricultural	Greenfield	Residential	£190,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Large Schemes (>80 units) Bradford	Upper Medium	1.00	Agricultural	Greenfield	Residential	£250,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2018	Harrogate		1.00	Agricultural	Greenfield	Residential	£253,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Small Schemes (<80 units) Bradford	Upper Medium	1.00	Agricultural	Greenfield	Residential	£300,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Large Schemes (>80 units) Bradford	High	1.00	Agricultural	Greenfield	Residential	£350,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Small Schemes (<80 units) Bradford	High	1.00	Agricultural	Greenfield	Residential	£400,000

Source: AspinallVerdi, 260218 Bradford Land Value Database_v0.1

4.30 The Bradford benchmarks shown in the table are drawn from our previous Local Plan Viability Study (2020). These values span a relatively wide band (£95,000–£400,000 per acre), reflecting differentiation by scheme size and value zone. Larger schemes attract lower rates, while smaller schemes in higher value areas command a premium. Overall, the 2020 assumptions demonstrate a clear value hierarchy linked to scheme scale and local market strength, and sit broadly within the range evidenced by regional comparators rather than as clear outliers.

4.31 The wider review of benchmark land value evidence shows a clear spread across comparator authorities, from £64,000 per acre in Pendle (Lower Value Zone) up to £400,000 per acre for higher value small schemes in Bradford (High Value Zone).

4.32 Lower value authorities such as Pendle (£64,000–£96,000), Calderdale (£125,000–£187,000) and Leeds (£105,000 per acre) adopt comparatively modest assumptions, while Harrogate's benchmarks (£151,000 gross and £253,000 net) sit within the mid-range of the spectrum.

Table 4.6 – Existing Brownfield BLV Evidence Base

Evidence of what? (pick one)	Type of Evidence (pick one)	Date of Evidence	Land Address/Site Name	Market Zone (pick one)	Site Area (acres)	Existing Use	Greenfield / Brownfield	Development Potential	Value (£/acres)
Benchmark Land Value	Existing Policy Evidence Base	01/08/2024	Residential Brownfield Pendle	Lower Value Zone Pendle	1.00	Industrial/Commercial	Brownfield	Residential	£52,500
Benchmark Land Value	Existing Policy Evidence Base	01/08/2024	Residential Brownfield Pendle	Medium Value Zone Pendle	1.00	Industrial/Commercial	Brownfield	Residential	£53,750
Benchmark Land Value	Existing Policy Evidence Base	01/08/2024	Residential Brownfield Pendle	Higher Value Zone Pendle	1.00	Industrial/Commercial	Brownfield	Residential	£55,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Bradford	Low	1.00	Industrial/Commercial	Brownfield	Residential	£144,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2022	Leeds		1.00	Industrial/Commercial	Brownfield	Residential	£150,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Bradford	Lower Medium	1.00	Industrial/Commercial	Brownfield	Residential	£185,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Bradford	Upper Medium	1.00	Industrial/Commercial	Brownfield	Residential	£250,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Bradford	High	1.00	Industrial/Commercial	Brownfield	Residential	£380,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential Bradford	City Core	1.00	Industrial/Commercial	Brownfield	Residential	£720,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2022	Leeds		1.00	Industrial/Commercial	Brownfield	Residential	£750,000
Benchmark Land Value	Existing Policy Evidence Base	01/06/2020	Residential (Mill) Bradford	All Zones	1.00	Mill/Industrial	Brownfield	Residential	£4,100,000

Source: AspinallVerdi, 260218 Bradford Land Value Database_v0.1

4.33 The Bradford brownfield benchmarks shown in the table are drawn from our previous Local Plan Viability Study (2020). These values range from £144,000 per acre in lower value areas up to £720,000 per acre in the City Core, with a significantly higher assumption of £4.1m per acre applied to Mill/industrial typologies across all zones. The variation reflects differences in location, existing use and redevelopment potential, with clear premiums attaching to central and specialist brownfield sites.

4.34 Across the comparator authorities, brownfield benchmarks sit at a materially lower level. Pendle adopts values between £52,500 and £55,000 per acre, while Leeds applies £150,000 per acre for general brownfield sites and £750,000 per acre for city centre locations. Overall, the evidence demonstrates a strong location-driven hierarchy, with Bradford's City Core and mill assumptions at the upper end of the spectrum, reflecting the particular redevelopment characteristics of these sites rather than representing the prevailing market position across all brownfield land.

Site Specific FVA's

4.35 The following table provides some evidence of BLV's within site specific FVA's, sorted from smallest to largest £/acre.

Table 4.7 - Site Specific FVA BLVs

Date of Evidence	Land Address/Site Name	Market Zone (pick one)	Site Area (acres)	Existing Use	Greenfield / Brownfield	Development Potential	Value/Price £	Value (£/acres)	Planning for [x] No. of Units	Detail on Planning Status
01/05/2020	Ivy Bank Mill, Ivy Bank Lane, Haworth, BD22 8PD	Upper Medium Value Zone	2.71	Industrial / Distribution	Brownfield	Residential	£208,507	£76,940	33	Outline application for the development of either up to 33 residential dwellins (Use Class C3) or up to 30 retirement apartments
01/05/2020	Ivy Bank Mill, Ivy Bank Lane, Haworth, BD22 8PD	Upper Medium Value Zone	2.71	Industrial / Distribution	Brownfield	Residential	£214,841	£79,277	33	Outline application for the development of either up to 33 residential dwellins (Use Class C3) or up to 30 retirement apartments
18/09/2020	Residential Development Land at Ingleby Road, Bradford, BD99 2XG	Low Value Zone	13.11	Industrial / Distribution	Brownfield	Residential	£1,081,575	£82,500	167	Unknown what type of consent but there is planning consent for Gleeson Developments Ltd to construct 167 homes.
01/12/2020	Land at Manywells Brow, Bradford, BD13 5dX	Upper Medium Value Zone	1.68	Sui Generis / Other	Brownfield	Residential	£193,790	£115,351	25	Residential development of 25 dwellings on vacant land. Has withdrawn the application following AVL review.
01/05/2020	Ivy Bank Mill, Ivy Bank Lane, Haworth, BD22 8PD	Upper Medium Value Zone	2.71	Industrial / Distribution	Brownfield	Residential	£406,500	£150,000	33	Outline application for the development of either up to 33 residential dwellins (Use Class C3) or up to 30 retirement apartments
18/08/2025	Land at Ab Scott Lane, Low Moor, Bradford		2.55	Agricultural / pasture land	Greenfield	Residential	£396,655	£155,551	46	Proposed development of 36 houses and 10 apartments (46 units total); policy position notes 20% affordable housing requirement
22/10/2024	Land at Lockwood Farm, Spen View Lane, Bierley, Bradford, BD4 6DJ	Lower Medium Value Zone	4.58	Agricultural	Greenfield	Residential	£916,000	£200,000	59	Proposed residential development of 59 dwellings (12 affordable units tested).
01/07/2021	Land south of 869 Thornton Road, Bradford	Lower Medium Value Zone	11.83	Sui Generis / Other	Brownfield	Residential	£2,475,000	£209,214	160	Outline development of up to 250 dwellings, including means of access from Thornton Road.
01/05/2020	Ivy Bank Mill, Ivy Bank Lane, Haworth, BD22 8PD	Upper Medium Value Zone	2.71	Industrial / Distribution	Brownfield	Residential	£652,623	£240,820	33	Outline application for the development of either up to 33 residential dwellins (Use Class C3) or up to 30 retirement apartments
01/08/2020	Land at Cousen Road, Bradford, BD7 3JX	Lower Medium Value Zone	1.10	Residential	Brownfield	Residential	£273,000	£248,182	11	Construction of 11 dwellings and associated works.
13/01/2022	Land south of 869 Thornton Road, Bradford	Lower Medium Value Zone	11.83	Sui Generis / Other	Brownfield	Residential	£3,091,849	£261,357	160	Outline development of up to 250 dwellings, including means of access from Thornton Road.
16/07/2020	Land & Site at Manywells Brow, Cullingworth, BD13	Upper Medium Value Zone	1.68	Sui Generis / Other	Brownfield	Residential	£450,000	£267,857	25	Residential development of 25 dwellings on vacant land. Has withdrawn the application following AVL review.
30/06/2021	Abbey Lodge Hotel, 58 - 62 Kirkham, Shipley, BD18 3EL	Low Value Zone	0.24	Sui Generis / Other	Brownfield	Residential	£85,065	£354,438	15	Alterations and change of use of the Abbey Lodge Hotel into 14 no. two bedroom and 1 no. one bedroom self contained apartments.
18/11/2020	Land at Cousen Road, Bradford, BD7 3JX	Lower Medium Value Zone	1.10	Sui Generis / Other	Brownfield	Residential	£410,690	£373,355	11	Construction of 11 dwellings and associated works.
01/02/2020	Sun Inn, Old Road, Cottingley, Bradford, BD16 1SA	Upper Medium Value Zone	0.97	Sui Generis / Other	Brownfield	Residential	£650,000	£670,103	18	Conversion of public house into 8 no. apartments and construction of 10 dwellings on surrounded land.
14/04/2021	Low Mill Lane, Keighley	Low Value Zone	0.10	Industrial / Distribution	Brownfield	Residential	£133,920	£1,395,000	24	Four-storey building providing 24 apartments (Use Class C3) and three units with flexible commercial uses.
01/01/2022	Generous Pioneer Restaurant Site, Bradford	Lower Medium Value Zone	0.98	Sui Generis (Restaurant)	Brownfield	Residential (Retirement Living)	£1,828,866	£1,866,190	42	Proposed development of 42 retirement living apartments (25 x 1-bed, 17 x 2-bed) on former restaurant site.
01/05/2021	Abbey Lodge Hotel, 58 - 62 Kirkham, Shipley, BD18 3EL	Low Value Zone	0.24	Sui Generis / Other	Brownfield	Residential	£500,000	£2,083,333	15	Alterations and change of use of the Abbey Lodge Hotel into 14 no. two bedroom and 1 no. one bedroom self contained apartments.

Source: AspinallVerdi, 260218 Bradford Land Value Database_v0.1

4.36 Site-specific benchmark land value evidence demonstrates a wide spread of residential land values across Bradford, reflecting differences in site scale, location, planning status and existing use. On a £ per acre basis, values range from approximately £76,940 per acre (Ivy Bank Mill – mixed use scenario) up to £2,083,333 per acre (Abbey Lodge Hotel conversion). The majority of brownfield sites fall within a band of £150,000–£300,000 per acre, with larger strategic allocations typically clustering between £80,000–£210,000 per acre.

4.37 Larger sites such as Ingleby Road (13.11 acres) and Thornton Road (11.83 acres) demonstrate lower £ per acre rates (£82,500–£261,357 per acre), reflecting scale, infrastructure requirements and planning risk. Conversely, small urban infill and conversion schemes (e.g. Abbey Lodge Hotel, Generous Pioneer, Low Mill Lane) achieve materially higher rates, often exceeding £350,000 per acre and, in some instances, exceeding £1m per acre. This confirms the clear scale-related discount and location premium evident across the dataset.

4.38 The high £ per acre rates for small consented or conversion sites are not direct proxies for larger city-centre regeneration areas. Coordinated regeneration may reduce risk through site assembly, infrastructure and public realm investment, but may also depend on upfront public funding and phased delivery. Any resulting uplift should be demonstrated through area-specific evidence and should not be assumed within EUV or the plan-wide BLV in advance.

4.39 Greenfield schemes within the dataset sit within a narrower and more moderate band. Lockwood Farm achieves £200,000 per acre, while The land at Abb Scott Lane sits at £155,551 per acre. These figures are broadly consistent with the 2020 Bradford greenfield benchmarks and align with the mid-range of the brownfield evidence once abnormal costs and planning obligations are accounted for.

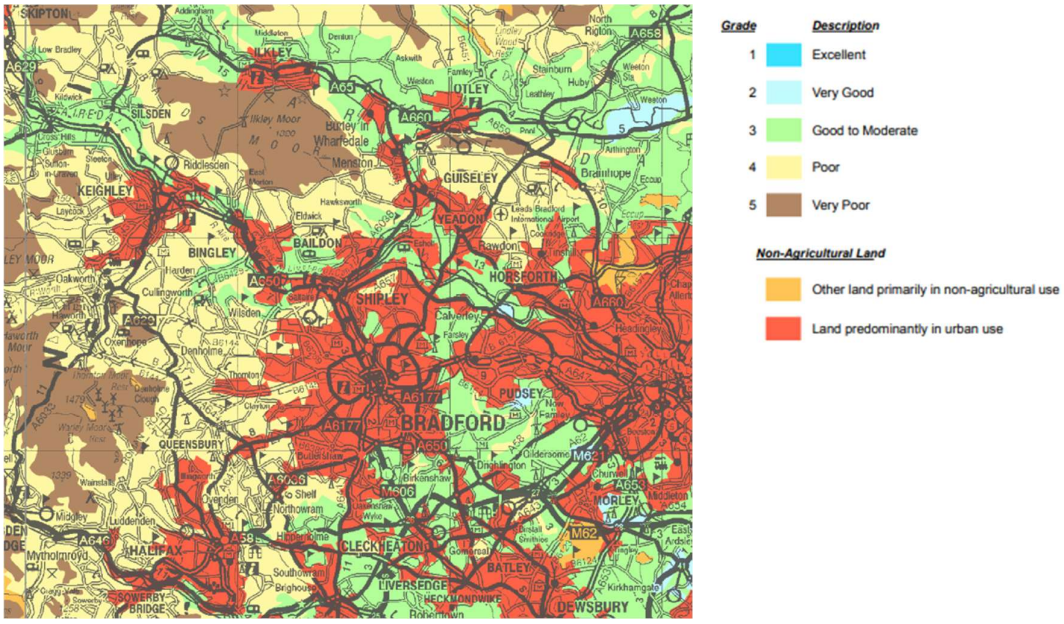
5 Agricultural Land Market

5.1 When determining a value per acre / hectare (ha) for agricultural land, we have searched for transactional evidence using CoStar, Nimbus and Rightmove for current quoting prices and local agent websites. We have consulted on the land values with local agents and stakeholders.

5.2 Figure 5.1 illustrates the classifications of agricultural land within the Bradford area. The majority of the district falls within land graded as land predominantly in urban use but with some of the surrounding areas in in either poor or good to moderate agricultural use.

5.3 Figure 5.1 uses Natural England's latest available Provisional Agricultural Land Classification dataset. It is a strategic-scale resource, does not subdivide Grade 3 and is not sufficiently accurate to determine the classification of an individual field or development site. It is therefore used only for broad context; a detailed site survey may establish a different classification where this is material.

Figure 5.1 - Agricultural Classification Map for Bradford



Source: Natural England, Provisional Agricultural Land Classification dataset (released October 2025; accessed February 2026

5.4 We have carried out our own market research to determine a value per acre / hectare (ha) for agricultural land in Bradford. We have also looked at agricultural land in neighbouring districts as we expect there to be similar values therein. These can be seen in the section below.

Agricultural Land Values

5.5 For this analysis, it is useful to distinguish between agricultural land at some distance from a settlement edge; larger agricultural holdings close to, or on, a settlement edge; and small paddock or lifestyle plots, generally below one acre. The first two categories remain agricultural EUV where agriculture is the lawful existing use, although proximity to a settlement may influence market bids through accessibility and development expectations. Any such development expectation is hope value and is excluded from EUV. Small paddock land is considered separately below because its pricing can be disproportionately affected by lifestyle demand and hope value.

5.6 The table below shows land value evidence for greenfield agricultural land existing use value (EUV). We were only able to find asking price compables for the purely agricultural land.

5.7 These are sorted by large to small site area.

Table 5.1 - Agricultural Land Evidence Summary

Evidence of what? (pick one)	Type of Evidence (pick one)	Date of Evidence	Source	Land Address/Site Name	Site Area (acres)	Existing Use	Greenfield / Brownfield	Development Potential	Value/Price £	Value (£/acres)
Existing Use Value	Asking Prices	19/02/2026	UK Land and Farms	Land At Greensyke Farm, Keighley, BD22, West Yorkshire	94.51	Agricultural	Greenfield	No Development Potential	£500,000	£5,290
Existing Use Value	Asking Prices	14/12/2021	Rightmove	Agricultural Land at Braithwaite, BD22 6PX	29.08	Agricultural	Greenfield	No Development Potential	£175,000	£6,018
Existing Use Value	Asking Prices	14/12/2021	Rightmove	Agricultural Land for sale off Skipton Road, Eastburn, BD20 7TD	15.55	Agricultural	Greenfield	No Development Potential	£200,000	£12,862
Existing Use Value	Asking Prices	14/12/2021	Rightmove	Agricultural Land off Hollins Lane, Low Utley, BD20 6LX	10.41	Agricultural	Greenfield	No Development Potential	£140,000	£13,449
Existing Use Value	Asking Prices	13/12/2021	Rightmove	Agricultural Land for sale off Halifax Road, Denholme Gate, BD13 4EU	9.35	Agricultural	Greenfield	No Development Potential	£70,000	£7,487
Existing Use Value	Asking Prices	19/02/2026	Rightmove	Scotland Lane, Horsforth, Leeds, West Yorkshire	7.77	Agricultural	Greenfield	No Development Potential	£80,000	£10,296
Existing Use Value	Asking Prices	19/02/2026	Rightmove	Land East of Woodhall Road, Bradford, West Yorkshire BD3 7AF	7.60	Agricultural	Greenfield	No Development Potential	£65,000	£8,553
Existing Use Value	Asking Prices	13/12/2021	Rightmove	Land at Hawthorne Way, East Morton, BD20 5RP	6.32	Agricultural	Greenfield	No Development Potential	£65,000	£10,285
Existing Use Value	Asking Prices	19/02/2026	Rightmove	Land off Wellands Lane, Cleckheaton	1.55	Paddock Land	Greenfield	No Development Potential	£40,000	£25,806

Source: AspinallVerdi, 260218 Bradford Land Value Database_v0.1

5.8 Our review of the dataset has identified 8 sites which provide evidence of existing use values for agricultural land across the Bradford and wider West Yorkshire area. All entries comprise asking price evidence, sourced from UK Land and Farms and Rightmove, with no confirmed transactional data within this sample. Site sizes range from 6.32 acres to 94.51 acres, and all sites have been treated for analytical purposes as agricultural greenfield land with no identified planning permission or allocation for development. This is our analytical classification rather than necessarily the way each site was marketed. Any unquantified development expectation is treated as hope value and excluded from EUV.

5.9 Values range between approximately £5,290 per acre and £13,449 per acre. The majority of observations cluster within the £7,500–£10,500 per acre band, with only two sites exceeding £12,500 per acre (Eastburn and Low Utley). The lowest rate (£5,290 per acre) relates to the largest holding at Greensyke Farm (94.51 acres), while the highest rates (£12,862–£13,449 per acre) relate to mid-sized parcels between 10–16 acres. This suggests some degree of quantum effect; whereby larger agricultural holdings tend to transact (or be marketed) at lower £/acre rates.

5.10 Overall, there is no clear geographic hierarchy evident within the sample. Sites located in Keighley, Eastburn, Bradford, Denholme Gate, Horsforth and East Morton all fall broadly within a similar value range. The variation observed appears more closely linked

to site size, configuration and localised market demand rather than any distinct spatial value gradient across the district.

5.11 As all figures represent asking prices, they may contain an element of aspiration and could settle at slightly lower levels upon sale. However, the evidence provides a broadly consistent indication of agricultural existing use values (EUV), generally falling within the £6,000–£10,000 per acre range, which aligns with typical regional farmland benchmarks for similar land classifications.

Paddock Land Values

5.12 We classify paddock land as small-scale (i.e., generally less than 1 acre or thereabouts) 'pony paddock' / 'lifestyle' greenfield land which is on the edge of an existing settlement. This type of land typically has 'hope value' attached, perhaps due to a lapsed extant planning permission on the site; or a neighbouring site that has been identified as one with development potential.

5.13 Unlike larger agricultural holdings, paddock land typically consists of smaller, self-contained plots often situated at the fringes of settlements. These sites are frequently influenced by nearby development activity or historic planning context, which can introduce elements of hope value into their pricing.

5.14 An example of a paddock land value is Land off Wellands Lane, Cleckheaton, West Yorkshire, which is agricultural land just on the edge of Cleckheaton, this is on the market at £25,805 per acre.

5.15 This reflects an increase on the average £ per acre price identified for agricultural land asking prices. This reflects the nature of the listings, whereby the prices may be aspirational (potentially with hope value for development).

5.16 We do not place too much weight on paddock land values. This is because they tend to reflect some hope value which is explicitly not part of the definition of EUV (in the PPG). However, the paddock land listings provide useful supplementary evidence which starts to show the impact of the potential (i.e. premium) for residential development on a site value. This is considered in more detail in the following sections.

6 Development Land Market

6.1 For the purpose of this research, development land is land which has either obtained planning permission or has outline planning consent and/or is allocated for development within the Council's adopted policy documents.

6.2 As with agricultural land, we have utilised Nimbus and CoStar for transaction-based evidence and supplemented this where possible with stakeholder evidence of agreed prices paid for land. We have also noted sites currently listed on Rightmove and local agent websites to determine a value per acre/hectare and a value on a per unit basis. Dependent upon the availability of information and stakeholder engagement, this process tries to gauge an understanding of what typical market values are for residential land (greenfield and/or brownfield).

6.3 Careful consideration has to be given to whether the values are aspirational and/or may not represent policy-compliant market values. It should be noted that within our database of evidence we have carried out background research wherever possible into the planning consent the site has, and whether that is policy compliant or not. More weight is given to evidence which is policy compliant. However, it is difficult to be certain that developers have not offered values (and landowners have not asked for values) which are not sustainable in planning policy terms and therefore challenge viability at the detailed planning stage.

6.4 We also recognise that it is difficult to generalise what a typical greenfield or brownfield residential development site is worth across a district given that all sites are unique. It is therefore important to reiterate that this is a plan-wide study and thus the purpose of our research is to establish a suitable Benchmark Land Value for the respective typologies of development to be appraised, utilising both existing use and market values for greenfield and brownfield land.

Greenfield Residential Development Land

6.5 Our search contains sites transacted within Bradford and the neighbouring areas for greenfield residential development land. We summarise the identified sites below. The transactional evidence is listed first followed by the asking price evidence. We sort the listings by site area (large to small):

Table 6.1 - Greenfield Residential Development Land Evidence

Evidence of what? (pick one)	Type of Evidence (pick one)	Date of Evidence	Source	Land Address/Site Name	Site Area (acres)	Existing Use	Greenfield / Brownfield	Development Potential	Value/Price £	Value (£/acres)	Value (£/unit)	Planning Status	Planning for [x] No. of Units	Planning Ref #	Date of Planning Status	Detail on Planning Status
Market Value - Not-Policy Compliant	Transaction	19/04/2024	CoStar	Dean Beck Av – Dean Beck, Bradford BD6 1DE	14.67	Agricultural	Greenfield	Residential	£4,080,000	£278,119		Unknown				
Market Value - Not-Policy Compliant	Transaction	14/03/2025	CoStar	Keighley Rd – Development Land, Bingley BD16 2RS	7.51	Sui Generis / Other	Greenfield	Residential	£2,701,500	£359,720		Unknown				
Market Value - Not-Policy Compliant	Transaction	28/11/2025	CoStar	277 Apperley Rd, Bradford BD10 0DZ	4.85	Sui Generis / Other	Greenfield	Residential	£1,100,000	£226,804		Unknown				
Market Value - Policy Compliant	Asking Prices	14/12/2021	Rightmove	Residential Development Land off Shetcliffe Lane, Bradford	9.00	Paddock Land	Greenfield	Residential	£2,000,000	£222,222	£18,867.92	Outline - Approved	106			Outline planning consent for the construction of up to 106 residential
Market Value - Policy Compliant	Asking Prices	15/02/2022	Rightmove	Land at Woodcote Fold, Keighley	4.00	Agricultural	Greenfield	Mixed-Use	£150,000	£37,500		Unknown				
Market Value - Policy Compliant	Asking Prices	14/12/2021	Rightmove	Development Land for sale off Holme Mill Lane, Keighley	2.12	Sui Generis / Other	Greenfield	Residential	£1,150,000	£542,453	£12,778	Outline - Approved	90	16/08422/MAO	31/06/2018	Outline application for the construction of a 90-bed nursing home. Application was
Market Value - Policy Compliant	Asking Prices	19/02/2026	Rightmove	Land at Back Clough, Northowram, Halifax, HX3 7HH	1.39	Agricultural	Greenfield	Residential	£1,200,000	£862,069	£120,000	Full Planning - Approved	10	23/00743/FUL	06/11/2025	construction of 10 detached homes
Market Value - Policy Compliant	Asking Prices	19/02/2026	Rightmove	Old Road, Denholme, Bradford, West Yorkshire, BD13	1.38	Agricultural	Greenfield	Residential	£400,000	£290,698	£40,000	Outline - Approved	10	24/03110/MAO	05/11/2024	Outline application for residential development for 10 dwellings requesting
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Residential Development Land off Allerton Road, BD15 8DA	1.16	Residential	Greenfield	Residential	£550,000	£474,138	£36,667	Outline - Approved	15	20/04264/MAO	30/09/2021	Outline planning consent for the construction of 14 new dwellings and the
Market Value - Not-Policy Compliant	Asking Prices	13/12/2021	Rightmove	Land off Ryecroft Road, Harden, BD16 1DE	0.82	Paddock Land	Greenfield	Residential	£50,000	£60,976		Unknown				
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Residential Development Land at Valentine Court, Bradford, BD13	0.75	Sui Generis / Other	Greenfield	Residential	£600,000	£800,000	£150,000	Outline - Approved	4			Planning consent for 4 detached houses.
Market Value - Policy Compliant	Asking Prices	14/12/2021	Rightmove	Land off Back Lane, Bradford, BD13	0.33	Paddock Land	Greenfield	Residential	£330,000	£1,000,000	£110,000	Outline - Approved	3	21/00896/OUT	05/05/2021	Outline application for residential development of land for 3 detached houses.

Source: AspinallVerdi, 260218 Bradford Land Value Database_v0.1

6.6 The evidence confirms that sites with full planning approval achieve the highest values per acre. For example, land at Halifax Road, Denholme (1.39 acres) achieved approximately £862,069 per acre with full consent for 10 dwellings. This demonstrates the clear premium attached to sites where planning risk has been removed.

6.7 Sites with outline planning permission also show elevated values, particularly where parcels are small. For instance, land off Home Mill Lane, Keighley achieved around £542,453 per acre (90-unit outline), while a 0.33-acre site off Back Lane, Bradford achieved approximately £1,000,000 per acre with outline consent for three dwellings. These examples illustrate how planning progress and limited infrastructure requirements can significantly enhance value.

6.8 By contrast, larger greenfield sites without confirmed planning status tend to transact at lower levels. Examples include 277 Apperley Road (£226,804 per acre) and Dean Beck Avenue (£278,119 per acre). Overall, most greenfield residential sites fall within a band of approximately £225,000–£360,000 per acre, with higher figures typically associated with smaller, de-risked sites.

6.9 Greenfield, Green Belt and grey belt are not interchangeable terms. Greenfield describes the site's physical development history, whereas grey belt is land within the Green Belt meeting the NPPF definition. For land to be grey belt it must not strongly contribute to Green Belt purposes a), b) or d) and the application of policies in footnote 7 do not provide a strong reason for refusing development. A site with an allocation, permission or other supportive policy status will usually be more de-risked than an otherwise comparable site without that status. The present sample is too small, and the evidence on designations too limited, to support a separate grey-belt BLV. In all cases the agricultural EUV excludes development hope value, while policy requirements and infrastructure should be reflected in the policy-compliant residual land value appraisal.

6.10 Although this is a relatively small sample and does not demonstrate a clear hierarchy of values between specific locations, previous wider evidence indicates that established value areas and stronger sub-markets do exist within the district.

Brownfield Residential Development Land

6.11 Assuming a value for brownfield land is challenging, given the numerous variables. For example, existing use, site clearance costs and/ or historic legacy costs - all factors which influence the value of brownfield development land.

6.12 For the purpose of this study, we have evaluated brownfield sites across the District and the immediate surrounding areas to provide more evidence to support land values within the District.

6.13 We have identified listings for brownfield sites with residential development. The transactional evidence is listed first followed by the asking price evidence. We sort the listings by site area (large to small):

Table 6.2 - Brownfield Residential Development Land Evidence

Evidence of what? (pick one)	Type of Evidence (pick one)	Date of Evidence	Source	Land Address/Site Name	Market Zone (pick one)	Site Area (acres)	Existing Use	Greenfield / Brownfield	Development Potential	Value/Price £	Value (£/acres)	Planning Status	Planning for [x] No. of Units	Planning Ref #	Date of Planning Status	Detail on Planning Status
Market Value - Not-Policy Compliant	Transaction	23/04/2020	CoStar	Land at Manywells Brow, Bradford, BD13 5dX	Upper Medium Value Zone	1.64	Sui Generis / Other	Brownfield	Residential	£350,000	£213,415	Full Planning - Pending Decision	25		30/01/2020	Outline planning consent for the construction of 25 x residential dwellings.
Market Value - Not-Policy Compliant	Transaction	06/04/2025	CoStar	Flockton Rd – Flockton House Car Park, Bradford BD4 7RH	Lower Medium Value Zone	1.25	Sui Generis / Other	Brownfield	Residential	£400,000	£320,000	Unknown				
Market Value - Not-Policy Compliant	Transaction	15/12/2025	CoStar	20 Scotchman Rd – The Stoneyard, Bradford BD9 5DB	Upper Medium Value Zone	1.04	Industrial / Distribution	Brownfield	Residential	£382,000	£367,308	Unknown				
Market Value - Not-Policy Compliant	Asking Prices	16/12/2021	CoStar	Land at Cemetery Road, Bradford, BD7 2QX	Low Value Zone	11.00	Industrial / Distribution	Brownfield	Residential	£2,750,000	£250,000	Unknown				
Market Value - Not-Policy Compliant	Asking Prices	19/02/2026	Rightmove	Windhill Old Station - Shipley	Low Value Zone	1.00	Industrial / Distribution	Brownfield	Residential	£375,000	£375,000	Outline - Approved	13	19/00852/MAF	17/12/2020	Hybrid planning application for residential development, comprising change of use to
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Residential Development Land off Beacon Road, BD6	Low Value Zone	0.67	Residential	Brownfield	Residential	£450,000	£671,642	Outline - Approved	5	20/02744/OUT	05/05/2021	Outline planning consent for the construction of 5 detached family homes.
Market Value - Not-Policy Compliant	Asking Prices	16/12/2021	CoStar	Land for sale at Kesteven Road, Bradford, BD4 0AD	Low Value Zone	0.52	Sui Generis / Other	Brownfield	Residential	£150,000	£288,462	Unknown				
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Residential Development land for sale off Commercial Street, Queensbury, Bradford	Low Value Zone	0.46	Residential	Brownfield	Residential	£300,000	£652,174	Full Planning - Approved	9	18/03426/FUL	20/12/2018	Full planning consent for the construction of 9 dwellings, eight two-bed and one three-
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Residential Development Land at Skipton Road, Utley	Upper Medium Value Zone	0.40	Residential	Brownfield	Residential	£200,000	£500,000	Outline - Approved	5	17/04999/OUT	14/06/2018	Outline planning consent for the construction of 5 3-storey dwellings with
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Development Land, Woodhouse Road, Keighley	Lower Medium Value Zone	0.35	Sui Generis / Other	Brownfield	Residential	£175,000	£500,000	Reserved Matters - Approved	8	19/04145/REM / 17/03610/MAO	18/02/2020	Outline planning consent for 8 3-bedroom houses.
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Dalesgate Hotel, 406 Skipton Road, Utley, BD20 6HP	Upper Medium Value Zone	0.34	Sui Generis / Other	Brownfield	Residential	£750,000	£2,205,882	Full Planning - Approved	6	20/02158/FUL	30/10/2020	Change of use of existing bed and breakfast hotel into four dwellings and construction of
Market Value - Not-Policy Compliant	Asking Prices	19/02/2026	Rightmove	Residential Development Land off Vaughan Street, Bradford, BD1	City Centre Core	0.32	Sui Generis / Other	Brownfield	Residential	£390,000	£1,218,750	Outline - Approved	72	Unknown		Planning consent for the construction of 72 x 1 and 2 bedroom flats on a former car
Market Value - Not-Policy Compliant	Asking Prices	13/12/2021	Rightmove	Amenity Land, Utley, BD20 6ET	Lower Medium Value Zone	0.25	Sui Generis / Other	Brownfield	Residential	£25,000	£100,000	Unknown				
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Land at Prospect Place, Duckworth Lane, Bradford, BD9	Lower Medium Value Zone	0.19	Sui Generis / Other	Brownfield	Residential	£160,000	£824,742	Outline - Approved	4	19/04739/OUT	22/01/2020	Outline application for residential development of existing car park for four 3-
Market Value - Not-Policy Compliant	Asking Prices	13/12/2021	Rightmove	Land at Sunny Bank Avenue, Bradford, BD5 8NA	Lower Medium Value Zone	0.10	Residential	Brownfield	Residential	£65,000	£650,000	Lapsed Consent	2	09/03600/full 12/02783/full	2009 and 2012	Former planning consent for two-semi detached dwellings.
Market Value - Not-Policy Compliant	Asking Prices	19/02/2026	Rightmove	Sunny Bank Avenue, Bradford, BD5 8NA	Low Value Zone	0.10	Residential	Brownfield	Residential	£78,000	£780,000	Outline - Approved	3	21/06055/OUT	10/02/2022	Outline consent to develop 2 x 3-bedroom semi-detached houses.
Market Value - Not-Policy Compliant	Asking Prices	14/12/2021	Rightmove	Land at Vincent Street / Sunbridge Road, Bradford, BD1	City Centre Core	0.06	Sui Generis / Other	Brownfield	Residential	£150,000	£2,500,000	Full Planning - Approved	25	19/01356/MAF	03/01/2020	Construction of a mixed-use building comprising of retail accommodation at
Market Value - Not-Policy Compliant	Asking Prices	13/12/2021	Rightmove	Primrose Bank, Bingley, BD16	Upper Medium Value Zone	0.05	Industrial / Distribution	Brownfield	Residential	£40,000	£800,000	Outline - Approved	1	16/04713/OUT	10/07/2016	Outline consent for a single detached detached dwelling. Ideal for sme developers

Source: AspinallVerdi, 260218 Bradford Land Value Database_v0.1

6.14 The brownfield evidence demonstrates a very wide range of values per acre, largely driven by planning status and site scale. Sites with full planning consent achieve the strongest values. For example, land at Vincent Street, Bradford (0.06 acres) was listed at approximately £2,500,000 per acre.

6.15 Sites with outline or reserved matters approval also show robust value levels, though typically below fully consented examples. For instance, residential development land off Beacon Road was listed at approximately £671,642 per acre (outline for 5 dwellings), and land at Prospect Place, Duckworth Lane was listed around £824,742 per acre. These figures demonstrate that planning progress significantly enhances value, particularly where site constraints are limited.

6.16 The available brownfield evidence is predominantly site-by-site and does not isolate the value effect of clustered or grouped regeneration supported by public intervention. Area-based programmes may improve value and deliverability by coordinating land assembly, infrastructure and public realm, but they may also introduce programme, phasing and funding costs. For example, Bradford City Village is being assembled by Muse – but is being funded by Homes England. Any net uplift should be evidenced through an area-specific appraisal and is not capitalised into the plan-wide BLV simply because public intervention is anticipated.

6.17 By contrast, larger brownfield sites or those with uncertain planning status tend to transact at lower levels. Examples include Land at Cemetery Road (11 acres) at approximately £250,000 per acre, and Flotcroft Road at around £320,000 per acre. Overall, the majority of brownfield sites fall within a broad range of £250,000–£700,000 per acre, with values above £1m per acre generally limited to small, centrally located and fully consented sites.

6.18 Although this dataset is relatively limited and does not demonstrate a consistent hierarchy of value between market zones, previous wider evidence indicates that stronger sub-markets and established higher value locations do exist. In practice, values are most strongly influenced by planning status, density and site size, rather than administrative market zone alone.

6.19 It is important to acknowledge that often brownfield costs require decontamination in order to redevelop and reuse for residential purposes. This places a particular burden on viability and deliverability; due to the scale of the remediation costs this can result in a negative residual land value (RLV) which causes market failure i.e. there is no incentive for the ‘polluter pays’ principle if the landowner is still going to make a loss.

6.20 Note that asking values are aspirational and do not always reflect the true value of the site.

7 Benchmark Land Value Assumptions

7.1 The table below sets out our Benchmark Land Value (BLV) assumptions for the respective site typologies. These are informed by the agricultural and development land evidence presented in Sections 5 and 6, drawing on recent transactional evidence, site listings, and adopted BLVs from comparable authorities.

7.2 In establishing BLVs for greenfield sites, we distinguish between smaller schemes (fewer than 50 units) and larger schemes (50 units or more). The market evidence indicates that larger greenfield allocations typically attract a discount on a £/acre basis. This reflects the scale of infrastructure requirements, including schools, strategic highways works, utilities, public open space, and other policy obligations. Conversely, smaller greenfield schemes - often infill or edge-of-settlement sites - tend to command relatively higher value rates per acre due to lower upfront infrastructure costs, simpler servicing requirements, and shorter build-out periods. This differentiation is consistent with patterns observed in our land value database and with previous viability evidence.

7.3 We have applied differentiated net-to-gross assumptions to reflect scheme scale and typical development patterns. For smaller greenfield schemes (under 50 units), we assume a net-to-gross ratio of 90%, reflecting generally efficient layouts and limited on-site infrastructure requirements, whereas for larger greenfield schemes (50 units and above) we apply a 75% ratio to account for strategic infrastructure, internal road networks, green infrastructure, drainage corridors, and land for community facilities.

7.4 This has been cross-checked against the Council's hectare-based Strategic Land Assessment (SLA), which assumes 100% net developable area below 0.4 hectares, 90% between 0.4 and 2 hectares and 75% above 2 hectares. The viability model retains unit-based labels to distinguish the BLV typologies, but gross and net land take are calculated in hectares. The 50-unit threshold is therefore a practical proxy for scheme scale at the modelled densities rather than a replacement for the SLA area bands. Very small and strategic typologies are considered separately where a 100% or bespoke lower net-to-gross ratio is appropriate.

7.5 Our bottom-up approach to establishing greenfield BLVs is based on the net value per acre/hectare derived from agricultural existing use value (EUV), which is then converted to a gross site area basis using the relevant net-to-gross assumptions, ensuring consistency between the benchmark land values and the typologies tested within the viability appraisal framework and alignment with our previously published assessments.

7.6 Based on our full review of the agricultural and development land evidence, we identify a broadly consistent relationship between current market signals and the benchmark assumptions adopted in our previous assessment. However, having regard to updated transactional and listing evidence - including the levels evidenced in comparable surrounding authorities - the appropriate value position is considered to be marginally lower overall than that previously assumed. The revised assumptions therefore reflect a modest adjustment to the Benchmark Land Values to ensure they remain aligned with prevailing market evidence once planning status, scale, and infrastructure requirements are taken into account. In principle, the overall approach to BLV setting remains unchanged. The principal refinement in this assessment is presentational: we now express the Benchmark Land Values on both a net developable and gross site area basis, providing greater transparency and clarity in how the assumptions relate to the viability typologies and net-to-gross ratios applied.

7.7 Note that EUVs for brownfield sites are sensitive to the particular use (i.e., the EUV could be lower if the site has a use which is obsolete, or which is not an existing lawful use).

7.8 These are the minimum values that we would assume for the purpose of our hypothetical viability appraisals, and they act as the benchmark to test the RLVs of schemes to determine whether sites would come forward for development.

Table 7.1 – Benchmark Land Value Assumptions

Scheme Typology	Site Type	Location	EUV -		Uplift Multiplier (gross)	BLV -					Uplift Multiplier (net) (for info.)
			£ per acre gross	£ per ha gross	x [X] x [Y]%	£ per acre gross	£ per ha gross	Net: Gross (%)	£ per acre net	£ per ha net	x [X] x [Y]%
Residential Strategic Sites	Greenfield	High Value Areas	£9,500	£23,475	12.6	£120,000	£296,520	50%	£240,000	£593,040	25.3
Residential Small Schemes (small < 50 units)	Greenfield	High	£10,000	£24,710	31.5	£315,000	£778,365	90%	£350,000	£864,850	35.0
Residential Large Schemes (large > 50 units)	Greenfield	High	£9,000	£22,239	26.7	£240,000	£593,040	75%	£320,000	£790,720	35.6
Residential Small Schemes (small < 50 units)	Greenfield	Upper Medium	£10,000	£24,710	23.4	£234,000	£578,214	90%	£260,000	£642,460	26.0
Residential Large Schemes (large > 50 units)	Greenfield	Upper Medium	£8,000	£19,768	21.1	£168,750	£416,981	75%	£225,000	£555,975	28.1
Residential Small Schemes (smal < 50 units)	Greenfield	Lower Medium	£10,000	£24,710	14.9	£148,500	£366,944	90%	£165,000	£407,715	16.5
Residential Large Schemes (large > 50 units)	Greenfield	Lower Medium	£7,000	£17,297	15.5	£108,750	£268,721	75%	£145,000	£358,295	20.7
Residential Small Schemes (small < 50 units)	Greenfield	Low	£10,000	£24,710	10.8	£108,000	£266,868	90%	£120,000	£296,520	12.0
Residential Large Schemes (large > 50 units)	Greenfield	Low	£6,000	£14,826	10.0	£60,000	£148,260	75%	£80,000	£197,680	13.3
Residential	Brownfield	High	£300,000	£741,300	13.3%	£340,000	£840,140	100%	£340,000	£840,140	13.3%
Residential	Brownfield	Upper Medium	£200,000	£494,200	15.0%	£230,000	£568,330	100%	£230,000	£568,330	15.0%
Residential	Brownfield	Lower Medium	£150,000	£370,650	13.3%	£170,000	£420,070	100%	£170,000	£420,070	13.3%
Residential	Brownfield	Low	£120,000	£296,520	8.3%	£130,000	£321,230	100%	£130,000	£321,230	8.3%
Residential	Brownfield	City Core	£600,000	£1,482,600	8.3%	£650,000	£1,606,150	100%	£650,000	£1,606,150	8.3%
These BLVs are for CIL/Local Plan making purposes only. This should be read in conjunction with our main Viability Report and the caveats therein. No responsibility is accepted to any party in respect of the whole or any part of its contents.											
The land value for site specific viability appraisals should be thoroughly evidenced having regard to the existing use value of the particular site (as is best practice in the PPG).											

Source: AspinallVerdi, 260218 Bradford Land Value Database_v0.1

Benchmark Land Value Caveats

7.9 It is important to note that the BLVs contained herein are for 'high-level' CIL / Plan-making viability purposes and the appraisals should be read in the context of the BLV sensitivity table (contained within the appraisals). It is important to emphasise that the adoption of a particular BLV £ in the base-case appraisal typologies in no way implies that this figure can be used by applicants to negotiate site specific planning applications. Where sites have obvious abnormal costs, these costs should be deducted from the value of the land (PPG in Viability, Paragraph: 013 Reference ID: 10-013-20190509). The land value for site specific viability appraisals should be thoroughly evidenced having regard to the existing use value of the site (as is best practice in the PPG). This report is for plan-making purposes and is 'without prejudice' to future site-specific planning applications.

7.10 Furthermore, we are not saying that land can *only* be acquired in the Bradford area for these BLVs. As the appraisals show, there is often a surplus between the RLV and BLV, in particular on green belt sites, which could be put to a stronger land bid or retained as profit. Conversely, if a site has high abnormal costs, then the land may be worth less than the BLV presented. Furthermore, the sensitivity scenarios show the impact on the surplus (i.e., the difference between RLV and BLV) for various levels of BLV and profit (%).

260917 Bradford Local Plan Typologies Matrix v1.1 - Residential Typologies

	Site Typology						Scheme Typology			Market Housing Mix:										Affordable Housing Mix:										Affordable Housing Requirements						CIL		(Construction costs impacted by Policy)				
Ref.	Location / Value Zone	Greenfield / Brownfield	Gross Site Area (ha)	Net to Gross ratio (%)	Net Developable Site Area (ha)	Net Developable Site Area (acres)	# Resi Units	Development Density (dph)	Unit Types																					AH Target	AH basis					Total Site Specific Mitigation - S106 and S278	Current Adopted Rate (indexed to Septemebor 2026)	Urban Greening Factor	Biodiversity Net Gain (BNG)	Mkt. Housing - Cat. M4(2)	Mkt. Housing - Cat. M4(3)(a)	Future Homes Standard	Building Saftey Levy
										1B H	2B H	3B H	3B H (G)	4B H (G)	5B H (G)	1B F	2B F	Total	1B H	2B H	3B H	3B H (G)	4B H (G)	5B H (G)	1B F	2B F	Total	(%)		Social Rent / (% of AH)	Affordable Rent / (% of AH)	Intermediate (Affordable Home Ownership) (% of AH)	Total check	(£/unit)	(£ psm)	£100 psm of roofspace	(£/unit)	(£/unit) - all units (where not M4(3))	5% of units over 10 units	(£/unit - houses)	(£ psm)
A1	Zone A	Greenfield	0.32	90%	0.29	0.71	10	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**40%**	onsite	50%	20%	30%	100%	£12,000	£139.90	£100.00	£1,011	£521	£10,307	£4,350	£17.45
A2	Zone A	Greenfield	1.59	90%	1.43	3.53	50	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**40%**	onsite	50%	20%	30%	100%	£12,000	£139.90	£100.00	£1,011	£521	£10,307	£4,350	£17.45
A3	Zone A	Greenfield	7.62	75%	5.71	14.12	200	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**40%**	onsite	50%	20%	30%	100%	£12,000	£139.90	£100.00	£1,011	£521	£10,307	£4,350	£17.45
A4	Zone A	Greenfield	17.14	75%	12.86	31.77	450	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**40%**	onsite	50%	20%	30%	100%	£12,000	£139.90	£100.00	£1,011	£521	£10,307	£4,350	£17.45
A5	Zone A	Brownfield	0.14	100%	0.14	0.35	7	50	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**0%**	n/a	50%	20%	30%	100%	£12,000	£139.90	£100.00	£287	£521	n/a	£4,350	£8.73
A6	Zone A	Brownfield	0.80	100%	0.80	1.98	40	50	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**40%**	onsite	50%	20%	30%	100%	£12,000	£139.90	£100.00	£287	£521	£10,307	£4,350	£8.73
B1	Zone B	Greenfield	0.32	90%	0.29	0.71	10	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**25%**	onsite	50%	20%	30%	100%	£12,000	£69.95	£100.00	£1,011	£521	£10,307	£4,350	£17.45
B2	Zone B	Greenfield	1.59	90%	1.43	3.53	50	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**25%**	onsite	50%	20%	30%	100%	£12,000	£69.95	£100.00	£1,011	£521	£10,307	£4,350	£17.45
B3	Zone B	Greenfield	3.81	75%	2.86	7.06	100	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**25%**	onsite	50%	20%	30%	100%	£12,000	£69.95	£100.00	£1,011	£521	£10,307	£4,350	£17.45
B4	Zone B	Greenfield	15.24	75%	11.43	28.24	400	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**25%**	onsite	50%	20%	30%	100%	£12,000	£69.95	£100.00	£1,011	£521	£10,307	£4,350	£17.45
B5	Zone B	Brownfield	0.20	100%	0.20	0.49	10	50	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**25%**	onsite	50%	20%	30%	100%	£12,000	£69.95	£100.00	£287	£521	£10,307	£4,350	£8.73
B6	Zone B	Brownfield	3.50	100%	3.50	8.65	175	50	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**25%**	onsite	50%	20%	30%	100%	£12,000	£69.95	£100.00	£287	£521	£10,307	£4,350	£8.73
C1	Zone C	Greenfield	0.32	90%	0.29	0.71	10	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**15%**	onsite	50%	20%	30%	100%	£12,000	£27.98	£100.00	£1,011	£521	£10,307	£4,350	£17.45
C2	Zone C	Greenfield	1.59	90%	1.43	3.53	50	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**15%**	onsite	50%	20%	30%	100%	£12,000	£27.98	£100.00	£1,011	£521	£10,307	£4,350	£17.45
C3	Zone C	Greenfield	11.43	75%	8.57	21.18	300	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**15%**	onsite	50%	20%	30%	100%	£12,000	£27.98	£100.00	£1,011	£521	£10,307	£4,350	£17.45
C4	Zone C	Greenfield	38.10	75%	28.57	70.60	1000	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**15%**	onsite	50%	20%	30%	100%	£12,000	£27.98	£100.00	£1,011	£521	£10,307	£4,350	£17.45
C5	Zone C	Brownfield	0.20	100%	0.20	0.49	10	50	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**15%**	onsite	50%	20%	30%	100%	£12,000	£27.98	£100.00	£287	£521	£10,307	£4,350	£8.73
C6	Zone C	Brownfield	1.00	100%	1.00	2.47	50	50	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**15%**	onsite	50%	20%	30%	100%	£12,000	£27.98	£100.00	£287	£521	£10,307	£4,350	£8.73
C7	Zone C	Brownfield	2.67	75%	2.00	4.94	100	50	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**15%**	onsite	50%	20%	30%	100%	£12,000	£27.98	£100.00	£287	£521	£10,307	£4,350	£8.73
D1	Zone D	Greenfield	0.32	90%	0.29	0.71	10	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£1,011	£521	£10,307	£4,350	£17.45
D2	Zone D	Greenfield	1.59	90%	1.43	3.53	50	35	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£1,011	£521	£10,307	£4,350	£17.45
D3	Zone D	Brownfield	0.40	100%	0.40	0.99	20	50	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£287	£521	£10,307	£4,350	£8.73
D4	Zone D	Brownfield	1.00	100%	1.00	2.47	75	75	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£287	£521	£10,307	£4,350	£8.73
D5	Zone D	Brownfield	2.00	100%	2.00	4.94	150	75	Houses	-	30.0%	35.0%	5.0%	30.0%	-	-	-	100.0%	-	50.0%	35.0%	5.0%	10.0%	-	-	-	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£287	£521	£10,307	£4,350	£8.73
D6	Zone D	Brownfield	0.74	90%	0.67	1.65	100	150	Flats	-	-	-		-	-	60.0%	40.0%	100.0%	-	-	-		-	-	60.0%	40.0%	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£287	£521	£10,307	£1,550	£8.73
D7	Zone D	Brownfield	1.85	90%	1.67	4.12	500	300	Flats	-	-	-		-	-	60.0%	40.0%	100.0%	-	-	-		-	-	60.0%	40.0%	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£287	£521	£10,307	£1,550	£8.73
AI	Age Restricted / Sheltered Housing	Greenfield	0.49	90%	0.44	1.09	55	125	Flats (older persons)	-	-	-		-	-	60.0%	40.0%	100.0%	-	-	-		-	-	60.0%	40.0%	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£1,011	n/a	n/a	£4,350	£17.45
AK	Age Restricted / Sheltered Housing	Brownfield	0.44	100%	0.44	1.09	55	125	Flats (older persons)	-	-	-		-	-	60.0%	40.0%	100.0%	-	-	-		-	-	60.0%	40.0%	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£287	n/a	n/a	£4,350	£8.73
AM	Assisted Living / Extra Care	Greenfield	0.67	90%	0.60	1.48	60	100	Flats (older persons)	-	-	-		-	-	60.0%	40.0%	100.0%	-	-	-		-	-	60.0%	40.0%	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£1,011	n/a	n/a	£4,350	£17.45
AO	Assisted Living / Extra Care	Brownfield	0.60	100%	0.60	1.48	60	100	Flats (older persons)	-	-	-		-	-	60.0%	40.0%	100.0%	-	-	-		-	-	60.0%	40.0%	100.0%	**10%**	onsite	50%	20%	30%	100%	£12,000	£0.00	£100.00	£287	n/a	n/a	£4,350	£8.73

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Accessible Report

City of Bradford Metropolitan District Council

Residential Market Report

Bradford Local Plan Viability Study

April 2026

Quality Assurance

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Date	14th April 2026
Authorised by	Ben Aspinall, Managing Director
Date	

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1 Introduction

1.1 This Residential Market Report forms part of the evidence base for the emerging Bradford Local Plan Viability Study, prepared on behalf of City of Bradford Metropolitan District Council (BMDC). The report provides an overview of residential market conditions across the District and supports the establishment of appropriate residential value assumptions to inform plan-wide viability testing.

1.2 The Bradford Local Plan will set out the spatial strategy and planning policy framework for development across the District over the plan period. As part of the plan-making process, the Council is required to demonstrate that its proposed policies are deliverable, having regard to development viability. Residential property value assumptions are a critical input into this process, as they provide the market values / gross development value assumptions to input into the development appraisals.

1.3 The purpose of this Residential Market Report is therefore to provide research and analysis of new-build and second-hand residential values (achieved and asking values) within Bradford, drawing on available market evidence, published data sources, and relevant comparator studies.

1.4 This paper sets out our detailed residential market research that informs our value zones and assumptions adopted in appraising the residential development typologies presented in the main Local Plan Viability Assessment report. We have researched residential values across the District for a range of typologies including C3 residential, retirement / older-persons housing.

1.5 This paper supports the Local Plan Viability Assessment , and should be read in conjunction with the main viability report.

1.6 The approach follows national planning policy and guidance, including the NPPF and Planning Practice Guidance (PPG) on viability.

1.7 This paper includes the following sections:

2) National and Regional Market Overview	Provides an assessment of the current residential market in a national and regional context.
3) Existing Evidence Base	Provides a review of the existing market evidence which informs the starting point for our assumptions.
4) New Build Achieved Values	Provides an assessment of new build achieved values across the District. The market assessment is based on industry recognised published data from the Land Registry and the Energy Performance Certificate Register (EPC).
5) Housing Value Zones	In this section there is an additional review of second-hand data from the Land Registry to test the values *relative to each other* across the area. This helps to define the housing values zones across the area. We

	provide our adopted housing value zones as an output to this section.
6) New Build Asking Prices	Provides an assessment of asking prices for new build properties across the District. The market assessment is based on published data from Rightmove and developer's websites.
7) Residential Value Assumptions	Based on our assessment of the residential market, we set out our value assumptions for the range of house types which will be tested.
8) Specialist Accommodation for Older People	Provides an assessment of the retirement housing market (achieved and asking price evidence) and sets out our value assumptions for the range of house retirement housing to be tested.
9) Transfer Values for Affordable Housing	This section sets out our assumptions in respect of affordable housing transfer values.

2 National and Regional Market Overview

2.1 We set out below review of selected market publications which provides market context for the value assumptions.

RICS UK Residential Market Survey – March 2026

2.2 The RICS publishes a regular UK Residential Property Market Survey providing an overall opinion of current market conditions and forward sentiment, alongside regional commentary from surveyors across the UK. The latest publication is the March 2026 RICS UK Residential Market Survey, providing the following headline summary:

- Rising borrowing costs are negatively impacting buyer demand and sales volumes;
- Aggregate house prices are softening, with further modest declines expected in the near term;
- The twelve-month outlook for both activity and prices has shifted from positive to broadly flat.

2.3 The March 2026 results suggest that the housing market has weakened compared with previous months. Higher borrowing costs, linked to wider economic pressures, appear to be reducing buyer demand and slowing sales activity. Survey responses also suggest that market conditions are expected to remain subdued in the short term.

2.4 New buyer enquiries declined further, with the net balance falling to -39% (from -29% previously), representing the weakest reading since August 2023 and indicating a sustained and deepening contraction in demand.

2.5 Agreed sales also weakened, with the net balance falling to -34% from -13%. This indicates that fewer sales were being agreed, with the latest result showing the weakest level of activity since mid-2023.

2.6 Near-term sales expectations deteriorated significantly, posting a net balance of -33% (down from -4%), indicating that respondents anticipate further declines in activity over the coming months. Twelve-month expectations also weakened to -1%, suggesting a broadly stagnant outlook rather than growth.

2.7 On the supply side, new instructions recorded a net balance of -6%, pointing to a marginal decline in listings. At the same time, unsold stock levels have increased slightly, reflecting weaker demand conditions and slower absorption rates.

2.8 House prices continue to exhibit downward pressure, with the national net balance falling to -23% (from -14% previously), indicating a renewed softening in values. This trend is more pronounced across southern regions, although some resilience remains in parts of Scotland and Northern Ireland.

2.9 Looking ahead, near-term price expectations have weakened sharply, with a three-month net balance of -43% (from -19%), suggesting further price declines in the short term. Twelve-month expectations have also softened to +2%, indicating a broadly flat outlook compared to the more positive sentiment recorded earlier in the year.

2.10 In summary, the RICS survey points to a weaker housing market than in previous months. Fewer buyers are coming forward, fewer sales are being agreed, and surveyors expect activity to remain subdued in the short term. House prices are also

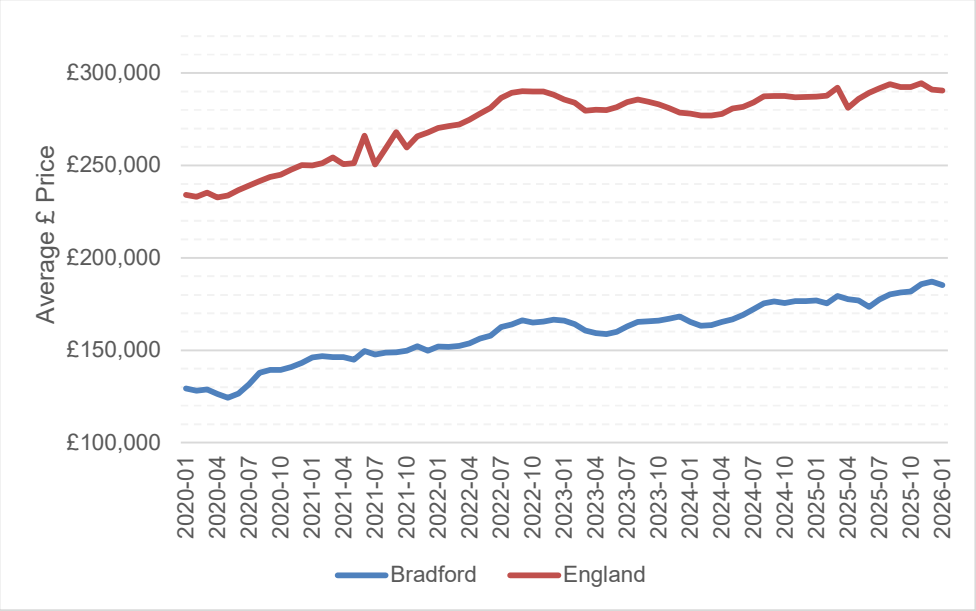
under some downward pressure, although the longer-term outlook is broadly flat rather than showing a significant fall.

Land Registry UK House Price Index – 2026

2.11 HM Land Registry have a UK House Price Index (HPI) where they publish monthly sales data collected on residential housing transactions in the UK.

2.12 The following figure shows the average price for all property types in England and Bradford over the last 5 years from the index.

Figure 2.1 – Average All Property Price in England and Bradford



Source: Land Registry UK HPI Index (2026)

2.13 Between January 2020 and January 2026, average property prices in Bradford rose from £129,254 to £185,356, an increase of 43% in the average price. Over the same period, the national average price increased by 24% (from £234,049 to £290,437).

2.14 This shows that Bradford District has had stronger overall house price growth than the national trend over the last 5-6 years. However, this growth is unlikely to have been uniform across the District and is likely to have been influenced by stronger higher-value ward areas, such as Ilkley, alongside regeneration activity in and around Bradford itself.

Premium Values

2.15 There is a growing recognition within the UK property market of the added value associated with energy efficiency and high-quality placemaking, often referred to as the 'eco premium' and the 'place-making premium'. A range of studies and publications by Halifax, Legal & General, Savills, RICS, and the London School of Economics (LSE) indicate that these features are not only increasingly sought after by buyers and

investors, but also contribute to enhanced long-term capital growth and market resilience.

Eco-Homes Premium

2.16 The integration of low energy homes can significantly enhance property values and improve the viability of real estate schemes. For instance, homes with higher Energy Performance Certificate (EPC) ratings can fetch up to £40,000 more than those with lower ratings, as highlighted by Halifax (2021). Furthermore, upgrading a home's EPC rating can result in substantial increases in property value, which directly benefits developers and homeowners.

2.17 The rising demand for energy-efficient homes also creates an opportunity for developers to tap into this growing market. Legal & General's research (2022) indicates that there has been a 34% increase in searches for eco-friendly homes, with buyers, particularly younger demographics like Gen Z, willing to pay substantial premiums for low-carbon properties. This willingness to pay more extends to renters as well, who are prepared to pay an average of 13% more for eco-friendly homes.

2.18 Moreover, the analysis by Savills (2023) underscores the financial implications of building eco-homes, noting that while construction costs for these homes are higher due to the need for advanced energy-efficient features, larger eco-homes can achieve a premium of up to 12% over standard new builds. This suggests that developers who focus on building larger, energy-efficient homes may achieve better returns on their developments. However, they must also consider the added costs and adjust land prices accordingly to maintain viability.

2.19 Notwithstanding this research, anecdotally we are hearing that as more-and-more energy efficient homes are brought to market (coupled with the macro-economic pressure including higher interest rates), the premium is becoming less distinct as opposed to a 'normal' new-build premium.

Placemaking Premium

2.20 Beyond individual energy-efficient homes, placemaking also plays a critical role in driving property value. Strategic developments (e.g. New Towns, Garden Communities, Strategic Urban Extensions etc), which integrate sustainable living with thoughtfully designed spaces, aspire to create environments akin to conservation areas. These areas, protected for their architectural or historic significance, have been shown to attract an average premium of 9% on house prices, according to LSE's study (2012). This analysis of over 1 million property transactions and resident surveys highlights how the placemaking qualities of conservation areas contribute to long-term value growth.

2.21 Similarly, studies by Savills and RICS in 2016 illustrate the financial impact of investment in placemaking. Savills' land value model demonstrated that a 50% increase in placemaking expenditure can boost land value by 25%, with sales values increasing by up to 30% in well-designed schemes like Poundbury. RICS further observed that placemaking efforts in low-value areas can yield premiums of up to 20%, with the highest value growth associated with early delivery of community infrastructure such as schools, parks, and public spaces.

2.22 The premium associated with Strategic Sites, however, often takes time to materialise. It requires the build-out of critical infrastructure, landscaping, and a sense of

community before buyers fully appreciate the quality of the development. Unlike the immediate value uplift seen with eco-homes, the garden community premium grows as the development matures, fostering long-term value appreciation.

2.23 *It is important to note that although our value assumptions have not explicitly factored in uplifts for low energy homes or placemaking premiums as outlined here, embracing both approaches in Bradford is likely to positively impact viability*.

3 Existence Evidence Base

3.1 This section reviews the existing evidence base in chronological order. This approach shows how the residential market evidence and value assumptions have evolved over time and identifies the most recent studies and updates that are relevant to the current assessment.

3.2 We have undertaken a review of the existing evidence base which comprises the following studies:

- Bradford District Local Plan Core Strategy – Viability Assessment 2013 (DTZ)
- Bradford Community Infrastructure Levy Viability Evidence 2015 (DTZ)
- Bradford District Community Infrastructure Levy (CIL) – Adopted March 2017 (BMDC)
- Core Strategy and Development Plan Document – Adopted July 2017 (BMDC)
- Strategic Housing Market Assessment – 2019 (BMDC)
- Bradford District Core Strategy Partial Review (CSPR) – Viability Assessment January 2020 (AspinallVerdi)
- Bradford Housing Need Addendum – February 2021 (Arc4)
- Bradford District Development Frameworks and Related Services – 2022
- Bradford District Core Strategy Review – Viability Assessment January 2022 (AspinallVerdi)

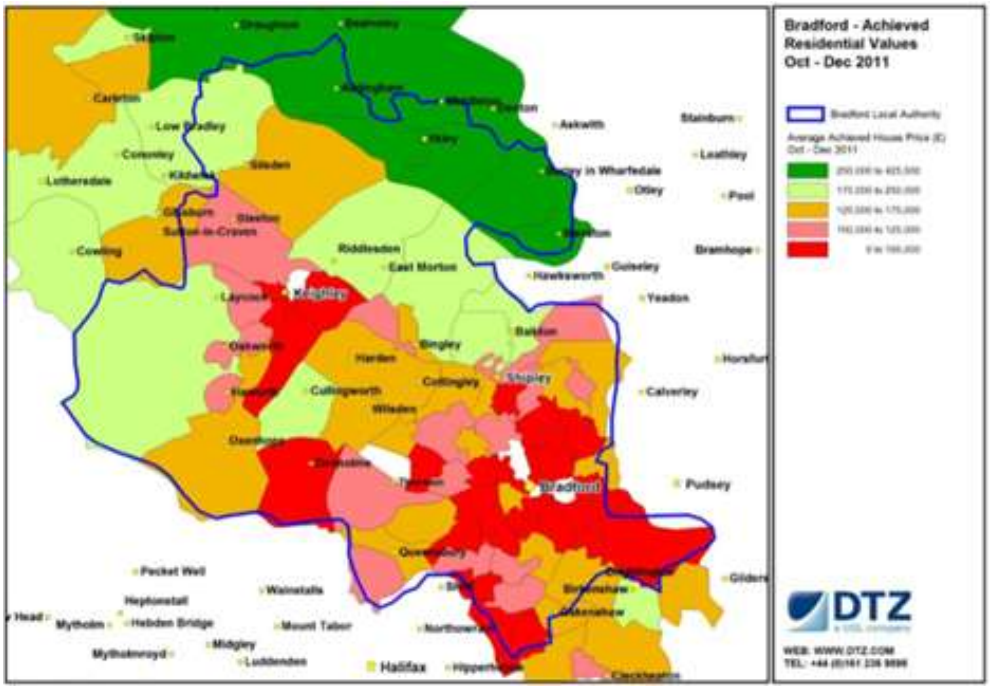
Bradford District Local Plan Core Strategy – Viability Assessment 2013 (DTZ)

3.3 DTZ (as was) were appointed by the City of Bradford Metropolitan District Council to prepare viability evidence to support the emerging Local Plan Core Strategy. The document set out the findings from their preliminary viability modelling work.

3.4 Figure 3.1 identifies the five market areas selected based on differences in average prices drawn from Land Registry data:

- Value area 1 - £250,000 to £425,000 average house price band.
- Value area 2 - £175,000 to £250,000 average house price band.
- Value area 3 - £125,000 to £175,000 average house price band.
- Value area 4 - £100,000 to £125,000 average house price band.
- Value area 5 - sub £100,000 average house price band.

Figure 3.1 – DTZ Residential Market Areas (2013)



Source: DTZ (2013)

3.5 The following house sizes were selected based on draft CIL viability evidence.

Figure 3.2 – DTZ House Sizes

House type	Size (GIA sq m)
2 bed flat	60
2 bed house	67
3 bed house	79
4 bed house	102
5 bed house	135

Source: DTZ (2013)

3.6 The following blended capital values were assumed in each of the five zones.

Figure 3.3 – DTZ Property Values on a price per sqm basis (2013)

	£psm		
	Base - 100%	Mid - 130%	High - 160%
Zone 1	£3,100	£4,030	£4,960
Zone 2	£2,200	£2,860	£3,520
Zone 3	£1,800	£2,340	£2,880
Zone 4	£1,400	£1,820	£2,240
Zone 5	£1,200	£1,560	£1,920

Source: DTZ (2013)

3.7 This data is somewhat historic now, but it serves to illustrate the historic value zones.

Bradford Community Infrastructure Levy Viability Evidence 2015 (DTZ)

3.8 DTZ were appointed by Bradford Council to develop the viability evidence base for the Community Infrastructure Levy (CIL) in Bradford District.

3.9 The same value bands were used as in the previous 2013 study. The following blended capital values were assumed in each of the five zones.

Figure 3.4 – DTZ Property Values on a price psm basis (2015)

	Current sales values assumptions	
	£psm	£psf
Value band 1	£3,100	£288
Value band 2	£2,300	£214
Value band 3	£2,000	£186
Value band 4	£1,750	£163
Value band 5	£1,500	£139

Source: DTZ (2015)

3.10 These values are now historic and we have updated them herein. We have also sought to rationalise the Value bands / zones in the context of affordable housing and CIL (and greenfield / brownfield typologies).

3.11 Figure 3.5 summarises the transfer values that DTZ used within their area-wide viability modelling.

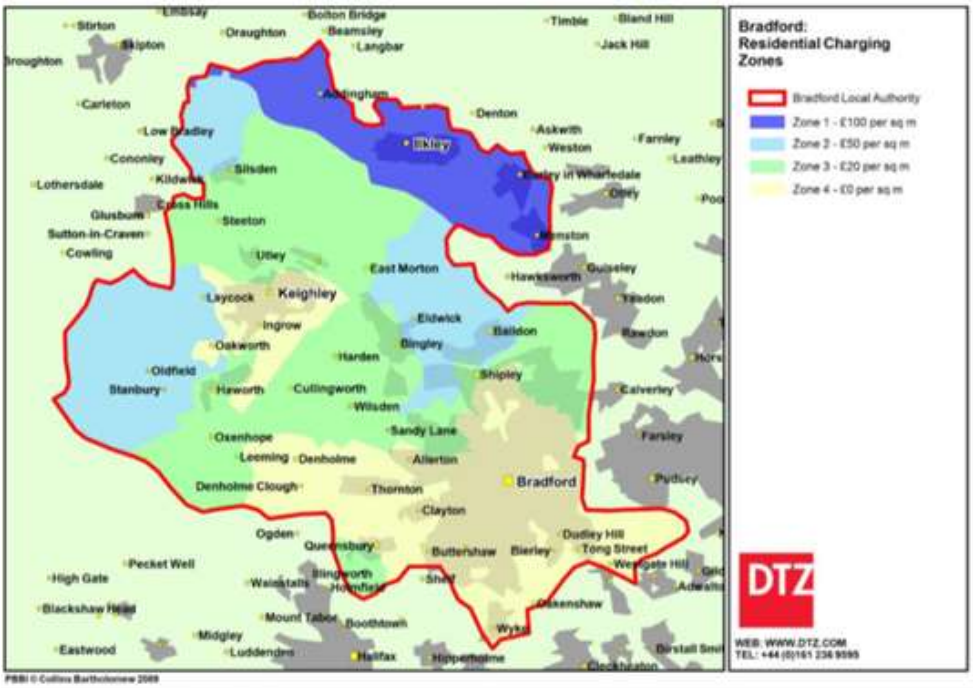
Figure 3.5 – Affordable Housing Values (2015)

	Market Value (£ psf)	Affordable Housing (%)	Affordable Housing discount (from Market Value)	Affordable Housing (£ psf)	Developer's profit on GDV (blended rate)
Value area 1	288	30%	50%	144	17.53%
Value area 2	214	20%	35%	139	18.04%
Value area 3	186	20%	35%	121	18.04%
Value area 4	163	20%	35%	106	18.04%
Value area 5	139	15%	35%	90	18.56%

Source: DTZ (2015)

3.12 Following completion of their study, DTZ recommended a four-zone varied CIL levy across the District. These rates broadly mirror the affordable housing zones illustrated in Figure 3.6 illustrates this.

Figure 3.6 – Residential CIL Charging Zones



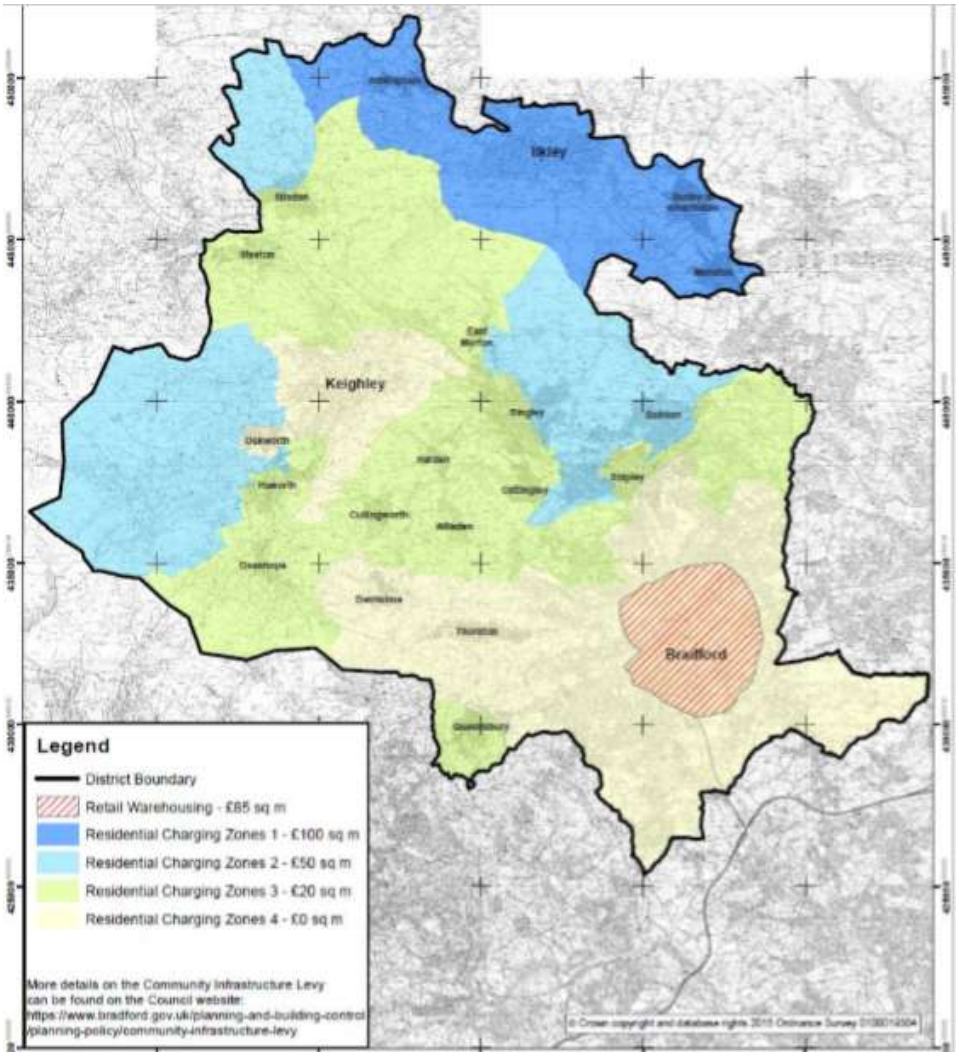
Source: DTZ (2015)

Bradford District Community Infrastructure Levy (CIL) – Adopted March 2017 (BMDC)

3.13 The Community Infrastructure Levy Charging Schedule was approved and published in accordance with the Community Infrastructure Levy Regulations 2010 in March 2017.

3.14 Figure 3.7 below sets out the CIL Charging Zones that were adopted.

Figure 3.7 – Bradford CIL Charging Map (2017)



Source: Bradford Metropolitan District Council (2017)

3.15 This reflects the various value zones across the District and was the subject of examination for the adoption of CIL.

Core Strategy and Development Plan Document – Adopted July 2017 (BMDC)

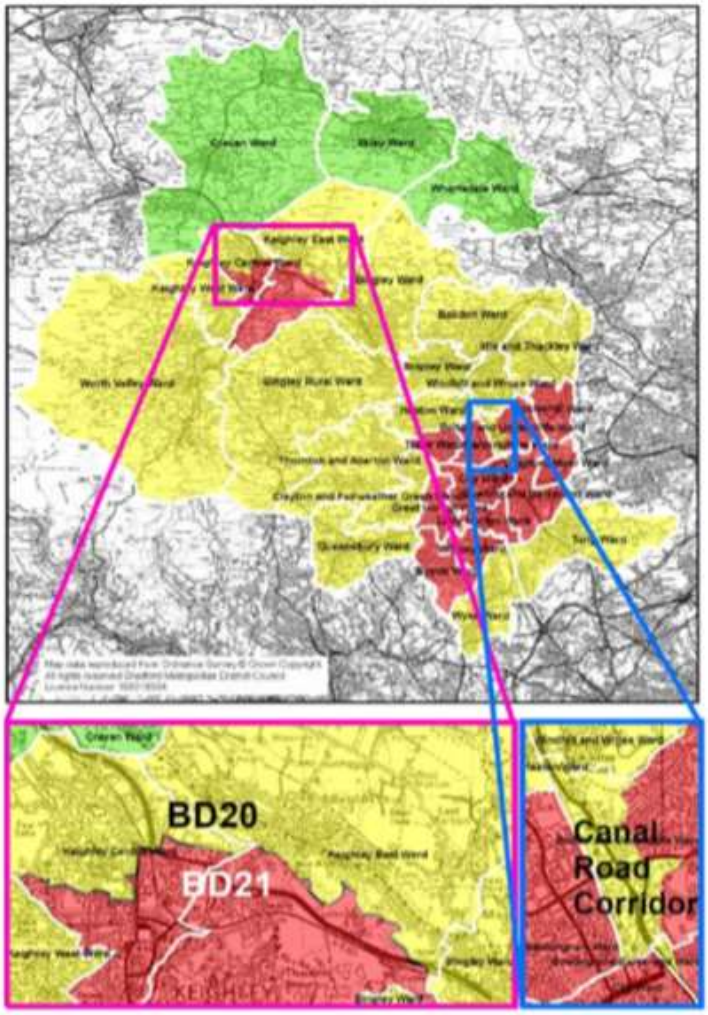
3.16 The Adopted Core Strategy 2017 sets out the strategy and framework within which all subsequent development plan documents are formulated.

3.17 Section 5.3 of the Core Strategy considers planning for people and in particular Affordable Housing.

3.18 Paragraph 5.3.187 states that the Council will seek affordable housing from residential developments as follows:

- Wharfdale - up to 30%
- Towns, suburbs and villages - up to 20%
- Inner Bradford and Keighley - up to 15%

Figure 3.8 – Affordable Housing Zones (2017)



Source: Bradford Metropolitan District Council (2017)

Strategic Housing Market Assessment 2019 (BMDC)

3.19 The SHMA 2019 provides the latest available evidence to help shape the future planning and housing policies of the District, as well as various metrics for housing demand, tenure requirements and demographic data.

3.20 Median house prices in Bradford District have been consistently lower than those for the region since 2000 and substantially below England as a whole. Median house prices in the District more than doubled in the period 2000-2007, rising from £46,000 in 2000 to £122,500 in 2007. The next five years saw price stagnation post-global financial crisis reflecting regional and national trends, with prices fluctuating between £115,000 and £124,500. However, there has been evidence of growth since, with the six-year period 2012-2018 seeing a rise from a median price of £116,500 to £131,000.

3.21 During 2018, median prices across the District were £131,000 compared with £155,000 across Yorkshire and the Humber.

3.22 In terms of the size of affordable housing required, a broad range of dwellings are needed based on gross shortfall:

- 25.1% one bedroom,
- 30.6% two bedroom,
- 28.3% three bedroom and
- 16% four or more bedroom general needs dwellings.

3.23 However, when likely supply is considered, the need for 3 or more-bedroom general needs is particularly identified.

3.24 Analysis indicates that an appropriate tenure split for Bradford District would be around:

- 65% social/affordable rented and
- 35% intermediate tenure.

Bradford District Core Strategy Partial Review – Viability Assessment January 2020 (AspinallVerdi)

3.25 AspinallVerdi in 2019 reviewed the new build developments' asking prices in different market zones within Bradford. This was so the values in our viability testing could be informed on the understanding of the asking values association with new built residential developments.

3.26 Table 3.1 sets out the Market Value assumptions that were adopted for the Core Strategy Partial Review viability assessment (2020).

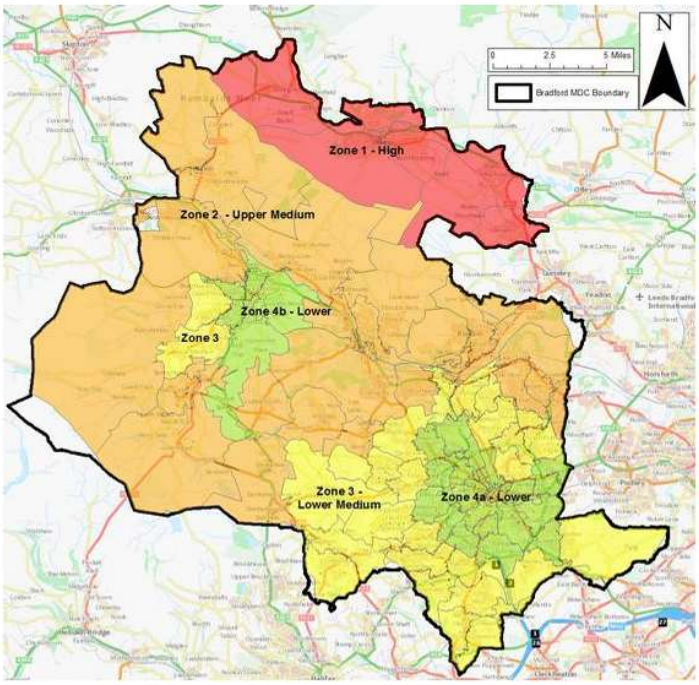
Table 3.1 – AspinallVerdi Value Assumptions (2020)

Dwelling Type	Floor Area (sqm)	Zone 4a and 4b	Zone 3	Zone 2	Zone 1
1 bed house	62	£90,000	£130,000	£150,000	£220,000
2 bed house	79	£145,000	£170,000	£180,000	£285,000
3 bed house	100	£160,000	£200,000	£275,000	£400,000
4 bed house	115	£200,000	£265,000	£350,000	£510,000
5 bed house	140	£275,000	£365,000	£450,000	£625,000
1 bed flat	50	£65,000	£95,000	£125,000	£200,000
2 bed flat	70	£85,000	£110,000	£145,000	£285,000

Source: AspinallVerdi (2020)

3.27 Based on the extensive market research and stakeholder consultation undertaken at the time of the study, 4 housing value zones were formulated, as shown in Figure 3.10.

Figure 3.9 – Bradford Housing Value Zones – AspinallVerdi (2020)



Source: AspinallVerdi (2020)

Bradford Housing Need Addendum – February 2021 (Arc4)

3.28 The Bradford Housing Need Addendum (2021) was prepared by Arc4 on behalf of the Council to update the 2019 SHMA. This was to assess future housing requirements in the District.

3.29 The addendum identified a recommended affordable housing tenure split (as previously) of:

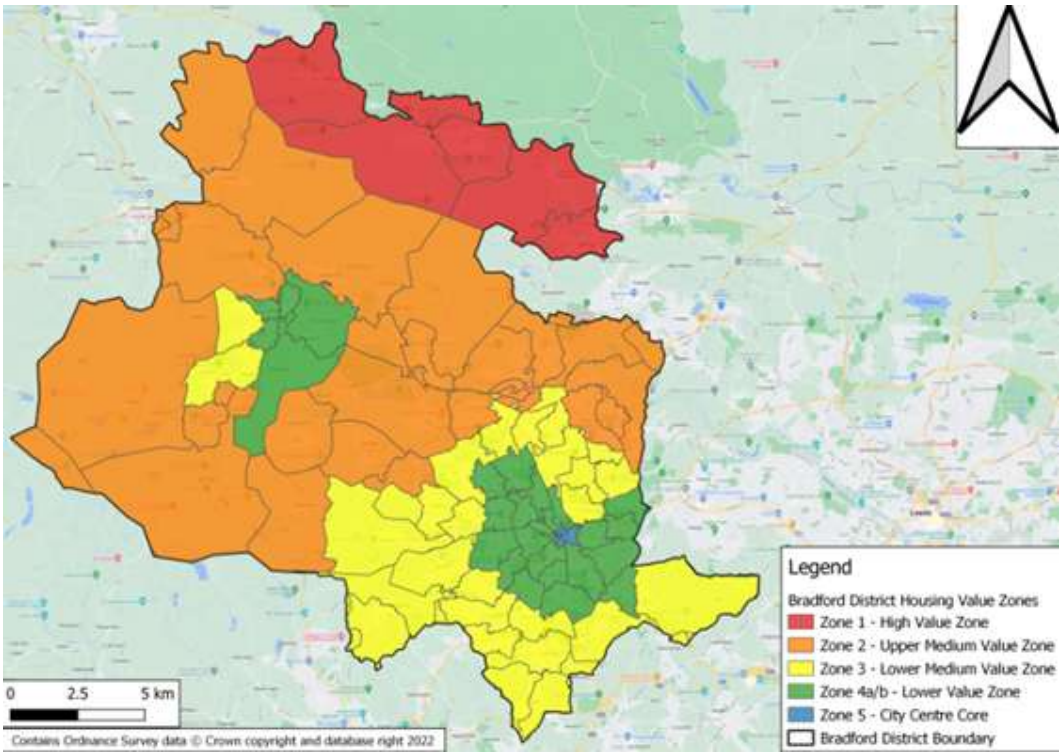
- 65% social/affordable rent and
- 35% intermediate housing.

Bradford District Core Strategy Review – Viability Assessment January 2022 (AspinallVerdi)

3.30 AspinallVerdi were appointed by BMDC to test the viability implications of the City of Bradford Metropolitan District Council Local Plan policies and to advise on potential changes to the CIL Charging Schedule in 2022.

3.31 Based on the extensive market research and stakeholder consultation undertaken at the time of the study, 5 housing value zones were formulated, as shown in Figure 3.10.

Figure 3.10 – Bradford Housing Value Zones - AspinallVerdi (2022)



Source: AspinallVerdi

3.32 This highlighted the north of the District (Ilkley, Wharfedale etc) as strong higher value areas with the City Centre core and Keighley town centre sitting in “lower” value areas.

3.33 Based on these, the following value assumptions were adopted in 2022.

Table 3.2 – AspinallVerdi Value Assumptions (2022)

Property Type	Floor Area (sqm)	Higher Value Zone (Zone 1)	Upper Medium Zone (Zone 2)	Lower Medium Zone (Zone 3)	Lower Value Zone (Zone 4a & 4b)	City Centre Core (Zone 5)
One Bed House	62	£220,000	£160,000	£135,000	£100,000	N/A
Two Bed House	79	£285,000	£200,000	£180,000	£150,000	N/A
Three Bed House	100	£400,000	£290,000	£220,000	£175,000	N/A
Four Bed House	115	£510,000	£350,000	£270,000	£210,000	N/A
Five Bed House	140	£650,000	£450,000	£380,000	£275,000	N/A
One Bed Flat	50	£200,000	£125,000	£95,000	£65,000	£100,000
Two Bed Flat	70	£285,000	£145,000	£110,000	£85,000	£120,000

Source: AspinallVerdi

3.34 In the study, AspinallVerdi also adopted the following Affordable Housing Transfer Values.

Table 3.3 AspinallVerdi Transfer Value Assumptions (2022)

Value Zone	Affordable Rent Transfer Values (% of MV)	Intermediate Transfer Values (% of MV)	First Homes (% of MV)
Higher Value Zone 1	40%	50%	70%
Upper Medium Value Zone 2	45%	60%	70%
Lower Medium Value Zone 3	45%	60%	70%
Lower Value Zone 4 A & B	50%	70%	70%

City Centre Core Zone 5	40%	50%	70%

Source: AspinallVerdi

City of Bradford Development Frameworks – February 2024

3.35 The City of Bradford Development Framework sets out a long-term regeneration vision for Bradford over a 20 – 30-year period. The Framework identifies a series of growth areas intended to support investment in housing, employment, infrastructure, public realm, culture and sustainable transport.

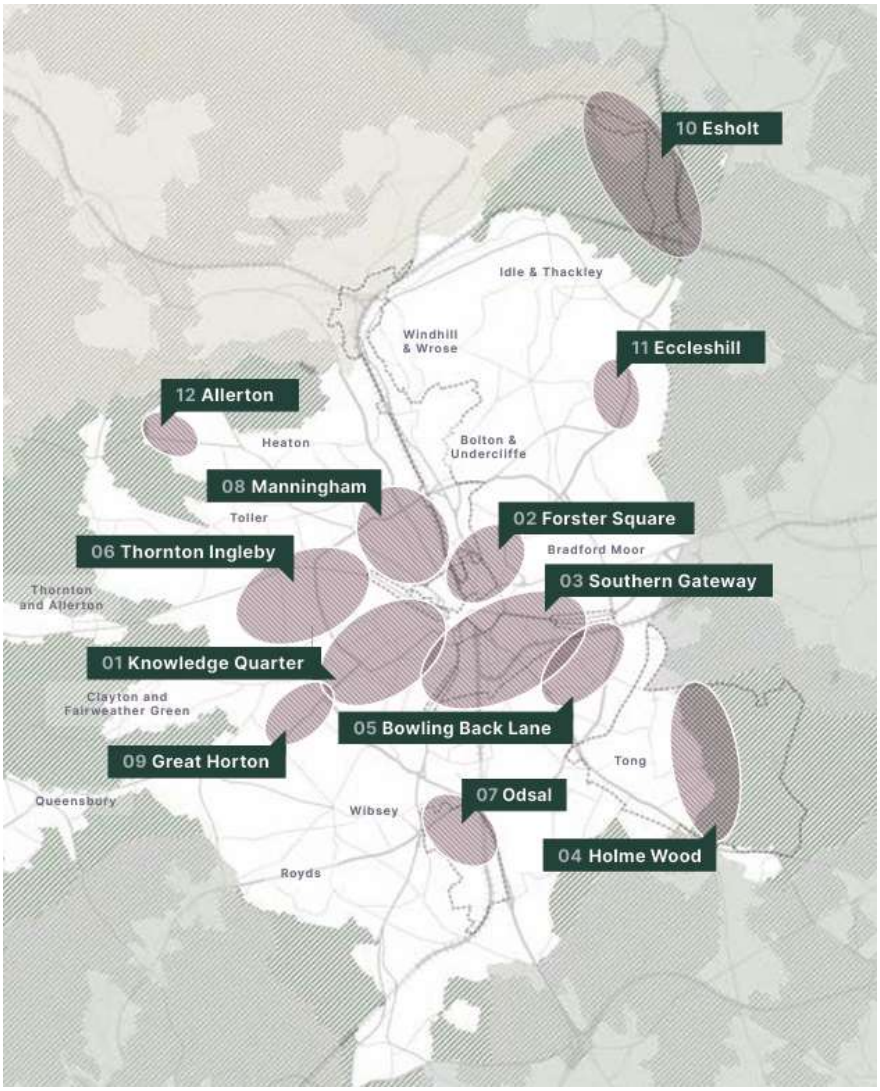
3.36 The Framework proposes capacity for over 14,000 new homes across the identified growth areas, alongside substantial employment, cultural, community, leisure and visitor economy floorspace. This includes over 500,000 sqm of Grade A office and small business space, over 200,000 sqm of retail, restaurant, café and market space, and extensive repurposing of vacant heritage assets.

3.37 The Framework identifies 12 growth areas across Bradford: Knowledge Quarter, Forster Square, Southern Gateway, Holme Wood, Bowling Back Lane, Thornton Ingleby, Odsal, Manningham, Great Horton, Esholt, Eccleshill and Allerton. These areas overlap with and complement the strategic sites identified through the emerging Local Plan process. Figure 3.9 below shows these areas.

3.38 In residential terms, the Framework highlights the role of modern city centre living and inclusive urban regeneration. The Southern Gateway is identified as a major long-term opportunity, supported by a proposed new through-route rail station and high-density mixed-use development, including around 2,500 new homes. Holme Wood is also identified as a significant residential growth area, with opportunities for estate regeneration, infill development and wider urban extensions.

3.39 The Framework is relevant to this assessment because it identifies the locations where future residential growth and regeneration activity is expected to be focused. It also provides wider context for the value assumptions, particularly where planned infrastructure, placemaking and regeneration could influence market perceptions over the longer term.

Figure 3.11 – City of Bradford Development Framework Growth Areas



Source: WSP (2024)

Keighley Development Frameworks – June 2024

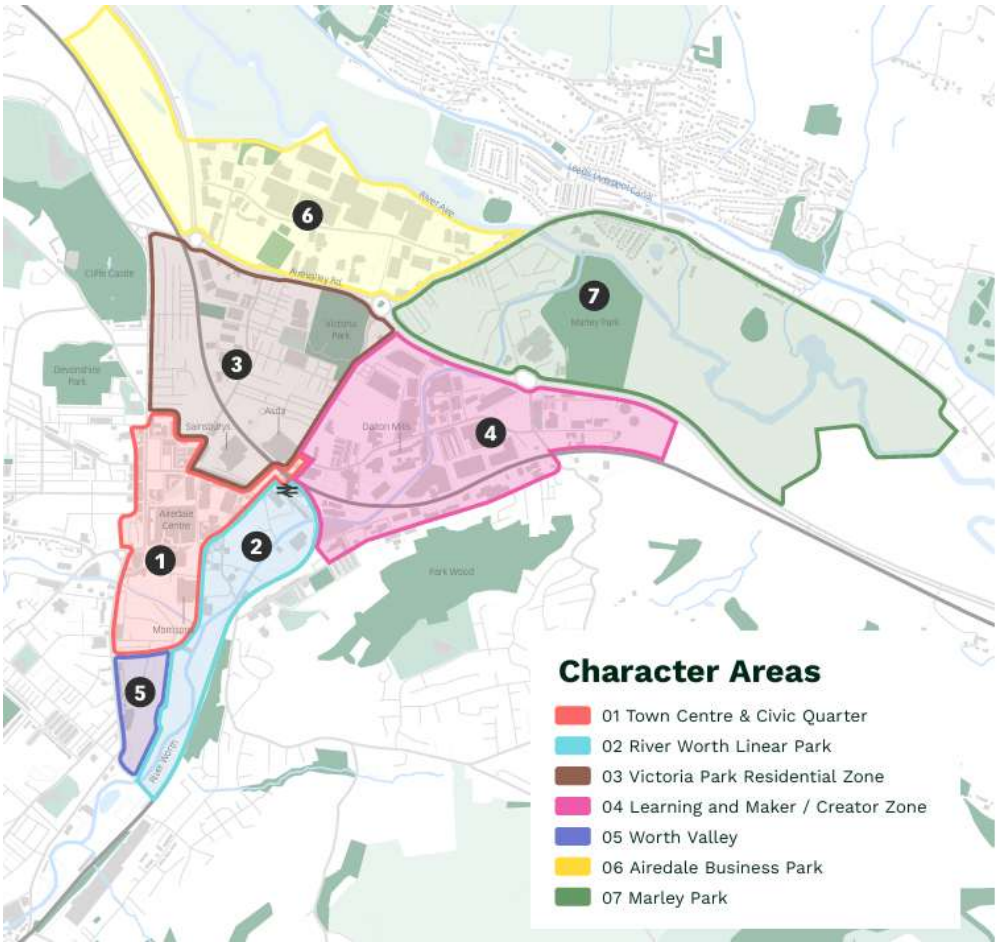
3.40 The Keighley Development Framework, prepared by CBRE for BMDC, sets out a long-term regeneration vision for Keighley. It identifies the town as a key settlement within the District and focuses on strengthening the town centre, improving connectivity, making better use of underused land and buildings, and supporting new homes, employment, public realm and community infrastructure.

3.41 The Framework proposes around 1,300 new homes, targeted at providing high-quality housing for families and young professionals. It also identifies 50 hectares of high-quality employment land to be unlocked through an improved Business Development Zone, alongside 3.5 hectares of new and enhanced public realm, including a new town centre square.

3.42 The Framework also seeks to improve Keighley town centre through new leisure space, including a reimagined market, improved active travel routes for walking and cycling, and a more permeable and connected town centre with direct links from Keighley Railway Station.

3.43 The Keighley "character areas" (as defined in the framework) can be seen in Figure 3.12.

Figure 3.12 – Keighley Character Areas 2024



Source: CBRE (2024)

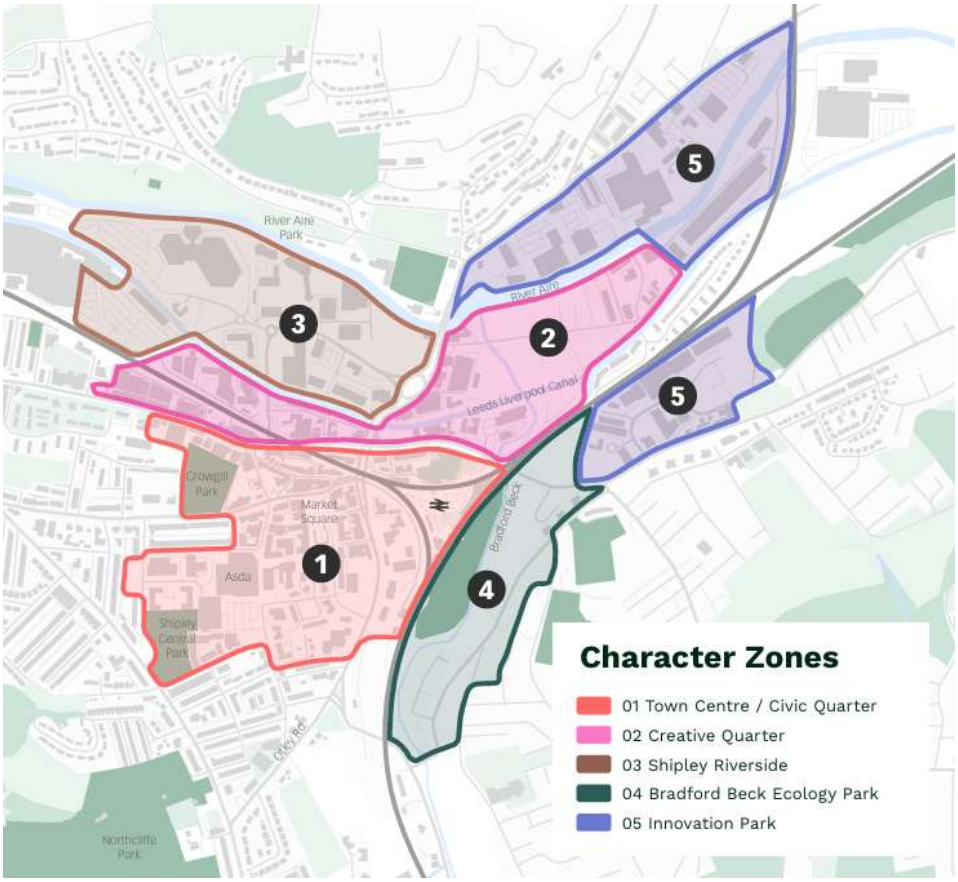
Shipley Development Frameworks – June 2024

3.44 The Shipley Development Framework prepared by CBRE on behalf of BMDC sets out a long-term regeneration vision for Shipley over the next 15 – 20-years. The Framework identifies Shipley as the gateway to Airedale and focuses on town centre renewal, improved connectivity, new homes, employment land, public realm improvements and better links between Shipley town centre, Saltaire and the surrounding canal and riverside areas.

3.45 The Framework proposes around 1,700 new homes, including a new waterside living quarter, alongside 5 hectares of high-quality employment land and 3.5 hectares of new and enhanced public realm. It also identifies new active travel routes to improve walking and cycling, a more permeable and connected town centre, and direct links from Shipley Railway Station.

3.46 The Framework identifies 5-character areas: Town Centre / Civic Quarter, Creative Quarter, Shipley Riverside, Bradford Beck Ecology Park and Innovation Park. These areas are intended to support a more diverse town centre offer, new residential neighbourhoods, enhanced waterside development, improved ecological and public realm assets, and strengthened employment and innovation activity. These are shown in Figure 3.13.

Figure 3.13 - Keighley Character Areas 2024



Source: CBRE (2024)

Bingley Development Frameworks – June 2024

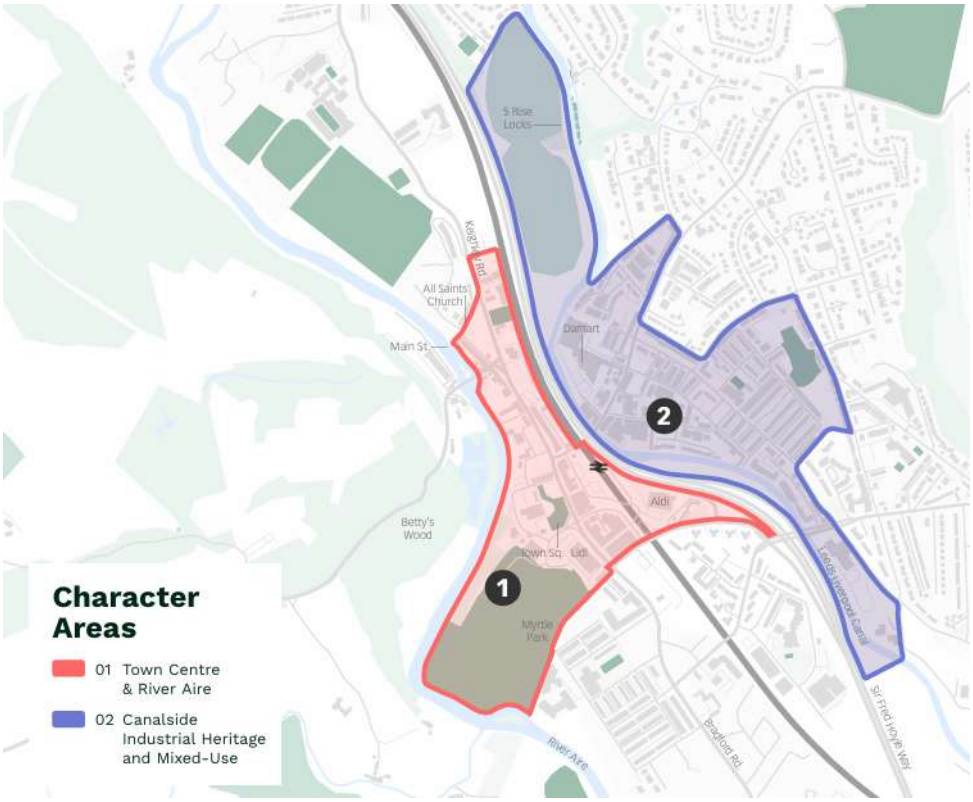
3.47 The Bingley Development Framework prepared by CBRE for BMDC, sets out a long-term regeneration vision for Bingley over the next 15 – 20 years. The Framework identifies Bingley as a sustainable market town with strong transport links, an established independent retail and food and beverage offer, and key heritage and

visitor assets including Five Rise Locks, the Leeds and Liverpool Canal, Myrtle Park, the River Aire and the St Ives Estate.

3.48 The Framework proposes around 200 new homes, providing high-quality housing for families, young professionals and older people. It also identifies around 1 hectare of new and enhanced public realm, including an enhanced Market Square within the town centre, alongside new active travel routes and a more permeable and connected town centre with improved links from Bingley Railway Station.

3.49 Only 2-character areas are identified: Town Centre and River Aire, and Canalside Industrial Heritage and Mixed Use. These areas focus on town centre renewal, new residential uses, improved public realm, enhanced connections between the railway station and Main Street, and the potential for residential-led mixed-use development around the canal and former industrial areas (shown in Figure 3.14).

Figure 3.14 - Bingley Character Areas 2024



Source: CBRE (2024)

3.50 s

4 New-Build Achieved Values

4.1 We have carried out a market review of new-build sales values within Bradford District over the last 24 months. This has been based on a detailed analysis of the Land Registry new-build achieved values, cross-referenced, on an address-by-address basis, to the floor areas published on the Energy Performance Certificate (EPC) database in order to derive the achieved values (£ per square metre). This data gives a good baseline for comparing the average values across the area as it devalues each house type to a value per square metre.

4.2 Note, we have removed data 'outliers' such as Shared Ownership registrations, extremely high values and other 'one-off' properties from the dataset. This is to focus on the 'typical' new units and avoid skewing the results.

4.3 It should also be noted that the Land Registry data for new build achieved values contains a 'PPD Category Type' which is defined on the gov.uk website as:

"Indicates the type of Price Paid transaction"

A = Standard Price Paid entry, includes single residential property sold for full market value.

B = Additional Price Paid entry including transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a Mortgage) and transfers to non-private individuals.

Note that category B does not separately identify the transaction types stated. HM Land Registry has been collecting information on Category A transactions from January 1995. Category B transactions were identified from October 2013."

4.4 For the purposes of this research, we have excluded new build achieved data that falls under category B as the transactions consistently presented discounted transfer values to those provided under category A, therefore not providing a reflection of the true full market value.

4.5 We note that Land Registry values include the value of garages where garages are sold as part of the house. However, the database does not specify whether a house type includes a garage. The value of garages is therefore implicit in the achieved values. The EPC floor areas exclude garages and this should be borne in mind in any £ psm analysis.

4.6 We have reviewed new build Land Registry data for Bradford using ward shapefiles on QGIS mapping software. By doing this we have been able to produce a choropleth map identifying the average price and price per square metre for new build properties across Bradford.

4.7 Where there is no new build data within a particular ward (within the reference period), we have excluded this ward.

4.8 No new-build freehold flat transactions were identified within our dataset, and similarly (as shown in Section 6) no evidence of new-build flats was observed within the current asking price analysis. This indicates that the delivery of new-build residential development in Bradford is focused on houses, with limited or no recent supply of purpose-built flats.

4.9 Where flat "transactions" do occur within the district, these are typically associated with conversion schemes, most notably mill conversions, and are generally sold on a

leasehold basis. These products differ fundamentally from new-build housing in terms of build form, tenure, specification, management arrangements and target market, and are therefore not directly comparable.

4.10 On this basis, leasehold flat transactions have not been included within this analysis. The pricing for such units ~~are~~ is influenced by factors such as service charges, communal areas, and differing purchaser profiles, which are not reflective of the predominantly freehold, house-led development typologies being tested within the viability appraisal.

4.11 The analysis has therefore focused on freehold housing transactions.

Average Achieved New Build Values – All Property Types

4.12 We have evaluated the available data for all house types. on a price per square metre (£ psm) basis. This allows us to identify higher and lower-value areas across the district. None of the identified transactions in our data set included freehold transactions for flats.

4.13 **Error! Reference source not found.** and **Error! Reference source not found.** below provide a summary of the wards with the range of values achieved on a price paid and £ per sqm basis. i.e. Minimum, Average, Median and Maximum and the total number of units sold in each ward. Where there is no new build data within a particular ward (within the reference period), we have excluded this ward.

4.14 These new-build transactions have taken place from January 2024 to March 2026 in our data set.

Table 4.1 - New Build Achieved Absolute Values £ by Wards

Ward	Min	Median	Average	Max	No of Units
Bingley Rural	£234,995	£279,995	£293,271	£449,950	38
Clayton and Fairweather Green	£220,496	£270,746	£292,125	£384,795	21
Craven	£280,000	£320,000	£340,539	£475,000	25
Eccleshill	£156,745	£242,246	£251,989	£361,995	66
Great Horton	£164,995	£224,995	£208,479	£279,995	11
Idle and Thackley	£242,202	£289,950	£311,090	£415,000	34
Keighley Central	£239,995	£302,495	£320,847	£385,000	10
Thornton and Allerton	£170,000	£229,995	£242,468	£299,995	37

Ward	Min	Median	Average	Max	No of Units
Wharfedale	£334,995	£489,995	£503,952	£688,746	38

Source: AspinallVerdi (250122 Bradford Residential Market Research_v0.1)

Table 4.2 - New Build Achieved Values £ psm by Wards

Ward	Min	Median	Average	Max	No of Units
Bingley Rural	£2,593	£3,117	£3,101	£3,349	38
Clayton and Fairweather Green	£2,603	£3,107	£3,125	£3,590	21
Craven	£2,500	£3,465	£3,343	£4,138	25
Eccleshill	£2,211	£3,030	£2,982	£4,049	66
Great Horton	£2,559	£2,828	£2,848	£3,092	11
Idle and Thackley	£2,427	£3,376	£3,321	£4,476	34
Keighley Central	£2,330	£2,519	£2,970	£3,908	10
Thornton and Allerton	£2,562	£3,064	£3,046	£4,286	37
Wharfedale	£2,932	£4,085	£4,183	£5,398	38

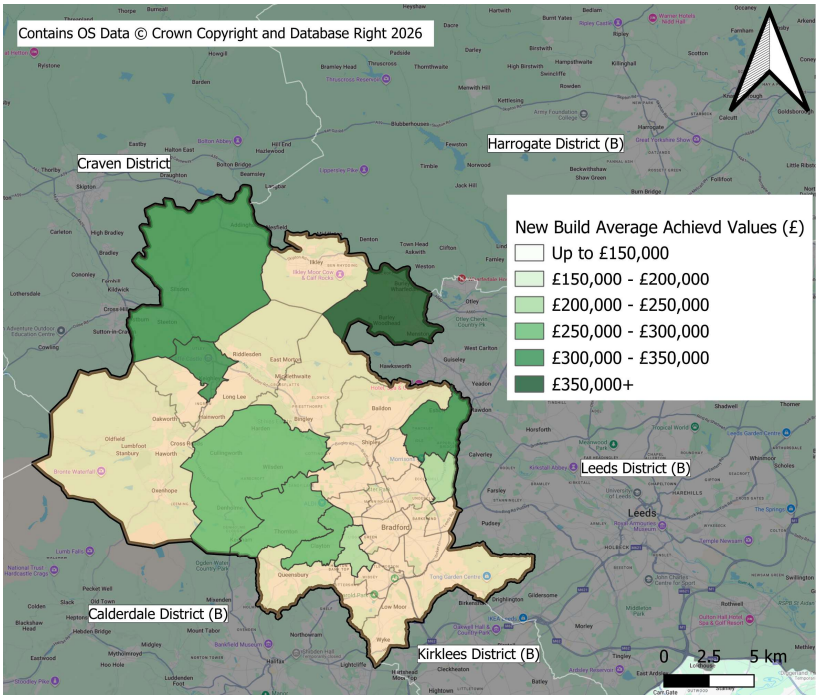
Source: AspinallVerdi (250122 Bradford Residential Market Research_v0.1)

4.15 Within our review period, a total of 280 new-build transactions were identified across Bradford wards. To summarise the transactions:

- Eccleshill recorded the highest level of activity with 66 properties sold, followed by Bingley Rural and Wharfedale with 38 transactions each.
- Keighley Central and Pudsey saw the least activity, with 10 and 8 transactions respectively, indicating more limited new-build delivery in these areas.
- Wharfedale consistently achieved the highest sales values and £ psm rates, with an average value of £503,952 and average £ psm of £4,183.
- The lowest values were generally recorded in Great Horton, with an average values of £208,479.
- Eccleshill, despite having the highest transaction volume, showed mid-range values, suggesting it operates as a higher-volume, more accessible market segment rather than a premium location.

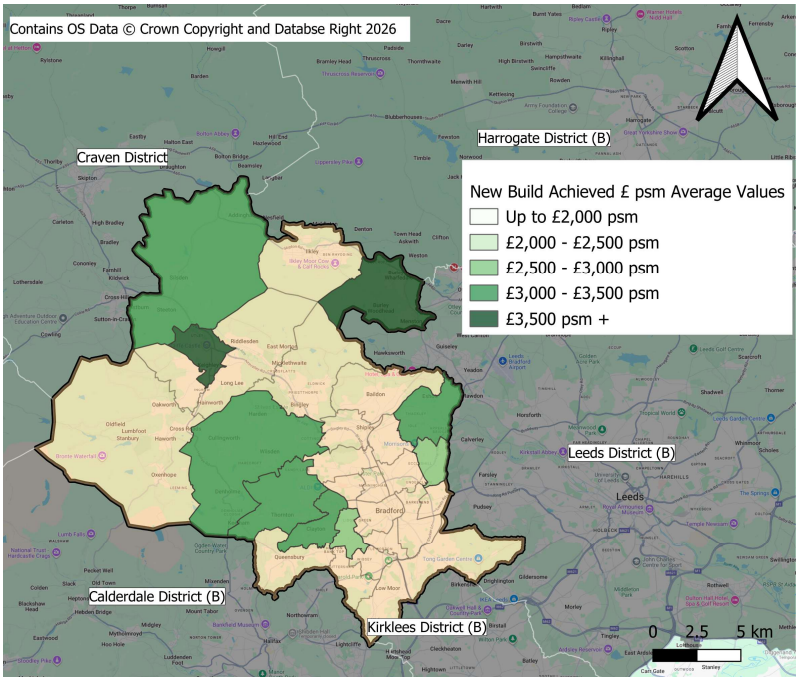
4.16 The second-hand evidence is used here as a sense-check of relative residential values across the District, rather than as a direct assessment of land supply or land value. It is recognised that the relationship between settlements and Green Belt is more nuanced than a simple urban/rural distinction. Some settlements are inset within the Green Belt, while others include areas of non-Green Belt land, or "white land", which has supported recent new-build delivery in locations such as Silsden. In addition, evolving national policy around Grey Belt may influence future discussions around land adjoining settlements that have historically been treated as Green Belt. These matters are relevant to land supply, benchmark land value and site typologies, and are therefore considered further in the wider viability and land value evidence. For the purposes of this section, the key point is how achieved residential values vary between locations.

Figure 4.1 - New Build Average Achieved Absolute Values (£) Map



Source: QGIS (2026)

Figure 4.2 - New Build Average Achieved Values £ psm Map



Source: QGIS (2026)

Achieved Values – by Unit Type

4.17 For the purposes of analysis, we have made assumptions about the number of bedrooms within each property based on: the data, observation of the house types on the market (see section 6); and nationally describes space standards. We have made the following assumptions:

- 1-bed flat: up to 60 sqm
- 2-bed flat: 61 sqm – 73 sqm
- 1-bed house: up to 61 sqm
- 2-bed house: 62 sqm – 83 sqm
- 3-bed house: 84 sqm – 105 sqm
- 4-bed house: 106 sqm – 127 sqm
- 5-bed house: 128 sqm+

4.18 The average value £ psm for each property type in each ward is summarised in Table 4.3.

Table 4.3 - Average Achieved Values by Ward and Unit Type, £ psm

Ward	2-bed House	3-bed House	4-bed House	5-bed House
Bingley Rural	£3,116	£3,136	£3,023	£3,237
Clayton and Fairweather Green	£3,204	£2,638	£3,138	-
Craven	£3,816	£3,332	£3,181	-
Eccleshill	£3,111	£2,725	£2,916	-
Great Horton	£2,850	£2,828	-	-
Idle and Thackley	£3,406	£3,354	£3,306	£2,539
Keighley Central	£3,837	£3,318	£2,909	£2,531
Thornton and Allerton	£3,192	£2,786	£2,697	-
Wharfedale	£4,187	£4,364	£4,458	£3,818

Source: AspinallVerdi (250122 Bradford Residential Market Research_v0.1)

4.19 No flats were identified within the dataset, with all transactions comprising houses.

4.20 Across the wards, 2-bed houses represent the largest share of identified transactions, with evidence present across all wards and making up 124 transactions out of the total 288 new-build transactions identified.

4.21 3-bed and 4-bed houses also appear consistently across the dataset, although with slightly less coverage depending on the ward. There are 76 and 68-units identified respectively for these unit types.

4.22 5-bed houses are relatively limited, appearing in only a small number of wards (notably Bingley Rural, Idle and Thackley, Keighley Central and Wharfedale), and generally representing a smaller proportion of transactions within each location. Overall, there are 20-units identified, 14 of which in Wharfedale.

4.23 Overall, the data shows that smaller units typically achieve higher £ psm values than larger units, which is consistent with market norms. In most wards, 2-bed and 3-bed units achieve higher £ psm values than 4-bed and 5-bed units.

4.24 Although in Wharfedale, 3-bed units achieve relatively strong £ psm levels than smaller 2-bed units, which shows it as a higher value market area compared to other wards. Also suggests there has been / there is potentially stronger demand for mid-sized family housing.

4.25 Wharfedale consistently records the highest £ psm values across all unit types, followed by Craven and Idle and Thackley, indicating these areas represent the stronger value markets within Bradford.

4.26 In contrast, wards such as Great Horton and Keighley Central generally show lower £ psm values across unit types.

5 Housing Value Zones

5.1 The purpose of the housing value zones is to create a visual representation of the differences in value and what could be reasonably expected to be achieved across Bradford District.

5.2 We have therefore sought to rationalise and simplify the Housing Value Zones for ease of application both in terms of policy and values. All planning obligations (including CIL and Affordable Housing etc.) should ideally 'align' in terms of Housing Value Zones and viability.

5.3 Note that this section on Housing Value Zones is about the relativity of values across zones in the area – not the absolute value assumption which are contained in section 7 below.

Second-Hand Achieved Values

5.4 To sense check the distribution of residential property values across Bradford we have reviewed the second-hand residential market between August 2025 and December 2025. Similar to the new-build section, this data set also did not include any freehold flatted transactions.

5.5 We have assessed a shorter timeframe for second-hand data due to the fact that there is more data for second hand property which includes sales in all wards. There is a greater stock of second-hand properties and turnover is significantly higher than for new-build properties. This therefore provides useful insight into the value differences.

5.6 Many of the properties found through the Land Registry were filtered out to ensure consistency in our data set by ensuring we collect properties that are similar to units sold by volume house builders. Thus, properties with a significantly smaller and or larger floor area and the highest sold prices have been taken out.

5.7 Table 5.1 below provides a summary of the wards with the range of values achieved on a price paid and £ per sqm basis. i.e. Minimum, Average, Median and Maximum and the total number of units sold per ward.

Table 5.1 - Second-hand Achieved Values (£ psm)

Ward	Min £ psm	Median £ psm	Average £ psm	Max £ psm	No of Units
Baildon	£1,737	£2,286	£2,267	£2,760	4
Bingley	£4,000	£4,412	£4,412	£4,825	2
Bingley Rural	£1,812	£3,167	£3,342	£5,278	37
Bolton and Undercliffe	£1,692	£2,644	£2,775	£4,322	22
Bowling and Barkerend	£1,907	£2,459	£2,472	£3,432	13

Ward	Min £ psm	Median £ psm	Average £ psm	Max £ psm	No of Units
Bradford City	£1,932	£2,015	£2,203	£2,662	3
Bradford Moor	£1,866	£2,400	£2,711	£5,160	11
Clayton and Fairweather Green	£1,759	£2,466	£2,859	£5,268	39
Craven	£1,516	£2,232	£2,492	£4,674	32
Eccleshill	£1,630	£2,535	£2,752	£4,418	62
Great Horton	£1,721	£2,339	£2,322	£3,025	14
Heaton	£1,743	£2,210	£3,051	£5,235	12
Idle and Thackley	£1,911	£3,280	£3,248	£4,521	21
Ilkley	£2,423	£3,859	£3,624	£4,947	12
Keighley Central	£1,606	£1,955	£2,155	£3,611	6
Keighley East	£1,696	£1,971	£2,276	£3,385	9
Keighley West	£1,609	£2,230	£2,281	£3,056	4
Little Horton	£1,719	£2,075	£2,449	£4,258	8
Queensbury	£1,536	£2,597	£2,890	£5,284	37
Royds	£1,690	£2,447	£2,626	£3,851	26
Shipley	£1,569	£1,652	£1,717	£1,993	4
Thornton and Allerton	£1,533	£3,000	£2,544	£3,855	21
Toller	£1,667	£3,000	£2,672	£3,250	5
Tong	£1,867	£2,395	£2,535	£3,818	23
Wharfedale	£1,632	£3,874	£3,267	£4,192	10
Wibsey	£1,723	£2,490	£2,634	£4,219	26

Ward	Min £ psm	Median £ psm	Average £ psm	Max £ psm	No of Units
Windhill and Wrose	£2,168	£2,629	£2,629	£3,090	2
Worth Valley	£1,500	£2,252	£2,243	£3,387	11
Wyke	£1,607	£2,884	£2,824	£4,590	37

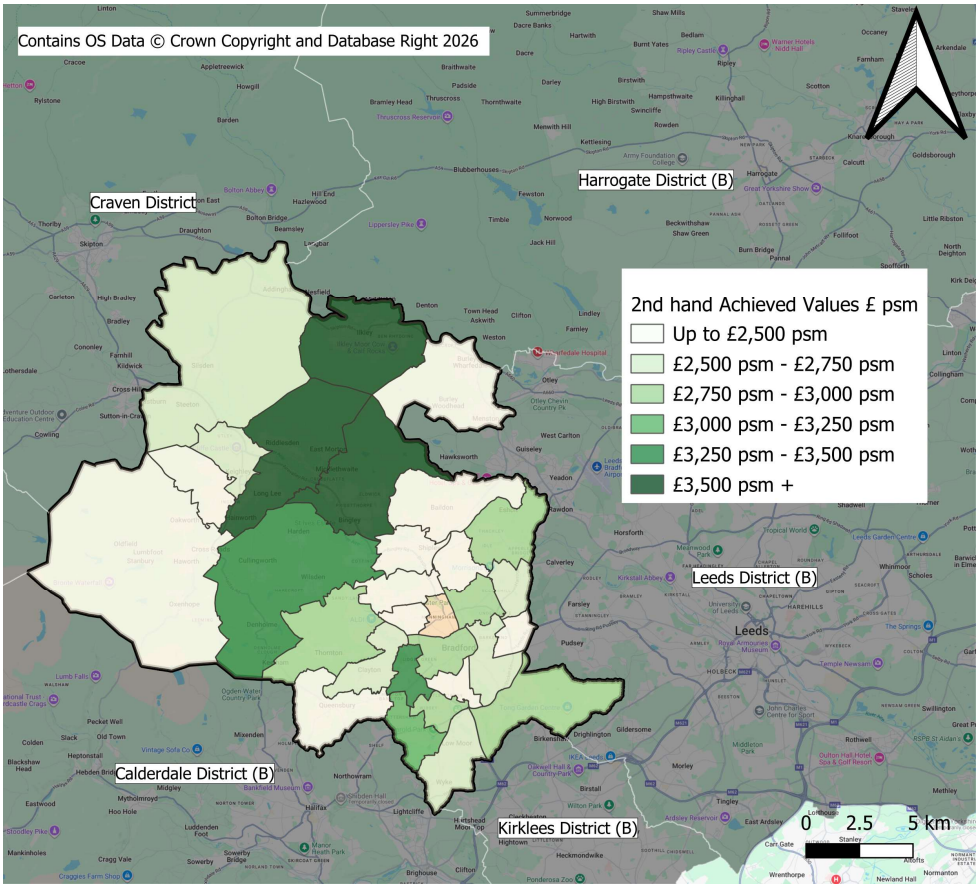
Source: AspinallVerdi

5.8 Within our review period, 513 transactions were identified across 30 wards in Bradford. To summarise these transactions:

- Eccleshill recorded the highest level of activity with 62 transactions, followed by Clayton and Fairweather Green (39), Bingley Rural, Queensbury and Wyke (37).
- Bolton and Undercliffe, Windhill and Wrose, and Bingley recorded the lowest activity with 1 - 2 transactions each, followed by Bradford City (3), Shipley, Keighley West and Baildon (4).
- Overall, 9 wards recorded fewer than 10 transactions.
- Although Bingley recorded the highest achieved £ psm values, with an average of £4,412, this is based on 2 transactions.
- Ilkley recorded the highest average and median values for the wards with over 10 transactions, followed by Wharefdale and Idle and Thackley. This indicates stronger values towards the north of the District.
- The lowest £ psm values were identified in Shipley, Bradford City and Keighley Central, indicating comparatively weaker market areas.

5.9 Figure 5.1 below is a choropleth map of second hand achieved values £ psm across parishes within Bradford.

Figure 5.1 - Second-hand Achieved Values (£ psm)



Source: QGIS (2026)

5.10 The mapped second-hand £ psm values show a similar spatial trend to the new-build market, with higher-value areas concentrated in the north of the District.

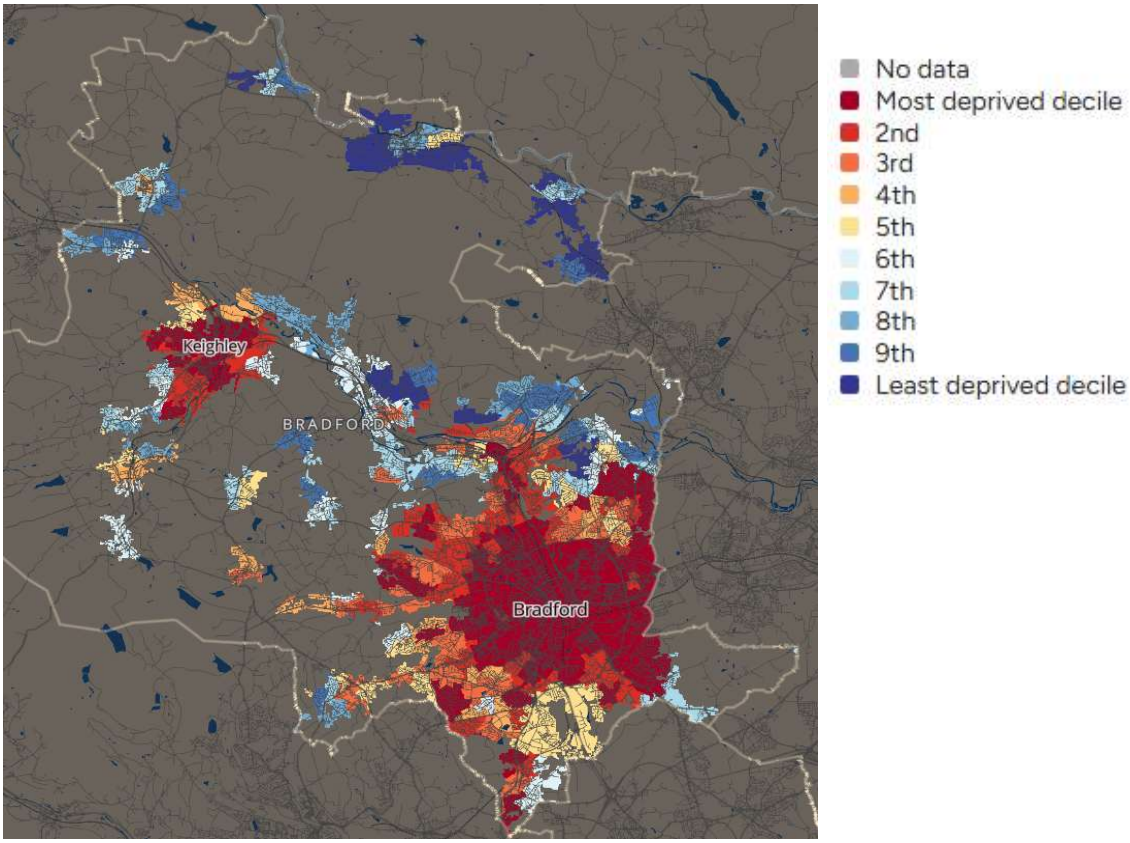
5.11 Unlike the new-build dataset, the second-hand market provides full geographic coverage across the District, with wards that did not feature in the new-build evidence.

5.12 Although, the wards where new-build evidence was identified, show generally higher £ psm figures in the above 2nd hand achieved value map.

Index of Multiple Deprivation (IMD)

5.13 When preparing our Housing Value Zones, we have also had regard to the Index of Multiple Deprivation (IMD). The IMD provides a metric for multiple datapoints, such as average income, health, education, crime, unemployment etc., are all amalgamated into a single rating which shows the level of deprivation that an area is experiencing, this is illustrated on a map (Figure 5.2).

Figure 5.2 - Index of Multiple Deprivation Map



Source: Consumer Data Research Centre (CDRC)

5.14 The IMD map for Bradford illustrates the spatial distribution of deprivation levels across the District. The "higher" levels of deprivation, shown in red, yellow and orange, are largely concentrated nearer to south of the District, Bradford city centre and Keighley central. Otherwise, most of the local authority area has no deprivation data. This is unsurprising as most of the District (apart from the few urban centres/towns) is more rural, has smaller market towns and villages where we've identified some new-build developments taking place.

5.15 Unsurprisingly, the north of the District in the Idle and Thackley ward, Wharfedale and Silisden fall within the least deprived decile.

5.16 Overall, the IMD pattern across the District broadly aligns with the property market trends observed in our analysis of achieved values. While the IMD is not a direct measure of housing or property market performance, it provides a valuable proxy and supports the spatial rationale behind our value zoning.

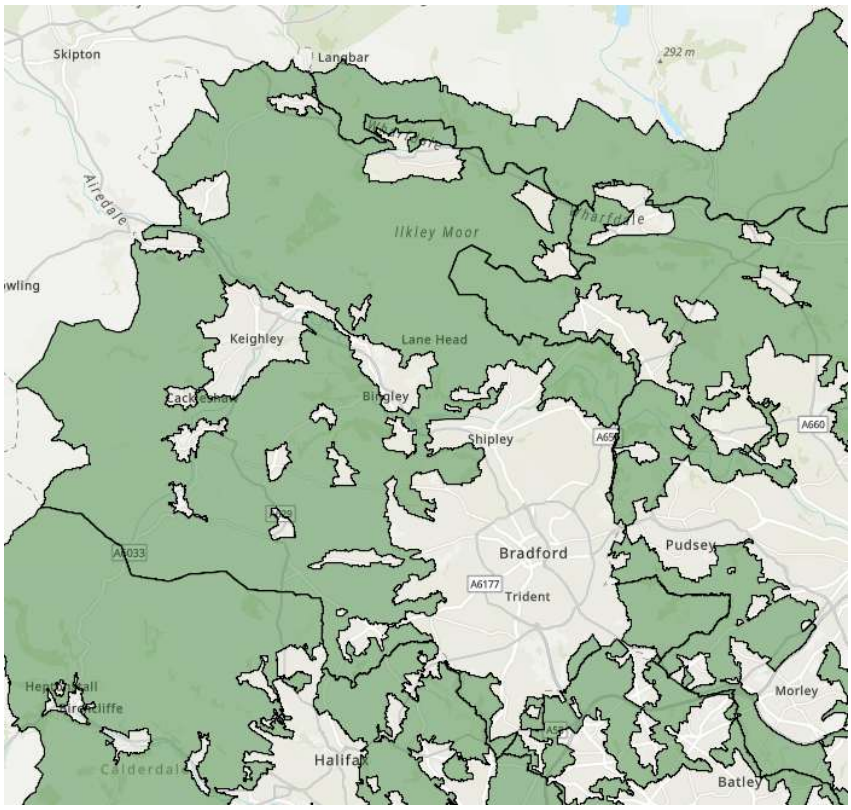
5.17 Please note that the colouring only applies to settlements and that the grey areas are countryside/rural areas.

Green Belt

5.18 In contrast to the IMD, we have reviewed the green belt mapping for the District. This is relevant to explain wards with limited market data and potential wide ranges of values.

5.19 The extent and effect of Green Belt varies across the District and should not be treated as a uniform constraint on residential development. Whilst large parts of the District are covered by Green Belt, a number of settlements are inset within it and have continued to accommodate new housing development. This includes locations such as Silsden, where recent housing delivery indicates relatively strong market demand despite the surrounding Green Belt designation.

Figure 5.3 – Green Belt Map



Source: CPRE (2026)

5.20 The Green Belt covers much of the District between Shipley and Ilkley and extends through Bingley Rural towards Worth Valley to the west. However, its implications for land supply and development activity can / may vary by location. In some areas it might act as a significant policy constraint on the release of land, while elsewhere development opportunities can remain within inset settlements and on land outside the Green Belt.

5.21 The emerging Green Belt and Grey Belt policy framework is also relevant to the future supply of residential land. Accordingly, Green Belt should be considered alongside wider evidence on land availability, site typology, development activity and market

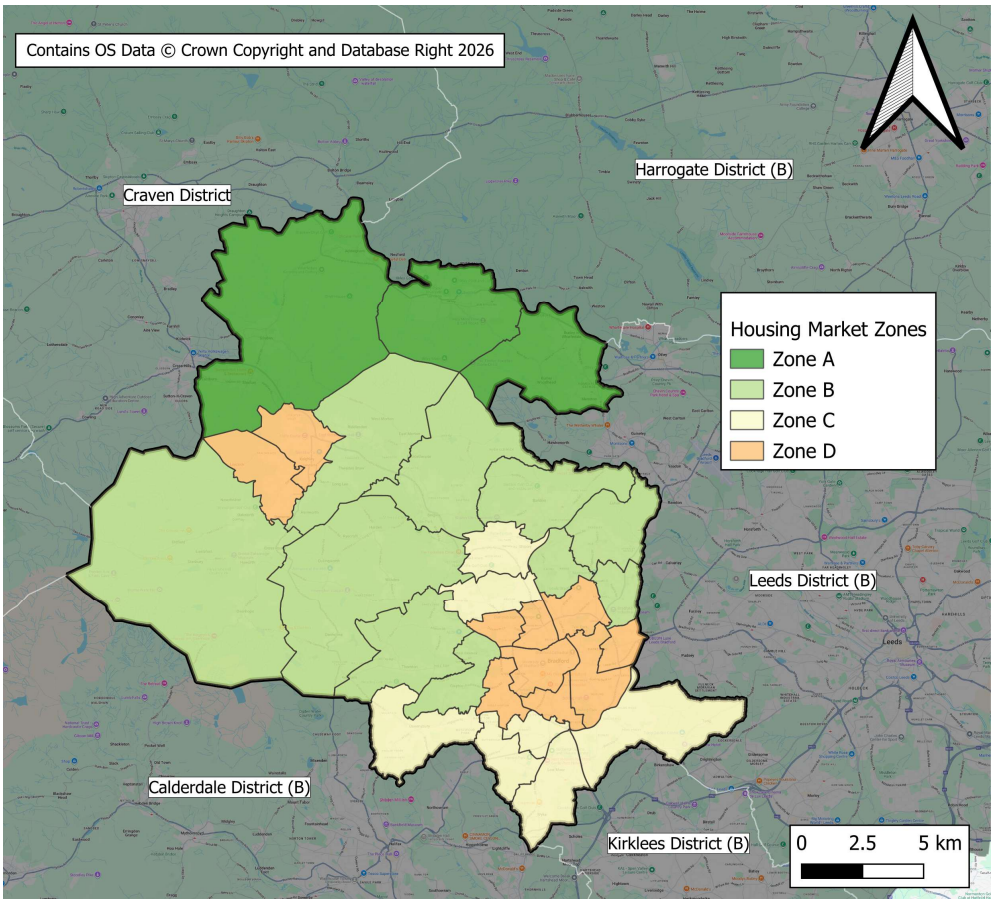
values, rather than being used in isolation to explain differences in new-build evidence across the District.

AspinallVerdi Housing Market Zones

5.22 In order to derive our Housing Market Value Zones, we have had regard to our current new-build achieved values, second-hand achieved values, and the Index of Multiple Deprivation.

5.23 Based on our market assessment above, we have divided the study area into four different market value zones. These zones are illustrated in Figure 5.4 below.

Figure 5.4 – Recommended Housing Value Zones



Source: QGIS (2026)

5.24 We have grouped wards into four broad Housing Market Zones (A–D) based on observed patterns in values.

5.25 Zone A represents the areas where observed values tend to be at the upper end of the local market range, while Zone D represents areas where observed values tend to be at the lower end of the range.

5.26 Previously we have identified a city centre core zone for testing. However, this is a very site-specific regeneration market and requires grant funding e.g. Bradford City Village.

6 New Build Asking Prices

6.1 We have reviewed new build developments currently 'on-site' across Bradford District to understand the up-to-date asking values associated with new-build properties which can be used in our viability testing. This research is important to our study as it allows us to 'sense check' our value assumptions against actual asking prices for new-build properties.

6.2 It should be noted that asking prices may be aspirational, and may not reflect the incentives offered by the developer or the actual value a willing purchaser will pay.

6.3 The RICS guidance note on comparable evidence in real estate valuation states that asking prices *'do not provide reliable evidence of value and should be treated with caution because they often differ substantially from the agreed final transaction price. In some markets, however, asking prices may be the only evidence available and if interpreted carefully by an experienced valuer, asking prices can provide some guidance on current market conditions and trends in value.'*

6.4 Thus, whilst the achieved value data (from the Land Registry in sections 4 and 5) provides robust data, this is retrospective and often quite far out of date from the Land Registry. The asking price analysis in this section provides a review of current prices for newly built properties. It is important to note that in arriving at our value assumptions for the appraisals we have had regard to both the new-build asking prices and the transactional data (sections 4 and 5).

6.5 It is also important to note that the supply ('flow') of new-build properties has to be sold within a market place that includes an established 'stock' of competing properties. The asking price is therefore tempered by the wider price mechanism.

6.6 Finally, when reviewing the absolute new-build asking prices, it is important to remember that not all developers quote the unit sizes on their website/particulars and there is a considerable range in floor areas depending on the unit type (e.g. 2, 3, 4 or 5 bed), location and developer. Similarly, it is sometimes unclear whether a house has a garage or on/off street car parking.

6.7 We found new build properties advertised for sale at 10 developments across the District (and immediately surrounding). The schemes in Bradford District are summarised below:

- Wood Hall Chase by Gleeson Homes - Located on Shetcliffe Lane, Bierley, BD4 6QJ – in the Tong Ward. A 106-unit scheme with a mix of 2 to 4-bed semi-detached and detached homes.
- Ashlands Garth by RN Wooler & Co – Located on Coronation Close, Ilkley, LS29 8JX. An exclusive 14-unit scheme with a mix of 2 to 4-bed semi-detached units.
- Squirrel Fold by Gleeson Homes – Located on Thornton Road, Bradford, BD13 3NW in Thornton and Allerton Ward. A 160-unit scheme with a mix of 2 to 4-bed units.
- Five Rise Quarter by Avant Homes – Located on Keighley Road, Bingley, BD16 2RS. A 93-unit scheme with a mix of 2 to 4-bed units
- Cote Farm by Persimmon Homes – Located on Leeds Road, Thackley, BD10 8DZ in the Idle and Thackley Ward. 206-unit scheme with a mix of 2 to 4-bed units.

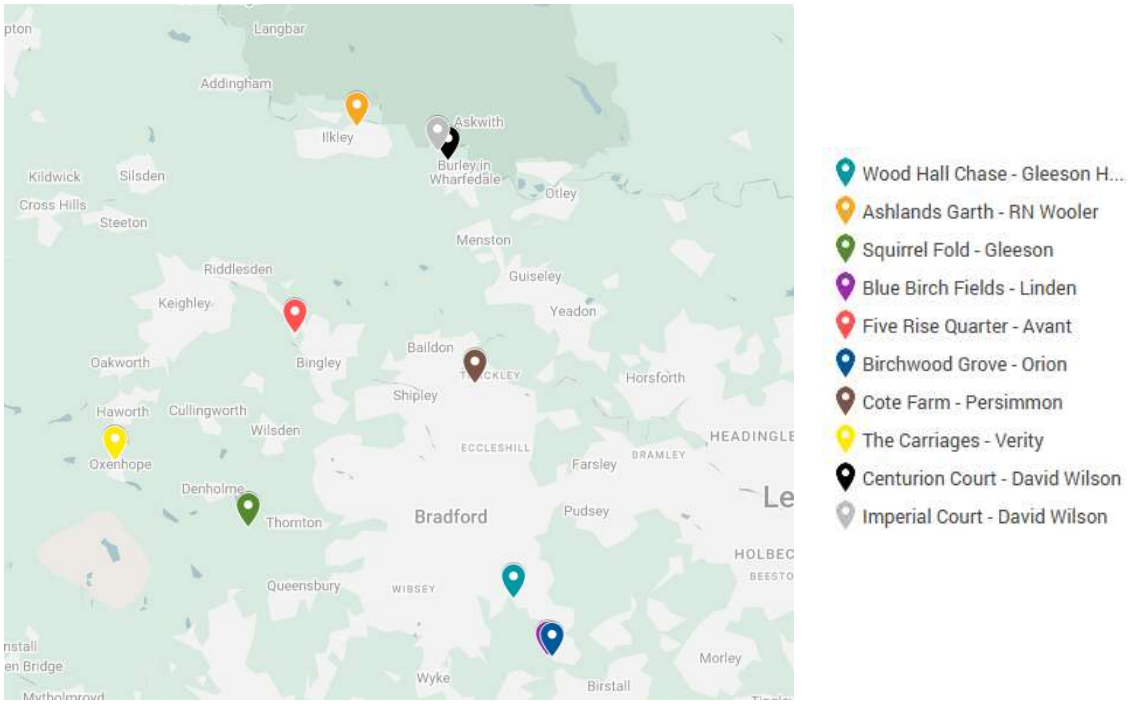
- The Carriages by Verity & co – Located on Cross Lane, Oxenhope, BD22 9LE in Worth Valley. An exclusive 8-unit scheme made up 3 to 4-bed semi-detached and detached units.
- Centurion Meadows by David Wilson – Located on Ilkley Road, Burley in Wharfedale, LS29 7HR. A large 496-unit scheme with a mix of 3 to 5-bed houses and 14-acres of green space.
- Imperial Court by David Wilson – Located on Ilkley Road, Burley in Wharfedale, LS29 7HL – sitting on a separate exclusive parcel from Centurion Meadows. This scheme only holds 23-units, made up of 4 and 5-bed detached homes.

6.8 We have also had regard to new build schemes close to Bradford District:

- Blue Birch Fields by Linden Homes – Located on Whitehall Road, Birkenshaw, BD11 2DU sitting in Kirklees District, just south of the Tong Ward. A 77-unit scheme with a mix of 2 to 4-bed units.
- Birchwood Grove by Orion Homes – Located on Whitehall Road, West Birkenshaw, BD11 2LS sitting in Kirklees District, just south of the Tong Ward. A 23-unit scheme with a mix of 2 and 4-bed units.

6.9 The location of these sites is illustrated on the map below in.

Figure 6.1 - New Build Schemes (Listings) Map 2026



Source: Google MyMaps (2026)

6.10 The majority of the new build asking price evidence does not include the floor space of the houses. However, we have sought to identify whether particular house types include garages by reviewing developer websites where possible. This has fed into our value assumptions.

6.11 The tables below summarise the range of asking prices and details on scheme density, and mixes for the identified developments.

Table 6.1 – Summary of Listed Developments / Asking Prices

Scheme	Ward	Listings: Unit Type	Asking Prices (£)	No of Listings
Wood Hall Chase - Gleeson Homes	Tong	2-bed Semi-detached	£209,995	2 listings identified.
		3-bed Semi-detached (no garage)	£234,995 - £239,995	2 listings identified.
		3-bed Detached (no garage)	£254,995	Single listing
Ashlands Garth - RN Wooler & Co	Ilkley	3-bed Semi-detached (no garage)	£472,500 - £479,950	2 listings identified.
		3-bed Semi-detached (single garage)	£579,950	Single listing
		4-bed Semi-detached (single garage)	£572,500 - £579,950	Two listings identified.
Squirrel Fold - Gleeson Homes	Thornton and Allerton	3-bed Semi-detached (no garage)	£234,995 £259,995	3 listings identified
		3-bed Detached (no garage)	£274,995	Single listing
		4-bed Detached (no garage)	£329,995	Single listing
Blue Birch Fields - Linden Homes	Kirklees District – Sits near Tong Ward	3-bed Detached (no garage)	£349,995 – £374,995	3 listings identified
		4-bed Detached (single garage)	£424,995 - £458,995	4 listings identified

Scheme	Ward	Listings: Unit Type	Asking Prices (£)	No of Listings
Five Rise Quarter - Avant	Bingley	2-bed Semi-detached (no garage)	£284,995 - £289,995	3 listings identified
		4-bed Detached (single garage)	£394,995 - £429,995	2 listings identified
Birchwood Grove - Orion Homes	Kirklees District – Sits near Tong Ward	3-bed Terraced	£359,995	Single listing
		3-bed End of Terrace	£362,995 - £367,995	2 listings identified
		4-bed Detached (single garage)	£429,995 - £469,995	4 listings identified
Cote Farm - Persimmon Homes	Idle and Thackley	3-bed Semi-detached (no garage)	£244,950 - £264,950	3 listings identified
		3-bed Detached (no garage)	£344,950 - £359,950	2 listings identified
		3-bed Detached (single garage)	£324,950	Single listing
The Carriages - Verity & co	Worth Valley	3-bed Semi-detached (no garage)	£380,000	2 listings identified
		3-bed Detached (single garage)	£410,000	Single listing
		4-bed Detached (single garage)	£500,000	2 listings identified

Scheme	Ward	Listings: Unit Type	Asking Prices (£)	No of Listings
Centurion Meadows - David Wilson Homes	Wharfedale	3-bed Terraced	£450,000 - £470,000	6 listings identified
		3-bed Semi-detached (no garage)	£450,000 - £465,000	2 listings identified
		3-bed Detached (single garage)	£510,000	Single listing
		4-bed Semi-detached (single garage)	£495,000 - £500,000	2 listings identified
		4-bed Detached (single garage)	£740,000	Single listing
		5-bed Detached (double garage)	£900,000	Single listing
Imperial Court – David Wilson Homes	Wharfedale	5-bed Detached (double garage)	£950,000 - £1,070,000	4 listings identified

Source: Rightmove (2026)

Garage Assumptions

6.12 Our review of both achieved and asking price data across new-build developments in Bradford indicates that garages are typically included with larger family homes, particularly detached units.

6.13 Detached houses, most commonly 4- and 5-bedroom units, almost always include either a single or double garage. Garage inclusion among 3-beds tends to correlate with build form; detached 3-bed homes are more likely to include single garages, while semi-detached has limited provision and terraced versions rarely have any garages.

6.14 Based on what we have seen across the area, we have assumed that garages are provided as follows:

- 3 bed houses - approximately 50% have garages;
- 4 bed houses - approximately 100% have garages;
- 5 bed houses - approximately 100% have garages.

6.15 As a result, we have introduced two typologies for 3-bedroom houses: one with a garage and one without. The 3-bed unit with a garage is assumed to be 16 sqm larger, to reflect the footprint of the garage and its contribution to overall floorspace.

6.16 We also note that in practice, some 5-bed units may include double garages and will be reflected in higher values. Similarly, some 3-bed units may only provide on-plot parking. However, we are content that the above assumptions provide a reasonable basis for our viability modelling.

7 Residential Value Assumptions

7.1 Based on the above evidence, our opinion of absolute values is set out below. This takes into account the general housing zones identified, new-build transactions and asking prices. The achieved values provide a benchmark for the assumptions whilst the asking prices allow us to 'sense-check' our assumptions. We are mindful that they are often aspirational and therefore the asking prices are not always achieved.

7.2 Note that these values do not reflect any Place-making/Eco home premium.

7.3 Considering both achieved and asking price evidence, we have used our professional judgement to arrive at the following market values across Bradford District which we have adopted in our financial appraisals.

Table 7.1 – AspinallVerdi Value Assumptions (March 2026)

Dwelling Type	Floor Areas(sqm)	Zone A	Zone B	Zone C	Zone D
1 Bed Flat	55				
2 bed Flat	65				
2 bed House	75	£320,000	£250,000	£230,000	£205,000
3 bed House	90	£475,000	£300,000	£280,000	£240,000
3-bed (Garage)	90	£500,000	£325,000	£305,000	£285,000
4-bed (Garage)	130	£580,000	£395,000	£375,000	£325,000
5-bed (Garage)	160	£700,000	-	-	-

Source: AspinallVerdi

7.4 Value assumptions for 5-bed units have only been adopted within Zone A, reflecting the distribution of both market evidence and development activity across the District. Our analysis shows that the vast majority of 5-bed transactions and listings are in Zone A, with very limited or no evidence of such units being delivered or marketed in other zones.

7.5 We consider that the inclusion of 5-bed units in the other zones would risk overstating achievable values within these areas.

7.6 No new-build general needs flat transactions have been identified within the study area over the review period. Market evidence indicates that flatted development in Bradford is typically limited to conversion schemes (e.g. mill conversions) rather than as new-build stock. The only other examples of new build flats are for older persons housing typologies (see section 8 below).

7.7 We've therefore not provided any value assumptions for any flatted units. This approach is consistent with the Council's previous viability evidence by AspinallVerdi (2022), where residential typologies were predominantly focused on house-led schemes, with flatted development only incorporated within specific high-density or specialist typologies – such typologies are not being explored in this iteration.

7.8 We also assume that based on current market conditions in Bradford, including relatively high build costs in relation to achievable sales values, would not support widespread delivery of new-build flatted schemes outside of higher density locations. As such, we don't consider flatted development to represent a typical or viable form of development across the majority of sites in the District. Where these may be viable (in high-value Zone A wards for example), no evidence has been sighted of newly built flats for sale. General needs flats in Ilkley, for example, tend to be conversions of large houses or commercial buildings.

7.9 On this basis, flats have been excluded from the value assumptions and typology testing, with the assessment instead focusing on housing, which reflects both the available market evidence and the prevailing delivery pattern within the District.

8 Specialist Accommodation for Older People

8.1 This section of the report focuses on the specialist accommodation for older people. We set out a summary of our understanding of the various types of housing for older people and undertake a review of the current market within the area.

Specialist Accommodation for Older People Defined

8.2 We recognise that there are various types of specialist housing for older people ranging from (see PPG Housing for older and disabled people (Paragraph 010):

- **Age-restricted general market housing:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.
- **Retirement living or sheltered housing:** This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.
- **Extra care housing or housing-with-care:** This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available. Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Residential care homes and nursing homes:** These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

8.3 These typologies represent a continuum of care and support so for example some Retirement living or sheltered housing schemes have differing amounts of communal facilities; and not all Extra care housing or housing-with-care schemes are of a scale to be considered retirement communities or villages.

8.4 It is important to note that we have only modelled the Sheltered Housing and Extra Care schemes which are more likely to be developed by the private sector and are most similar to C3 Use housing.

Older Persons Housing Market Review

8.5 We undertook a review of the Older Persons Housing market, focusing on retirement living, age-restricted and extra-care schemes. This included assessing both achieved sales and current asking prices to establish our value assumptions for our appraisals.

8.6 Evidence was drawn from the Land Registry for any transactions, and resale listings on the open market (e.g. Rightmove) to identify active schemes in Bradford. The schemes we identified are as follows:

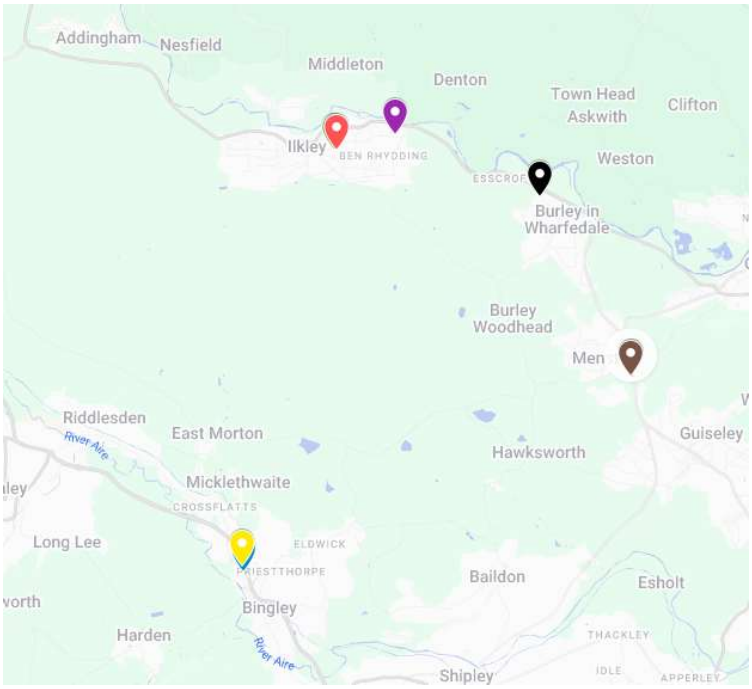
- Whitelock Grange by McCarthy Stone: located on Keighley Road, Bingley, BD16 2RJ. Scheme for over 60s with 1 and 2-bed apartments. The development was completed in 2020 and included a communal lounge, guest facilities, garden, management staff etc.
- The Chimes by Life in Place: located on Keighley Road, Bingley, BD16 2BJ. Scheme for over 70s. A mix of 1 to 2-bed flats. This scheme was built in 2023 and includes communal lounge, café / bistro, guest facilities, on-site care staff etc.
- Chesterton Court by McCarthy Stone + **(Extra Care)** : located on Railway Road, Ilkley, LS29 8UW. Scheme for over 70s. A mix of 1 to 2-bed flats. This scheme was built in 2017 and includes communal lounge, guest facilities, on-site care staff etc.
- Emmandjay Court by MHS: located on Valley Drive, Ilkley, LS29 8PF. Scheme with 1 and 2-bed flats including dining room, activities room, café/bistro, library, hairdressing salon, on-site care staff etc. Built in 2012.
- Priestley Court by McCarthy Stone: located on Railway Road, Ilkley, LS29 8UU. Scheme for over 70s with 1 and 2-bed apartments. The development was completed in 2018 and included a communal lounge, guest facilities, garden, management staff etc.
- Summer Manor by McCarthy Stone: located on Ilkley Road, Burley-in-Wharfedale, LS29 7HR. Scheme for over 60s with 1 and 2-bed apartments. The development was completed in 2023 and included a communal lounge, guest facilities, courtyard, management staff etc.
- The Spindles by Adlington Retirement Living: located on Bradford Road, Menston (Leeds) LS29 6BU. Scheme for over 60s with 1, 2 and 3-bed apartments. The development was completed in 2023 and included a dining room, activities room, café/bistro, library, hairdressing salon, on-site care staff etc.

8.7 These schemes are mostly general retirement housing (McCarthy Stone), with 1 Extra Care scheme identified.

8.8 Across these schemes, 53 transactions were identified from January 2024 from the Land Registry. We also identified 8 listings from Rightmove at the time of this study.

8.9 The location of these schemes is illustrated on the map below.

Figure 8.1 – Bradford Retirement Housing Schemes Map 2026



Source: Google MyMaps (2026)

8.10 Table 8.1 below summarises these achieved values identified from the above schemes and Table 8.2 summarises the identified listings.

Table 8.1 – Retirement Housing Achieved Transactions

Scheme	Size (sqm)	Achieved Values £	Values £ psm	Comment
Whitelock Grange (McCarthy Stone)	51 – 84	£192,000 – £290,000	£3,452 – £4,143	6 transactions identified between Apr 2024 and Mar 2025
The Chimes (Life in Place)	82	£202,500	£2,470	1 transaction identified in Dec 2025
Chesterton Court (McCarthy Stone)	55 – 78	£200,000 – £430,000	£3,226 – £5,513	8 transactions identified between Apr 2024 and Dec 2025
Emmandjay Court (MHA)	68 – 71	£250,000 – £309,950	£3,521 – £4,558	2 transactions identified between

Scheme	Size (sqm)	Achieved Values £	Values £ psm	Comment
				Feb 2024 and May 2025
Priestley Court (McCarthy Stone)	49 – 90	£215,000 – £375,000	£4,167 – £5,000	4 transactions identified between Jun 2024 and Dec 2024
Summer Manor, Summer Court (McCarthy Stone)	51 – 80	£270,000 – £395,000	£4,481 – £6,346	10 transactions identified between March 2024 and Jan 2025
The Spindles (Adlington)	34 – 145	£190,000 – £577,200	£3,516 – £5,588	15 transactions identified between Jan 2024 and June 2025

Source: Land Registry (2026) (250122 Bradford Retirement Flats Market Research_v0.1)

Table 8.2 – Retirement Housing Listings Summary

Scheme	Unit Type	Asking Prices £	Comment
Summer Manor, Summer Court (McCarthy Stone)	1-bed Flat	£264,950 – £269,950	3 listings – no floor areas
	2-bed Flat	£354,950	Single listing – no floor area
The Spindles (Adlington)	2-bed Flat	£342,000 - £361,500	3 listings – no floor area
	3-bed Flat	£571,950	Single listing – no floor area

Source: Rightmove (2026) (250122 Bradford Retirement Flats Market Research_v0.1)

Specialist Housing Typology and Value Assumptions

8.11 Taking into account the asking price data outlined above, we have established the following typologies and assumptions for capital values and unit typologies for Sheltered Housing and Extra Care schemes.

Table 8.3 – Older Persons Housing Typology Assumptions

	Age Restricted / Sheltered Housing	Assisted Living / Extra-Care Housing
No. of units	50	60
Development Density (dph)	70	100
1 Bed unit size (sqm)	50	60
2 Bed unit size (sqm)	75	80
Non-chargeable communal space (net-to-gross)	75%	65%

8.12 Our value assumptions for Sheltered Housing are set out below.

Table 8.4 - AspinallVerdi Retirement Living / Sheltered Housing Assumptions

No. of Beds	**Unit Size (sqm)**	**Unit Price (£)**	**Price (£ psm)**
1-bed	50	£250,000	£5,000
2-bed	75	£337,500	£4,500

8.13 There is more limited comparable evidence of extra-care housing values with only 1 identified scheme. Thus, in addition to our existing comparables, we have adopted the Retirement Housing Group methodology to sense check and establish values.

8.14 The Retirement Housing Group acknowledges that sheltered housing values carry a premium on typical private residential apartments and that extra-care has a premium over sheltered housing.

Table 8.5 - Retirement Housing Group Approach to Value

Typology	Assumption
Sheltered housing unit prices	In high value areas – • 10-15% premium to private market 1/2 bed flats Or, in low value areas (where no apartment scheme comparables) - • 75% value of 3-bed semi-detached house for a 1 bed sheltered housing unit, and • 100% value of 3-bed semi-detached house for a 2-bed sheltered housing unit

Extra-care housing unit prices	• 25% premium to sheltered housing

8.15 We, therefore, have opted to apply a 25% premium to our sheltered housing sales value assumptions to establish a value for the extra-care housing. Our value assumptions for Extra Care units are shown in the table below. Note that we have provided rounded value assumptions after applying the 25% uplift for ease.

Table 8.6 - AspinallVerdi Extra Care Housing Assumptions

No. of Beds	Unit Size (sqm)	Unit Price (£)	Price (£ psm)
1-Bed	60	£310,000	£5,166
2-Bed	80	£420,000	£5,250

8.16 These are similar to the values identified in the Chesterton Court, McCarthy Stone+ Extra Care scheme. We are thus satisfied with these to be carried forward as part of our appraisals.

Empty Property Costs

8.17 It is reasonable to include an element of Empty Property / Leakage costs in relation to older persons housing because:

- Preference for Physical Viewing: Older individuals often prefer to physically visit and inspect a property before making a purchase decision. They may want to ensure that the accommodation meets their specific needs and preferences, such as accessibility, safety features, or proximity to amenities. This can lead to completed properties sitting vacant for longer periods while potential buyers or tenants inspect them.
- Lack of Off-Plan Purchases: Unlike younger buyers who may be more willing to purchase properties off-plan (before construction is complete), older individuals may be more cautious and prefer to see the finished product. This can result in longer marketing periods for the properties and higher costs associated with keeping them vacant.
- Downsizing: Once older purchasers have committed to a retirement property, they often have to sell their existing family home which takes time to market and is subject to the downstream chain.

8.18 During this ‘holding period’ the developer has to cover the Empty Property Costs. These include the cost of Council Tax on the empty units and any potential service charge shortfall (e.g. the whole development has to be managed, regardless of how many units are occupied).

8.19 The leakage costs to be applied per unit are based on:

- £1,500 pa for Council Tax (allowance)
- £3,000 pa for Service Charge (allowance)

- for 50% of the sales period (to represent a linear sales rate).

8.20 These are to cover the revenue cost of the developer between practical completion of the build and the sale of individual flats/apartments.

9 Transfer Values for Affordable Housing

9.1 Affordable housing can be delivered in different ways but as part of Local Plan viability studies, the assumption is that a housing site will be built by a developer with the percentage of affordable housing sold to a Registered Provider (RP).

9.2 Affordable housing transfer values is the term for the price at which the RP will acquire an affordable property from a developer. This price is primarily driven by the tenure of affordable housing, but also the market rents and market values in the locality. This is because the rents and discounts a Registered Provider will offer are capped. It is therefore common for values to be based on a percentage of market value.

9.3 We set out below our assumptions for transfer values of these affordable tenures.

Affordable Housing Assumptions

Table 9.1 – Transfer Value Assumptions (2026)

Affordable Rent (% of MV)	Social Rent (% of MV)	Intermediate (% of MV)
60%	45%	85%

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£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 05-Sep-2026 08:46

Rebased to Bradford (100; sample 76)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810. Housing, mixed developments (15)	1,664	882	1,437	1,605	1,827	4,142	1243	
810.1 Estate housing								
Generally (15)	1,634	802	1,379	1,559	1,789	5,579	1244	
Single storey (15)	1,870	1,080	1,564	1,805	2,035	5,579	192	
2-storey (15)	1,577	802	1,355	1,525	1,736	3,352	986	
3-storey (15)	1,665	1,024	1,418	1,598	1,837	3,317	61	
4-storey or above (15)	3,565	2,586	2,705	3,019	4,494	5,019	5	
810.11 Estate housing detached (15)	2,274	1,196	1,723	1,980	2,594	5,579	16	
810.12 Estate housing semi detached								
Generally (15)	1,645	954	1,391	1,593	1,800	3,602	319	
Single storey (15)	1,827	1,187	1,592	1,799	1,980	3,602	72	
2-storey (15)	1,592	954	1,379	1,542	1,747	2,765	237	
3-storey (15)	1,579	1,191	1,257	1,498	1,826	2,306	10	
810.13 Estate housing terraced								

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,643	959	1,353	1,540	1,780	5,019	193
Single storey (15)	1,817	1,142	1,539	1,747	2,216	2,571	13
2-storey (15)	1,581	959	1,348	1,505	1,728	3,352	153
3-storey (15)	1,678	1,024	1,442	1,586	1,834	3,317	25
4-storey or above (15)	4,757	4,494	-	-	-	5,019	2
816. Flats (apartments)							
Generally (15)	1,959	1,007	1,602	1,834	2,243	6,461	715
1-2 storey (15)	1,885	1,101	1,565	1,748	2,150	3,621	145
3-5 storey (15)	1,915	1,007	1,588	1,808	2,173	3,961	476
6 storey or above (15)	2,292	1,373	1,895	2,233	2,543	6,461	94

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£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 19-Sep-2026 08:00

Rebased to Bradford (100; sample 76)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
843. Supported housing								
Generally (15)	2,123	1,043	1,691	1,942	2,376	5,026	105	
Single storey (15)	2,633	1,474	1,935	2,371	2,698	5,026	10	
2-storey (15)	2,133	1,288	1,701	1,988	2,496	3,609	37	
3-storey (15)	1,952	1,043	1,631	1,822	2,121	4,395	32	
4-storey or above (15)	2,121	1,281	1,682	1,991	2,174	3,972	26	
843.1 Supported housing with shops, restaurants or the like (15)	2,196	1,241	1,706	1,979	2,777	3,359	35	

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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Appraisal Ref: A5 (see Typologies Matrix)
Scheme Typology: Houses No Units: 7
Site Typology: Location / Value Zone: Zone A Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z1

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			7 Units		
AH Policy requirement (% Target)			0%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		100%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	0.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		139.90	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	2.1	50.0%	0.0	30%	2.1
3 bed House	35.0%	2.5	35.0%	0.0	35%	2.5
3 bed House (with garage)	5.0%	0.4	5.0%	0.0	5%	0.4
4 bed House (with garage)	30.0%	2.1	10.0%	0.0	30%	2.1
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	7.0	100.0%	0.0	100%	7.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	158	1,695	0	0	158	1,695
3 bed House	221	2,373	0	0	221	2,373
3 bed House (with garage)	37	399	0	0	37	399
4 bed House (with garage)	307	3,300	0	0	307	3,300
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	722	7,768	0	0	722	7,768
AH % by floor area:			0.00%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	672,000
3 bed House	475,000	5,278	490	5,278	490	1,163,750
3 bed House (with garage)	500,000	5,556	516	4,717	438	175,000
4 bed House (with garage)	580,000	4,462	414	3,973	369	1,218,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						3,228,750

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**7**
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z1			

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	2.1	@	320,000	672,000
3 bed House	2.5	@	475,000	1,163,750
3 bed House (with garage)	0.4	@	500,000	175,000
4 bed House (with garage)	2.1	@	580,000	1,218,000
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	0.0	@	100,000	-
2 bed Flat	0.0	@	120,000	-
3 bed Flat	0.0	@	140,000	-
	7.0			3,228,750
Affordable Rent GDV -				
2 bed House	0.0	@	192,000	-
3 bed House	0.0	@	285,000	-
3 bed House (with garage)	0.0	@	300,000	-
4 bed House (with garage)	0.0	@	348,000	-
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	0.0	@	60,000	-
2 bed Flat	0.0	@	72,000	-
3 bed Flat	0.0	@	84,000	-
	0.0			-
Social Rent GDV -				
2 bed House	0.0	@	144,000	-
3 bed House	0.0	@	213,750	-
3 bed House (with garage)	0.0	@	225,000	-
4 bed House (with garage)	0.0	@	261,000	-
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	0.0	@	45,000	-
2 bed Flat	0.0	@	54,000	-
3 bed Flat	0.0	@	63,000	-
	0.0			-
First Homes GDV -				
2 bed House	0.0	@	224,000	-
3 bed House	0.0	@	250,000	-
3 bed House (with garage)	0.0	@	250,000	-
4 bed House (with garage)	0.0	@	250,000	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	0.0	@	272,000	-
3 bed House	0.0	@	403,750	-
3 bed House (with garage)	0.0	@	425,000	-
4 bed House (with garage)	0.0	@	493,000	-
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	0.0	@	85,000	-
2 bed Flat	0.0	@	102,000	-
3 bed Flat	0.0	@	119,000	-
	0.0	0.0		-
Sub-total GDV Residential	**7**			**3,228,750**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	0
	0 £ psm (total GIA sqm)		0 £ per unit (total units)	
Grant	7	units @	0 per unit	-
Total GDV				**3,228,750**

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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**7**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z1				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	4,116	£		(4,116)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	20,580	£		(20,580)
CIL (Mrkt only inc. garages)	Max			722	sqm	139.90	£ psm			(100,966)
CIL analysis:				3.13%	% of GDV	14,424	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				7	units @	12,000	per unit			(84,000)
	Sub-total								(84,000)	
S106 analysis:	420,000	£ per ha		2.60%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				722	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				0.20	ha @	123,550	£ per ha (if brownfield)			(24,710)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			7	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				158	sqm @	1,559	psm			(245,543)
3 bed House				221	sqm @	1,559	psm			(343,760)
3 bed House (EXC. garage)				32	sqm @	1,559	psm			(49,109)
4 bed House (EXC. garage)				273	sqm @	1,559	psm			(425,607)
5 bed House (EXC. garage)				-	sqm @	1,559	psm			-
1 bed Flat				-	sqm @	1,834	psm			-
2 bed Flat				-	sqm @	1,834	psm			-
3 bed Flat				-	sqm @	1,834	psm			-
Garages for 3B House	0.4	16.0		6	sqm @	500	psm			(2,800)
Garages for 4B House	2.1	16.0		34	sqm @	500	psm			(16,800)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				722	£ per garage	£8,000				
External works				1,083,618	@	10.0%				(108,362)
Ext. Works analysis:						15,480	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				7	units @	287	£ per unit			(2,009)
M4(2) Category 2 Housing	Aff units	-	units @		95%	@	521	£ per unit		-
M4(2) Category 2 Housing	OMS units	7	units @		95%	@	521	£ per unit		(3,465)
M4(3) Category 3 Housing	Aff units	-	units @		5%	@	10,307	£ per unit		-
M4(3) Category 3 Housing	OMS units	7	units @		5%	@	10,307	£ per unit		(3,607)
Future Homes Standard		7	units @				4,350	£ per unit		(30,450)
Urban Greening	No. of storeys	2.0	equals		361	sqm footprint	100	£ sqm		(36,085)
Part L/FHS analysis:						2.8%	% of BCIS costs			
EV Charging Points - Houses		7	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			722				8.73	psm levy rate		(6,300)
	Sub-total								(81,917)	
Policy Costs analysis:	(design costs only)					11,702	£ per unit (total units)			
						7.6%	% of BCIS costs			
Contingency (on construction)			1,298,606	@		5.0%				(64,930)

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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**7**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z1				

Professional Fees		1,298,606	@	6.5%			(84,409)
Disposal Costs -							
OMS Marketing and Promotion		3,228,750	OMS @	3.00%	13,838	£ per unit	(96,863)
Residential Sales Agent Costs		3,228,750	OMS @	1.00%	4,613	£ per unit	(32,288)
Residential Sales Legal Costs		3,228,750	OMS @	0.25%	1,153	£ per unit	(8,072)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	7	units (1/2 back during sales period)	@		0	£ per unit PA (£ p	-
Disposal Cost analysis:					21,032	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(22,125)
Developers Profit -							
Profit on OMS		3,228,750		20.00%			(645,750)
Margin on AH		0		6.00%	on AH values		-
Profit analysis:		3,228,750		20.00%	blended GDV	(645,750)	
		1,826,954		35.35%	on costs	(645,750)	
TOTAL COSTS							**(2,472,704)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						756,046
SDLT	756,046	@	HMRC formula			(27,302)
Acquisition Agent fees	756,046	@	1.0%			(7,560)
Acquisition Legal fees	756,046	@	0.5%			(3,780)
Interest on Land	756,046	@	7.00%			(52,923)
Residual Land Value						**664,479**
RLV analysis: 94,926 £ per plot	3,322,397	£ per ha (net)	1,344,556	£ per acre (net)		
	3,322,397	£ per ha (gross)	1,344,556	£ per acre (gross)		
			20.58%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density	35.0	dph (net)				
Site Area (net)	0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio	100%					
Site Area (gross)	0.20	ha (gross)	0.49	acres (gross)		
Density analysis:	3,609	sqm/ha (net)	15,719	sqft/ac (net)		
	35	dph (gross)				
Benchmark Land Value (net) 24,004 £ per plot	840,140	£ per ha (net)	340,000	£ per acre (net)		**168,028**
BLV analysis:	840,140	£ per ha (gross)	340,000	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**2,482,257**	£ per ha (net)	**1,004,556**	£ per acre (net)	**496,451**

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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Scheme Typology: Houses — No Units: 7
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z1

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	1,004,556	Affordable Housing - % on site 0% 10%	15%	20%	25%	30%	35%	40%
	0.00	1,071,675	1,015,040	958,405	901,769	845,134	788,499	731,863
	10.00	1,060,125	1,004,131	948,137	892,144	836,150	780,156	724,163
CIL £ psm	20.00	1,048,527	993,222	937,870	882,518	827,166	771,814	716,462
139.90	30.00	1,036,924	982,264	927,603	872,892	818,182	763,472	708,762
	40.00	1,025,321	971,305	917,290	863,267	809,198	755,130	701,061
	50.00	1,013,717	960,346	906,976	853,605	800,214	746,787	693,361
	60.00	1,002,114	949,388	896,662	843,935	791,209	738,445	685,660
	70.00	990,511	938,429	886,348	834,266	782,184	730,103	677,960
	80.00	978,908	927,471	876,034	824,597	773,159	721,722	670,259
	90.00	967,304	916,512	865,720	814,927	764,135	713,342	662,550
	100.00	955,701	905,553	855,406	805,258	755,110	704,962	654,814
	110.00	944,098	894,595	845,092	795,588	746,085	696,582	647,079
	120.00	932,495	883,636	834,778	785,919	737,061	688,202	639,343
	130.00	920,892	872,678	824,464	776,250	728,036	679,822	631,608
	140.00	909,288	861,719	814,150	766,580	719,011	671,442	623,872
	150.00	897,685	850,760	803,836	756,911	709,986	663,062	616,137
	160.00	886,082	839,802	793,522	747,242	700,962	654,682	608,401
	170.00	874,479	828,843	783,208	737,572	691,937	646,301	600,666
	180.00	862,875	817,885	772,894	727,903	682,912	637,921	592,930
	190.00	851,272	806,926	762,580	718,234	673,887	629,541	585,195
	200.00	839,669	795,967	752,266	708,564	664,863	621,161	577,459
	210.00	828,066	785,009	741,952	698,895	655,838	612,781	569,724
	220.00	816,447	774,050	731,638	689,225	646,813	604,401	561,989
	230.00	804,784	763,084	721,324	679,556	637,788	596,021	554,253
	240.00	793,122	752,069	711,010	669,887	628,764	587,641	546,518

TABLE 2

Balance (RLV - BLV £ per acre (n))	1,004,556	Affordable Housing - % on site 0% 10%	15%	20%	25%	30%	35%	40%
	8,000	959,424	911,848	864,272	816,696	769,121	721,545	673,926
	9,000	946,919	899,343	851,767	804,192	756,616	709,040	661,464
Site Specific S106	10,000	934,414	886,838	839,262	791,687	744,111	696,535	648,959
12,000	11,000	921,909	874,333	826,758	779,182	731,606	684,030	636,455
	12,000	909,404	861,829	814,253	766,677	719,101	671,526	623,950
	13,000	896,899	849,324	801,748	754,172	706,596	659,021	611,445
	14,000	884,395	836,819	789,243	741,667	694,092	646,516	598,940
	15,000	871,890	824,314	776,738	729,163	681,587	634,011	586,435
	16,000	859,385	811,809	764,233	716,658	669,082	621,506	573,930
	17,000	846,880	799,304	751,729	704,153	656,577	609,001	561,426
	18,000	834,375	786,800	739,224	691,648	644,072	596,497	548,921
	19,000	821,870	774,295	726,719	679,143	631,567	583,992	536,416
	20,000	809,314	761,776	714,214	666,638	619,063	571,487	523,911
	21,000	796,745	749,207	701,669	654,131	606,558	558,982	511,406
	22,000	784,177	736,638	689,100	641,562	594,024	546,477	498,901

TABLE 3

Balance (RLV - BLV £ per acre (n))	1,004,556	Affordable Housing - % on site 0% 10%	15%	20%	25%	30%	35%	40%
	15.0%	1,163,712	1,102,008	1,040,304	978,601	916,897	855,193	793,489
	16.0%	1,112,851	1,053,972	995,094	936,216	877,337	818,459	759,581
Profit	17.0%	1,061,989	1,005,937	949,884	893,831	837,778	781,726	725,673
20.0%	18.0%	1,011,128	957,901	904,673	851,446	798,219	744,992	691,765
	19.0%	960,266	909,865	859,463	809,062	758,660	708,259	657,858
	20.0%	909,404	861,829	814,253	766,677	719,101	671,526	623,950

TABLE 4

Balance (RLV - BLV £ per acre (n))	1,004,556	Affordable Housing - % on site 0% 10%	15%	20%	25%	30%	35%	40%
	100,000	1,149,404	1,101,829	1,054,253	1,006,677	959,101	911,526	863,950
	120,000	1,129,404	1,081,829	1,034,253	986,677	939,101	891,526	843,950
BLV (£ per acre)	140,000	1,109,404	1,061,829	1,014,253	966,677	919,101	871,526	823,950
340,000	160,000	1,089,404	1,041,829	994,253	946,677	899,101	851,526	803,950
	180,000	1,069,404	1,021,829	974,253	926,677	879,101	831,526	783,950
	200,000	1,049,404	1,001,829	954,253	906,677	859,101	811,526	763,950
	220,000	1,029,404	981,829	934,253	886,677	839,101	791,526	743,950
	240,000	1,009,404	961,829	914,253	866,677	819,101	771,526	723,950
	260,000	989,404	941,829	894,253	846,677	799,101	751,526	703,950
	280,000	969,404	921,829	874,253	826,677	779,101	731,526	683,950
	300,000	949,404	901,829	854,253	806,677	759,101	711,526	663,950
	320,000	929,404	881,829	834,253	786,677	739,101	691,526	643,950
	340,000	909,404	861,829	814,253	766,677	719,101	671,526	623,950
	360,000	889,404	841,829	794,253	746,677	699,101	651,526	603,950
	380,000	869,404	821,829	774,253	726,677	679,101	631,526	583,950
	400,000	849,404	801,829	754,253	706,677	659,101	611,526	563,950

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Scheme Typology: Houses — No Units: 7
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z1

TABLE 5 — Affordable Housing - % on site 0%

Balance (RLV - BLV £ per acre (n))	1,004,556	10%	15%	20%	25%	30%	35%	40%
	30	723,742	682,963	642,184	601,404	560,625	519,846	479,067
	35	909,404	861,829	814,253	766,677	719,101	671,526	623,950
Density (dph)	40	1,095,067	1,040,694	986,322	931,950	877,577	823,205	768,833
35.0	45	1,280,729	1,219,560	1,158,391	1,097,222	1,036,054	974,885	913,716
	50	1,466,391	1,398,426	1,330,460	1,262,495	1,194,530	1,126,564	1,058,599
	55	1,652,053	1,577,291	1,502,530	1,427,768	1,353,006	1,278,244	1,203,482
	60	1,837,716	1,756,157	1,674,599	1,593,040	1,511,482	1,429,923	1,348,365
	65	2,023,378	1,935,023	1,846,668	1,758,313	1,669,958	1,581,603	1,493,248
	70	2,209,040	2,113,889	2,018,737	1,923,586	1,828,434	1,733,283	1,638,131
	75	2,394,702	2,292,754	2,190,806	2,088,858	1,986,910	1,884,962	1,783,014
	80	2,580,365	2,471,620	2,362,875	2,254,131	2,145,386	2,036,642	1,927,897

TABLE 6 — Affordable Housing - % on site 0%

Balance (RLV - BLV £ per acre (n))	1,004,556	10%	15%	20%	25%	30%	35%	40%
	98%	956,577	908,712	860,848	812,983	765,118	717,253	669,357
	100%	909,404	861,829	814,253	766,677	719,101	671,526	623,950
Build Cost	102%	862,231	814,945	767,658	720,371	673,085	625,798	578,512
100%	104%	815,026	768,061	721,063	674,066	627,068	580,071	533,074
(105% = 5% increase)	106%	767,608	720,942	674,276	627,610	580,944	534,278	487,612
	108%	720,190	673,815	627,439	581,064	534,688	488,313	441,937
	110%	672,772	626,687	580,602	534,518	488,433	442,348	396,263
	112%	625,344	579,553	533,761	487,970	442,177	396,383	350,589
	114%	577,658	532,159	486,660	441,161	395,662	350,163	304,664
	116%	529,971	484,765	439,558	394,351	349,145	303,938	258,731
	118%	482,285	437,371	392,456	347,542	302,628	257,713	212,799
	120%	434,599	389,977	345,355	300,733	256,111	211,489	166,866

TABLE 7 — Affordable Housing - % on site 0%

Balance (RLV - BLV £ per acre (n))	1,004,556	10%	15%	20%	25%	30%	35%	40%
	80%	127,832	123,822	119,812	115,697	111,547	107,398	103,249
	82%	206,195	197,831	189,468	181,104	172,740	164,376	156,013
Market Values	84%	284,558	271,841	259,124	246,406	233,689	220,972	208,254
100%	86%	362,921	345,850	328,780	311,709	294,638	277,567	260,471
(105% = 5% increase)	88%	441,284	419,860	398,435	377,011	355,547	334,021	312,494
	90%	519,647	493,826	467,964	442,103	416,241	390,379	364,517
	92%	597,723	567,526	537,329	507,132	476,935	446,738	416,541
	94%	675,758	641,226	606,693	572,161	537,629	503,058	468,441
	96%	753,793	714,925	676,023	637,086	598,150	559,214	520,277
	98%	831,650	788,394	745,138	701,882	658,626	615,370	572,114
	100%	909,404	861,829	814,253	766,677	719,101	671,526	623,950
	102%	987,159	935,263	883,368	831,472	779,577	727,682	675,786
	104%	1,064,913	1,008,698	952,483	896,268	840,037	783,766	727,494
	106%	1,142,643	1,082,065	1,021,487	960,909	900,331	839,753	779,175
	108%	1,220,165	1,155,280	1,090,395	1,025,510	960,625	895,741	830,856
	110%	1,297,686	1,228,494	1,159,303	1,090,111	1,020,920	951,728	882,537
	112%	1,375,207	1,301,709	1,228,210	1,154,712	1,081,214	1,007,716	934,217
	114%	1,452,728	1,374,923	1,297,118	1,219,313	1,141,508	1,063,703	985,898
	116%	1,530,249	1,448,137	1,366,026	1,283,914	1,201,802	1,119,691	1,037,579
	118%	1,607,770	1,521,352	1,434,933	1,348,515	1,262,090	1,175,639	1,089,187
	120%	1,685,231	1,594,483	1,503,735	1,412,987	1,322,239	1,231,491	1,140,743

TABLE 8 — Affordable Housing - % on site 0%

Balance (RLV - BLV £ per acre (n))	1,004,556	10%	15%	20%	25%	30%	35%	40%
	5,000	971,984	924,408	876,832	829,256	781,681	734,104	686,446
	10,000	1,034,563	986,987	939,391	891,734	844,076	796,418	748,760
Grant (£ per unit)	15,000	1,097,021	1,049,363	1,001,705	954,047	906,389	858,731	811,074
-	20,000	1,159,334	1,111,676	1,064,019	1,016,361	968,703	921,045	873,387
	25,000	1,221,648	1,173,990	1,126,332	1,078,674	1,031,016	983,353	935,568
	30,000	1,283,961	1,236,304	1,188,646	1,140,988	1,093,215	1,045,431	997,647
	35,000	1,346,275	1,298,617	1,250,861	1,203,077	1,155,293	1,107,509	1,059,725
	40,000	1,408,508	1,360,724	1,312,939	1,265,155	1,217,371	1,169,587	1,121,803
	45,000	1,470,586	1,422,802	1,375,017	1,327,233	1,279,449	1,231,665	1,183,881
	50,000	1,532,664	1,484,880	1,437,095	1,389,311	1,341,527	1,293,741	1,245,786
	55,000	1,594,742	1,546,958	1,499,173	1,451,389	1,403,568	1,355,613	1,307,659

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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Appraisal Ref: A6 (see Typologies Matrix)
Scheme Typology: Houses No Units: 40
Site Typology: Location / Value Zone: Zone A Greenfield/Brownfield: Brownfield
Notes/Comments: Medium Brownfield, CIL Z1

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			40 Units		
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		60%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			139.90 £ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	7.2	50.0%	8.0	38%	15.2
3 bed House	35.0%	8.4	35.0%	5.6	35%	14.0
3 bed House (with garage)	5.0%	1.2	5.0%	0.8	5%	2.0
4 bed House (with garage)	30.0%	7.2	10.0%	1.6	22%	8.8
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	24.0	100.0%	16.0	100%	40.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	540	5,813	600	6,458	1,140	12,271
3 bed House	756	8,138	504	5,425	1,260	13,563
3 bed House (with garage)	127	1,369	85	913	212	2,282
4 bed House (with garage)	1,051	11,315	234	2,514	1,285	13,829
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	2,474	26,634	1,422	15,311	3,897	41,945
AH % by floor area:			36.50%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	4,864,000
3 bed House	475,000	5,278	490	5,278	490	6,650,000
3 bed House (with garage)	500,000	5,556	516	4,717	438	1,000,000
4 bed House (with garage)	580,000	4,462	414	3,973	369	5,104,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						17,618,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%
					* capped @£250K			

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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**40**
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Medium Brownfield, CIL Z1			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	7.2	@	320,000		2,304,000
3 bed House	8.4	@	475,000		3,990,000
3 bed House (with garage)	1.2	@	500,000		600,000
4 bed House (with garage)	7.2	@	580,000		4,176,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	24.0				11,070,000
Affordable Rent GDV -					
2 bed House	1.6	@	192,000		307,200
3 bed House	1.1	@	285,000		319,200
3 bed House (with garage)	0.2	@	300,000		48,000
4 bed House (with garage)	0.3	@	348,000		111,360
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	3.2				785,760
Social Rent GDV -					
2 bed House	4.0	@	144,000		576,000
3 bed House	2.8	@	213,750		598,500
3 bed House (with garage)	0.4	@	225,000		90,000
4 bed House (with garage)	0.8	@	261,000		208,800
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	8.0				1,473,300
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	2.4	@	272,000		652,800
3 bed House	1.7	@	403,750		678,300
3 bed House (with garage)	0.2	@	425,000		102,000
4 bed House (with garage)	0.5	@	493,000		236,640
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	4.8	16.0			1,669,740
Sub-total GDV Residential	**40**				**14,998,800**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	2,619,200
	672 £ psm (total GIA sqm)			65,480 £ per unit (total units)	
Grant	40	units @	0 per unit		-
Total GDV					**14,998,800**

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Scheme Typology:	**Houses**		No Units:	**40**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Medium Brownfield, CIL Z1				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	25,400	£		(25,400)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	101,600	£		(101,600)
CIL (Mrkt only inc. garages)	Max			2,474	sqm	139.90	£ psm			(346,169)
CIL analysis:				2.31%	% of GDV	8,654	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				40	units @	12,000	per unit			(480,000)
	Sub-total								(480,000)	
S106 analysis:	420,000	£ per ha		3.20%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				3,897	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				1.14	ha @	123,550	£ per ha (if brownfield)			(141,200)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			40	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				1,140	sqm @	1,559	psm			(1,777,260)
3 bed House				1,260	sqm @	1,559	psm			(1,964,340)
3 bed House (EXC. garage)				180	sqm @	1,559	psm			(280,620)
4 bed House (EXC. garage)				1,144	sqm @	1,559	psm			(1,783,496)
5 bed House (EXC. garage)				-	sqm @	1,559	psm			-
1 bed Flat				-	sqm @	1,834	psm			-
2 bed Flat				-	sqm @	1,834	psm			-
3 bed Flat				-	sqm @	1,834	psm			-
Garages for 3B House	2.0	16.0		32	sqm @	500	psm			(16,000)
Garages for 4B House	8.8	16.0		141	sqm @	500	psm			(70,400)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				3,897	£ per garage	£8,000				
External works				5,892,116	@	10.0%				(589,212)
Ext. Works analysis:						14,730	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				40	units @	287	£ per unit			(11,480)
M4(2) Category 2 Housing	Aff units	16	units @		95%	@	521	£ per unit		(7,919)
M4(2) Category 2 Housing	OMS units	24	units @		95%	@	521	£ per unit		(11,879)
M4(3) Category 3 Housing	Aff units	16	units @		5%	@	10,307	£ per unit		(8,246)
M4(3) Category 3 Housing	OMS units	24	units @		5%	@	10,307	£ per unit		(12,368)
Future Homes Standard		40	units @				4,350	£ per unit		(174,000)
Urban Greening	No. of storeys	2.0	equals		1,948	sqm footprint	100	£ sqm		(194,840)
Part L/FHS analysis:						3.0%	% of BCIS costs			
EV Charging Points - Houses		40	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			3,897				8.73	psm levy rate		(34,019)
	Sub-total								(454,751)	
Policy Costs analysis:	(design costs only)					11,369	£ per unit (total units)			
						7.7%	% of BCIS costs			
Contingency (on construction)			7,077,279	@		5.0%				(353,864)

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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**40**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Medium Brownfield, CIL Z1				

Professional Fees		7,077,279	@	6.5%			(460,023)
Disposal Costs -							
OMS Marketing and Promotion		11,070,000	OMS @	3.00%	8,303	£ per unit	(332,100)
Residential Sales Agent Costs		11,070,000	OMS @	1.00%	2,768	£ per unit	(110,700)
Residential Sales Legal Costs		11,070,000	OMS @	0.25%	692	£ per unit	(27,675)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	40	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					12,012	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(82,350)
Developers Profit -							
Profit on OMS		11,070,000		20.00%			(2,214,000)
Margin on AH		3,928,800		6.00%	on AH values		(235,728)
Profit analysis:		14,998,800		16.33%	blended GDV	(2,449,728)	
		9,407,159		26.04%	on costs	(2,449,728)	
TOTAL COSTS							**(11,856,887)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							3,141,913
SDLT		3,141,913	@	HMRC formula			(146,596)
Acquisition Agent fees		3,141,913	@	1.0%			(31,419)
Acquisition Legal fees		3,141,913	@	0.5%			(15,710)
Interest on Land		3,141,913	@	7.00%			(219,934)
Residual Land Value							**2,728,254**
RLV analysis:	68,206 £ per plot	2,387,223	£ per ha (net)	966,096	£ per acre (net)		
		2,387,223	£ per ha (gross)	966,096	£ per acre (gross)		
				18.19%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		1.14	ha (net)	2.82	acres (net)		
Net to Gross ratio		100%					
Site Area (gross)		1.14	ha (gross)	2.82	acres (gross)		
Density analysis:		3,410	sqm/ha (net)	14,853	sqft/ac (net)		
		35	dph (gross)				
Benchmark Land Value (net)	24,004 £ per plot	840,140	£ per ha (net)	340,000	£ per acre (net)		**960,160**
BLV analysis:		840,140	£ per ha (gross)	340,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**1,547,083**	£ per ha (net)	**626,096**	£ per acre (net)		**1,768,094**

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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1

Scheme Typology: Houses — No Units: 40
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Brownfield
Notes/Comments: Medium Brownfield, CIL Z1

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	626,096	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	0.00	1,073,711	1,017,075	960,440	903,805	847,169	790,534	733,899
	10.00	1,062,160	1,006,166	950,173	894,179	838,185	782,192	726,198
CIL £ psm	20.00	1,050,609	995,257	939,905	884,553	829,201	773,849	718,497
139.90	30.00	1,039,058	984,348	929,638	874,928	820,217	765,507	710,797
	40.00	1,027,467	973,439	919,371	865,302	811,234	757,165	703,096
	50.00	1,015,863	962,492	909,103	855,676	802,250	748,823	695,396
	60.00	1,004,260	951,534	898,808	846,051	793,266	740,481	687,695
	70.00	992,657	940,575	888,494	836,412	784,282	732,138	679,995
	80.00	981,054	929,617	878,180	826,742	775,298	723,796	672,294
	90.00	969,450	918,658	867,866	817,073	766,281	715,454	664,594
	100.00	957,847	907,699	857,552	807,404	757,256	707,108	656,893
	110.00	946,244	896,741	847,238	797,734	748,231	698,728	649,193
	120.00	934,641	885,782	836,924	788,065	739,206	690,348	641,489
	130.00	923,037	874,824	826,610	778,396	730,182	681,968	633,754
	140.00	911,434	863,865	816,296	768,726	721,157	673,588	626,018
	150.00	899,831	852,906	805,982	759,057	712,132	665,208	618,283
	160.00	888,228	841,948	795,668	749,388	703,108	656,827	610,547
	170.00	876,625	830,989	785,354	739,718	694,083	648,447	602,812
	180.00	865,021	820,030	775,040	730,049	685,058	640,067	595,076
	190.00	853,418	809,072	764,726	720,379	676,033	631,687	587,341
	200.00	841,815	798,113	754,412	710,710	667,009	623,307	579,605
	210.00	830,212	787,155	744,098	701,041	657,984	614,927	571,870
	220.00	818,608	776,196	733,784	691,371	648,959	606,547	564,134
	230.00	807,005	765,237	723,470	681,702	639,934	598,167	556,399
	240.00	795,379	754,279	713,156	672,033	630,910	589,787	548,663

TABLE 2

Balance (RLV - BLV £ per acre (n))	626,096	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	8,000	961,570	913,994	866,418	818,842	771,267	723,619	675,961
	9,000	949,065	901,489	853,913	806,338	758,762	711,171	663,513
Site Specific S106	10,000	936,560	888,984	841,408	793,833	746,257	698,681	651,065
12,000	11,000	924,055	876,479	828,904	781,328	733,752	686,176	638,601
	12,000	911,550	863,975	816,399	768,823	721,247	673,671	626,096
	13,000	899,045	851,470	803,894	756,318	708,742	661,167	613,591
	14,000	886,541	838,965	791,389	743,813	696,238	648,662	601,086
	15,000	874,036	826,460	778,884	731,308	683,733	636,157	588,581
	16,000	861,531	813,955	766,379	718,804	671,228	623,652	576,076
	17,000	849,026	801,450	753,875	706,299	658,723	611,147	563,572
	18,000	836,521	788,946	741,370	693,794	646,218	598,642	551,067
	19,000	824,016	776,441	728,865	681,289	633,713	586,138	538,562
	20,000	811,512	763,936	716,360	668,784	621,209	573,633	526,057
	21,000	799,002	751,431	703,855	656,279	608,704	561,128	513,552
	22,000	786,434	738,896	691,350	643,775	596,199	548,623	501,047

TABLE 3

Balance (RLV - BLV £ per acre (n))	626,096	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	15.0%	1,165,858	1,104,154	1,042,450	980,746	919,042	857,338	795,635
	16.0%	1,114,997	1,056,118	997,240	938,362	879,483	820,605	761,727
Profit	17.0%	1,064,135	1,008,082	952,030	895,977	839,924	783,872	727,819
20.0%	18.0%	1,013,274	960,046	906,819	853,592	800,365	747,138	693,911
	19.0%	962,412	912,010	861,609	811,208	760,806	710,405	660,003
	20.0%	911,550	863,975	816,399	768,823	721,247	673,671	626,096

TABLE 4

Balance (RLV - BLV £ per acre (n))	626,096	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	100,000	1,151,550	1,103,975	1,056,399	1,008,823	961,247	913,671	866,096
	120,000	1,131,550	1,083,975	1,036,399	988,823	941,247	893,671	846,096
BLV (£ per acre)	140,000	1,111,550	1,063,975	1,016,399	968,823	921,247	873,671	826,096
340,000	160,000	1,091,550	1,043,975	996,399	948,823	901,247	853,671	806,096
	180,000	1,071,550	1,023,975	976,399	928,823	881,247	833,671	786,096
	200,000	1,051,550	1,003,975	956,399	908,823	861,247	813,671	766,096
	220,000	1,031,550	983,975	936,399	888,823	841,247	793,671	746,096
	240,000	1,011,550	963,975	916,399	868,823	821,247	773,671	726,096
	260,000	991,550	943,975	896,399	848,823	801,247	753,671	706,096
	280,000	971,550	923,975	876,399	828,823	781,247	733,671	686,096
	300,000	951,550	903,975	856,399	808,823	761,247	713,671	666,096
	320,000	931,550	883,975	836,399	788,823	741,247	693,671	646,096
	340,000	911,550	863,975	816,399	768,823	721,247	673,671	626,096
	360,000	891,550	843,975	796,399	748,823	701,247	653,671	606,096
	380,000	871,550	823,975	776,399	728,823	681,247	633,671	586,096
	400,000	851,550	803,975	756,399	708,823	661,247	613,671	566,096

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Zone A Brownfield CIL Z1 Appraisals v0.1\A6
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Scheme Typology: Houses — No Units: 40
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Brownfield
Notes/Comments: Medium Brownfield, CIL Z1

TABLE 5 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	626,096	10%	15%	20%	25%	30%	35%	40%
	30	725,581	684,802	644,023	603,244	562,465	521,685	480,906
	35	911,550	863,975	816,399	768,823	721,247	673,671	626,096
Density (dph)	40	1,097,519	1,043,147	988,775	934,402	880,030	825,658	771,285
35.0	45	1,283,488	1,222,319	1,161,150	1,099,981	1,038,813	977,644	916,475
	50	1,469,457	1,401,491	1,333,526	1,265,561	1,197,595	1,129,630	1,061,649
	55	1,655,426	1,580,664	1,505,902	1,431,140	1,356,378	1,281,616	1,206,809
	60	1,841,394	1,759,836	1,678,278	1,596,719	1,515,161	1,433,602	1,351,970
	65	2,027,363	1,939,008	1,850,653	1,762,298	1,673,943	1,585,588	1,497,130
	70	2,213,332	2,118,181	2,023,029	1,927,878	1,832,726	1,737,575	1,642,290
	75	2,399,301	2,297,353	2,195,405	2,093,457	1,991,509	1,889,561	1,787,450
	80	2,585,270	2,476,525	2,367,781	2,259,036	2,150,291	2,041,543	1,932,611

TABLE 6 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	626,096	10%	15%	20%	25%	30%	35%	40%
	98%	958,723	910,858	862,993	815,129	767,264	719,338	671,392
	100%	911,550	863,975	816,399	768,823	721,247	673,671	626,096
Build Cost	102%	864,377	817,091	769,804	722,517	675,231	627,944	580,658
100%	104%	817,204	770,207	723,209	676,212	629,214	582,217	535,220
(105% = 5% increase)	106%	769,865	723,199	676,533	629,867	583,198	536,490	489,782
	108%	722,447	676,072	629,696	583,321	536,946	490,570	444,195
	110%	675,029	628,944	582,860	536,775	490,690	444,605	398,521
	112%	627,611	581,817	536,023	490,229	444,435	398,641	352,846
	114%	580,027	534,528	489,029	443,530	398,031	352,532	307,033
	116%	532,340	487,134	441,927	396,720	351,514	306,307	261,100
	118%	484,654	439,740	394,825	349,911	304,997	260,082	215,168
	120%	436,968	392,346	347,724	303,102	258,480	213,858	169,236

TABLE 7 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	626,096	10%	15%	20%	25%	30%	35%	40%
	80%	130,201	126,191	122,181	118,171	114,160	110,150	106,140
	82%	208,564	200,200	191,837	183,473	175,109	166,745	158,382
Market Values	84%	286,927	274,210	261,493	248,775	236,058	223,341	210,624
100%	86%	365,290	348,219	331,149	314,078	297,007	279,919	262,728
(105% = 5% increase)	88%	443,653	422,229	400,805	379,331	357,804	336,278	314,751
	90%	521,945	496,083	470,222	444,360	418,498	392,636	366,775
	92%	599,980	569,783	539,586	509,389	479,192	448,995	418,751
	94%	678,015	643,483	608,950	574,418	539,820	505,204	470,587
	96%	756,041	717,105	678,169	639,232	600,296	561,360	522,423
	98%	833,796	790,540	747,284	704,028	660,772	617,516	574,259
	100%	911,550	863,975	816,399	768,823	721,247	673,671	626,096
	102%	989,305	937,409	885,514	833,618	781,723	729,814	677,849
	104%	1,067,059	1,010,844	954,615	898,344	842,072	785,801	729,530
	106%	1,144,679	1,084,101	1,023,523	962,945	902,367	841,789	781,210
	108%	1,222,200	1,157,315	1,092,430	1,027,546	962,661	897,776	832,891
	110%	1,299,721	1,230,529	1,161,338	1,092,146	1,022,955	953,763	884,572
	112%	1,377,242	1,303,744	1,230,246	1,156,747	1,083,249	1,009,751	936,253
	114%	1,454,763	1,376,958	1,299,153	1,221,348	1,143,543	1,065,738	987,933
	116%	1,532,284	1,450,173	1,368,061	1,285,949	1,203,838	1,121,711	1,039,556
	118%	1,609,805	1,523,370	1,436,919	1,350,467	1,264,015	1,177,564	1,091,112
	120%	1,687,157	1,596,409	1,505,661	1,414,913	1,324,165	1,233,417	1,142,669

TABLE 8 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	626,096	10%	15%	20%	25%	30%	35%	40%
	5,000	974,130	926,554	878,978	831,402	783,798	736,140	688,482
	10,000	1,036,709	989,085	941,427	893,769	846,111	798,453	750,795
Grant (£ per unit)	15,000	1,099,056	1,051,398	1,003,740	956,083	908,425	860,767	813,109
-	20,000	1,161,370	1,113,712	1,066,054	1,018,396	970,738	923,080	875,416
	25,000	1,223,683	1,176,025	1,128,368	1,080,710	1,033,052	985,278	937,494
	30,000	1,285,997	1,238,339	1,190,681	1,142,924	1,095,140	1,047,356	999,572
	35,000	1,348,310	1,300,571	1,252,787	1,205,002	1,157,218	1,109,434	1,061,650
	40,000	1,410,433	1,362,649	1,314,865	1,267,080	1,219,296	1,171,512	1,123,728
	45,000	1,472,511	1,424,727	1,376,943	1,329,159	1,281,374	1,233,590	1,185,730
	50,000	1,534,589	1,486,805	1,439,021	1,391,237	1,343,452	1,295,557	1,247,602
	55,000	1,596,667	1,548,883	1,501,099	1,453,315	1,405,384	1,357,429	1,309,475

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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260916 Bradford Zone A Brownfield CIL Z1 Appraisals v0.1 - Summary Table

Appraisal Ref:	**A5**	**A6**
Scheme Typology:	Houses	Houses
No Units:	7	40
Location / Value Zone:	Zone A	Zone A
Greenfield/Brownfield:	Brownfield	Brownfield
Notes/Comments:	Small Brownfield, CIL Z1	Medium Brownfield, CIL Z1
Total GDV (£)	3,228,750	14,998,800
Policy Assumptions	-	-
AH Target %	0%	40%
Max CIL (£ psm)	139.90	139.90
Max CIL (£ per unit)	14,424	8,654
Site Specific S106 (£ per unit)	12,000	12,000
Sub-total CIL+S106 (£ per unit)	26,424	20,654
Site Infrastructure (£ per unit)	-	-
Sub-total CIL+S106+Infra. (£ per unit)	26,424	20,654
Profit KPI's	**-**	**-**
Developers Profit (% on OMS)	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%
Developers Profit (% blended)	20.00%	16.33%
Developers Profit (% on costs)	35.35%	26.04%
Developers Profit Total (£)	645,750	2,449,728
Land Value KPI's	**-**	**-**
RLV (£/acre (net))	1,344,556	966,096
RLV (£/ha (net))	3,322,397	2,387,223
RLV (% of GDV)	20.58%	18.19%
RLV Total (£)	664,479	2,728,254
BLV (£/acre (net))	340,000	340,000
BLV (£/ha (net))	840,140	840,140
BLV Total (£)	168,028	960,160
Surplus/Deficit (£/acre) [RLV-BLV]	1,004,556	626,096
Surplus/Deficit (£/ha)	2,482,257	1,547,083
Surplus/Deficit Total (£)	496,451	1,768,094
RAG	**viable**	**viable**
Interest on development costs	22,125	< These rows for are ease of sense checking
Interest on land	52,923	< These rows for are ease of sense checking
Interest total per unit	10,721	< These rows for are ease of sense checking

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Appraisal Ref: A1 - Z1 (see Typologies Matrix)
Scheme Typology: Houses No Units: 10
Site Typology: Location / Value Zone: Zone A Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			10 Units		
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		60%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	12.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		139.90	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	1.8	50.0%	2.0	38%	3.8
3 bed House	35.0%	2.1	35.0%	1.4	35%	3.5
3 bed House (with garage)	5.0%	0.3	5.0%	0.2	5%	0.5
4 bed House (with garage)	30.0%	1.8	10.0%	0.4	22%	2.2
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	6.0	100.0%	4.0	100%	10.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	135	1,453	150	1,615	285	3,068
3 bed House	189	2,034	126	1,356	315	3,391
3 bed House (with garage)	32	342	21	228	53	570
4 bed House (with garage)	263	2,829	58	629	321	3,457
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	619	6,659	356	3,828	974	10,486
AH % by floor area:			36.50%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	1,216,000
3 bed House	475,000	5,278	490	5,278	490	1,662,500
3 bed House (with garage)	500,000	5,556	516	4,717	438	250,000
4 bed House (with garage)	580,000	4,462	414	3,973	369	1,276,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						4,404,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	1.8	@	320,000		576,000
3 bed House	2.1	@	475,000		997,500
3 bed House (with garage)	0.3	@	500,000		150,000
4 bed House (with garage)	1.8	@	580,000		1,044,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	6.0				2,767,500
Affordable Rent GDV -					
2 bed House	0.4	@	192,000		76,800
3 bed House	0.3	@	285,000		79,800
3 bed House (with garage)	0.0	@	300,000		12,000
4 bed House (with garage)	0.1	@	348,000		27,840
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	0.8				196,440
Social Rent GDV -					
2 bed House	1.0	@	144,000		144,000
3 bed House	0.7	@	213,750		149,625
3 bed House (with garage)	0.1	@	225,000		22,500
4 bed House (with garage)	0.2	@	261,000		52,200
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	2.0				368,325
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.6	@	272,000		163,200
3 bed House	0.4	@	403,750		169,575
3 bed House (with garage)	0.1	@	425,000		25,500
4 bed House (with garage)	0.1	@	493,000		59,160
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	1.2	4.0			417,435
Sub-total GDV Residential	**10**				**3,749,700**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	654,800
	672 £ psm (total GIA sqm)			65,480 £ per unit (total units)	
Grant	10	units @	0	per unit	-
Total GDV					**3,749,700**

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield				

DEVELOPMENT COSTS

Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	6,350	£		(6,350)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	25,400	£		(25,400)
CIL (Mrkt only inc. garages)	Max			619	sqm	139.90	£ psm			(86,542)
CIL analysis:				2.31%	% of GDV	8,654	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				10	units @	12,000	per unit			(120,000)
	Sub-total								(120,000)	
S106 analysis:	420,000	£ per ha		3.20%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				974	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				0.29	ha @		£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			10	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				285	sqm @	1,559	psm			(444,315)
3 bed House				315	sqm @	1,559	psm			(491,085)
3 bed House (EXC. garage)				45	sqm @	1,559	psm			(70,155)
4 bed House (EXC. garage)				286	sqm @	1,559	psm			(445,874)
5 bed House (EXC. garage)				-	sqm @	1,559	psm			-
1 bed Flat				-	sqm @	1,834	psm			-
2 bed Flat				-	sqm @	1,834	psm			-
3 bed Flat				-	sqm @	1,834	psm			-
Garages for 3B House	0.5	16.0		8	sqm @	500	psm			(4,000)
Garages for 4B House	2.2	16.0		35	sqm @	500	psm			(17,600)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				974	£ per garage	£8,000				
External works				1,473,029	@	10.0%				(147,303)
Ext. Works analysis:						14,730	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				10	units @	1,011	£ per unit			(10,110)
M4(2) Category 2 Housing	Aff units	4	units @		95%	@	521	£ per unit		(1,980)
M4(2) Category 2 Housing	OMS units	6	units @		95%	@	521	£ per unit		(2,970)
M4(3) Category 3 Housing	Aff units	4	units @		5%	@	10,307	£ per unit		(2,061)
M4(3) Category 3 Housing	OMS units	6	units @		5%	@	10,307	£ per unit		(3,092)
Future Homes Standard		10	units @				4,350	£ per unit		(43,500)
Urban Greening	No. of storeys	2.0	equals		487	sqm footprint	100	£ sqm		(48,710)
Part L/FHS analysis:						3.0%	% of BCIS costs			
EV Charging Points - Houses		10	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			974				17.45	psm levy rate		(17,000)
	Sub-total								(129,423)	
Policy Costs analysis:	(design costs only)					12,942	£ per unit (total units)			
						8.8%	% of BCIS costs			
Contingency (on construction)				1,749,755	@	3.0%				(52,493)

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield				

Professional Fees			1,749,755	@	6.5%		(113,734)
Disposal Costs -							
OMS Marketing and Promotion			2,767,500	OMS @	3.00%	8,303 £ per unit	(83,025)
Residential Sales Agent Costs			2,767,500	OMS @	1.00%	2,768 £ per unit	(27,675)
Residential Sales Legal Costs			2,767,500	OMS @	0.25%	692 £ per unit	(6,919)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)		10	units (1/2 back during sales period)		@	0 £ per unit PA (£ p	-
Disposal Cost analysis:						12,762 £ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565% pcm		(18,729)
Developers Profit -							
Profit on OMS			2,767,500		20.00%		(553,500)
Margin on AH			982,200		6.00%	on AH values	(58,932)
Profit analysis:			3,749,700		16.33%	blended GDV (612,432)	
			2,300,621		26.62%	on costs (612,432)	
TOTAL COSTS							**(2,913,053)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							836,647
SDLT			836,647	@	HMRC formula		(31,332)
Acquisition Agent fees			836,647	@	1.0%		(8,366)
Acquisition Legal fees			836,647	@	0.5%		(4,183)
Interest on Land			836,647	@	7.00%		(58,565)
Residual Land Value							**734,199**
RLV analysis:	73,420 £ per plot		2,569,698	£ per ha (net)	1,039,943	£ per acre (net)	
			2,312,728	£ per ha (gross)	935,948	£ per acre (gross)	
					19.58%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)							
Residential Density			35.0	dph (net)			
Site Area (net)			0.29	ha (net)	0.71	acres (net)	
Net to Gross ratio			90%				
Site Area (gross)			0.32	ha (gross)	0.78	acres (gross)	
Density analysis:			3,410	sqm/ha (net)	14,853	sqft/ac (net)	
			32	dph (gross)			
Benchmark Land Value (net)	24,710 £ per plot		864,850	£ per ha (net)	350,000	£ per acre (net)	**247,100**
BLV analysis:			778,365	£ per ha (gross)	315,000	£ per acre (gross)	

BALANCE							
Surplus/(Deficit)			**1,704,848**	£ per ha (net)	**689,943**	£ per acre (net)	**487,099**

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	689,943	Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	1,138,597	1,081,777	1,024,956	968,135	911,314	854,494	797,673
	10.00	1,127,046	1,070,867	1,014,688	958,509	902,330	846,151	789,972
CIL £ psm	20.00	1,115,496	1,059,958	1,004,421	948,884	893,346	837,809	782,272
139.90	30.00	1,103,945	1,049,049	994,154	939,258	884,363	829,467	774,571
	40.00	1,092,394	1,038,140	983,886	929,632	875,379	821,125	766,871
	50.00	1,080,843	1,027,231	973,619	920,007	866,395	812,782	759,170
	60.00	1,069,293	1,016,322	963,352	910,381	857,411	804,440	751,470
	70.00	1,057,742	1,005,413	953,084	900,755	848,427	796,098	743,769
	80.00	1,046,191	994,504	942,817	891,130	839,443	787,756	736,069
	90.00	1,034,640	983,595	932,550	881,504	830,459	779,414	728,368
	100.00	1,023,089	972,686	922,282	871,879	821,475	771,071	720,668
	110.00	1,011,516	961,777	912,015	862,253	812,491	762,729	712,967
	120.00	999,913	950,868	901,747	852,627	803,507	754,387	705,267
	130.00	988,310	939,909	891,480	843,002	794,523	746,045	697,566
	140.00	976,706	928,950	881,195	833,376	785,539	737,702	689,866
	150.00	965,103	917,992	870,881	823,750	776,555	729,360	682,165
	160.00	953,500	907,033	860,567	814,100	767,571	721,018	674,465
	170.00	941,897	896,075	850,253	804,431	758,587	712,676	666,764
	180.00	930,293	885,116	839,939	794,761	749,584	704,333	659,063
	190.00	918,690	874,157	829,625	785,092	740,559	695,991	651,363
	200.00	907,087	863,199	819,311	775,423	731,534	687,646	643,662
	210.00	895,484	852,240	808,997	765,753	722,510	679,266	635,962
	220.00	883,880	841,282	798,683	756,084	713,485	670,886	628,261
	230.00	872,277	830,323	788,369	746,414	704,460	662,506	620,552
	240.00	860,674	819,364	778,055	736,745	695,435	654,126	612,816

TABLE 2

Balance (RLV - BLV £ per acre (n))	689,943	Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	1,026,795	978,952	931,109	883,265	835,422	787,579	739,736
	9,000	1,014,337	966,504	918,660	870,817	822,974	775,131	727,288
Site Specific S106	10,000	1,001,832	954,055	906,212	858,369	810,526	762,682	714,839
12,000	11,000	989,327	941,565	893,764	845,920	798,077	750,234	702,391
	12,000	976,822	929,060	881,298	833,472	785,629	737,786	689,943
	13,000	964,318	916,555	868,793	821,024	773,181	725,337	677,494
	14,000	951,813	904,050	856,288	808,526	760,732	712,889	665,046
	15,000	939,308	891,546	843,783	796,021	748,259	700,441	652,598
	16,000	926,803	879,041	831,278	783,516	735,754	687,991	640,149
	17,000	914,298	866,536	818,774	771,011	723,249	675,487	627,701
	18,000	901,793	854,031	806,269	758,506	710,744	662,982	615,219
	19,000	889,289	841,526	793,764	746,002	698,239	650,477	602,715
	20,000	876,784	829,021	781,259	733,497	685,734	637,972	590,210
	21,000	864,279	816,517	768,754	720,992	673,230	625,467	577,705
	22,000	851,774	804,012	756,249	708,487	660,725	612,962	565,200

TABLE 3

Balance (RLV - BLV £ per acre (n))	689,943	Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	1,231,131	1,169,240	1,107,349	1,045,396	983,424	921,453	859,481
	16.0%	1,180,269	1,121,204	1,062,139	1,003,011	943,865	884,719	825,574
Profit	17.0%	1,129,407	1,073,168	1,016,929	960,626	904,306	847,986	791,666
20.0%	18.0%	1,078,546	1,025,132	971,718	918,242	864,747	811,253	757,758
	19.0%	1,027,684	977,096	926,508	875,857	825,188	774,519	723,850
	20.0%	976,822	929,060	881,298	833,472	785,629	737,786	689,943

TABLE 4

Balance (RLV - BLV £ per acre (n))	689,943	Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	1,226,822	1,179,060	1,131,298	1,083,472	1,035,629	987,786	939,943
	120,000	1,206,822	1,159,060	1,111,298	1,063,472	1,015,629	967,786	919,943
BLV (£ per acre)	140,000	1,186,822	1,139,060	1,091,298	1,043,472	995,629	947,786	899,943
350,000	160,000	1,166,822	1,119,060	1,071,298	1,023,472	975,629	927,786	879,943
	180,000	1,146,822	1,099,060	1,051,298	1,003,472	955,629	907,786	859,943
	200,000	1,126,822	1,079,060	1,031,298	983,472	935,629	887,786	839,943
	220,000	1,106,822	1,059,060	1,011,298	963,472	915,629	867,786	819,943
	240,000	1,086,822	1,039,060	991,298	943,472	895,629	847,786	799,943
	260,000	1,066,822	1,019,060	971,298	923,472	875,629	827,786	779,943
	280,000	1,046,822	999,060	951,298	903,472	855,629	807,786	759,943
	300,000	1,026,822	979,060	931,298	883,472	835,629	787,786	739,943
	320,000	1,006,822	959,060	911,298	863,472	815,629	767,786	719,943
	340,000	986,822	939,060	891,298	843,472	795,629	747,786	699,943
	360,000	966,822	919,060	871,298	823,472	775,629	727,786	679,943
	380,000	946,822	899,060	851,298	803,472	755,629	707,786	659,943
	400,000	926,822	879,060	831,298	783,472	735,629	687,786	639,943

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Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield

TABLE 5 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	689,943	10%	15%	20%	25%	30%	35%	40%
	30	787,276	746,337	705,398	664,405	623,396	582,388	541,379
	35	976,822	929,060	881,298	833,472	785,629	737,786	689,943
Density (dph)	40	1,166,368	1,111,783	1,057,197	1,002,540	947,862	893,184	838,506
35.0	45	1,355,915	1,294,506	1,233,097	1,171,607	1,110,094	1,048,582	987,069
	50	1,545,461	1,477,229	1,408,997	1,340,675	1,272,327	1,203,980	1,135,632
	55	1,735,007	1,659,952	1,584,896	1,509,742	1,434,560	1,359,378	1,284,195
	60	1,924,553	1,842,674	1,760,796	1,678,809	1,596,793	1,514,776	1,432,759
	65	2,114,099	2,025,397	1,936,696	1,847,877	1,759,025	1,670,174	1,581,322
	70	2,303,645	2,208,120	2,112,595	2,016,944	1,921,258	1,825,572	1,729,885
	75	2,493,191	2,390,843	2,288,495	2,186,012	2,083,491	1,980,970	1,878,448
	80	2,682,737	2,573,566	2,464,395	2,355,079	2,245,723	2,136,368	2,027,012

TABLE 6 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	689,943	10%	15%	20%	25%	30%	35%	40%
	98%	1,023,111	974,985	926,859	878,733	830,607	782,481	734,355
	100%	976,822	929,060	881,298	833,472	785,629	737,786	689,943
Build Cost	102%	930,495	883,017	835,539	788,060	740,582	693,090	645,530
100%	104%	884,169	836,974	789,780	742,585	695,391	648,197	601,002
(105% = 5% increase)	106%	837,842	790,931	744,021	697,110	650,200	603,290	556,379
	108%	791,515	744,888	698,262	651,635	605,009	558,383	511,756
	110%	744,960	698,661	652,362	606,064	559,765	513,466	467,133
	112%	698,392	652,379	606,366	560,352	514,339	468,326	422,312
	114%	651,825	606,097	560,369	514,641	468,913	423,185	377,458
	116%	605,257	559,815	514,372	468,930	423,487	378,045	332,603
	118%	558,457	513,306	468,155	423,004	377,853	332,702	287,551
	120%	511,626	466,762	421,898	377,034	332,170	287,306	242,442

TABLE 7 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	689,943	10%	15%	20%	25%	30%	35%	40%
	80%	196,306	192,106	187,906	183,706	179,507	175,307	171,107
	82%	274,669	266,115	257,562	249,009	240,456	231,902	223,232
Market Values	84%	353,031	340,125	327,218	314,311	301,343	288,299	275,255
100%	86%	431,394	414,134	396,795	379,416	362,037	344,658	327,278
(105% = 5% increase)	88%	509,588	487,874	466,159	444,445	422,731	401,016	379,231
	90%	587,623	561,574	535,524	509,474	483,395	457,231	431,067
	92%	665,658	635,273	604,838	574,354	543,870	513,387	482,903
	94%	743,559	708,756	673,953	639,149	604,346	569,543	534,740
	96%	821,314	782,191	743,068	703,945	664,822	625,699	586,576
	98%	899,068	855,625	812,183	768,740	725,297	681,798	638,262
	100%	976,822	929,060	881,298	833,472	785,629	737,786	689,943
	102%	1,054,523	1,002,373	950,223	898,073	845,923	793,773	741,623
	104%	1,132,044	1,075,587	1,019,131	962,674	906,217	849,761	793,304
	106%	1,209,565	1,148,802	1,088,038	1,027,275	966,512	905,748	844,985
	108%	1,287,086	1,222,016	1,156,946	1,091,876	1,026,806	961,736	896,666
	110%	1,364,607	1,295,231	1,225,854	1,156,477	1,087,100	1,017,723	948,302
	112%	1,442,129	1,368,445	1,294,761	1,221,078	1,147,352	1,073,605	999,858
	114%	1,519,650	1,441,630	1,363,587	1,285,544	1,207,501	1,129,458	1,051,415
	116%	1,597,008	1,514,668	1,432,329	1,349,990	1,267,650	1,185,311	1,102,971
	118%	1,674,343	1,587,707	1,501,071	1,414,435	1,327,799	1,241,164	1,154,528
	120%	1,751,677	1,660,745	1,569,813	1,478,881	1,387,949	1,297,016	1,206,084

TABLE 8 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	689,943	10%	15%	20%	25%	30%	35%	40%
	5,000	1,039,315	991,472	943,629	895,786	847,943	800,099	752,256
	10,000	1,101,629	1,053,786	1,005,943	958,099	910,256	862,413	814,570
Grant (£ per unit)	15,000	1,163,943	1,116,099	1,068,256	1,020,413	972,570	924,722	876,753
-	20,000	1,226,256	1,178,413	1,130,570	1,082,727	1,034,768	986,800	938,831
	25,000	1,288,570	1,240,726	1,192,783	1,144,815	1,096,846	1,048,878	1,000,909
	30,000	1,350,798	1,302,829	1,254,861	1,206,893	1,158,924	1,110,956	1,062,987
	35,000	1,412,876	1,364,907	1,316,939	1,268,971	1,221,002	1,173,034	1,125,065
	40,000	1,474,954	1,426,986	1,379,017	1,331,049	1,283,080	1,235,091	1,186,953
	45,000	1,537,032	1,489,064	1,441,095	1,393,127	1,345,101	1,296,963	1,248,826
	50,000	1,599,110	1,551,142	1,503,173	1,455,111	1,406,974	1,358,836	1,310,698
	55,000	1,661,188	1,613,220	1,565,122	1,516,984	1,468,846	1,420,708	1,372,571

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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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Appraisal Ref:	**A2 - Z1**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			50	Units	
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		60%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	12.0% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			139.90	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	9.0	50.0%	10.0	38%	19.0
3 bed House	35.0%	10.5	35.0%	7.0	35%	17.5
3 bed House (with garage)	5.0%	1.5	5.0%	1.0	5%	2.5
4 bed House (with garage)	30.0%	9.0	10.0%	2.0	22%	11.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	30.0	100.0%	20.0	100%	50.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	675	7,266	750	8,073	1,425	15,339
3 bed House	945	10,172	630	6,781	1,575	16,953
3 bed House (with garage)	159	1,711	106	1,141	265	2,852
4 bed House (with garage)	1,314	14,144	292	3,143	1,606	17,287
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	3,093	33,293	1,778	19,138	4,871	52,431
AH % by floor area:			36.50%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	6,080,000
3 bed House	475,000	5,278	490	5,278	490	8,312,500
3 bed House (with garage)	500,000	5,556	516	4,717	438	1,250,000
4 bed House (with garage)	580,000	4,462	414	3,973	369	6,380,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						22,022,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Scheme Typology:	**Houses**		No Units:	**50**
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Small Greenfield			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	9.0	@	320,000		2,880,000
3 bed House	10.5	@	475,000		4,987,500
3 bed House (with garage)	1.5	@	500,000		750,000
4 bed House (with garage)	9.0	@	580,000		5,220,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	30.0				13,837,500
Affordable Rent GDV -					
2 bed House	2.0	@	192,000		384,000
3 bed House	1.4	@	285,000		399,000
3 bed House (with garage)	0.2	@	300,000		60,000
4 bed House (with garage)	0.4	@	348,000		139,200
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	4.0				982,200
Social Rent GDV -					
2 bed House	5.0	@	144,000		720,000
3 bed House	3.5	@	213,750		748,125
3 bed House (with garage)	0.5	@	225,000		112,500
4 bed House (with garage)	1.0	@	261,000		261,000
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	10.0				1,841,625
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	3.0	@	272,000		816,000
3 bed House	2.1	@	403,750		847,875
3 bed House (with garage)	0.3	@	425,000		127,500
4 bed House (with garage)	0.6	@	493,000		295,800
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	6.0	20.0			2,087,175
Sub-total GDV Residential	**50**				**18,748,500**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	3,274,000
	672 £ psm (total GIA sqm)			65,480 £ per unit (total units)	
Grant	50	units @	0	per unit	-
Total GDV					**18,748,500**

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	31,750	£		(31,750)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	127,000	£		(127,000)
CIL (Mrkt only inc. garages)	Max		3,093	sqm		139.90	£ psm			(432,711)
CIL analysis:			2.31%	% of GDV		8,654	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			50	units @		12,000	per unit			(600,000)
	Sub-total								(600,000)	
S106 analysis:	420,000	£ per ha	3.20%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			4,871	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			1.43	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			50	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV		0	£ per unit (total units)		
2 bed House				1,425	sqm @		1,379	psm		(1,965,075)
3 bed House				1,575	sqm @		1,379	psm		(2,171,925)
3 bed House (EXC. garage)				225	sqm @		1,379	psm		(310,275)
4 bed House (EXC. garage)				1,430	sqm @		1,379	psm		(1,971,970)
5 bed House (EXC. garage)				-	sqm @		1,379	psm		-
1 bed Flat				-	sqm @		1,834	psm		-
2 bed Flat				-	sqm @		1,834	psm		-
3 bed Flat				-	sqm @		1,834	psm		-
Garages for 3B House	2.5	16.0		40	sqm @		500	psm		(20,000)
Garages for 4B House	11.0	16.0		176	sqm @		500	psm		(88,000)
Garages for 5B House	-	16.0		0	sqm @		500	psm		-
Total GIA check:				4,871	£ per garage		£8,000			
External works				6,527,245	@		12.5%			(815,906)
Ext. Works analysis:							16,318	£ per unit (total units)		
Policy Costs on design -										
Net Biodiversity costs				50	units @		1,011	£ per unit		(50,550)
M4(2) Category 2 Housing	Aff units	20	units @		95%	@	521	£ per unit		(9,899)
M4(2) Category 2 Housing	OMS units	30	units @		95%	@	521	£ per unit		(14,849)
M4(3) Category 3 Housing	Aff units	20	units @		5%	@	10,307	£ per unit		(10,307)
M4(3) Category 3 Housing	OMS units	30	units @		5%	@	10,307	£ per unit		(15,461)
Future Homes Standard		50	units @				4,350	£ per unit		(217,500)
Urban Greening	No. of storeys	2.0	equals		2,436	sqm footprint	100	£ sqm		(243,550)
Part L/FHS analysis:							3.3%	% of BCIS costs		
EV Charging Points - Houses		50	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			4,871				17.45	psm levy rate		(84,999)
	Sub-total								(647,114)	
Policy Costs analysis:	(design costs only)						12,942	£ per unit (total units)		
							9.9%	% of BCIS costs		
Contingency (on construction)			7,990,265	@		3.0%				(239,708)

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield				

Professional Fees		7,990,265	@	6.5%			(519,367)
Disposal Costs -							
OMS Marketing and Promotion		13,837,500	OMS @	3.00%	8,303	£ per unit	(415,125)
Residential Sales Agent Costs		13,837,500	OMS @	1.00%	2,768	£ per unit	(138,375)
Residential Sales Legal Costs		13,837,500	OMS @	0.25%	692	£ per unit	(34,594)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	50	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					11,962	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(67,385)
Developers Profit -							
Profit on OMS		13,837,500		20.00%			(2,767,500)
Margin on AH		4,911,000		6.00%	on AH values		(294,660)
Profit analysis:		18,748,500		16.33%	blended GDV	(3,062,160)	
		10,606,279		28.87%	on costs	(3,062,160)	
TOTAL COSTS							**(13,668,439)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							5,080,061
SDLT		5,080,061	@	HMRC formula			(243,503)
Acquisition Agent fees		5,080,061	@	1.0%			(50,801)
Acquisition Legal fees		5,080,061	@	0.5%			(25,400)
Interest on Land		5,080,061	@	7.00%			(355,604)
Residual Land Value							**4,404,753**
RLV analysis:	88,095 £ per plot	3,083,327	£ per ha (net)	1,247,805	£ per acre (net)		
		2,774,994	£ per ha (gross)	1,123,025	£ per acre (gross)		
				23.49%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		1.43	ha (net)	3.53	acres (net)		
Net to Gross ratio		90%					
Site Area (gross)		1.59	ha (gross)	3.92	acres (gross)		
Density analysis:		3,410	sqm/ha (net)	14,853	sqft/ac (net)		
		32	dph (gross)				
Benchmark Land Value (net)	24,710 £ per plot	864,850	£ per ha (net)	350,000	£ per acre (net)		**1,235,500**
BLV analysis:		778,365	£ per ha (gross)	315,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**2,218,477**	£ per ha (net)	**897,805**	£ per acre (net)		**3,169,253**

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 40%						
897,805	10%	15%	20%	25%	30%	35%	40%
0.00	1,354,618	1,296,331	1,238,045	1,179,758	1,121,471	1,063,184	1,004,897
10.00	1,343,136	1,285,487	1,227,838	1,170,189	1,112,540	1,054,891	997,242
CIL £ psm 20.00	1,331,654	1,274,643	1,217,632	1,160,620	1,103,609	1,046,598	989,587
139.90 30.00	1,320,171	1,263,798	1,207,425	1,151,052	1,094,679	1,038,306	981,932
40.00	1,308,689	1,252,954	1,197,219	1,141,483	1,085,748	1,030,013	974,278
50.00	1,297,207	1,242,109	1,187,012	1,131,915	1,076,817	1,021,720	966,623
60.00	1,285,715	1,231,265	1,176,806	1,122,346	1,067,887	1,013,427	958,968
70.00	1,274,195	1,220,421	1,166,599	1,112,778	1,058,956	1,005,134	951,313
80.00	1,262,674	1,209,576	1,156,393	1,103,209	1,050,025	996,842	943,658
90.00	1,251,154	1,198,700	1,146,186	1,093,640	1,041,095	988,549	936,003
100.00	1,239,633	1,187,819	1,135,980	1,084,072	1,032,164	980,256	928,348
110.00	1,228,113	1,176,939	1,125,765	1,074,503	1,023,233	971,963	920,693
120.00	1,216,593	1,166,058	1,115,524	1,064,935	1,014,303	963,671	913,039
130.00	1,205,072	1,155,178	1,105,284	1,055,366	1,005,372	955,378	905,384
140.00	1,193,552	1,144,298	1,095,044	1,045,789	996,441	947,085	897,729
150.00	1,182,031	1,133,417	1,084,803	1,036,189	987,511	938,792	890,074
160.00	1,170,511	1,122,537	1,074,563	1,026,589	978,580	930,499	882,419
170.00	1,158,990	1,111,656	1,064,322	1,016,988	969,649	922,207	874,764
180.00	1,147,470	1,100,776	1,054,082	1,007,388	960,694	913,914	867,109
190.00	1,135,949	1,089,896	1,043,842	997,788	951,734	905,621	859,454
200.00	1,124,429	1,079,015	1,033,601	988,187	942,773	897,328	851,800
210.00	1,112,909	1,068,135	1,023,361	978,587	933,813	889,036	844,145
220.00	1,101,388	1,057,254	1,013,120	968,986	924,853	880,719	836,490
230.00	1,089,868	1,046,374	1,002,880	959,386	915,892	872,398	828,835
240.00	1,078,347	1,035,493	992,640	949,786	906,932	864,078	821,180

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 40%						
897,805	10%	15%	20%	25%	30%	35%	40%
8,000	1,243,329	1,194,069	1,144,754	1,095,391	1,046,029	996,666	947,303
9,000	1,230,914	1,181,653	1,132,379	1,083,017	1,033,654	984,291	934,929
Site Specific S106 10,000	1,218,498	1,169,238	1,119,977	1,070,642	1,021,280	971,917	922,554
12,000 11,000	1,206,082	1,156,822	1,107,562	1,058,268	1,008,905	959,542	910,180
12,000	1,193,667	1,144,406	1,095,146	1,045,885	996,531	947,168	897,805
13,000	1,181,251	1,131,991	1,082,730	1,033,470	984,156	934,793	885,431
14,000	1,168,836	1,119,575	1,070,315	1,021,054	971,782	922,419	873,056
15,000	1,156,420	1,107,160	1,057,899	1,008,639	959,378	910,044	860,682
16,000	1,144,004	1,094,744	1,045,483	996,223	946,963	897,670	848,307
17,000	1,131,589	1,082,328	1,033,068	983,807	934,547	885,286	835,933
18,000	1,119,173	1,069,913	1,020,652	971,392	922,131	872,871	823,558
19,000	1,106,758	1,057,497	1,008,237	958,976	909,716	860,455	811,184
20,000	1,094,342	1,045,082	995,821	946,561	897,300	848,040	798,779
21,000	1,081,926	1,032,666	983,405	934,145	884,884	835,624	786,364
22,000	1,069,511	1,020,250	970,990	921,729	872,469	823,208	773,948

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 40%						
897,805	10%	15%	20%	25%	30%	35%	40%
15.0%	1,447,975	1,384,586	1,321,198	1,257,809	1,194,326	1,130,835	1,067,344
16.0%	1,397,113	1,336,550	1,275,987	1,215,424	1,154,767	1,094,102	1,033,436
Profit 17.0%	1,346,252	1,288,514	1,230,777	1,173,040	1,115,208	1,057,368	999,529
20.0% 18.0%	1,295,390	1,240,478	1,185,567	1,130,655	1,075,649	1,020,635	965,621
19.0%	1,244,529	1,192,442	1,140,356	1,088,270	1,036,090	983,901	931,713
20.0%	1,193,667	1,144,406	1,095,146	1,045,885	996,531	947,168	897,805

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 40%						
897,805	10%	15%	20%	25%	30%	35%	40%
100,000	1,443,667	1,394,406	1,345,146	1,295,885	1,246,531	1,197,168	1,147,805
120,000	1,423,667	1,374,406	1,325,146	1,275,885	1,226,531	1,177,168	1,127,805
BLV (£ per acre) 140,000	1,403,667	1,354,406	1,305,146	1,255,885	1,206,531	1,157,168	1,107,805
350,000 160,000	1,383,667	1,334,406	1,285,146	1,235,885	1,186,531	1,137,168	1,087,805
180,000	1,363,667	1,314,406	1,265,146	1,215,885	1,166,531	1,117,168	1,067,805
200,000	1,343,667	1,294,406	1,245,146	1,195,885	1,146,531	1,097,168	1,047,805
220,000	1,323,667	1,274,406	1,225,146	1,175,885	1,126,531	1,077,168	1,027,805
240,000	1,303,667	1,254,406	1,205,146	1,155,885	1,106,531	1,057,168	1,007,805
260,000	1,283,667	1,234,406	1,185,146	1,135,885	1,086,531	1,037,168	987,805
280,000	1,263,667	1,214,406	1,165,146	1,115,885	1,066,531	1,017,168	967,805
300,000	1,243,667	1,194,406	1,145,146	1,095,885	1,046,531	997,168	947,805
320,000	1,223,667	1,174,406	1,125,146	1,075,885	1,026,531	977,168	927,805
340,000	1,203,667	1,154,406	1,105,146	1,055,885	1,006,531	957,168	907,805
360,000	1,183,667	1,134,406	1,085,146	1,035,885	986,531	937,168	887,805
380,000	1,163,667	1,114,406	1,065,146	1,015,885	966,531	917,168	867,805
400,000	1,143,667	1,094,406	1,045,146	995,885	946,531	897,168	847,805

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield

TABLE 5 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	897,805	10%	15%	20%	25%	30%	35%	40%
	30	973,143	930,920	888,697	846,473	804,169	761,858	719,547
	35	1,193,667	1,144,406	1,095,146	1,045,885	996,531	947,168	897,805
Density (dph)	40	1,414,191	1,357,893	1,301,595	1,245,298	1,188,892	1,132,478	1,076,063
35.0	45	1,634,715	1,571,380	1,508,045	1,444,710	1,381,254	1,317,787	1,254,321
	50	1,855,238	1,784,866	1,714,494	1,644,122	1,573,615	1,503,097	1,432,579
	55	2,075,762	1,998,353	1,920,944	1,843,534	1,765,977	1,688,407	1,610,837
	60	2,296,286	2,211,840	2,127,393	2,042,946	1,958,338	1,873,716	1,789,095
	65	2,516,810	2,425,326	2,333,842	2,242,359	2,150,700	2,059,026	1,967,353
	70	2,737,334	2,638,813	2,540,292	2,441,771	2,343,061	2,244,336	2,145,611
	75	2,957,858	2,852,299	2,746,741	2,641,183	2,535,423	2,429,646	2,323,869
	80	3,178,381	3,065,786	2,953,191	2,840,595	2,727,784	2,614,955	2,502,127

TABLE 6 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	897,805	10%	15%	20%	25%	30%	35%	40%
	98%	1,235,347	1,185,829	1,136,270	1,086,651	1,037,031	987,412	937,792
	100%	1,193,667	1,144,406	1,095,146	1,045,885	996,531	947,168	897,805
Build Cost	102%	1,151,987	1,102,984	1,053,981	1,004,979	955,976	906,924	857,818
100%	104%	1,110,307	1,061,562	1,012,817	964,072	915,327	866,582	817,831
(105% = 5% increase)	106%	1,068,626	1,020,139	971,652	923,165	874,678	826,190	777,703
	108%	1,026,946	978,717	930,487	882,258	834,028	785,799	737,570
	110%	985,182	937,279	889,323	841,351	793,379	745,408	697,436
	112%	943,333	895,689	848,044	800,400	752,730	705,016	657,302
	114%	901,483	854,098	806,712	759,327	711,942	664,556	617,169
	116%	859,633	812,507	765,380	718,254	671,127	624,001	576,874
	118%	817,783	770,916	724,048	677,180	630,313	583,445	536,577
	120%	775,912	729,325	682,716	636,107	589,498	542,889	496,280

TABLE 7 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	897,805	10%	15%	20%	25%	30%	35%	40%
	80%	417,330	411,432	405,535	399,637	393,663	387,608	381,552
	82%	495,225	485,000	474,775	464,431	454,061	443,691	433,322
Market Values	84%	573,120	558,511	543,827	529,143	514,459	499,775	485,013
100%	86%	650,849	631,851	612,853	593,855	574,857	555,788	536,649
(105% = 5% increase)	88%	728,504	705,192	681,879	658,567	635,170	611,728	588,286
	90%	806,158	778,532	750,903	723,158	695,413	667,667	639,922
	92%	883,813	851,800	819,752	787,703	755,655	723,607	691,558
	94%	961,303	924,952	888,600	852,249	815,898	779,546	743,195
	96%	1,038,758	998,103	957,449	916,794	876,140	835,486	794,746
	98%	1,116,212	1,071,255	1,026,297	981,340	936,383	891,344	846,275
	100%	1,193,667	1,144,406	1,095,146	1,045,885	996,531	947,168	897,805
	102%	1,271,121	1,217,558	1,163,962	1,110,305	1,056,649	1,002,992	949,335
	104%	1,348,571	1,290,620	1,232,669	1,174,718	1,116,767	1,058,816	1,000,865
	106%	1,425,865	1,363,620	1,301,375	1,239,130	1,176,885	1,114,640	1,052,395
	108%	1,503,160	1,436,621	1,370,082	1,303,543	1,237,003	1,170,464	1,103,925
	110%	1,580,455	1,509,622	1,438,788	1,367,955	1,297,122	1,226,288	1,155,455
	112%	1,657,750	1,582,622	1,507,495	1,432,367	1,357,240	1,282,112	1,206,985
	114%	1,735,045	1,655,623	1,576,201	1,496,780	1,417,358	1,337,936	1,258,499
	116%	1,812,340	1,728,624	1,644,908	1,561,192	1,477,476	1,393,752	1,309,949
	118%	1,889,635	1,801,625	1,713,615	1,625,605	1,537,581	1,449,490	1,361,399
	120%	1,966,929	1,874,625	1,782,321	1,689,984	1,597,606	1,505,227	1,412,849

TABLE 8 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	897,805	10%	15%	20%	25%	30%	35%	40%
	5,000	1,255,830	1,206,570	1,157,217	1,107,854	1,058,492	1,009,129	959,767
	10,000	1,317,903	1,268,541	1,219,178	1,169,816	1,120,453	1,071,090	1,021,728
Grant (£ per unit)	15,000	1,379,865	1,330,502	1,281,139	1,231,777	1,182,414	1,133,052	1,083,689
-	20,000	1,441,826	1,392,463	1,343,101	1,293,738	1,244,376	1,194,992	1,145,489
	25,000	1,503,787	1,454,425	1,405,062	1,355,699	1,306,280	1,256,777	1,207,274
	30,000	1,565,748	1,516,386	1,467,023	1,417,568	1,368,065	1,318,562	1,269,059
	35,000	1,627,710	1,578,347	1,528,856	1,479,353	1,429,850	1,380,347	1,330,844
	40,000	1,689,648	1,640,145	1,590,642	1,541,139	1,491,635	1,442,132	1,392,629
	45,000	1,751,433	1,701,930	1,652,427	1,602,924	1,553,421	1,503,917	1,454,414
	50,000	1,813,218	1,763,715	1,714,212	1,664,709	1,615,206	1,565,703	1,516,074
	55,000	1,875,003	1,825,500	1,775,997	1,726,494	1,676,991	1,627,390	1,577,708

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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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Appraisal Ref:	**A3 - Z1**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**200**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Medium Greenfield				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			200	Units	
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		60%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	12.0% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			139.90	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	36.0	50.0%	40.0	38%	76.0
3 bed House	35.0%	42.0	35.0%	28.0	35%	70.0
3 bed House (with garage)	5.0%	6.0	5.0%	4.0	5%	10.0
4 bed House (with garage)	30.0%	36.0	10.0%	8.0	22%	44.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	120.0	100.0%	80.0	100%	200.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	2,700	29,063	3,000	32,292	5,700	61,354
3 bed House	3,780	40,688	2,520	27,125	6,300	67,813
3 bed House (with garage)	636	6,846	424	4,564	1,060	11,410
4 bed House (with garage)	5,256	56,575	1,168	12,572	6,424	69,147
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	12,372	133,171	7,112	76,553	19,484	209,724
AH % by floor area:			36.50%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	24,320,000
3 bed House	475,000	5,278	490	5,278	490	33,250,000
3 bed House (with garage)	500,000	5,556	516	4,717	438	5,000,000
4 bed House (with garage)	580,000	4,462	414	3,973	369	25,520,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						88,090,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%
					* capped @£250K			

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Scheme Typology:	**Houses**		No Units:	**200**
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Medium Greenfield			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	36.0	@	320,000		11,520,000
3 bed House	42.0	@	475,000		19,950,000
3 bed House (with garage)	6.0	@	500,000		3,000,000
4 bed House (with garage)	36.0	@	580,000		20,880,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	120.0				55,350,000
Affordable Rent GDV -					
2 bed House	8.0	@	192,000		1,536,000
3 bed House	5.6	@	285,000		1,596,000
3 bed House (with garage)	0.8	@	300,000		240,000
4 bed House (with garage)	1.6	@	348,000		556,800
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	16.0				3,928,800
Social Rent GDV -					
2 bed House	20.0	@	144,000		2,880,000
3 bed House	14.0	@	213,750		2,992,500
3 bed House (with garage)	2.0	@	225,000		450,000
4 bed House (with garage)	4.0	@	261,000		1,044,000
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	40.0				7,366,500
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	12.0	@	272,000		3,264,000
3 bed House	8.4	@	403,750		3,391,500
3 bed House (with garage)	1.2	@	425,000		510,000
4 bed House (with garage)	2.4	@	493,000		1,183,200
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	24.0	80.0			8,348,700
Sub-total GDV Residential	**200**				**74,994,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	13,096,000
	672 £ psm (total GIA sqm)			65,480 £ per unit (total units)	
Grant	200	units @	0	per unit	-
Total GDV					**74,994,000**

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**200**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Medium Greenfield				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	59,735	£		(59,735)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	179,205	£		(179,205)
CIL (Mrkt only inc. garages)	Max		12,372	sqm		139.90	£ psm			(1,730,843)
CIL analysis:			2.31%	% of GDV		8,654	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			200	units @		12,000	per unit			(2,400,000)
	Sub-total								(2,400,000)	
S106 analysis:	420,000	£ per ha	3.20%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			19,484	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			5.71	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		200	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			5,700	sqm @		1,379	psm			(7,860,300)
3 bed House			6,300	sqm @		1,379	psm			(8,687,700)
3 bed House (EXC. garage)			900	sqm @		1,379	psm			(1,241,100)
4 bed House (EXC. garage)			5,720	sqm @		1,379	psm			(7,887,880)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,834	psm			-
2 bed Flat			-	sqm @		1,834	psm			-
3 bed Flat			-	sqm @		1,834	psm			-
Garages for 3B House	10.0	16.0	160	sqm @		500	psm			(80,000)
Garages for 4B House	44.0	16.0	704	sqm @		500	psm			(352,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			19,484	£ per garage		£8,000				
External works			26,108,980	@		12.5%				(3,263,623)
Ext. Works analysis:						16,318	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			200	units @		1,011	£ per unit			(202,200)
M4(2) Category 2 Housing	Aff units	80	units @		95%	@	521	£ per unit		(39,596)
M4(2) Category 2 Housing	OMS units	120	units @		95%	@	521	£ per unit		(59,394)
M4(3) Category 3 Housing	Aff units	80	units @		5%	@	10,307	£ per unit		(41,228)
M4(3) Category 3 Housing	OMS units	120	units @		5%	@	10,307	£ per unit		(61,842)
Future Homes Standard		200	units @				4,350	£ per unit		(870,000)
Urban Greening	No. of storeys	2.0	equals		9,742	sqm footprint	100	£ sqm		(974,200)
Part L/FHS analysis:						3.3%	% of BCIS costs			
EV Charging Points - Houses		200	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			19,484				17.45	psm levy rate		(339,996)
	Sub-total								(2,588,456)	
Policy Costs analysis:	(design costs only)					12,942	£ per unit (total units)			
						9.9%	% of BCIS costs			
Contingency (on construction)			31,961,058	@		3.0%				(958,832)

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Scheme Typology:	**Houses**			No Units:	**200**		
Site Typology:	Location / Value Zone:	**Zone A**		Greenfield/Brownfield:	**Greenfield**		
Notes/Comments:	Medium Greenfield						

Professional Fees		31,961,058	@	6.5%			(2,077,469)
Disposal Costs -							
OMS Marketing and Promotion		55,350,000	OMS @	3.00%	8,303	£ per unit	(1,660,500)
Residential Sales Agent Costs		55,350,000	OMS @	1.00%	2,768	£ per unit	(553,500)
Residential Sales Legal Costs		55,350,000	OMS @	0.25%	692	£ per unit	(138,375)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	200	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					11,812	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(142,388)
Developers Profit -							
Profit on OMS		55,350,000		20.00%			(11,070,000)
Margin on AH		19,644,000		6.00%	on AH values		(1,178,640)
Profit analysis:		74,994,000		16.33%	blended GDV	(12,248,640)	
		41,871,904		29.25%	on costs	(12,248,640)	
TOTAL COSTS							**(54,120,544)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							20,873,456
SDLT		20,873,456	@	HMRC formula			(1,033,173)
Acquisition Agent fees		20,873,456	@	1.0%			(208,735)
Acquisition Legal fees		20,873,456	@	0.5%			(104,367)
Interest on Land		20,873,456	@	7.00%			(1,461,142)
Residual Land Value							**18,066,039**
RLV analysis:	90,330 £ per plot	3,161,557	£ per ha (net)	1,279,465	£ per acre (net)		
		2,371,168	£ per ha (gross)	959,598	£ per acre (gross)		
				24.09%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		5.71	ha (net)	14.12	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		7.62	ha (gross)	18.83	acres (gross)		
Density analysis:		3,410	sqm/ha (net)	14,853	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	24,710 £ per plot	864,850	£ per ha (net)	350,000	£ per acre (net)		**4,942,000**
BLV analysis:		648,638	£ per ha (gross)	262,500	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**2,296,707**	£ per ha (net)	**929,465**	£ per acre (net)		**13,124,039**

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology: Houses — No Units: 200
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	929,465	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	0.00	1,388,443	1,329,715	1,270,987	1,212,259	1,153,531	1,094,803	1,036,075
	10.00	1,377,012	1,318,919	1,260,826	1,202,733	1,144,640	1,086,547	1,028,454
CIL £ psm	20.00	1,365,581	1,308,123	1,250,665	1,193,207	1,135,750	1,078,292	1,020,834
139.90	30.00	1,354,150	1,297,328	1,240,505	1,183,682	1,126,859	1,070,036	1,013,213
	40.00	1,342,720	1,286,532	1,230,344	1,174,156	1,117,969	1,061,781	1,005,593
	50.00	1,331,289	1,275,736	1,220,184	1,164,631	1,109,078	1,053,525	997,972
	60.00	1,319,858	1,264,941	1,210,023	1,155,105	1,100,187	1,045,270	990,352
	70.00	1,308,428	1,254,145	1,199,862	1,145,580	1,091,297	1,037,014	982,732
	80.00	1,296,997	1,243,349	1,189,702	1,136,054	1,082,406	1,028,759	975,111
	90.00	1,285,566	1,232,554	1,179,541	1,126,528	1,073,516	1,020,503	967,491
	100.00	1,274,129	1,221,758	1,169,380	1,117,003	1,064,625	1,012,248	959,870
	110.00	1,262,678	1,210,962	1,159,220	1,107,477	1,055,735	1,003,992	952,250
	120.00	1,251,226	1,200,167	1,149,059	1,097,952	1,046,844	995,737	944,629
	130.00	1,239,775	1,189,360	1,138,899	1,088,426	1,037,954	987,481	937,009
	140.00	1,228,323	1,178,544	1,128,738	1,078,901	1,029,063	979,226	929,388
	150.00	1,216,872	1,167,729	1,118,577	1,069,375	1,020,173	970,970	921,768
	160.00	1,205,420	1,156,914	1,108,407	1,059,849	1,011,282	962,715	914,147
	170.00	1,193,969	1,146,098	1,098,228	1,050,324	1,002,392	954,459	906,527
	180.00	1,182,517	1,135,283	1,088,049	1,040,798	993,501	946,204	898,906
	190.00	1,171,066	1,124,468	1,077,870	1,031,272	984,611	937,948	891,286
	200.00	1,159,614	1,113,652	1,067,691	1,021,729	975,720	929,693	883,666
	210.00	1,148,163	1,102,837	1,057,512	1,012,186	966,829	921,437	876,045
	220.00	1,136,711	1,092,022	1,047,332	1,002,643	957,939	913,182	868,425
	230.00	1,125,260	1,081,207	1,037,153	993,100	949,047	904,926	860,804
	240.00	1,113,808	1,070,391	1,026,974	983,557	940,140	896,671	853,184

TABLE 2

Balance (RLV - BLV £ per acre (n))	929,465	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	8,000	1,277,803	1,227,959	1,178,115	1,128,271	1,078,428	1,028,584	978,740
	9,000	1,265,462	1,215,640	1,165,796	1,115,953	1,066,109	1,016,265	966,421
Site Specific S106	10,000	1,253,120	1,203,321	1,153,477	1,103,634	1,053,790	1,003,946	954,102
12,000	11,000	1,240,779	1,190,994	1,141,159	1,091,315	1,041,471	991,627	941,783
	12,000	1,228,438	1,178,652	1,128,840	1,078,996	1,029,152	979,308	929,465
	13,000	1,216,096	1,166,311	1,116,521	1,066,677	1,016,833	966,989	917,146
	14,000	1,203,755	1,153,970	1,104,184	1,054,358	1,004,514	954,671	904,827
	15,000	1,191,414	1,141,628	1,091,843	1,042,039	992,195	942,352	892,508
	16,000	1,179,073	1,129,287	1,079,502	1,029,717	979,877	930,033	880,189
	17,000	1,166,731	1,116,946	1,067,161	1,017,375	967,558	917,714	867,870
	18,000	1,154,390	1,104,605	1,054,819	1,005,034	955,239	905,395	855,551
	19,000	1,142,049	1,092,263	1,042,478	992,693	942,907	893,076	843,232
	20,000	1,129,707	1,079,922	1,030,137	980,351	930,566	880,757	830,914
	21,000	1,117,366	1,067,581	1,017,795	968,010	918,225	868,438	818,595
	22,000	1,105,025	1,055,239	1,005,454	955,669	905,883	856,098	806,276

TABLE 3

Balance (RLV - BLV £ per acre (n))	929,465	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	15.0%	1,482,746	1,418,832	1,354,891	1,290,919	1,226,947	1,162,975	1,099,003
	16.0%	1,431,884	1,370,796	1,309,681	1,248,535	1,187,388	1,126,242	1,065,096
Profit	17.0%	1,381,023	1,322,760	1,264,471	1,206,150	1,147,829	1,089,509	1,031,188
20.0%	18.0%	1,330,161	1,274,724	1,219,260	1,163,765	1,108,270	1,052,775	997,280
	19.0%	1,279,299	1,226,688	1,174,050	1,121,381	1,068,711	1,016,042	963,372
	20.0%	1,228,438	1,178,652	1,128,840	1,078,996	1,029,152	979,308	929,465

TABLE 4

Balance (RLV - BLV £ per acre (n))	929,465	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	100,000	1,478,438	1,428,652	1,378,840	1,328,996	1,279,152	1,229,308	1,179,465
	120,000	1,458,438	1,408,652	1,358,840	1,308,996	1,259,152	1,209,308	1,159,465
BLV (£ per acre)	140,000	1,438,438	1,388,652	1,338,840	1,288,996	1,239,152	1,189,308	1,139,465
350,000	160,000	1,418,438	1,368,652	1,318,840	1,268,996	1,219,152	1,169,308	1,119,465
	180,000	1,398,438	1,348,652	1,298,840	1,248,996	1,199,152	1,149,308	1,099,465
	200,000	1,378,438	1,328,652	1,278,840	1,228,996	1,179,152	1,129,308	1,079,465
	220,000	1,358,438	1,308,652	1,258,840	1,208,996	1,159,152	1,109,308	1,059,465
	240,000	1,338,438	1,288,652	1,238,840	1,188,996	1,139,152	1,089,308	1,039,465
	260,000	1,318,438	1,268,652	1,218,840	1,168,996	1,119,152	1,069,308	1,019,465
	280,000	1,298,438	1,248,652	1,198,840	1,148,996	1,099,152	1,049,308	999,465
	300,000	1,278,438	1,228,652	1,178,840	1,128,996	1,079,152	1,029,308	979,465
	320,000	1,258,438	1,208,652	1,158,840	1,108,996	1,059,152	1,009,308	959,465
	340,000	1,238,438	1,188,652	1,138,840	1,088,996	1,039,152	989,308	939,465
	360,000	1,218,438	1,168,652	1,118,840	1,068,996	1,019,152	969,308	919,465
	380,000	1,198,438	1,148,652	1,098,840	1,048,996	999,152	949,308	899,465
	400,000	1,178,438	1,128,652	1,078,840	1,028,996	979,152	929,308	879,465

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Scheme Typology: Houses — No Units: 200
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield

TABLE 5 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	929,465	10%	15%	20%	25%	30%	35%	40%
	30	1,002,947	960,273	917,577	874,854	832,130	789,407	746,684
	35	1,228,438	1,178,652	1,128,840	1,078,996	1,029,152	979,308	929,465
Density (dph)	40	1,453,929	1,397,031	1,340,102	1,283,138	1,226,174	1,169,209	1,112,245
35.0	45	1,679,420	1,615,410	1,551,365	1,487,280	1,423,196	1,359,111	1,295,026
	50	1,904,911	1,833,789	1,762,628	1,691,423	1,620,217	1,549,012	1,477,806
	55	2,130,402	2,052,168	1,973,891	1,895,565	1,817,239	1,738,913	1,660,587
	60	2,355,893	2,270,547	2,185,154	2,099,707	2,014,261	1,928,814	1,843,368
	65	2,581,384	2,488,926	2,396,416	2,303,849	2,211,282	2,118,715	2,026,148
	70	2,806,875	2,707,305	2,607,679	2,507,992	2,408,304	2,308,617	2,208,929
	75	3,032,367	2,925,684	2,818,942	2,712,134	2,605,326	2,498,518	2,391,710
	80	3,257,858	3,144,063	3,030,205	2,916,276	2,802,348	2,688,419	2,574,490

TABLE 6 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	929,465	10%	15%	20%	25%	30%	35%	40%
	98%	1,269,803	1,219,705	1,169,606	1,119,507	1,069,408	1,019,309	969,210
	100%	1,228,438	1,178,652	1,128,840	1,078,996	1,029,152	979,308	929,465
Build Cost	102%	1,187,072	1,137,543	1,088,013	1,038,484	988,896	939,308	889,719
100%	104%	1,145,707	1,096,433	1,047,159	997,885	948,612	899,307	849,974
(105% = 5% increase)	106%	1,104,341	1,055,323	1,006,305	957,287	908,270	859,252	810,229
	108%	1,062,975	1,014,213	965,451	916,689	867,927	819,165	770,403
	110%	1,021,610	973,104	924,597	876,091	827,585	779,079	730,572
	112%	980,196	931,985	883,744	835,493	787,243	738,992	690,742
	114%	938,732	890,777	842,823	794,868	746,900	698,906	650,911
	116%	897,267	849,569	801,871	754,173	706,475	658,777	611,078
	118%	855,803	808,361	760,920	713,478	666,036	618,594	571,153
	120%	814,339	767,153	719,968	672,783	625,597	578,412	531,227

TABLE 7 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	929,465	10%	15%	20%	25%	30%	35%	40%
	80%	454,716	448,060	441,403	434,694	427,947	421,200	414,453
	82%	532,261	521,292	510,245	499,198	488,150	477,103	465,996
Market Values	84%	609,744	594,397	579,049	563,702	548,354	532,957	517,522
100%	86%	687,149	667,501	647,853	628,206	608,505	588,776	569,047
(105% = 5% increase)	88%	764,554	740,606	716,658	692,640	668,618	644,595	620,573
	90%	841,959	813,680	785,364	757,047	728,731	700,415	672,098
	92%	919,285	886,675	854,064	821,454	788,844	756,234	723,611
	94%	996,573	959,669	922,765	885,861	848,957	812,052	775,074
	96%	1,073,861	1,032,663	991,466	950,268	909,070	867,804	826,538
	98%	1,151,149	1,105,658	1,060,166	1,014,667	969,111	923,556	878,001
	100%	1,228,438	1,178,652	1,128,840	1,078,996	1,029,152	979,308	929,465
	102%	1,305,722	1,251,590	1,197,457	1,143,325	1,089,193	1,035,060	980,928
	104%	1,382,917	1,324,496	1,266,075	1,207,654	1,149,233	1,090,812	1,032,391
	106%	1,460,112	1,397,403	1,334,693	1,271,984	1,209,274	1,146,564	1,083,855
	108%	1,537,308	1,470,309	1,403,311	1,336,313	1,269,315	1,202,316	1,135,318
	110%	1,614,503	1,543,216	1,471,929	1,400,642	1,329,355	1,258,068	1,186,781
	112%	1,691,698	1,616,122	1,540,547	1,464,971	1,389,396	1,313,820	1,238,200
	114%	1,768,893	1,689,029	1,609,165	1,529,300	1,449,436	1,369,535	1,289,617
	116%	1,846,088	1,761,935	1,677,782	1,593,630	1,509,439	1,425,237	1,341,034
	118%	1,923,283	1,834,842	1,746,400	1,657,913	1,569,426	1,480,938	1,392,451
	120%	2,000,478	1,907,728	1,814,956	1,722,184	1,629,412	1,536,640	1,443,868

TABLE 8 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	929,465	10%	15%	20%	25%	30%	35%	40%
	5,000	1,290,197	1,240,353	1,190,509	1,140,665	1,090,821	1,040,978	991,134
	10,000	1,351,866	1,302,022	1,252,178	1,202,335	1,152,491	1,102,647	1,052,803
Grant (£ per unit)	15,000	1,413,535	1,363,691	1,313,848	1,264,004	1,214,160	1,164,316	1,114,399
-	20,000	1,475,205	1,425,361	1,375,517	1,325,673	1,275,815	1,225,890	1,175,966
	25,000	1,536,874	1,487,030	1,437,186	1,387,307	1,337,382	1,287,457	1,237,532
	30,000	1,598,543	1,548,699	1,498,798	1,448,873	1,398,948	1,349,024	1,299,099
	35,000	1,660,213	1,610,289	1,560,365	1,510,440	1,460,515	1,410,590	1,360,665
	40,000	1,721,781	1,671,856	1,621,931	1,572,006	1,522,081	1,472,157	1,422,232
	45,000	1,783,347	1,733,422	1,683,498	1,633,573	1,583,648	1,533,723	1,483,736
	50,000	1,844,914	1,794,989	1,745,064	1,695,139	1,645,215	1,595,243	1,545,215
	55,000	1,906,480	1,856,556	1,806,631	1,756,706	1,706,750	1,656,722	1,606,693

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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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Appraisal Ref:	**A4 - Z1**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**450**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			450	Units	
AH Policy requirement (% Target)			40%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		60%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	12.0% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			139.90	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	81.0	50.0%	90.0	38%	171.0
3 bed House	35.0%	94.5	35.0%	63.0	35%	157.5
3 bed House (with garage)	5.0%	13.5	5.0%	9.0	5%	22.5
4 bed House (with garage)	30.0%	81.0	10.0%	18.0	22%	99.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	270.0	100.0%	180.0	100%	450.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	6,075	65,391	6,750	72,656	12,825	138,047
3 bed House	8,505	91,547	5,670	61,031	14,175	152,578
3 bed House (with garage)	1,431	15,403	954	10,269	2,385	25,672
4 bed House (with garage)	11,826	127,294	2,628	28,288	14,454	155,582
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	27,837	299,635	16,002	172,244	43,839	471,879
AH % by floor area:			36.50%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	54,720,000
3 bed House	475,000	5,278	490	5,278	490	74,812,500
3 bed House (with garage)	500,000	5,556	516	4,717	438	11,250,000
4 bed House (with garage)	580,000	4,462	414	3,973	369	57,420,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						198,202,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**450**
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Large Greenfield			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	81.0	@	320,000		25,920,000
3 bed House	94.5	@	475,000		44,887,500
3 bed House (with garage)	13.5	@	500,000		6,750,000
4 bed House (with garage)	81.0	@	580,000		46,980,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	270.0				124,537,500
Affordable Rent GDV -					
2 bed House	18.0	@	192,000		3,456,000
3 bed House	12.6	@	285,000		3,591,000
3 bed House (with garage)	1.8	@	300,000		540,000
4 bed House (with garage)	3.6	@	348,000		1,252,800
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	36.0				8,839,800
Social Rent GDV -					
2 bed House	45.0	@	144,000		6,480,000
3 bed House	31.5	@	213,750		6,733,125
3 bed House (with garage)	4.5	@	225,000		1,012,500
4 bed House (with garage)	9.0	@	261,000		2,349,000
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	90.0				16,574,625
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	27.0	@	272,000		7,344,000
3 bed House	18.9	@	403,750		7,630,875
3 bed House (with garage)	2.7	@	425,000		1,147,500
4 bed House (with garage)	5.4	@	493,000		2,662,200
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	54.0	180.0			18,784,575
Sub-total GDV Residential	**450**				**168,736,500**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	29,466,000
	672 £ psm (total GIA sqm)			65,480 £ per unit (total units)	
Grant	450	units @	0	per unit	-
Total GDV					**168,736,500**

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**450**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	106,985	£		(106,985)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	320,955	£		(320,955)
CIL (Mrkt only inc. garages)	Max		27,837	sqm		139.90	£ psm			(3,894,396)
CIL analysis:			2.31%	% of GDV		8,654	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			450	units @		12,000	per unit			(5,400,000)
	Sub-total								(5,400,000)	
S106 analysis:	420,000	£ per ha	3.20%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			43,839	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			12.86	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		450	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			12,825	sqm @		1,379	psm			(17,685,675)
3 bed House			14,175	sqm @		1,379	psm			(19,547,325)
3 bed House (EXC. garage)			2,025	sqm @		1,379	psm			(2,792,475)
4 bed House (EXC. garage)			12,870	sqm @		1,379	psm			(17,747,730)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,834	psm			-
2 bed Flat			-	sqm @		1,834	psm			-
3 bed Flat			-	sqm @		1,834	psm			-
Garages for 3B House	22.5	16.0	360	sqm @		500	psm			(180,000)
Garages for 4B House	99.0	16.0	1,584	sqm @		500	psm			(792,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			43,839	£ per garage		£8,000				
External works			58,745,205	@		12.5%				(7,343,151)
Ext. Works analysis:						16,318	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			450	units @		1,011	£ per unit			(454,950)
M4(2) Category 2 Housing	Aff units	180	units @		95%	@	521	£ per unit		(89,091)
M4(2) Category 2 Housing	OMS units	270	units @		95%	@	521	£ per unit		(133,637)
M4(3) Category 3 Housing	Aff units	180	units @		5%	@	10,307	£ per unit		(92,763)
M4(3) Category 3 Housing	OMS units	270	units @		5%	@	10,307	£ per unit		(139,145)
Future Homes Standard		450	units @				4,350	£ per unit		(1,957,500)
Urban Greening	No. of storeys	2.0	equals		21,920	sqm footprint	100	£ sqm		(2,191,950)
Part L/FHS analysis:						3.3%	% of BCIS costs			
EV Charging Points - Houses		450	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			43,839				17.45	psm levy rate		(764,991)
	Sub-total								(5,824,026)	
Policy Costs analysis:	(design costs only)					12,942	£ per unit (total units)			
						9.9%	% of BCIS costs			
Contingency (on construction)			71,912,381	@		3.0%				(2,157,371)

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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**450**	
Site Typology:	Location / Value Zone:	**Zone A**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield				

Professional Fees		71,912,381	@	6.5%			(4,674,305)
Disposal Costs -							
OMS Marketing and Promotion		124,537,500	OMS @	3.00%	8,303	£ per unit	(3,736,125)
Residential Sales Agent Costs		124,537,500	OMS @	1.00%	2,768	£ per unit	(1,245,375)
Residential Sales Legal Costs		124,537,500	OMS @	0.25%	692	£ per unit	(311,344)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	450	units (1/2 back during sales period)	@		0	£ per unit PA (£ p	-
Disposal Cost analysis:					11,784	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(270,684)
Developers Profit -							
Profit on OMS		124,537,500		20.00%			(24,907,500)
Margin on AH		44,199,000		6.00%	on AH values		(2,651,940)
Profit analysis:		168,736,500		16.33%	blended GDV	(27,559,440)	
		94,039,921		29.31%	on costs	(27,559,440)	
TOTAL COSTS							**(121,599,361)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							47,137,139
SDLT		47,137,139	@	HMRC formula			(2,346,357)
Acquisition Agent fees		47,137,139	@	1.0%			(471,371)
Acquisition Legal fees		47,137,139	@	0.5%			(235,686)
Interest on Land		47,137,139	@	7.00%			(3,299,600)
Residual Land Value							**40,784,125**
RLV analysis:	90,631 £ per plot	3,172,099	£ per ha (net)	1,283,731	£ per acre (net)		
		2,379,074	£ per ha (gross)	962,798	£ per acre (gross)		
				24.17%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		12.86	ha (net)	31.77	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		17.14	ha (gross)	42.36	acres (gross)		
Density analysis:		3,410	sqm/ha (net)	14,853	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	24,710 £ per plot	864,850	£ per ha (net)	350,000	£ per acre (net)		**11,119,500**
BLV analysis:		648,638	£ per ha (gross)	262,500	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**2,307,249**	£ per ha (net)	**933,731**	£ per acre (net)		**29,664,625**

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Scheme Typology: Houses — No Units: 450
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	933,731	Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	1,393,149	1,334,333	1,275,517	1,216,701	1,157,884	1,099,068	1,040,252
	10.00	1,381,728	1,323,546	1,265,365	1,207,183	1,149,001	1,090,820	1,032,638
CIL £ psm	20.00	1,370,307	1,312,760	1,255,212	1,197,665	1,140,118	1,082,571	1,025,024
139.90	30.00	1,358,886	1,301,973	1,245,060	1,188,148	1,131,235	1,074,322	1,017,410
	40.00	1,347,465	1,291,186	1,234,908	1,178,630	1,122,352	1,066,074	1,009,796
	50.00	1,336,043	1,280,400	1,224,756	1,169,112	1,113,469	1,057,825	1,002,182
	60.00	1,324,622	1,269,613	1,214,604	1,159,595	1,104,586	1,049,577	994,567
	70.00	1,313,201	1,258,826	1,204,452	1,150,077	1,095,703	1,041,328	986,953
	80.00	1,301,780	1,248,040	1,194,300	1,140,560	1,086,819	1,033,079	979,339
	90.00	1,290,359	1,237,253	1,184,148	1,131,042	1,077,936	1,024,831	971,725
	100.00	1,278,938	1,226,466	1,173,995	1,121,524	1,069,053	1,016,582	964,111
	110.00	1,267,506	1,215,680	1,163,843	1,112,007	1,060,170	1,008,333	956,497
	120.00	1,256,067	1,204,893	1,153,691	1,102,489	1,051,287	1,000,085	948,883
	130.00	1,244,628	1,194,107	1,143,539	1,092,971	1,042,404	991,836	941,269
	140.00	1,233,189	1,183,306	1,133,387	1,083,454	1,033,521	983,588	933,655
	150.00	1,221,750	1,172,503	1,123,235	1,073,936	1,024,638	975,339	926,040
	160.00	1,210,312	1,161,700	1,113,083	1,064,418	1,015,754	967,090	918,426
	170.00	1,198,873	1,150,896	1,102,920	1,054,901	1,006,871	958,842	910,812
	180.00	1,187,434	1,140,093	1,092,752	1,045,383	997,988	950,593	903,198
	190.00	1,175,995	1,129,290	1,082,584	1,035,866	989,105	942,345	895,584
	200.00	1,164,557	1,118,486	1,072,416	1,026,346	980,222	934,096	887,970
	210.00	1,153,118	1,107,683	1,062,248	1,016,814	971,339	925,847	880,356
	220.00	1,141,679	1,096,880	1,052,081	1,007,281	962,456	917,599	872,742
	230.00	1,130,240	1,086,077	1,041,913	997,749	953,573	909,350	865,128
	240.00	1,118,802	1,075,273	1,031,745	988,217	944,689	901,102	857,514

TABLE 2

Balance (RLV - BLV £ per acre (n))	933,731	Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	1,282,602	1,232,662	1,182,723	1,132,783	1,082,844	1,032,905	982,965
	9,000	1,270,286	1,220,354	1,170,414	1,120,475	1,070,535	1,020,596	970,657
Site Specific S106	10,000	1,257,959	1,208,045	1,158,106	1,108,166	1,058,227	1,008,287	958,348
12,000	11,000	1,245,631	1,195,736	1,145,797	1,095,858	1,045,918	995,979	946,039
	12,000	1,233,304	1,183,414	1,133,488	1,083,549	1,033,610	983,670	933,731
	13,000	1,220,976	1,171,087	1,121,180	1,071,240	1,021,301	971,362	921,422
	14,000	1,208,648	1,158,759	1,108,869	1,058,932	1,008,992	959,053	909,114
	15,000	1,196,321	1,146,431	1,096,542	1,046,623	996,684	946,744	896,805
	16,000	1,183,993	1,134,104	1,084,214	1,034,315	984,375	934,436	884,496
	17,000	1,171,666	1,121,776	1,071,887	1,021,997	972,066	922,127	872,188
	18,000	1,159,338	1,109,449	1,059,559	1,009,670	959,758	909,818	859,879
	19,000	1,147,011	1,097,121	1,047,232	997,342	947,449	897,510	847,570
	20,000	1,134,683	1,084,793	1,034,904	985,014	935,125	885,201	835,262
	21,000	1,122,355	1,072,466	1,022,576	972,687	922,797	872,893	822,953
	22,000	1,110,028	1,060,138	1,010,249	960,359	910,470	860,580	810,645

TABLE 3

Balance (RLV - BLV £ per acre (n))	933,731	Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	1,487,612	1,423,594	1,359,540	1,295,472	1,231,405	1,167,337	1,103,270
	16.0%	1,436,750	1,375,558	1,314,330	1,253,088	1,191,846	1,130,604	1,069,362
Profit	17.0%	1,385,889	1,327,522	1,269,119	1,210,703	1,152,287	1,093,870	1,035,454
20.0%	18.0%	1,335,027	1,279,486	1,223,909	1,168,318	1,112,728	1,057,137	1,001,546
	19.0%	1,284,165	1,231,450	1,178,699	1,125,934	1,073,169	1,020,404	967,638
	20.0%	1,233,304	1,183,414	1,133,488	1,083,549	1,033,610	983,670	933,731

TABLE 4

Balance (RLV - BLV £ per acre (n))	933,731	Affordable Housing - % on site 40%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	1,483,304	1,433,414	1,383,488	1,333,549	1,283,610	1,233,670	1,183,731
	120,000	1,463,304	1,413,414	1,363,488	1,313,549	1,263,610	1,213,670	1,163,731
BLV (£ per acre)	140,000	1,443,304	1,393,414	1,343,488	1,293,549	1,243,610	1,193,670	1,143,731
350,000	160,000	1,423,304	1,373,414	1,323,488	1,273,549	1,223,610	1,173,670	1,123,731
	180,000	1,403,304	1,353,414	1,303,488	1,253,549	1,203,610	1,153,670	1,103,731
	200,000	1,383,304	1,333,414	1,283,488	1,233,549	1,183,610	1,133,670	1,083,731
	220,000	1,363,304	1,313,414	1,263,488	1,213,549	1,163,610	1,113,670	1,063,731
	240,000	1,343,304	1,293,414	1,243,488	1,193,549	1,143,610	1,093,670	1,043,731
	260,000	1,323,304	1,273,414	1,223,488	1,173,549	1,123,610	1,073,670	1,023,731
	280,000	1,303,304	1,253,414	1,203,488	1,153,549	1,103,610	1,053,670	1,003,731
	300,000	1,283,304	1,233,414	1,183,488	1,133,549	1,083,610	1,033,670	983,731
	320,000	1,263,304	1,213,414	1,163,488	1,113,549	1,063,610	1,013,670	963,731
	340,000	1,243,304	1,193,414	1,143,488	1,093,549	1,043,610	993,670	943,731
	360,000	1,223,304	1,173,414	1,123,488	1,073,549	1,023,610	973,670	923,731
	380,000	1,203,304	1,153,414	1,103,488	1,053,549	1,003,610	953,670	903,731
	400,000	1,183,304	1,133,414	1,083,488	1,033,549	983,610	933,670	883,731

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Scheme Typology: Houses — No Units: 450
Site Typology: Location / Value Zone: Zone A — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield

TABLE 5 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	933,731	10%	15%	20%	25%	30%	35%	40%
	30	1,007,117	964,355	921,561	878,756	835,951	793,146	750,341
	35	1,233,304	1,183,414	1,133,488	1,083,549	1,033,610	983,670	933,731
Density (dph)	40	1,459,490	1,402,473	1,345,415	1,288,342	1,231,268	1,174,194	1,117,121
35.0	45	1,685,676	1,621,532	1,557,342	1,493,134	1,428,927	1,364,719	1,300,511
	50	1,911,862	1,840,592	1,769,269	1,697,927	1,626,585	1,555,243	1,483,901
	55	2,138,049	2,059,651	1,981,196	1,902,720	1,824,244	1,745,767	1,667,291
	60	2,364,235	2,278,710	2,193,123	2,107,512	2,021,902	1,936,292	1,850,681
	65	2,590,421	2,497,769	2,405,050	2,312,305	2,219,561	2,126,816	2,034,071
	70	2,816,607	2,716,828	2,616,977	2,517,098	2,417,219	2,317,340	2,217,461
	75	3,042,793	2,935,887	2,828,904	2,721,891	2,614,878	2,507,865	2,400,852
	80	3,268,980	3,154,947	3,040,830	2,926,683	2,812,536	2,698,389	2,584,242

TABLE 6 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	933,731	10%	15%	20%	25%	30%	35%	40%
	98%	1,274,594	1,224,399	1,174,205	1,124,011	1,073,816	1,023,622	973,428
	100%	1,233,304	1,183,414	1,133,488	1,083,549	1,033,610	983,670	933,731
Build Cost	102%	1,192,001	1,142,367	1,092,733	1,043,087	993,403	943,718	894,034
100%	104%	1,150,698	1,101,320	1,051,941	1,002,562	953,184	903,767	854,337
(105% = 5% increase)	106%	1,109,396	1,060,273	1,011,149	962,026	912,903	863,780	814,640
	108%	1,068,093	1,019,225	970,358	921,490	872,622	823,754	774,886
	110%	1,026,790	978,178	929,566	880,953	832,341	783,729	735,116
	112%	985,461	937,131	888,774	840,417	792,060	743,703	695,346
	114%	944,073	896,006	847,939	799,871	751,779	703,678	655,576
	116%	902,686	854,875	807,063	759,252	711,440	663,629	615,806
	118%	861,299	813,743	766,188	718,632	671,077	623,521	575,966
	120%	819,911	772,612	725,312	678,013	630,713	583,414	536,114

TABLE 7 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	933,731	10%	15%	20%	25%	30%	35%	40%
	80%	460,063	453,257	446,450	439,583	432,699	425,815	418,931
	82%	537,538	526,409	515,227	504,046	492,864	481,683	470,437
Market Values	84%	614,946	599,466	583,987	568,508	553,029	537,494	521,940
100%	86%	692,300	672,524	652,747	632,971	613,135	593,289	573,443
(105% = 5% increase)	88%	769,655	745,581	721,498	697,360	673,222	649,085	624,947
	90%	847,010	818,599	790,169	761,739	733,310	704,880	676,450
	92%	924,284	891,562	858,840	826,119	793,397	760,675	727,930
	94%	1,001,539	964,525	927,511	890,498	853,484	816,457	779,380
	96%	1,078,794	1,037,488	996,182	954,877	913,559	872,195	830,831
	98%	1,156,049	1,110,451	1,064,854	1,019,236	973,584	927,933	882,281
	100%	1,233,304	1,183,414	1,133,488	1,083,549	1,033,610	983,670	933,731
	102%	1,310,542	1,256,315	1,202,088	1,147,862	1,093,635	1,039,408	985,181
	104%	1,387,717	1,329,203	1,270,689	1,212,174	1,153,660	1,095,145	1,036,631
	106%	1,464,893	1,402,091	1,339,289	1,276,487	1,213,685	1,150,883	1,088,081
	108%	1,542,068	1,474,978	1,407,889	1,340,799	1,273,710	1,206,620	1,139,531
	110%	1,619,243	1,547,866	1,476,489	1,405,112	1,333,735	1,262,358	1,190,972
	112%	1,696,418	1,620,753	1,545,089	1,469,425	1,393,760	1,318,095	1,242,382
	114%	1,773,593	1,693,641	1,613,689	1,533,737	1,453,785	1,373,790	1,293,792
	116%	1,850,768	1,766,529	1,682,289	1,598,048	1,513,766	1,429,484	1,345,202
	118%	1,927,943	1,839,416	1,750,877	1,662,311	1,573,745	1,485,179	1,396,612
	120%	2,005,118	1,912,275	1,819,424	1,726,574	1,633,723	1,540,873	1,448,022

TABLE 8 — Affordable Housing - % on site 40%

Balance (RLV - BLV £ per acre (n))	933,731	10%	15%	20%	25%	30%	35%	40%
	5,000	1,294,978	1,245,039	1,195,099	1,145,160	1,095,220	1,045,281	995,342
	10,000	1,356,589	1,306,650	1,256,710	1,206,771	1,156,831	1,106,892	1,056,953
Grant (£ per unit)	15,000	1,418,200	1,368,261	1,318,321	1,268,382	1,218,442	1,168,498	1,118,489
-	20,000	1,479,811	1,429,872	1,379,932	1,329,993	1,280,029	1,230,021	1,180,012
	25,000	1,541,422	1,491,482	1,441,543	1,391,561	1,341,552	1,291,544	1,241,535
	30,000	1,603,033	1,553,093	1,503,093	1,453,084	1,403,075	1,353,067	1,303,058
	35,000	1,664,633	1,614,624	1,564,615	1,514,607	1,464,598	1,414,589	1,364,581
	40,000	1,726,156	1,676,147	1,626,138	1,576,130	1,526,121	1,476,112	1,426,104
	45,000	1,787,679	1,737,670	1,687,661	1,637,653	1,587,644	1,537,635	1,487,562
	50,000	1,849,201	1,799,193	1,749,184	1,699,175	1,649,167	1,599,107	1,549,010
	55,000	1,910,724	1,860,716	1,810,707	1,760,698	1,710,652	1,660,555	1,610,457

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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260916 Bradford Zone A Greenfield CIL Z1 Appraisals v0.1 - Summary Table

Appraisal Ref:	**A1 - Z1**	**A2 - Z1**	**A3 - Z1**	**A4 - Z1**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	10	50	200	450
Location / Value Zone:	Zone A	Zone A	Zone A	Zone A
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
Notes/Comments:	Small Greenfield	Small Greenfield	Medium Greenfield	Large Greenfield
Total GDV (£)	3,749,700	18,748,500	74,994,000	168,736,500
Policy Assumptions	-	-	-	-
AH Target %	40%	40%	40%	40%
Max CIL (£ psm)	139.90	139.90	139.90	139.90
Max CIL (£ per unit)	8,654	8,654	8,654	8,654
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	20,654	20,654	20,654	20,654
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	20,654	20,654	20,654	20,654
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	16.33%	16.33%	16.33%	16.33%
Developers Profit (% on costs)	26.62%	28.87%	29.25%	29.31%
Developers Profit Total (£)	612,432	3,062,160	12,248,640	27,559,440
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	1,039,943	1,247,805	1,279,465	1,283,731
RLV (£/ha (net))	2,569,698	3,083,327	3,161,557	3,172,099
RLV (% of GDV)	19.58%	23.49%	24.09%	24.17%
RLV Total (£)	734,199	4,404,753	18,066,039	40,784,125
BLV (£/acre (net))	350,000	350,000	350,000	350,000
BLV (£/ha (net))	864,850	864,850	864,850	864,850
BLV Total (£)	247,100	1,235,500	4,942,000	11,119,500
Surplus/Deficit (£/acre) [RLV-BLV]	689,943	897,805	929,465	933,731
Surplus/Deficit (£/ha)	1,704,848	2,218,477	2,296,707	2,307,249
Surplus/Deficit Total (£)	487,099	3,169,253	13,124,039	29,664,625
RAG	**viable**	**viable**	**viable**	**viable**
Interest on development costs	18,729	< These rows for are ease of sense checking - do not print these rows in the summary table		
Interest on land	58,565	< These rows for are ease of sense checking - do not print these rows in the summary table		
Interest total per unit	7,729	< These rows for are ease of sense checking - do not print these rows in the summary table		

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1

Appraisal Ref: B5 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 10
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z2

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			10	Units	
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	7.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			69.95	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	2.3	50.0%	1.3	35%	3.5
3 bed House	35.0%	2.6	35.0%	0.9	35%	3.5
3 bed House (with garage)	5.0%	0.4	5.0%	0.1	5%	0.5
4 bed House (with garage)	30.0%	2.3	10.0%	0.3	25%	2.5
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	7.5	100.0%	2.5	100%	10.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	169	1,816	94	1,009	263	2,826
3 bed House	236	2,543	79	848	315	3,391
3 bed House (with garage)	40	428	13	143	53	570
4 bed House (with garage)	329	3,536	37	393	365	3,929
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	773	8,323	222	2,392	996	10,715
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	875,000
3 bed House	300,000	3,333	310	3,333	310	1,050,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	162,500
4 bed House (with garage)	395,000	3,038	282	2,705	251	987,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						3,075,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	237,000	60%	177,750	45%	250,000	70%	335,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z2			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	2.3	@	250,000		562,500
3 bed House	2.6	@	300,000		787,500
3 bed House (with garage)	0.4	@	325,000		121,875
4 bed House (with garage)	2.3	@	395,000		888,750
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	7.5				2,360,625
Affordable Rent GDV -					
2 bed House	0.3	@	150,000		37,500
3 bed House	0.2	@	180,000		31,500
3 bed House (with garage)	0.0	@	195,000		4,875
4 bed House (with garage)	0.1	@	237,000		11,850
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	0.5				85,725
Social Rent GDV -					
2 bed House	0.6	@	112,500		70,313
3 bed House	0.4	@	135,000		59,063
3 bed House (with garage)	0.1	@	146,250		9,141
4 bed House (with garage)	0.1	@	177,750		22,219
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	1.3				160,734
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.4	@	212,500		79,688
3 bed House	0.3	@	255,000		66,938
3 bed House (with garage)	0.0	@	276,250		10,359
4 bed House (with garage)	0.1	@	335,750		25,181
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	0.8	2.5			182,166
Sub-total GDV Residential	**10**				**2,789,250**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	285,750
	287 £ psm (total GIA sqm)			28,575 £ per unit (total units)	
Grant	10	units @	0	per unit	-
Total GDV					**2,789,250**

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260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z2				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	6,350	£		(6,350)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	25,400	£		(25,400)
CIL (Mrkt only inc. garages)	Max		773	sqm		69.95	£ psm			(54,089)
CIL analysis:			1.94%	% of GDV		5,409	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			10	units @		12,000	per unit			(120,000)
	Sub-total								(120,000)	
S106 analysis:	600,000	£ per ha	4.30%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			996	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			0.20	ha @		123,550	£ per ha (if brownfield)			(24,710)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			10	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			263	sqm @		1,559	psm			(409,238)
3 bed House			315	sqm @		1,559	psm			(491,085)
3 bed House (EXC. garage)			45	sqm @		1,559	psm			(70,155)
4 bed House (EXC. garage)			325	sqm @		1,559	psm			(506,675)
5 bed House (EXC. garage)			-	sqm @		1,559	psm			-
1 bed Flat			-	sqm @		1,834	psm			-
2 bed Flat			-	sqm @		1,834	psm			-
3 bed Flat			-	sqm @		1,834	psm			-
Garages for 3B House	0.5	16.0	8	sqm @		500	psm			(4,000)
Garages for 4B House	2.5	16.0	40	sqm @		500	psm			(20,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			996	£ per garage		£8,000				
External works			1,501,153	@		10.0%				(150,115)
Ext. Works analysis:						15,012	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			10	units @		287	£ per unit			(2,870)
M4(2) Category 2 Housing	Aff units	3	units @		95%	@	521	£ per unit		(1,237)
M4(2) Category 2 Housing	OMS units	8	units @		95%	@	521	£ per unit		(3,712)
M4(3) Category 3 Housing	Aff units	3	units @		5%	@	10,307	£ per unit		(1,288)
M4(3) Category 3 Housing	OMS units	8	units @		5%	@	10,307	£ per unit		(3,865)
Future Homes Standard		10	units @				4,350	£ per unit		(43,500)
Urban Greening	No. of storeys	2.0	equals		498	sqm footprint	100	£ sqm		(49,775)
Part L/FHS analysis:						2.9%	% of BCIS costs			
EV Charging Points - Houses		10	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			996				8.73	psm levy rate		(8,691)
	Sub-total								(114,939)	
Policy Costs analysis:	(design costs only)					11,494	£ per unit (total units)			
						7.7%	% of BCIS costs			
Contingency (on construction)			1,790,916	@		5.0%				(89,546)

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260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z2				

Professional Fees		1,790,916	@	6.5%			(116,410)
Disposal Costs -							
OMS Marketing and Promotion		2,360,625	OMS @	3.00%	7,082	£ per unit	(70,819)
Residential Sales Agent Costs		2,360,625	OMS @	1.00%	2,361	£ per unit	(23,606)
Residential Sales Legal Costs		2,360,625	OMS @	0.25%	590	£ per unit	(5,902)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	10	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					11,033	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(29,854)
Developers Profit -							
Profit on OMS		2,360,625		20.00%			(472,125)
Margin on AH		428,625		6.00%	on AH values		(25,718)
Profit analysis:		2,789,250		17.85%	blended GDV	(497,843)	
		2,342,891		21.25%	on costs	(497,843)	
TOTAL COSTS							**(2,840,733)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(51,483)
SDLT		-	@	HMRC formula			-
Acquisition Agent fees		-	@	1.0%			-
Acquisition Legal fees		-	@	0.5%			-
Interest on Land		-	@	7.00%			-
Residual Land Value							**(51,483)**
RLV analysis:	(5,148) £ per plot	(257,417)	£ per ha (net)	(104,175)	£ per acre (net)		
		(257,417)	£ per ha (gross)	(104,175)	£ per acre (gross)		
				-1.85%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		50.0	dph (net)				
Site Area (net)		0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio		100%					
Site Area (gross)		0.20	ha (gross)	0.49	acres (gross)		
Density analysis:		4,978	sqm/ha (net)	21,682	sqft/ac (net)		
		50	dph (gross)				
Benchmark Land Value (net)	11,367 £ per plot	568,330	£ per ha (net)	230,000	£ per acre (net)		**113,666**
BLV analysis:		568,330	£ per ha (gross)	230,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**(825,747)**	£ per ha (net)	**(334,175)**	£ per acre (net)		**(165,149)**

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Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z2

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(334,175)	10%	15%	20%	25%	30%	35%	40%
	0.00	(76,414)	(124,994)	(173,574)	(222,154)	(274,703)	(328,141)	(381,578)
	10.00	(94,038)	(141,639)	(189,240)	(237,476)	(289,769)	(342,130)	(394,491)
CIL £ psm	20.00	(111,662)	(158,283)	(204,905)	(253,549)	(304,834)	(356,119)	(407,404)
69.95	30.00	(129,285)	(174,928)	(220,571)	(269,690)	(319,899)	(370,109)	(420,318)
	40.00	(146,909)	(191,572)	(236,815)	(285,832)	(334,965)	(384,098)	(433,231)
	50.00	(164,533)	(208,217)	(253,936)	(301,973)	(350,030)	(398,087)	(446,144)
	60.00	(182,156)	(224,862)	(271,134)	(318,115)	(365,095)	(412,076)	(459,057)
	70.00	(199,780)	(242,575)	(288,351)	(334,256)	(380,161)	(426,065)	(471,970)
	80.00	(217,403)	(260,766)	(305,569)	(350,397)	(395,226)	(440,055)	(484,883)
	90.00	(235,494)	(279,034)	(322,786)	(366,539)	(410,291)	(454,044)	(497,796)
	100.00	(254,755)	(297,327)	(340,004)	(382,680)	(425,357)	(468,033)	(510,710)
	110.00	(274,021)	(315,621)	(357,221)	(398,822)	(440,422)	(482,022)	(523,623)
	120.00	(293,390)	(333,915)	(374,439)	(414,963)	(455,487)	(496,012)	(536,536)
	130.00	(312,760)	(352,208)	(391,656)	(431,105)	(470,553)	(510,001)	(549,449)
	140.00	(332,130)	(370,502)	(408,874)	(447,246)	(485,618)	(523,990)	(562,362)
	150.00	(351,499)	(388,795)	(426,091)	(463,387)	(500,683)	(537,979)	(575,275)
	160.00	(370,869)	(407,089)	(443,309)	(479,529)	(515,749)	(551,968)	(588,188)
	170.00	(390,239)	(425,383)	(460,526)	(495,670)	(530,814)	(565,958)	(601,101)
	180.00	(409,609)	(443,676)	(477,744)	(511,812)	(545,879)	(579,947)	(614,015)
	190.00	(428,978)	(461,970)	(494,961)	(527,953)	(560,945)	(593,936)	(626,928)
	200.00	(448,348)	(480,263)	(512,179)	(544,094)	(576,010)	(607,925)	(639,841)
	210.00	(467,718)	(498,557)	(529,396)	(560,236)	(591,075)	(621,915)	(652,754)
	220.00	(487,087)	(516,851)	(546,614)	(576,377)	(606,141)	(635,904)	(665,667)
	230.00	(506,457)	(535,144)	(563,832)	(592,519)	(621,206)	(649,893)	(678,580)
	240.00	(525,827)	(553,438)	(581,049)	(608,660)	(636,271)	(663,882)	(691,493)

TABLE 2

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(334,175)	10%	15%	20%	25%	30%	35%	40%
	8,000	(123,720)	(165,451)	(207,182)	(250,676)	(296,586)	(342,496)	(388,406)
	9,000	(142,713)	(184,444)	(226,175)	(271,551)	(317,461)	(363,371)	(409,281)
Site Specific S106	10,000	(161,706)	(203,437)	(246,577)	(292,426)	(338,336)	(384,246)	(430,156)
12,000	11,000	(180,699)	(222,430)	(267,390)	(313,301)	(359,211)	(405,121)	(451,031)
	12,000	(199,692)	(242,484)	(288,265)	(334,175)	(380,085)	(425,995)	(471,906)
	13,000	(218,685)	(263,241)	(309,140)	(355,050)	(400,960)	(446,870)	(492,780)
	14,000	(238,391)	(284,105)	(330,015)	(375,925)	(421,835)	(467,745)	(513,655)
	15,000	(259,148)	(304,979)	(350,890)	(396,800)	(442,710)	(488,620)	(534,530)
	16,000	(279,944)	(325,854)	(371,764)	(417,674)	(463,584)	(509,495)	(555,405)
	17,000	(300,819)	(346,729)	(392,639)	(438,549)	(484,459)	(530,369)	(576,279)
	18,000	(321,694)	(367,604)	(413,514)	(459,424)	(505,334)	(551,244)	(597,154)
	19,000	(342,568)	(388,479)	(434,389)	(480,299)	(526,209)	(572,119)	(618,029)
	20,000	(363,443)	(409,353)	(455,263)	(501,173)	(547,084)	(592,994)	(638,904)
	21,000	(384,318)	(430,228)	(476,138)	(522,048)	(567,958)	(613,868)	(659,779)
	22,000	(405,193)	(451,103)	(497,013)	(542,923)	(588,833)	(634,743)	(680,653)

TABLE 3

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(334,175)	10%	15%	20%	25%	30%	35%	40%
	15.0%	62,223	6,247	(50,212)	(106,788)	(163,365)	(219,941)	(280,839)
	16.0%	10,099	(43,287)	(96,832)	(150,495)	(204,157)	(260,405)	(319,052)
Profit	17.0%	(42,349)	(92,821)	(143,452)	(194,201)	(246,339)	(301,802)	(357,266)
20.0%	18.0%	(94,796)	(142,355)	(190,072)	(238,642)	(290,921)	(343,200)	(395,479)
	19.0%	(147,244)	(191,889)	(237,314)	(286,409)	(335,503)	(384,598)	(433,692)
	20.0%	(199,692)	(242,484)	(288,265)	(334,175)	(380,085)	(425,995)	(471,906)

TABLE 4

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(334,175)	10%	15%	20%	25%	30%	35%	40%
	100,000	(69,692)	(112,484)	(158,265)	(204,175)	(250,085)	(295,995)	(341,906)
	120,000	(89,692)	(132,484)	(178,265)	(224,175)	(270,085)	(315,995)	(361,906)
BLV (£ per acre)	140,000	(109,692)	(152,484)	(198,265)	(244,175)	(290,085)	(335,995)	(381,906)
230,000	160,000	(129,692)	(172,484)	(218,265)	(264,175)	(310,085)	(355,995)	(401,906)
	180,000	(149,692)	(192,484)	(238,265)	(284,175)	(330,085)	(375,995)	(421,906)
	200,000	(169,692)	(212,484)	(258,265)	(304,175)	(350,085)	(395,995)	(441,906)
	220,000	(189,692)	(232,484)	(278,265)	(324,175)	(370,085)	(415,995)	(461,906)
	240,000	(209,692)	(252,484)	(298,265)	(344,175)	(390,085)	(435,995)	(481,906)
	260,000	(229,692)	(272,484)	(318,265)	(364,175)	(410,085)	(455,995)	(501,906)
	280,000	(249,692)	(292,484)	(338,265)	(384,175)	(430,085)	(475,995)	(521,906)
	300,000	(269,692)	(312,484)	(358,265)	(404,175)	(450,085)	(495,995)	(541,906)
	320,000	(289,692)	(332,484)	(378,265)	(424,175)	(470,085)	(515,995)	(561,906)
	340,000	(309,692)	(352,484)	(398,265)	(444,175)	(490,085)	(535,995)	(581,906)
	360,000	(329,692)	(372,484)	(418,265)	(464,175)	(510,085)	(555,995)	(601,906)
	380,000	(349,692)	(392,484)	(438,265)	(484,175)	(530,085)	(575,995)	(621,906)
	400,000	(369,692)	(412,484)	(458,265)	(504,175)	(550,085)	(595,995)	(641,906)

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Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z2

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(334,175)	10%	15%	20%	25%	30%	35%	40%
	30	(233,426)	(260,845)	(288,391)	(315,937)	(343,483)	(371,029)	(398,575)
	35	(224,774)	(256,223)	(288,360)	(320,497)	(352,634)	(384,771)	(416,908)
Density (dph)	40	(216,413)	(251,637)	(288,328)	(325,056)	(361,784)	(398,512)	(435,240)
50.0	45	(208,052)	(247,061)	(288,297)	(329,616)	(370,935)	(412,254)	(453,573)
	50	(199,692)	(242,484)	(288,265)	(334,175)	(380,085)	(425,995)	(471,906)
	55	(191,331)	(237,907)	(288,234)	(338,735)	(389,236)	(439,737)	(490,238)
	60	(182,970)	(233,331)	(288,202)	(343,294)	(398,386)	(453,479)	(508,571)
	65	(174,609)	(228,860)	(288,171)	(347,854)	(407,537)	(467,220)	(526,903)
	70	(166,249)	(224,672)	(288,139)	(352,413)	(416,687)	(480,962)	(545,236)
	75	(157,888)	(220,485)	(288,108)	(356,973)	(425,838)	(494,703)	(563,568)
	80	(149,527)	(216,297)	(288,076)	(361,532)	(434,989)	(508,445)	(581,901)

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(334,175)	10%	15%	20%	25%	30%	35%	40%
	98%	(128,036)	(170,206)	(212,377)	(256,868)	(303,261)	(349,654)	(396,047)
	100%	(199,692)	(242,484)	(288,265)	(334,175)	(380,085)	(425,995)	(471,906)
Build Cost	102%	(275,200)	(320,628)	(366,055)	(411,482)	(456,909)	(502,337)	(547,764)
100%	104%	(353,955)	(398,900)	(443,844)	(488,789)	(533,734)	(578,678)	(623,623)
(105% = 5% increase)	106%	(432,711)	(477,172)	(521,634)	(566,096)	(610,558)	(655,019)	(699,481)
	108%	(511,466)	(555,445)	(599,424)	(643,403)	(687,382)	(731,361)	(775,493)
	110%	(590,221)	(633,717)	(677,213)	(720,710)	(764,206)	(807,884)	(851,781)
	112%	(668,976)	(711,990)	(755,003)	(798,017)	(841,246)	(884,657)	(928,068)
	114%	(747,731)	(790,262)	(832,793)	(875,579)	(918,505)	(961,430)	(1,004,356)
	116%	(826,486)	(868,534)	(910,884)	(953,323)	(995,763)	(1,038,203)	(1,080,643)
	118%	(905,242)	(947,159)	(989,113)	(1,031,067)	(1,073,022)	(1,114,976)	(1,156,930)
	120%	(984,405)	(1,025,874)	(1,067,342)	(1,108,811)	(1,150,280)	(1,191,749)	(1,484,754)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(334,175)	10%	15%	20%	25%	30%	35%	40%
	80%	(1,086,090)	(1,082,765)	(1,079,439)	(1,076,113)	(1,072,788)	(1,069,462)	(1,227,915)
	82%	(996,721)	(998,361)	(1,000,000)	(1,001,639)	(1,003,279)	(1,004,918)	(1,006,557)
Market Values	84%	(907,352)	(913,956)	(920,561)	(927,165)	(933,769)	(940,374)	(946,978)
100%	86%	(818,076)	(829,552)	(841,122)	(852,691)	(864,260)	(875,829)	(887,399)
(105% = 5% increase)	88%	(729,272)	(745,580)	(761,889)	(778,217)	(794,751)	(811,285)	(827,819)
	90%	(640,467)	(661,709)	(682,952)	(704,194)	(725,436)	(746,741)	(768,240)
	92%	(551,663)	(577,839)	(604,014)	(630,190)	(656,366)	(682,542)	(708,717)
	94%	(462,858)	(493,968)	(525,077)	(556,186)	(587,296)	(618,405)	(649,514)
	96%	(374,054)	(410,097)	(446,140)	(482,183)	(518,226)	(554,269)	(590,311)
	98%	(285,249)	(326,226)	(367,202)	(408,179)	(449,155)	(490,132)	(531,109)
	100%	(199,692)	(242,484)	(288,265)	(334,175)	(380,085)	(425,995)	(471,906)
	102%	(118,887)	(165,107)	(211,327)	(260,172)	(311,015)	(361,859)	(412,703)
	104%	(38,082)	(88,791)	(139,501)	(190,210)	(241,945)	(297,722)	(353,500)
	106%	42,578	(12,475)	(67,674)	(122,872)	(178,071)	(233,586)	(294,297)
	108%	121,352	63,237	4,153	(55,535)	(115,223)	(174,911)	(235,094)
	110%	200,013	137,529	75,044	11,773	(52,374)	(116,551)	(180,728)
	112%	277,004	211,820	144,965	78,110	10,441	(58,192)	(126,858)
	114%	353,029	284,191	214,887	143,662	72,437	167	(72,988)
	116%	428,905	355,993	282,932	209,213	133,618	58,023	(19,118)
	118%	504,627	427,590	350,509	273,225	194,799	114,834	34,582
	120%	580,348	499,104	417,861	336,579	255,070	171,645	87,310

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(334,175)	10%	15%	20%	25%	30%	35%	40%
	5,000	(104,678)	(146,409)	(188,140)	(229,871)	(275,705)	(321,616)	(367,526)
	10,000	(9,664)	(51,395)	(93,126)	(134,857)	(176,588)	(218,321)	(263,146)
Grant (£ per unit)	15,000	84,204	43,477	1,888	(39,843)	(81,574)	(123,305)	(165,037)
-	20,000	176,703	136,069	95,435	54,801	13,416	(28,291)	(70,023)
	25,000	267,849	228,569	187,934	147,300	106,666	66,032	24,898
	30,000	357,248	317,976	278,704	239,432	199,165	158,531	117,897
	35,000	446,267	407,091	367,915	328,739	289,559	250,286	210,396
	40,000	535,287	496,110	456,934	417,758	378,582	339,406	300,230
	45,000	624,306	585,130	545,954	506,777	467,601	428,425	389,249
	50,000	713,325	674,149	634,973	595,797	556,621	517,445	478,268
	55,000	802,216	763,053	723,891	684,729	645,567	606,405	567,243

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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Appraisal Ref: B6 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 175
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z2

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		175	Units		
AH Policy requirement (% Target)		25%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	75%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	7.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		69.95	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	39.4	50.0%	21.9	35%	61.3
3 bed House	35.0%	45.9	35.0%	15.3	35%	61.3
3 bed House (with garage)	5.0%	6.6	5.0%	2.2	5%	8.8
4 bed House (with garage)	30.0%	39.4	10.0%	4.4	25%	43.8
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	131.3	100.0%	43.8	100%	175.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	2,953	31,787	1,641	17,660	4,594	49,447
3 bed House	4,134	44,502	1,378	14,834	5,513	59,336
3 bed House (with garage)	696	7,488	232	2,496	928	9,984
4 bed House (with garage)	5,749	61,879	639	6,875	6,388	68,754
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	13,532	145,656	3,889	41,865	17,421	187,521
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	15,312,500
3 bed House	300,000	3,333	310	3,333	310	18,375,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	2,843,750
4 bed House (with garage)	395,000	3,038	282	2,705	251	17,281,250
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						53,812,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	237,000	60%	177,750	45%	250,000	70%	335,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%
					* capped @£250K			

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260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**175**
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z2			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	39.4	@	250,000		9,843,750
3 bed House	45.9	@	300,000		13,781,250
3 bed House (with garage)	6.6	@	325,000		2,132,813
4 bed House (with garage)	39.4	@	395,000		15,553,125
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	131.3				41,310,938
Affordable Rent GDV -					
2 bed House	4.4	@	150,000		656,250
3 bed House	3.1	@	180,000		551,250
3 bed House (with garage)	0.4	@	195,000		85,313
4 bed House (with garage)	0.9	@	237,000		207,375
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	8.8				1,500,188
Social Rent GDV -					
2 bed House	10.9	@	112,500		1,230,469
3 bed House	7.7	@	135,000		1,033,594
3 bed House (with garage)	1.1	@	146,250		159,961
4 bed House (with garage)	2.2	@	177,750		388,828
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	21.9				2,812,852
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	6.6	@	212,500		1,394,531
3 bed House	4.6	@	255,000		1,171,406
3 bed House (with garage)	0.7	@	276,250		181,289
4 bed House (with garage)	1.3	@	335,750		440,672
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	13.1	43.8			3,187,898
Sub-total GDV Residential	**175**				**48,811,875**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	5,000,625
	287 £ psm (total GIA sqm)			28,575 £ per unit (total units)	
Grant	175	units @	0	per unit	-
Total GDV					**48,811,875**

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Scheme Typology:	**Houses**		No Units:	**175**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z2				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	55,010	£		(55,010)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	165,030	£		(165,030)
CIL (Mrkt only inc. garages)	Max		13,532	sqm		69.95	£ psm			(946,555)
CIL analysis:			1.94%	% of GDV		5,409	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			175	units @		12,000	per unit			(2,100,000)
	Sub-total								(2,100,000)	
S106 analysis:	600,000	£ per ha	4.30%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			17,421	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			3.50	ha @		123,550	£ per ha (if brownfield)			(432,425)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		175	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			4,594	sqm @		1,379	psm			(6,334,781)
3 bed House			5,513	sqm @		1,379	psm			(7,601,738)
3 bed House (EXC. garage)			788	sqm @		1,379	psm			(1,085,963)
4 bed House (EXC. garage)			5,688	sqm @		1,379	psm			(7,843,063)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	8.8	16.0	140	sqm @		500	psm			(70,000)
Garages for 4B House	43.8	16.0	700	sqm @		500	psm			(350,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			17,421	£ per garage		£8,000				
External works			23,285,544	@		12.5%				(2,910,693)
Ext. Works analysis:						16,633	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			175	units @		287	£ per unit			(50,225)
M4(2) Category 2 Housing	Aff units	44	units @		95%	@	521	£ per unit		(21,654)
M4(2) Category 2 Housing	OMS units	131	units @		95%	@	521	£ per unit		(64,962)
M4(3) Category 3 Housing	Aff units	44	units @		5%	@	10,307	£ per unit		(22,547)
M4(3) Category 3 Housing	OMS units	131	units @		5%	@	10,307	£ per unit		(67,640)
Future Homes Standard		175	units @				4,350	£ per unit		(761,250)
Urban Greening	No. of storeys	2.0	equals		8,711	sqm footprint	100	£ sqm		(871,063)
Part L/FHS analysis:						3.3%	% of BCIS costs			
EV Charging Points - Houses		175	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			17,421				8.73	psm levy rate		(152,088)
	Sub-total								(2,011,428)	
Policy Costs analysis:	(design costs only)					11,494	£ per unit (total units)			
						8.6%	% of BCIS costs			
Contingency (on construction)			28,640,089	@		5.0%				(1,432,004)

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260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**175**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z2				

Professional Fees		28,640,089	@	6.5%			(1,861,606)
Disposal Costs -							
OMS Marketing and Promotion		41,310,938	OMS @	3.00%	7,082	£ per unit	(1,239,328)
Residential Sales Agent Costs		41,310,938	OMS @	1.00%	2,361	£ per unit	(413,109)
Residential Sales Legal Costs		41,310,938	OMS @	0.25%	590	£ per unit	(103,277)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	175	units (1/2 back during sales period)	@		0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,090	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(363,361)
Developers Profit -							
Profit on OMS		41,310,938		20.00%			(8,262,188)
Margin on AH		7,500,938		6.00%	on AH values		(450,056)
Profit analysis:		48,811,875		17.85%	blended GDV	(8,712,244)	
		37,329,370		23.34%	on costs	(8,712,244)	
TOTAL COSTS							**(46,041,614)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							2,770,261
SDLT		2,770,261	@	HMRC formula			(128,013)
Acquisition Agent fees		2,770,261	@	1.0%			(27,703)
Acquisition Legal fees		2,770,261	@	0.5%			(13,851)
Interest on Land		2,770,261	@	7.00%			(193,918)
Residual Land Value							**2,406,776**
RLV analysis:	13,753 £ per plot	687,650	£ per ha (net)	278,288	£ per acre (net)		
		687,650	£ per ha (gross)	278,288	£ per acre (gross)		
				4.93%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		50.0	dph (net)				
Site Area (net)		3.50	ha (net)	8.65	acres (net)		
Net to Gross ratio		100%					
Site Area (gross)		3.50	ha (gross)	8.65	acres (gross)		
Density analysis:		4,978	sqm/ha (net)	21,682	sqft/ac (net)		
		50	dph (gross)				
Benchmark Land Value (net)	11,367 £ per plot	568,330	£ per ha (net)	230,000	£ per acre (net)		**1,989,155**
BLV analysis:		568,330	£ per ha (gross)	230,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**119,320**	£ per ha (net)	**48,288**	£ per acre (net)		**417,621**

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260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**175**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z2				

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
48,288	10%	15%	20%	25%	30%	35%	40%
0.00	288,868	241,270	193,635	146,000	98,365	50,658	2,907
10.00	272,189	225,483	178,776	132,070	85,351	38,532	(8,286)
CIL £ psm	255,473	209,696	163,918	118,140	72,292	26,406	(19,479)
69.95	238,757	193,908	149,059	104,185	59,233	14,280	(30,711)
40.00	222,041	178,121	134,201	90,194	46,174	2,154	(41,957)
50.00	205,325	162,334	119,289	76,202	33,115	(9,995)	(53,204)
60.00	188,609	146,519	104,364	62,210	20,056	(22,179)	(64,450)
70.00	171,883	130,661	89,440	48,218	6,972	(34,363)	(75,697)
80.00	155,093	114,804	74,515	34,227	(6,149)	(46,546)	(86,953)
90.00	138,303	98,947	59,591	20,189	(19,270)	(58,730)	(98,257)
100.00	121,513	83,089	44,654	6,131	(32,391)	(70,914)	(109,560)
110.00	104,723	67,232	29,659	(7,927)	(45,512)	(83,159)	(120,863)
120.00	87,932	51,311	14,663	(21,985)	(58,641)	(95,404)	(132,166)
130.00	71,090	35,379	(332)	(36,043)	(71,829)	(107,649)	(143,488)
140.00	54,220	19,446	(15,327)	(50,137)	(85,016)	(119,894)	(154,852)
150.00	37,350	3,514	(30,329)	(64,266)	(98,203)	(132,155)	(166,215)
160.00	20,481	(12,419)	(45,400)	(78,395)	(111,390)	(144,466)	(177,579)
170.00	3,611	(28,419)	(60,471)	(92,524)	(124,610)	(156,777)	(188,943)
180.00	(13,321)	(44,431)	(75,542)	(106,653)	(137,868)	(169,087)	(200,368)
190.00	(30,275)	(60,444)	(90,613)	(120,854)	(151,126)	(181,399)	(212,074)
200.00	(47,230)	(76,457)	(105,733)	(135,058)	(164,384)	(193,779)	(224,117)
210.00	(64,185)	(92,506)	(120,885)	(149,263)	(177,666)	(206,242)	(236,782)
220.00	(81,174)	(108,605)	(136,036)	(163,468)	(190,999)	(219,161)	(249,994)
230.00	(98,219)	(124,704)	(151,188)	(177,743)	(204,351)	(232,467)	(263,205)
240.00	(115,265)	(140,802)	(166,392)	(192,028)	(218,236)	(246,780)	(276,417)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
48,288	10%	15%	20%	25%	30%	35%	40%
8,000	244,036	202,897	161,758	120,619	79,441	38,215	(3,011)
9,000	226,021	184,882	143,743	102,572	61,346	20,120	(21,106)
Site Specific S106	208,007	166,868	125,704	84,478	43,251	2,025	(39,279)
12,000	189,992	148,835	107,609	66,383	25,157	(16,121)	(57,460)
12,000	171,967	130,741	89,514	48,288	7,037	(34,302)	(75,640)
13,000	153,872	112,646	71,420	30,194	(11,143)	(52,482)	(93,866)
14,000	135,777	94,551	53,325	12,015	(29,324)	(70,663)	(112,138)
15,000	117,683	76,457	35,173	(6,166)	(47,504)	(88,934)	(130,411)
16,000	99,588	58,331	16,993	(24,346)	(65,729)	(107,206)	(148,729)
17,000	81,490	40,151	(1,188)	(42,527)	(84,001)	(125,478)	(167,099)
18,000	63,309	21,970	(19,368)	(60,797)	(102,274)	(143,828)	(185,469)
19,000	45,129	3,790	(37,592)	(79,069)	(120,558)	(162,199)	(203,926)
20,000	26,948	(14,391)	(55,864)	(97,341)	(138,928)	(180,569)	(223,240)
21,000	8,768	(32,660)	(74,137)	(115,657)	(157,298)	(199,038)	(243,969)
22,000	(9,455)	(50,932)	(92,409)	(134,027)	(175,682)	(218,075)	(265,326)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
48,288	10%	15%	20%	25%	30%	35%	40%
15.0%	419,875	364,877	309,878	254,879	199,855	144,743	89,632
16.0%	370,294	318,049	265,805	213,561	161,291	108,934	56,578
Profit	320,712	271,222	221,732	172,243	122,728	73,125	23,523
20.0%	271,130	224,395	177,660	130,924	84,164	37,316	(9,531)
19.0%	221,549	177,568	133,587	89,606	45,601	1,507	(42,586)
20.0%	171,967	130,741	89,514	48,288	7,037	(34,302)	(75,640)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
48,288	10%	15%	20%	25%	30%	35%	40%
100,000	301,967	260,741	219,514	178,288	137,037	95,698	54,360
120,000	281,967	240,741	199,514	158,288	117,037	75,698	34,360
BLV (£ per acre)	261,967	220,741	179,514	138,288	97,037	55,698	14,360
230,000	241,967	200,741	159,514	118,288	77,037	35,698	(5,640)
180,000	221,967	180,741	139,514	98,288	57,037	15,698	(25,640)
200,000	201,967	160,741	119,514	78,288	37,037	(4,302)	(45,640)
220,000	181,967	140,741	99,514	58,288	17,037	(24,302)	(65,640)
240,000	161,967	120,741	79,514	38,288	(2,963)	(44,302)	(85,640)
260,000	141,967	100,741	59,514	18,288	(22,963)	(64,302)	(105,640)
280,000	121,967	80,741	39,514	(1,712)	(42,963)	(84,302)	(125,640)
300,000	101,967	60,741	19,514	(21,712)	(62,963)	(104,302)	(145,640)
320,000	81,967	40,741	(486)	(41,712)	(82,963)	(124,302)	(165,640)
340,000	61,967	20,741	(20,486)	(61,712)	(102,963)	(144,302)	(185,640)
360,000	41,967	741	(40,486)	(81,712)	(122,963)	(164,302)	(205,640)
380,000	21,967	(19,259)	(60,486)	(101,712)	(142,963)	(184,302)	(225,640)
400,000	1,967	(39,259)	(80,486)	(121,712)	(162,963)	(204,302)	(245,640)

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Zone B Brownfield CIL Z2 Appraisals v0.1\B6 - Z2
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Scheme Typology: Houses — No Units: 175
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z2

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	48,288	10%	15%	20%	25%	30%	35%	40%
	30	(9,150)	(33,885)	(58,621)	(83,417)	(108,221)	(133,027)	(157,914)
	35	36,129	7,271	(21,587)	(50,469)	(79,406)	(108,343)	(137,334)
Density (dph)	40	81,409	48,428	15,447	(17,534)	(50,592)	(83,663)	(116,754)
50.0	45	126,688	89,584	52,481	15,377	(21,777)	(58,982)	(96,187)
	50	171,967	130,741	89,514	48,288	7,037	(34,302)	(75,640)
	55	217,230	171,897	126,548	81,200	35,851	(9,621)	(55,094)
	60	262,484	213,054	163,582	114,111	64,639	15,060	(34,547)
	65	307,737	254,210	200,616	147,022	93,428	39,740	(14,000)
	70	352,990	295,367	237,650	179,933	122,217	64,421	6,546
	75	398,244	336,523	274,684	212,845	151,005	89,101	27,093
	80	443,497	377,674	311,718	245,756	179,794	113,782	47,640

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	48,288	10%	15%	20%	25%	30%	35%	40%
	98%	233,583	192,063	150,543	109,023	67,418	25,809	(15,800)
	100%	171,967	130,741	89,514	48,288	7,037	(34,302)	(75,640)
Build Cost	102%	110,080	69,236	28,297	(12,657)	(53,611)	(94,688)	(135,779)
100%	104%	48,019	7,450	(33,149)	(73,853)	(114,556)	(155,403)	(196,306)
(105% = 5% increase)	106%	(14,246)	(54,563)	(94,880)	(135,352)	(175,841)	(217,003)	(262,799)
	108%	(76,768)	(116,854)	(156,941)	(197,207)	(240,044)	(286,596)	(333,148)
	110%	(139,609)	(179,478)	(220,023)	(265,197)	(311,296)	(357,396)	(403,496)
	112%	(202,798)	(245,604)	(291,252)	(336,901)	(382,549)	(428,197)	(474,054)
	114%	(273,016)	(318,212)	(363,408)	(408,605)	(453,928)	(499,364)	(544,800)
	116%	(346,075)	(390,820)	(435,620)	(480,602)	(525,583)	(570,565)	(615,547)
	118%	(419,135)	(463,656)	(508,184)	(552,711)	(597,238)	(641,766)	(686,503)
	120%	(492,601)	(536,674)	(580,747)	(624,820)	(668,905)	(713,277)	(757,649)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	48,288	10%	15%	20%	25%	30%	35%	40%
	80%	(670,016)	(667,986)	(665,957)	(663,927)	(661,897)	(659,868)	(657,838)
	82%	(578,629)	(581,649)	(584,668)	(587,687)	(590,707)	(593,726)	(596,746)
Market Values	84%	(487,435)	(495,520)	(503,606)	(511,692)	(519,778)	(527,863)	(535,949)
100%	86%	(396,330)	(409,426)	(422,544)	(435,696)	(448,848)	(462,000)	(475,152)
(105% = 5% increase)	88%	(305,654)	(323,788)	(341,922)	(360,056)	(378,189)	(396,323)	(414,457)
	90%	(216,255)	(238,150)	(261,321)	(284,493)	(307,664)	(330,835)	(354,006)
	92%	(137,463)	(161,767)	(186,159)	(210,795)	(237,138)	(265,347)	(293,556)
	94%	(59,604)	(88,144)	(116,725)	(145,363)	(174,001)	(202,714)	(233,105)
	96%	17,868	(14,887)	(47,684)	(80,536)	(113,388)	(146,296)	(179,268)
	98%	95,038	58,084	21,037	(16,009)	(53,056)	(90,179)	(127,343)
	100%	171,967	130,741	89,514	48,288	7,037	(34,302)	(75,640)
	102%	248,602	203,206	157,810	112,396	66,896	21,396	(24,132)
	104%	325,118	275,557	225,921	176,268	126,615	76,956	27,182
	106%	401,466	347,664	293,862	240,060	186,212	132,302	78,392
	108%	477,697	419,746	361,728	303,684	245,641	187,597	129,476
	110%	553,798	491,619	429,439	367,260	305,023	242,738	180,453
	112%	629,883	563,492	497,084	430,677	364,270	297,862	231,352
	114%	705,764	635,226	564,688	494,094	423,459	352,824	282,189
	116%	781,645	706,891	632,138	557,384	482,630	407,786	332,923
	118%	857,526	778,557	699,587	620,618	541,649	462,680	383,657
	120%	933,217	850,125	767,034	683,852	600,668	517,483	434,298

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	48,288	10%	15%	20%	25%	30%	35%	40%
	5,000	262,155	221,016	179,877	138,738	97,599	56,400	15,174
	10,000	352,057	310,980	269,902	228,825	187,748	146,637	105,498
Grant (£ per unit)	15,000	441,751	400,710	359,670	318,629	277,567	236,489	195,412
-	20,000	531,236	490,196	449,155	408,115	367,075	326,034	284,994
	25,000	620,492	579,464	538,435	497,406	456,378	415,349	374,320
	30,000	709,672	668,643	627,614	586,586	545,553	504,511	463,469
	35,000	798,619	757,577	716,535	675,494	634,452	593,410	552,368
	40,000	887,518	846,477	805,435	764,393	723,321	682,241	641,161
	45,000	976,285	935,205	894,126	853,046	811,966	770,887	729,807
	50,000	1,064,930	1,023,851	982,771	941,691	900,612	859,515	818,373
	55,000	1,153,576	1,112,496	1,071,359	1,030,217	989,074	947,932	906,790

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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260916 Bradford Zone B Brownfield CIL Z2 Appraisals v0.1 - Summary Table

Appraisal Ref:	**B5 - Z2**	**B6 - Z2**
Scheme Typology:	Houses	Houses
No Units:	10	175
Location / Value Zone:	Zone B	Zone B
Greenfield/Brownfield:	Brownfield	Brownfield
Notes/Comments:	Small Brownfield, CIL Z2	Small Brownfield, CIL Z2
Total GDV (£)	2,789,250	48,811,875
Policy Assumptions	-	-
AH Target %	25%	25%
Max CIL (£ psm)	69.95	69.95
Max CIL (£ per unit)	5,409	5,409
Site Specific S106 (£ per unit)	12,000	12,000
Sub-total CIL+S106 (£ per unit)	17,409	17,409
Site Infrastructure (£ per unit)	-	-
Sub-total CIL+S106+Infra. (£ per unit)	17,409	17,409
Profit KPI's	**-**	**-**
Developers Profit (% on OMS)	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%
Developers Profit (% blended)	17.85%	17.85%
Developers Profit (% on costs)	21.25%	23.34%
Developers Profit Total (£)	497,843	8,712,244
Land Value KPI's	**-**	**-**
RLV (£/acre (net))	(104,175)	278,288
RLV (£/ha (net))	(257,417)	687,650
RLV (% of GDV)	-1.85%	4.93%
RLV Total (£)	(51,483)	2,406,776
BLV (£/acre (net))	230,000	230,000
BLV (£/ha (net))	568,330	568,330
BLV Total (£)	113,666	1,989,155
Surplus/Deficit (£/acre) [RLV-BLV]	(334,175)	48,288
Surplus/Deficit (£/ha)	(825,747)	119,320
Surplus/Deficit Total (£)	(165,149)	417,621
RAG	Not Viable	Viable
Interest on development costs	29,854	< These rows for are ease of sense checking
Interest on land	-	< These rows for are ease of sense checking
Interest total per unit	2,985	< These rows for are ease of sense checking

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Appraisal Ref: B1 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 10
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 2

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			10 Units		
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	7.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			69.95 £ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	2.3	50.0%	1.3	35%	3.5
3 bed House	35.0%	2.6	35.0%	0.9	35%	3.5
3 bed House (with garage)	5.0%	0.4	5.0%	0.1	5%	0.5
4 bed House (with garage)	30.0%	2.3	10.0%	0.3	25%	2.5
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	7.5	100.0%	2.5	100%	10.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	169	1,816	94	1,009	263	2,826
3 bed House	236	2,543	79	848	315	3,391
3 bed House (with garage)	40	428	13	143	53	570
4 bed House (with garage)	329	3,536	37	393	365	3,929
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	773	8,323	222	2,392	996	10,715
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	875,000
3 bed House	300,000	3,333	310	3,333	310	1,050,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	162,500
4 bed House (with garage)	375,000	2,885	268	2,568	239	937,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						3,025,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Zone B Greenfield CIL Z2 Appraisals v0.1\B1 - Z2
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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 2				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	2.3	@	250,000		562,500
3 bed House	2.6	@	300,000		787,500
3 bed House (with garage)	0.4	@	325,000		121,875
4 bed House (with garage)	2.3	@	375,000		843,750
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	7.5				2,315,625
Affordable Rent GDV -					
2 bed House	0.3	@	150,000		37,500
3 bed House	0.2	@	180,000		31,500
3 bed House (with garage)	0.0	@	195,000		4,875
4 bed House (with garage)	0.1	@	225,000		11,250
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	0.5				85,125
Social Rent GDV -					
2 bed House	0.6	@	112,500		70,313
3 bed House	0.4	@	135,000		59,063
3 bed House (with garage)	0.1	@	146,250		9,141
4 bed House (with garage)	0.1	@	168,750		21,094
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	1.3				159,609
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.4	@	212,500		79,688
3 bed House	0.3	@	255,000		66,938
3 bed House (with garage)	0.0	@	276,250		10,359
4 bed House (with garage)	0.1	@	318,750		23,906
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	0.8	2.5			180,891
Sub-total GDV Residential	**10**				**2,741,250**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	283,750
	285 £ psm (total GIA sqm)			28,375 £ per unit (total units)	
Grant	10	units @	0	per unit	-
Total GDV					**2,741,250**

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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 2				

DEVELOPMENT COSTS

Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	6,350	£		(6,350)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	25,400	£		(25,400)
CIL (Mrkt only inc. garages)	Max			773	sqm	69.95	£ psm			(54,089)
CIL analysis:				1.97%	% of GDV	5,409	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				10	units @	12,000	per unit			(120,000)
	Sub-total								(120,000)	
S106 analysis:	420,000	£ per ha		4.38%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				996	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				0.29	ha @		£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			10	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				263	sqm @	1,559	psm			(409,238)
3 bed House				315	sqm @	1,559	psm			(491,085)
3 bed House (EXC. garage)				45	sqm @	1,559	psm			(70,155)
4 bed House (EXC. garage)				325	sqm @	1,559	psm			(506,675)
5 bed House (EXC. garage)				-	sqm @	1,559	psm			-
1 bed Flat				-	sqm @	1,834	psm			-
2 bed Flat				-	sqm @	1,834	psm			-
3 bed Flat				-	sqm @	1,834	psm			-
Garages for 3B House	0.5	16.0		8	sqm @	500	psm			(4,000)
Garages for 4B House	2.5	16.0		40	sqm @	500	psm			(20,000)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				996	£ per garage	£8,000				
External works				1,501,153	@	10.0%				(150,115)
Ext. Works analysis:						15,012	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				10	units @	1,011	£ per unit			(10,110)
M4(2) Category 2 Housing	Aff units		3	units @		95% @	521	£ per unit		(1,237)
M4(2) Category 2 Housing	OMS units		8	units @		95% @	521	£ per unit		(3,712)
M4(3) Category 3 Housing	Aff units		3	units @		5% @	10,307	£ per unit		(1,288)
M4(3) Category 3 Housing	OMS units		8	units @		5% @	10,307	£ per unit		(3,865)
Future Homes Standard			10	units @			4,350	£ per unit		(43,500)
Urban Greening	No. of storeys	2.0	equals		498	sqm footprint	100	£ sqm		(49,775)
Part L/FHS analysis:						2.9%	% of BCIS costs			
EV Charging Points - Houses			10	units @			0	£ per unit		-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency			-	units @			10	£ per unit		-
Building Safety Levy				996			17.45	psm levy rate		(17,371)
	Sub-total								(130,859)	
Policy Costs analysis:	(design costs only)					13,086	£ per unit (total units)			
						8.7%	% of BCIS costs			
Contingency (on construction)				1,782,127	@	3.0%				(53,464)

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Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 2				

Professional Fees		1,782,127	@	6.5%			(115,838)
Disposal Costs -							
OMS Marketing and Promotion		2,315,625	OMS @	3.00%	6,947	£ per unit	(69,469)
Residential Sales Agent Costs		2,315,625	OMS @	1.00%	2,316	£ per unit	(23,156)
Residential Sales Legal Costs		2,315,625	OMS @	0.25%	579	£ per unit	(5,789)
Affordable Sale Legal Costs					lump sum		(10,000)
Empty Property Costs (SC, Council Tax proxy)	10	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,841	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(32,286)
Developers Profit -							
Profit on OMS		2,315,625		20.00%			(463,125)
Margin on AH		425,625		6.00%	on AH values		(25,538)
Profit analysis:		2,741,250		17.83%	blended GDV	(488,663)	
		2,297,968		21.26%	on costs	(488,663)	
TOTAL COSTS							**(2,786,631)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(45,381)
SDLT		-	@	HMRC formula			-
Acquisition Agent fees		-	@	1.0%			-
Acquisition Legal fees		-	@	0.5%			-
Interest on Land		-	@	7.00%			-
Residual Land Value							**(45,381)**
RLV analysis:	(4,538) £ per plot	(158,833)	£ per ha (net)	(64,279)	£ per acre (net)		
		(142,950)	£ per ha (gross)	(57,851)	£ per acre (gross)		
				-1.66%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		0.29	ha (net)	0.71	acres (net)		
Net to Gross ratio		90%					
Site Area (gross)		0.32	ha (gross)	0.78	acres (gross)		
Density analysis:		3,484	sqm/ha (net)	15,178	sqft/ac (net)		
		32	dph (gross)				
Benchmark Land Value (net)	18,356 £ per plot	642,460	£ per ha (net)	260,000	£ per acre (net)		**183,560**
BLV analysis:		578,214	£ per ha (gross)	234,000	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**(801,293)**	£ per ha (net)	**(324,279)**	£ per acre (net)	**(228,941)**

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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 2

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(324,279)	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	0.00	(151,018)	(182,845)	(214,671)	(246,497)	(280,025)	(314,808)	(349,590)
	10.00	(163,425)	(194,562)	(225,698)	(256,835)	(290,571)	(324,600)	(358,629)
CIL £ psm	20.00	(175,831)	(206,279)	(236,726)	(267,840)	(301,116)	(334,392)	(367,669)
69.95	30.00	(188,237)	(217,996)	(247,754)	(279,139)	(311,662)	(344,185)	(376,708)
	40.00	(200,644)	(229,713)	(258,782)	(290,438)	(322,208)	(353,977)	(385,747)
	50.00	(213,050)	(241,430)	(270,721)	(301,737)	(332,754)	(363,770)	(394,786)
	60.00	(225,456)	(253,147)	(282,773)	(313,036)	(343,299)	(373,562)	(403,825)
	70.00	(237,862)	(265,316)	(294,825)	(324,335)	(353,845)	(383,355)	(412,905)
	80.00	(250,269)	(278,121)	(306,878)	(335,634)	(364,391)	(393,147)	(421,996)
	90.00	(262,924)	(290,927)	(318,930)	(346,933)	(374,936)	(402,940)	(431,086)
	100.00	(276,482)	(303,732)	(330,982)	(358,232)	(385,482)	(412,772)	(440,176)
	110.00	(290,041)	(316,538)	(343,035)	(369,531)	(396,028)	(422,619)	(449,267)
	120.00	(303,600)	(329,343)	(355,087)	(380,830)	(406,578)	(432,467)	(458,357)
	130.00	(317,159)	(342,149)	(367,139)	(392,129)	(417,183)	(442,315)	(467,447)
	140.00	(330,718)	(354,954)	(379,191)	(403,428)	(427,788)	(452,163)	(476,537)
	150.00	(344,276)	(367,760)	(391,244)	(414,776)	(438,394)	(462,011)	(485,628)
	160.00	(357,835)	(380,565)	(403,296)	(426,139)	(448,999)	(471,858)	(494,718)
	170.00	(371,394)	(393,371)	(415,400)	(437,502)	(459,604)	(481,706)	(503,808)
	180.00	(384,953)	(406,177)	(427,521)	(448,865)	(470,210)	(491,554)	(512,899)
	190.00	(398,511)	(419,054)	(439,641)	(460,228)	(480,815)	(501,402)	(521,989)
	200.00	(412,103)	(431,932)	(451,761)	(471,591)	(491,420)	(511,250)	(531,079)
	210.00	(425,738)	(444,810)	(463,882)	(482,954)	(502,026)	(521,098)	(540,170)
	220.00	(439,373)	(457,688)	(476,002)	(494,317)	(512,631)	(530,945)	(549,260)
	230.00	(453,009)	(470,566)	(488,123)	(505,680)	(523,236)	(540,793)	(558,350)
	240.00	(466,644)	(483,444)	(500,243)	(517,042)	(533,842)	(550,641)	(567,440)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(324,279)	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	8,000	(184,319)	(211,324)	(238,329)	(265,829)	(295,343)	(324,856)	(354,370)
	9,000	(197,690)	(224,694)	(251,699)	(280,442)	(309,955)	(339,469)	(368,982)
Site Specific S106	10,000	(211,060)	(238,065)	(265,541)	(295,054)	(324,568)	(354,081)	(383,595)
12,000	11,000	(224,430)	(251,435)	(280,153)	(309,666)	(339,180)	(368,693)	(398,207)
	12,000	(237,800)	(265,252)	(294,765)	(324,279)	(353,792)	(383,306)	(412,860)
	13,000	(251,171)	(279,864)	(309,378)	(338,891)	(368,405)	(397,918)	(427,555)
	14,000	(264,963)	(294,476)	(323,990)	(353,503)	(383,017)	(412,569)	(442,250)
	15,000	(279,575)	(309,089)	(338,602)	(368,116)	(397,629)	(427,264)	(456,945)
	16,000	(294,188)	(323,701)	(353,215)	(382,728)	(412,278)	(441,959)	(471,640)
	17,000	(308,800)	(338,313)	(367,827)	(397,340)	(426,973)	(456,654)	(486,335)
	18,000	(323,412)	(352,926)	(382,439)	(411,986)	(441,667)	(471,349)	(501,030)
	19,000	(338,025)	(367,538)	(397,052)	(426,681)	(456,362)	(486,044)	(515,725)
	20,000	(352,637)	(382,150)	(411,695)	(441,376)	(471,057)	(500,738)	(530,420)
	21,000	(367,249)	(396,763)	(426,390)	(456,071)	(485,752)	(515,433)	(545,115)
	22,000	(381,862)	(411,404)	(441,085)	(470,766)	(500,447)	(530,128)	(559,809)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(324,279)	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	15.0%	(57,905)	(94,741)	(131,750)	(168,759)	(205,767)	(242,776)	(281,663)
	16.0%	(93,746)	(128,754)	(163,762)	(198,770)	(233,778)	(269,602)	(307,902)
Profit	17.0%	(129,760)	(162,767)	(195,774)	(228,781)	(261,954)	(298,028)	(334,142)
20.0%	18.0%	(165,773)	(196,780)	(227,786)	(258,792)	(292,567)	(326,454)	(360,381)
	19.0%	(201,787)	(230,793)	(259,798)	(291,480)	(323,180)	(354,880)	(386,620)
	20.0%	(237,800)	(265,252)	(294,765)	(324,279)	(353,792)	(383,306)	(412,860)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(324,279)	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	100,000	(77,800)	(105,252)	(134,765)	(164,279)	(193,792)	(223,306)	(252,860)
	120,000	(97,800)	(125,252)	(154,765)	(184,279)	(213,792)	(243,306)	(272,860)
BLV (£ per acre)	140,000	(117,800)	(145,252)	(174,765)	(204,279)	(233,792)	(263,306)	(292,860)
260,000	160,000	(137,800)	(165,252)	(194,765)	(224,279)	(253,792)	(283,306)	(312,860)
	180,000	(157,800)	(185,252)	(214,765)	(244,279)	(273,792)	(303,306)	(332,860)
	200,000	(177,800)	(205,252)	(234,765)	(264,279)	(293,792)	(323,306)	(352,860)
	220,000	(197,800)	(225,252)	(254,765)	(284,279)	(313,792)	(343,306)	(372,860)
	240,000	(217,800)	(245,252)	(274,765)	(304,279)	(333,792)	(363,306)	(392,860)
	260,000	(237,800)	(265,252)	(294,765)	(324,279)	(353,792)	(383,306)	(412,860)
	280,000	(257,800)	(285,252)	(314,765)	(344,279)	(373,792)	(403,306)	(432,860)
	300,000	(277,800)	(305,252)	(334,765)	(364,279)	(393,792)	(423,306)	(452,860)
	320,000	(297,800)	(325,252)	(354,765)	(384,279)	(413,792)	(443,306)	(472,860)
	340,000	(317,800)	(345,252)	(374,765)	(404,279)	(433,792)	(463,306)	(492,860)
	360,000	(337,800)	(365,252)	(394,765)	(424,279)	(453,792)	(483,306)	(512,860)
	380,000	(357,800)	(385,252)	(414,765)	(444,279)	(473,792)	(503,306)	(532,860)
	400,000	(377,800)	(405,252)	(434,765)	(464,279)	(493,792)	(523,306)	(552,860)

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Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 2

TABLE 5

Balance (RLV - BLV £ per acre (n))	(324,279)	Affordable Housing - % on site 25%						
		10%	15%	20%	25%	30%	35%	40%
	30	(240,972)	(264,501)	(289,799)	(315,096)	(340,393)	(365,691)	(391,023)
	35	(237,800)	(265,252)	(294,765)	(324,279)	(353,792)	(383,306)	(412,860)
Density (dph)	40	(234,629)	(266,002)	(299,732)	(333,461)	(367,191)	(400,921)	(434,697)
35.0	45	(231,458)	(266,752)	(304,698)	(342,644)	(380,590)	(418,536)	(456,534)
	50	(228,286)	(267,502)	(309,665)	(351,827)	(393,989)	(436,151)	(478,371)
	55	(225,115)	(268,253)	(314,631)	(361,009)	(407,388)	(453,766)	(500,208)
	60	(221,944)	(269,003)	(319,598)	(370,192)	(420,787)	(471,381)	(522,045)
	65	(218,772)	(269,753)	(324,564)	(379,375)	(434,186)	(488,996)	(543,883)
	70	(215,601)	(270,503)	(329,530)	(388,557)	(447,585)	(506,612)	(565,720)
	75	(212,430)	(271,254)	(334,497)	(397,740)	(460,983)	(524,227)	(587,557)
	80	(209,258)	(272,004)	(339,463)	(406,923)	(474,382)	(541,842)	(609,394)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(324,279)	Affordable Housing - % on site 25%						
		10%	15%	20%	25%	30%	35%	40%
	98%	(188,263)	(215,571)	(242,880)	(271,135)	(300,980)	(330,825)	(360,671)
	100%	(237,800)	(265,252)	(294,765)	(324,279)	(353,792)	(383,306)	(412,860)
Build Cost	102%	(289,878)	(319,060)	(348,241)	(377,423)	(406,609)	(435,956)	(465,303)
100%	104%	(344,018)	(372,868)	(401,717)	(430,706)	(459,719)	(488,733)	(517,747)
(105% = 5% increase)	106%	(398,158)	(426,791)	(455,471)	(484,151)	(512,830)	(541,510)	(570,190)
	108%	(452,557)	(480,903)	(509,249)	(537,595)	(565,941)	(594,287)	(622,633)
	110%	(507,003)	(535,015)	(563,027)	(591,040)	(619,052)	(647,064)	(675,077)
	112%	(561,449)	(589,127)	(616,806)	(644,484)	(672,163)	(699,841)	(727,726)
	114%	(615,895)	(643,239)	(670,584)	(697,929)	(725,277)	(752,872)	(780,466)
	116%	(670,341)	(697,352)	(724,363)	(751,430)	(778,689)	(805,947)	(833,206)
	118%	(724,786)	(751,464)	(778,254)	(805,177)	(832,100)	(859,023)	(885,946)
	120%	(779,232)	(805,749)	(832,336)	(858,924)	(885,511)	(912,098)	(956,819)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(324,279)	Affordable Housing - % on site 25%						
		10%	15%	20%	25%	30%	35%	40%
	80%	(847,480)	(843,210)	(838,939)	(834,669)	(830,398)	(826,128)	(821,858)
	82%	(785,895)	(785,046)	(784,197)	(783,348)	(782,499)	(781,650)	(780,801)
Market Values	84%	(724,310)	(726,881)	(729,454)	(732,026)	(734,599)	(737,171)	(739,743)
100%	86%	(663,118)	(669,002)	(674,886)	(680,771)	(686,699)	(692,693)	(698,686)
(105% = 5% increase)	88%	(601,926)	(611,210)	(620,493)	(629,777)	(639,061)	(648,345)	(657,629)
	90%	(540,734)	(553,417)	(566,100)	(578,784)	(591,467)	(604,150)	(616,834)
	92%	(479,542)	(495,625)	(511,707)	(527,790)	(543,873)	(559,956)	(576,039)
	94%	(418,350)	(437,832)	(457,315)	(476,797)	(496,279)	(515,762)	(535,244)
	96%	(357,425)	(380,178)	(402,931)	(425,803)	(448,685)	(471,567)	(494,449)
	98%	(296,581)	(322,715)	(348,848)	(374,981)	(401,115)	(427,373)	(453,655)
	100%	(237,800)	(265,252)	(294,765)	(324,279)	(353,792)	(383,306)	(412,860)
	102%	(182,129)	(212,227)	(242,324)	(273,576)	(306,470)	(339,363)	(372,257)
	104%	(126,457)	(159,648)	(192,839)	(226,029)	(259,220)	(295,421)	(331,695)
	106%	(70,786)	(107,069)	(143,353)	(179,636)	(215,920)	(252,203)	(291,133)
	108%	(16,218)	(54,733)	(93,867)	(133,243)	(172,620)	(211,996)	(251,372)
	110%	38,013	(3,358)	(44,845)	(86,850)	(129,320)	(171,789)	(214,258)
	112%	91,155	47,814	3,433	(41,007)	(86,020)	(131,582)	(177,144)
	114%	143,521	97,718	51,595	4,204	(43,219)	(91,374)	(140,029)
	116%	195,881	147,175	98,463	49,355	(1,046)	(51,482)	(102,915)
	118%	248,021	196,560	145,011	93,390	41,096	(12,315)	(65,801)
	120%	300,162	245,804	191,445	137,028	82,498	26,816	(29,605)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(324,279)	Affordable Housing - % on site 25%						
		10%	15%	20%	25%	30%	35%	40%
	5,000	(170,945)	(197,950)	(224,955)	(251,960)	(280,726)	(310,240)	(339,753)
	10,000	(104,090)	(131,095)	(158,099)	(185,104)	(212,109)	(239,114)	(266,687)
Grant (£ per unit)	15,000	(37,854)	(64,269)	(91,244)	(118,249)	(145,254)	(172,259)	(199,264)
-	20,000	27,327	1,007	(25,314)	(51,704)	(78,398)	(105,403)	(132,408)
	25,000	91,337	65,899	39,742	13,422	(12,898)	(39,219)	(65,554)
	30,000	154,212	128,774	103,336	77,898	52,158	25,838	(483)
	35,000	216,811	191,420	166,029	140,637	115,246	89,855	64,459
	40,000	279,391	253,999	228,608	203,217	177,825	152,434	127,043
	45,000	341,970	316,579	291,187	265,796	240,405	215,013	189,622
	50,000	404,380	378,991	353,603	328,214	302,825	277,436	252,047
	55,000	466,694	441,305	415,916	390,527	365,138	339,749	314,361

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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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Appraisal Ref: B2 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 50
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 2

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			50 Units		
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	7.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		69.95	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	11.3	50.0%	6.3	35%	17.5
3 bed House	35.0%	13.1	35.0%	4.4	35%	17.5
3 bed House (with garage)	5.0%	1.9	5.0%	0.6	5%	2.5
4 bed House (with garage)	30.0%	11.3	10.0%	1.3	25%	12.5
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	37.5	100.0%	12.5	100%	50.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	844	9,082	469	5,046	1,313	14,128
3 bed House	1,181	12,715	394	4,238	1,575	16,953
3 bed House (with garage)	199	2,139	66	713	265	2,852
4 bed House (with garage)	1,643	17,680	183	1,964	1,825	19,644
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	3,866	41,616	1,111	11,961	4,978	53,577
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	4,375,000
3 bed House	300,000	3,333	310	3,333	310	5,250,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	812,500
4 bed House (with garage)	375,000	2,885	268	2,568	239	4,687,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						15,125,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Scheme Typology:	**Houses**	No Units:	**50**
Site Typology:	Location / Value Zone: **Zone B**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Medium Greenfield, CIL Zone 2		

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	11.3	@	250,000		2,812,500
3 bed House	13.1	@	300,000		3,937,500
3 bed House (with garage)	1.9	@	325,000		609,375
4 bed House (with garage)	11.3	@	375,000		4,218,750
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	37.5				11,578,125
Affordable Rent GDV -					
2 bed House	1.3	@	150,000		187,500
3 bed House	0.9	@	180,000		157,500
3 bed House (with garage)	0.1	@	195,000		24,375
4 bed House (with garage)	0.3	@	225,000		56,250
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	2.5				425,625
Social Rent GDV -					
2 bed House	3.1	@	112,500		351,563
3 bed House	2.2	@	135,000		295,313
3 bed House (with garage)	0.3	@	146,250		45,703
4 bed House (with garage)	0.6	@	168,750		105,469
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	6.3				798,047
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	1.9	@	212,500		398,438
3 bed House	1.3	@	255,000		334,688
3 bed House (with garage)	0.2	@	276,250		51,797
4 bed House (with garage)	0.4	@	318,750		119,531
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	3.8	12.5			904,453
Sub-total GDV Residential	**50**				**13,706,250**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,418,750
	285 £ psm (total GIA sqm)			28,375 £ per unit (total units)	
Grant	50	units @	0	per unit	-
Total GDV					**13,706,250**

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 2

DEVELOPMENT COSTS											
Initial Payments -											
Statutory Planning Fees (Residential)	01-Apr-25						(capped at £411,885)	31,750	£		(31,750)
Planning Application Professional Fees, Surveys and reports							(capped at £1,500,000)	127,000	£		(127,000)
CIL (Mrkt only inc. garages)	Max			3,866	sqm		69.95	£ psm			(270,444)
CIL analysis:				1.97%	% of GDV		5,409	£ per unit (total units)			
Site Specific S106	Year 1						0				-
(strategic site cashflow yrs 1-15)	Year 2						0				-
	Year 3						0				-
	Year 4						0				-
	Year 5						0				-
	Year 6						0				-
	Year 7						0				-
	Year 8						0				-
	Year 9						0				-
	Year 10						0				-
	Year 11						0				-
	Year 12						0				-
	Year 13						0				-
	Year 14						0				-
	Year 15						0				-
Site Specific S106 (installment)				50	units @		12,000	per unit			(600,000)
	Sub-total									(600,000)	
S106 analysis:	420,000	£ per ha		4.38%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum				4,978	sqm (total)			£ psm			-
Comm. Sum analysis:				0.00%	% of GDV						
Construction Costs -											
Site Clearance, Demolition & Remediation				1.43	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0								-
	Year 2		0								-
	Year 3		0								-
	Year 4		0								-
	Year 5		0								-
	Year 6		0								-
	Year 7		0								-
	Year 8		0								-
	Year 9		0								-
	Year 10		0								-
	Year 11		0								-
	Year 12		0								-
	Year 13		0								-
	Year 14		0								-
	Year 15		0								-
	Years 1-15			50	units @		0	per unit			-
	Sub-total									-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV		0	£ per unit (total units)			
2 bed House				1,313	sqm @		1,379	psm			(1,809,938)
3 bed House				1,575	sqm @		1,379	psm			(2,171,925)
3 bed House (EXC. garage)				225	sqm @		1,379	psm			(310,275)
4 bed House (EXC. garage)				1,625	sqm @		1,379	psm			(2,240,875)
5 bed House (EXC. garage)				-	sqm @		1,379	psm			-
1 bed Flat				-	sqm @		1,602	psm			-
2 bed Flat				-	sqm @		1,602	psm			-
3 bed Flat				-	sqm @		1,602	psm			-
Garages for 3B House	2.5	16.0		40	sqm @		500	psm			(20,000)
Garages for 4B House	12.5	16.0		200	sqm @		500	psm			(100,000)
Garages for 5B House	-	16.0		0	sqm @		500	psm			-
Total GIA check:				4,978	£ per garage		£8,000				
External works				6,653,013	@		12.5%				(831,627)
Ext. Works analysis:							16,633	£ per unit (total units)			
Policy Costs on design -											
Net Biodiversity costs				50	units @		1,011	£ per unit			(50,550)
M4(2) Category 2 Housing	Aff units		13	units @		95%	@	521	£ per unit		(6,187)
M4(2) Category 2 Housing	OMS units		38	units @		95%	@	521	£ per unit		(18,561)
M4(3) Category 3 Housing	Aff units		13	units @		5%	@	10,307	£ per unit		(6,442)
M4(3) Category 3 Housing	OMS units		38	units @		5%	@	10,307	£ per unit		(19,326)
Future Homes Standard			50	units @				4,350	£ per unit		(217,500)
Urban Greening	No. of storeys	2.0	equals		2,489	sqm footprint		100	£ sqm		(248,875)
Part L/FHS analysis:							3.3%	% of BCIS costs			
EV Charging Points - Houses			50	units @				0	£ per unit		-
EV Charging Points - Flats			-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency			-	units @				10	£ per unit		-
Building Safety Levy				4,978				17.45	psm levy rate		(86,857)
	Sub-total									(654,297)	
Policy Costs analysis:	(design costs only)						13,086	£ per unit (total units)			
							9.8%	% of BCIS costs			
Contingency (on construction)				8,138,936	@		3.0%				(244,168)

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Scheme Typology:	**Houses**		No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Medium Greenfield, CIL Zone 2				

Professional Fees		8,138,936	@	6.5%			(529,031)
Disposal Costs -							
OMS Marketing and Promotion		11,578,125	OMS @	3.00%	6,947	£ per unit	(347,344)
Residential Sales Agent Costs		11,578,125	OMS @	1.00%	2,316	£ per unit	(115,781)
Residential Sales Legal Costs		11,578,125	OMS @	0.25%	579	£ per unit	(28,945)
Affordable Sale Legal Costs					lump sum		(10,000)
Empty Property Costs (SC, Council Tax proxy)	50	units (1/2 back during sales period)	@		0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,041	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(116,258)
Developers Profit -							
Profit on OMS		11,578,125		20.00%			(2,315,625)
Margin on AH		2,128,125		6.00%	on AH values		(127,688)
Profit analysis:		13,706,250		17.83%	blended GDV	(2,443,313)	
		10,559,658		23.14%	on costs	(2,443,313)	
TOTAL COSTS							**(13,002,970)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							703,280
SDLT		703,280	@	HMRC formula			(24,664)
Acquisition Agent fees		703,280	@	1.0%			(7,033)
Acquisition Legal fees		703,280	@	0.5%			(3,516)
Interest on Land		703,280	@	7.00%			(49,230)
Residual Land Value							**618,837**
RLV analysis:	12,377 £ per plot	433,186	£ per ha (net)	175,308	£ per acre (net)		
		389,867	£ per ha (gross)	157,777	£ per acre (gross)		
				4.51%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		1.43	ha (net)	3.53	acres (net)		
Net to Gross ratio		90%					
Site Area (gross)		1.59	ha (gross)	3.92	acres (gross)		
Density analysis:		3,484	sqm/ha (net)	15,178	sqft/ac (net)		
		32	dph (gross)				
Benchmark Land Value (net)	15,885 £ per plot	555,975	£ per ha (net)	225,000	£ per acre (net)		**794,250**
BLV analysis:		500,378	£ per ha (gross)	202,500	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**(122,789)**	£ per ha (net)	**(49,692)**	£ per acre (net)		**(175,413)**

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 2

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(49,692)	10%	15%	20%	25%	30%	35%	40%
	0.00	112,096	80,853	49,610	18,325	(13,006)	(44,338)	(75,669)
	10.00	100,482	69,885	39,285	8,601	(22,082)	(52,765)	(83,448)
CIL £ psm	20.00	88,869	58,916	28,913	(1,122)	(31,157)	(61,192)	(91,227)
69.95	30.00	77,255	47,927	18,541	(10,846)	(40,233)	(69,619)	(99,006)
	40.00	65,642	36,907	8,169	(20,570)	(49,308)	(78,046)	(106,798)
	50.00	53,977	25,887	(2,203)	(30,293)	(58,383)	(86,474)	(114,617)
	60.00	42,309	14,867	(12,575)	(40,017)	(67,459)	(94,901)	(122,436)
	70.00	30,640	3,847	(22,947)	(49,741)	(76,534)	(103,359)	(130,256)
	80.00	18,972	(7,174)	(33,319)	(59,464)	(85,610)	(111,830)	(138,075)
	90.00	7,303	(18,194)	(43,691)	(69,188)	(94,707)	(120,300)	(145,894)
	100.00	(4,365)	(29,214)	(54,063)	(78,912)	(103,829)	(128,771)	(153,714)
	110.00	(16,033)	(40,234)	(64,435)	(88,661)	(112,952)	(137,242)	(161,560)
	120.00	(27,702)	(51,254)	(74,807)	(98,435)	(122,074)	(145,713)	(169,650)
	130.00	(39,370)	(62,274)	(85,222)	(108,209)	(131,197)	(154,184)	(177,741)
	140.00	(51,039)	(73,312)	(95,648)	(117,984)	(140,319)	(162,721)	(185,843)
	150.00	(62,707)	(84,389)	(106,073)	(127,758)	(149,442)	(171,486)	(194,155)
	160.00	(74,434)	(95,467)	(116,499)	(137,532)	(158,565)	(180,250)	(202,473)
	170.00	(86,163)	(106,544)	(126,925)	(147,306)	(167,927)	(189,123)	(210,791)
	180.00	(97,892)	(117,621)	(137,351)	(157,080)	(177,366)	(198,134)	(219,109)
	190.00	(109,621)	(128,699)	(147,777)	(167,066)	(186,863)	(207,145)	(227,653)
	200.00	(121,350)	(139,776)	(158,202)	(177,179)	(196,568)	(216,157)	(236,744)
	210.00	(133,079)	(150,854)	(168,901)	(187,376)	(206,272)	(225,183)	(245,835)
	220.00	(144,808)	(161,972)	(179,715)	(197,774)	(215,977)	(235,032)	(254,925)
	230.00	(156,537)	(173,436)	(190,662)	(208,172)	(225,744)	(244,880)	(264,016)
	240.00	(168,526)	(184,963)	(201,753)	(218,569)	(236,350)	(254,729)	(273,107)

TABLE 2

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(49,692)	10%	15%	20%	25%	30%	35%	40%
	8,000	80,923	54,193	27,405	608	(26,189)	(52,985)	(79,782)
	9,000	68,407	41,627	14,830	(11,967)	(38,764)	(65,561)	(92,357)
Site Specific S106	10,000	55,849	29,052	2,255	(24,542)	(51,339)	(78,136)	(104,936)
12,000	11,000	43,274	16,477	(10,320)	(37,117)	(63,914)	(90,711)	(117,576)
	12,000	30,699	3,902	(22,895)	(49,692)	(76,489)	(103,316)	(130,217)
	13,000	18,123	(8,673)	(35,470)	(62,267)	(89,064)	(115,957)	(142,857)
	14,000	5,548	(21,249)	(48,045)	(74,842)	(101,697)	(128,597)	(155,497)
	15,000	(7,027)	(33,824)	(60,620)	(87,436)	(114,337)	(141,237)	(168,394)
	16,000	(19,602)	(46,399)	(73,196)	(100,077)	(126,977)	(153,878)	(181,472)
	17,000	(32,177)	(58,974)	(85,817)	(112,717)	(139,618)	(166,718)	(194,802)
	18,000	(44,752)	(71,557)	(98,457)	(125,358)	(152,258)	(179,797)	(208,248)
	19,000	(57,327)	(84,197)	(111,098)	(137,998)	(165,042)	(193,091)	(221,695)
	20,000	(69,937)	(96,838)	(123,738)	(150,639)	(178,121)	(206,538)	(236,084)
	21,000	(82,578)	(109,478)	(136,379)	(163,366)	(191,381)	(219,985)	(250,780)
	22,000	(95,218)	(122,118)	(149,019)	(176,445)	(204,828)	(234,215)	(265,476)

TABLE 3

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(49,692)	10%	15%	20%	25%	30%	35%	40%
	15.0%	200,926	164,673	128,419	92,165	55,911	19,626	(16,731)
	16.0%	166,881	132,518	98,156	63,793	29,431	(4,962)	(39,428)
Profit	17.0%	132,835	100,364	67,893	35,422	2,951	(29,551)	(62,125)
20.0%	18.0%	98,790	68,210	37,630	7,051	(23,529)	(54,139)	(84,823)
	19.0%	64,744	36,056	7,368	(21,321)	(50,009)	(78,728)	(107,520)
	20.0%	30,699	3,902	(22,895)	(49,692)	(76,489)	(103,316)	(130,217)

TABLE 4

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(49,692)	10%	15%	20%	25%	30%	35%	40%
	100,000	155,699	128,902	102,105	75,308	48,511	21,684	(5,217)
	120,000	135,699	108,902	82,105	55,308	28,511	1,684	(25,217)
BLV (£ per acre)	140,000	115,699	88,902	62,105	35,308	8,511	(18,316)	(45,217)
225,000	160,000	95,699	68,902	42,105	15,308	(11,489)	(38,316)	(65,217)
	180,000	75,699	48,902	22,105	(4,692)	(31,489)	(58,316)	(85,217)
	200,000	55,699	28,902	2,105	(24,692)	(51,489)	(78,316)	(105,217)
	220,000	35,699	8,902	(17,895)	(44,692)	(71,489)	(98,316)	(125,217)
	240,000	15,699	(11,098)	(37,895)	(64,692)	(91,489)	(118,316)	(145,217)
	260,000	(4,301)	(31,098)	(57,895)	(84,692)	(111,489)	(138,316)	(165,217)
	280,000	(24,301)	(51,098)	(77,895)	(104,692)	(131,489)	(158,316)	(185,217)
	300,000	(44,301)	(71,098)	(97,895)	(124,692)	(151,489)	(178,316)	(205,217)
	320,000	(64,301)	(91,098)	(117,895)	(144,692)	(171,489)	(198,316)	(225,217)
	340,000	(84,301)	(111,098)	(137,895)	(164,692)	(191,489)	(218,316)	(245,217)
	360,000	(104,301)	(131,098)	(157,895)	(184,692)	(211,489)	(238,316)	(265,217)
	380,000	(124,301)	(151,098)	(177,895)	(204,692)	(231,489)	(258,316)	(285,217)
	400,000	(144,301)	(171,098)	(197,895)	(224,692)	(251,489)	(278,316)	(305,217)

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 2

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(49,692)	10%	15%	20%	25%	30%	35%	40%
	30	(5,830)	(28,799)	(51,767)	(74,736)	(97,705)	(120,700)	(143,757)
	35	30,699	3,902	(22,895)	(49,692)	(76,489)	(103,316)	(130,217)
Density (dph)	40	67,227	36,602	5,977	(24,648)	(55,273)	(85,933)	(116,676)
35.0	45	103,755	69,302	34,849	396	(34,057)	(68,549)	(103,136)
	50	140,284	102,002	63,721	25,440	(12,841)	(51,166)	(89,595)
	55	176,812	134,703	92,593	50,484	8,375	(33,783)	(76,055)
	60	213,340	167,403	121,465	75,528	29,590	(16,399)	(62,514)
	65	249,869	200,103	150,337	100,572	50,806	984	(48,974)
	70	286,397	232,803	179,210	125,616	72,022	18,368	(35,433)
	75	322,925	265,504	208,082	150,660	93,238	35,751	(21,893)
	80	359,454	298,204	236,954	175,704	114,454	53,134	(8,352)

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(49,692)	10%	15%	20%	25%	30%	35%	40%
	98%	72,896	45,882	18,824	(8,234)	(35,292)	(62,351)	(89,409)
	100%	30,699	3,902	(22,895)	(49,692)	(76,489)	(103,316)	(130,217)
Build Cost	102%	(11,543)	(38,078)	(64,614)	(91,191)	(117,829)	(144,467)	(171,463)
100%	104%	(53,784)	(80,117)	(106,492)	(132,867)	(159,242)	(186,516)	(214,561)
(105% = 5% increase)	106%	(96,205)	(122,318)	(148,430)	(175,021)	(202,525)	(230,783)	(261,127)
	108%	(138,669)	(164,649)	(191,608)	(219,094)	(248,585)	(278,625)	(308,664)
	110%	(181,902)	(209,014)	(237,264)	(266,998)	(296,732)	(326,467)	(356,201)
	112%	(227,164)	(256,593)	(286,022)	(315,451)	(344,880)	(374,309)	(403,737)
	114%	(276,532)	(305,656)	(334,780)	(363,903)	(393,027)	(422,151)	(451,274)
	116%	(325,901)	(354,719)	(383,537)	(412,356)	(441,174)	(470,023)	(499,041)
	118%	(375,269)	(403,782)	(432,295)	(460,808)	(489,425)	(518,136)	(546,846)
	120%	(424,638)	(452,846)	(481,053)	(509,441)	(537,845)	(566,248)	(594,651)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(49,692)	10%	15%	20%	25%	30%	35%	40%
	80%	(544,002)	(541,240)	(538,478)	(535,715)	(532,953)	(530,191)	(527,429)
	82%	(482,377)	(483,039)	(483,700)	(484,361)	(485,023)	(485,684)	(486,346)
Market Values	84%	(421,028)	(425,063)	(429,097)	(433,132)	(437,166)	(441,200)	(445,262)
100%	86%	(359,769)	(367,206)	(374,644)	(382,082)	(389,520)	(396,957)	(404,395)
(105% = 5% increase)	88%	(298,509)	(309,350)	(320,191)	(331,032)	(341,873)	(352,714)	(363,555)
	90%	(237,250)	(251,494)	(265,738)	(279,983)	(294,227)	(308,471)	(322,716)
	92%	(180,292)	(196,304)	(212,451)	(228,933)	(246,581)	(264,228)	(281,876)
	94%	(126,931)	(145,047)	(163,247)	(181,991)	(201,150)	(220,412)	(241,036)
	96%	(74,226)	(95,270)	(116,314)	(137,358)	(158,403)	(180,095)	(202,305)
	98%	(21,756)	(45,639)	(69,521)	(93,437)	(117,409)	(141,381)	(165,513)
	100%	30,699	3,902	(22,895)	(49,692)	(76,489)	(103,316)	(130,217)
	102%	83,094	53,442	23,731	(5,980)	(35,691)	(65,402)	(95,113)
	104%	135,329	102,795	70,262	37,728	5,107	(27,518)	(60,144)
	106%	187,564	152,128	116,693	81,257	45,822	10,365	(25,174)
	108%	239,798	201,461	163,124	124,786	86,449	48,112	9,774
	110%	291,900	250,744	209,555	168,315	127,076	85,837	44,597
	112%	343,947	299,899	255,852	211,804	167,703	123,562	79,421
	114%	395,994	349,055	302,116	255,177	208,238	161,287	114,244
	116%	448,041	398,210	348,380	298,549	248,719	198,888	149,057
	118%	500,088	447,366	394,644	341,922	289,200	236,477	183,755
	120%	552,020	496,488	440,908	385,294	329,681	274,067	218,453

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(49,692)	10%	15%	20%	25%	30%	35%	40%
	5,000	93,504	66,774	40,030	13,233	(13,564)	(40,361)	(67,158)
	10,000	156,149	129,419	102,690	75,960	49,230	22,501	(4,233)
Grant (£ per unit)	15,000	218,794	192,064	165,334	138,605	111,875	85,145	58,416
-	20,000	281,229	254,530	227,831	201,133	174,434	147,736	121,037
	25,000	343,620	316,921	290,222	263,524	236,825	210,127	183,428
	30,000	406,011	379,312	352,613	325,915	299,216	272,518	245,819
	35,000	468,254	441,550	414,847	388,143	361,440	334,736	308,033
	40,000	530,417	503,713	477,010	450,306	423,603	396,899	370,196
	45,000	592,580	565,877	539,173	512,470	485,766	459,062	432,359
	50,000	654,743	628,040	601,320	574,576	547,832	521,088	494,343
	55,000	716,770	690,026	663,281	636,537	609,793	583,049	556,305

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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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Appraisal Ref: B3 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 100
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			100	Units	
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			69.95	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	22.5	50.0%	12.5	35%	35.0
3 bed House	35.0%	26.3	35.0%	8.8	35%	35.0
3 bed House (with garage)	5.0%	3.8	5.0%	1.3	5%	5.0
4 bed House (with garage)	30.0%	22.5	10.0%	2.5	25%	25.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	75.0	100.0%	25.0	100%	100.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	1,688	18,164	938	10,091	2,625	28,255
3 bed House	2,363	25,430	788	8,477	3,150	33,906
3 bed House (with garage)	398	4,279	133	1,426	530	5,705
4 bed House (with garage)	3,285	35,359	365	3,929	3,650	39,288
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	7,733	83,232	2,223	23,923	9,955	107,155
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	8,750,000
3 bed House	300,000	3,333	310	3,333	310	10,500,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	1,625,000
4 bed House (with garage)	375,000	2,885	268	2,568	239	9,375,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						30,250,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield, CIL Zone 3				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	22.5	@	250,000		5,625,000
3 bed House	26.3	@	300,000		7,875,000
3 bed House (with garage)	3.8	@	325,000		1,218,750
4 bed House (with garage)	22.5	@	375,000		8,437,500
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	75.0				23,156,250
Affordable Rent GDV -					
2 bed House	2.5	@	150,000		375,000
3 bed House	1.8	@	180,000		315,000
3 bed House (with garage)	0.3	@	195,000		48,750
4 bed House (with garage)	0.5	@	225,000		112,500
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	5.0				851,250
Social Rent GDV -					
2 bed House	6.3	@	112,500		703,125
3 bed House	4.4	@	135,000		590,625
3 bed House (with garage)	0.6	@	146,250		91,406
4 bed House (with garage)	1.3	@	168,750		210,938
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	12.5				1,596,094
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	3.8	@	212,500		796,875
3 bed House	2.6	@	255,000		669,375
3 bed House (with garage)	0.4	@	276,250		103,594
4 bed House (with garage)	0.8	@	318,750		239,063
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	7.5	25.0			1,808,906
Sub-total GDV Residential	**100**				**27,412,500**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	2,837,500
	285 £ psm (total GIA sqm)			28,375 £ per unit (total units)	
Grant	100	units @	0	per unit	-
Total GDV					**27,412,500**

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Scheme Typology:	**Houses**	No Units:	**100**
Site Typology:	Location / Value Zone: **Zone B**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Large Greenfield, CIL Zone 3		

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	40,835	£		(40,835)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	122,505	£		(122,505)
CIL (Mrkt only inc. garages)	Max		7,733	sqm		69.95	£ psm			(540,888)
CIL analysis:			1.97%	% of GDV		5,409	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			100	units @		12,000	per unit			(1,200,000)
	Sub-total								(1,200,000)	
S106 analysis:	420,000 £ per ha		4.38%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			9,955	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			2.86	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		100	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	- £ per ha		0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			2,625	sqm @		1,379	psm			(3,619,875)
3 bed House			3,150	sqm @		1,379	psm			(4,343,850)
3 bed House (EXC. garage)			450	sqm @		1,379	psm			(620,550)
4 bed House (EXC. garage)			3,250	sqm @		1,379	psm			(4,481,750)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	5.0	16.0	80	sqm @		500	psm			(40,000)
Garages for 4B House	25.0	16.0	400	sqm @		500	psm			(200,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			9,955	£ per garage		£8,000				
External works			13,306,025	@		12.5%				(1,663,253)
Ext. Works analysis:						16,633	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			100	units @		1,011	£ per unit			(101,100)
M4(2) Category 2 Housing	Aff units	25	units @		95%	@	521	£ per unit		(12,374)
M4(2) Category 2 Housing	OMS units	75	units @		95%	@	521	£ per unit		(37,121)
M4(3) Category 3 Housing	Aff units	25	units @		5%	@	10,307	£ per unit		(12,884)
M4(3) Category 3 Housing	OMS units	75	units @		5%	@	10,307	£ per unit		(38,651)
Future Homes Standard		100	units @				4,350	£ per unit		(435,000)
Urban Greening	No. of storeys	2.0	equals		4,978	sqm footprint	100	£ sqm		(497,750)
Part L/FHS analysis:						3.3%	% of BCIS costs			
EV Charging Points - Houses		100	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			9,955				17.45	psm levy rate		(173,715)
	Sub-total								(1,308,595)	
Policy Costs analysis:	(design costs only)					13,086	£ per unit (total units)			
						9.8%	% of BCIS costs			
Contingency (on construction)			16,277,873	@		3.0%				(488,336)

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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**100**
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield: **Greenfield**
Notes/Comments:	Large Greenfield, CIL Zone 3		

Professional Fees		16,277,873	@	6.5%			(1,058,062)
Disposal Costs -							
OMS Marketing and Promotion		23,156,250	OMS @	3.00%	6,947	£ per unit	(694,688)
Residential Sales Agent Costs		23,156,250	OMS @	1.00%	2,316	£ per unit	(231,563)
Residential Sales Legal Costs		23,156,250	OMS @	0.25%	579	£ per unit	(57,891)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	100	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					9,941	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(144,203)
Developers Profit -							
Profit on OMS		23,156,250		20.00%			(4,631,250)
Margin on AH		4,256,250		6.00%	on AH values		(255,375)
Profit analysis:		27,412,500		17.83%	blended GDV	(4,886,625)	
		20,866,843		23.42%	on costs	(4,886,625)	
TOTAL COSTS							**(25,753,468)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							1,659,032
SDLT		1,659,032	@	HMRC formula			(72,452)
Acquisition Agent fees		1,659,032	@	1.0%			(16,590)
Acquisition Legal fees		1,659,032	@	0.5%			(8,295)
Interest on Land		1,659,032	@	7.00%			(116,132)
Residual Land Value							**1,445,563**
RLV analysis:	14,456 £ per plot	505,947	£ per ha (net)	204,754	£ per acre (net)		
		379,460	£ per ha (gross)	153,565	£ per acre (gross)		
				5.27%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		2.86	ha (net)	7.06	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		3.81	ha (gross)	9.41	acres (gross)		
Density analysis:		3,484	sqm/ha (net)	15,178	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	15,885 £ per plot	555,975	£ per ha (net)	225,000	£ per acre (net)		**1,588,500**
BLV analysis:		416,981	£ per ha (gross)	168,750	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**(50,028)**	£ per ha (net)	**(20,246)**	£ per acre (net)	**(142,937)**

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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(20,246)	10%	15%	20%	25%	30%	35%	40%
0.00	141,687	110,195	78,702	47,170	15,629	(15,911)	(47,451)
10.00	130,155	99,303	68,430	37,532	6,634	(24,264)	(55,161)
CIL £ psm 20.00	118,623	88,405	58,150	27,894	(2,361)	(32,616)	(62,872)
69.95 30.00	107,091	77,482	47,869	18,257	(11,356)	(40,969)	(70,607)
40.00	95,530	66,560	37,589	8,619	(20,351)	(49,322)	(78,341)
50.00	83,965	55,637	27,309	(1,019)	(29,347)	(57,691)	(86,075)
60.00	72,399	44,714	17,029	(10,657)	(38,342)	(66,070)	(93,810)
70.00	60,834	33,791	6,748	(20,294)	(47,353)	(74,448)	(101,544)
80.00	49,269	22,868	(3,532)	(29,932)	(56,376)	(82,827)	(109,278)
90.00	37,703	11,946	(13,812)	(39,593)	(65,399)	(91,206)	(117,013)
100.00	26,138	1,023	(24,099)	(49,261)	(74,423)	(99,585)	(124,747)
110.00	14,573	(9,900)	(34,411)	(58,929)	(83,446)	(107,964)	(132,491)
120.00	3,008	(20,850)	(44,723)	(68,596)	(92,469)	(116,342)	(140,251)
130.00	(8,579)	(31,807)	(55,036)	(78,264)	(101,493)	(124,725)	(148,012)
140.00	(20,180)	(42,764)	(65,348)	(87,932)	(110,516)	(133,132)	(155,772)
150.00	(31,782)	(53,721)	(75,661)	(97,600)	(119,547)	(141,540)	(163,533)
160.00	(43,383)	(64,678)	(85,973)	(107,268)	(128,600)	(149,947)	(171,293)
170.00	(54,985)	(75,635)	(96,285)	(116,955)	(137,654)	(158,354)	(179,054)
180.00	(66,586)	(86,592)	(106,602)	(126,655)	(146,708)	(166,761)	(186,814)
190.00	(78,187)	(97,549)	(116,950)	(136,356)	(155,762)	(175,168)	(194,660)
200.00	(89,789)	(108,538)	(127,297)	(146,057)	(164,816)	(183,576)	(202,719)
210.00	(101,419)	(119,532)	(137,644)	(155,757)	(173,870)	(192,009)	(210,895)
220.00	(113,060)	(130,526)	(147,992)	(165,458)	(182,927)	(200,709)	(219,134)
230.00	(124,700)	(141,520)	(158,339)	(175,158)	(192,014)	(209,527)	(227,593)
240.00	(136,341)	(152,514)	(168,686)	(184,879)	(201,386)	(218,452)	(236,597)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(20,246)	10%	15%	20%	25%	30%	35%	40%
8,000	110,733	83,702	56,656	29,610	2,564	(24,482)	(51,528)
9,000	98,284	71,238	44,192	17,146	(9,900)	(36,946)	(63,997)
Site Specific S106 10,000	85,820	58,774	31,728	4,682	(22,364)	(49,410)	(76,499)
12,000 11,000	73,356	46,310	19,264	(7,782)	(34,828)	(61,904)	(89,002)
12,000	60,892	33,846	6,800	(20,246)	(47,308)	(74,406)	(101,505)
13,000	48,428	21,382	(5,664)	(32,712)	(59,810)	(86,909)	(114,008)
14,000	35,964	8,918	(18,128)	(45,215)	(72,313)	(99,412)	(126,511)
15,000	23,500	(3,546)	(30,619)	(57,717)	(84,816)	(111,915)	(139,046)
16,000	11,036	(16,023)	(43,121)	(70,220)	(97,319)	(124,421)	(151,591)
17,000	(1,428)	(28,526)	(55,624)	(82,723)	(109,822)	(136,966)	(164,136)
18,000	(13,930)	(41,028)	(68,127)	(95,226)	(122,341)	(149,511)	(176,681)
19,000	(26,432)	(53,531)	(80,630)	(107,729)	(134,887)	(162,057)	(189,233)
20,000	(38,935)	(66,034)	(93,133)	(120,262)	(147,432)	(174,602)	(202,134)
21,000	(51,438)	(78,537)	(105,637)	(132,807)	(159,977)	(187,156)	(215,376)
22,000	(63,941)	(91,040)	(118,183)	(145,353)	(172,523)	(199,985)	(229,039)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(20,246)	10%	15%	20%	25%	30%	35%	40%
15.0%	231,120	194,617	158,114	121,611	85,092	48,536	11,980
16.0%	197,074	162,463	127,851	93,239	58,612	23,948	(10,717)
Profit 17.0%	163,029	130,308	97,588	64,868	32,132	(641)	(33,414)
20.0% 18.0%	128,983	98,154	67,325	36,497	5,652	(25,229)	(56,111)
19.0%	94,937	66,000	37,063	8,125	(20,828)	(49,818)	(78,808)
20.0%	60,892	33,846	6,800	(20,246)	(47,308)	(74,406)	(101,505)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(20,246)	10%	15%	20%	25%	30%	35%	40%
100,000	185,892	158,846	131,800	104,754	77,692	50,594	23,495
120,000	165,892	138,846	111,800	84,754	57,692	30,594	3,495
BLV (£ per acre) 140,000	145,892	118,846	91,800	64,754	37,692	10,594	(16,505)
225,000 160,000	125,892	98,846	71,800	44,754	17,692	(9,406)	(36,505)
180,000	105,892	78,846	51,800	24,754	(2,308)	(29,406)	(56,505)
200,000	85,892	58,846	31,800	4,754	(22,308)	(49,406)	(76,505)
220,000	65,892	38,846	11,800	(15,246)	(42,308)	(69,406)	(96,505)
240,000	45,892	18,846	(8,200)	(35,246)	(62,308)	(89,406)	(116,505)
260,000	25,892	(1,154)	(28,200)	(55,246)	(82,308)	(109,406)	(136,505)
280,000	5,892	(21,154)	(48,200)	(75,246)	(102,308)	(129,406)	(156,505)
300,000	(14,108)	(41,154)	(68,200)	(95,246)	(122,308)	(149,406)	(176,505)
320,000	(34,108)	(61,154)	(88,200)	(115,246)	(142,308)	(169,406)	(196,505)
340,000	(54,108)	(81,154)	(108,200)	(135,246)	(162,308)	(189,406)	(216,505)
360,000	(74,108)	(101,154)	(128,200)	(155,246)	(182,308)	(209,406)	(236,505)
380,000	(94,108)	(121,154)	(148,200)	(175,246)	(202,308)	(229,406)	(256,505)
400,000	(114,108)	(141,154)	(168,200)	(195,246)	(222,308)	(249,406)	(276,505)

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Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(20,246)	10%	15%	20%	25%	30%	35%	40%
	30	20,050	(3,132)	(26,314)	(49,497)	(72,692)	(95,920)	(119,147)
	35	60,892	33,846	6,800	(20,246)	(47,308)	(74,406)	(101,505)
Density (dph)	40	101,733	70,824	39,914	9,005	(21,923)	(52,893)	(83,863)
35.0	45	142,575	107,802	73,028	38,255	3,462	(31,380)	(66,221)
	50	183,417	144,780	106,143	67,506	28,846	(9,866)	(48,579)
	55	224,259	181,758	139,257	96,756	54,231	11,647	(30,937)
	60	265,100	218,736	172,371	126,007	79,616	33,160	(13,295)
	65	305,942	255,714	205,486	155,257	105,000	54,674	4,347
	70	346,784	292,692	238,600	184,508	130,385	76,187	21,989
	75	387,625	329,670	271,714	213,758	155,769	97,701	39,632
	80	428,467	366,648	304,828	243,009	181,154	119,214	57,274

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(20,246)	10%	15%	20%	25%	30%	35%	40%
	98%	102,713	75,410	48,105	20,801	(6,504)	(33,809)	(61,113)
	100%	60,892	33,846	6,800	(20,246)	(47,308)	(74,406)	(101,505)
Build Cost	102%	19,069	(7,718)	(34,554)	(61,393)	(88,232)	(115,072)	(141,960)
100%	104%	(22,837)	(49,417)	(75,997)	(102,577)	(129,213)	(155,862)	(182,511)
(105% = 5% increase)	106%	(64,800)	(91,120)	(117,507)	(143,896)	(170,284)	(196,872)	(224,683)
	108%	(106,843)	(132,971)	(159,099)	(185,278)	(212,284)	(241,435)	(271,859)
	110%	(148,956)	(174,864)	(201,091)	(228,763)	(258,867)	(288,991)	(319,251)
	112%	(191,186)	(217,980)	(247,089)	(276,906)	(306,793)	(336,749)	(366,863)
	114%	(236,525)	(266,039)	(295,554)	(325,204)	(354,914)	(384,744)	(414,756)
	116%	(285,595)	(314,880)	(344,225)	(373,692)	(403,266)	(433,011)	(462,988)
	118%	(334,815)	(363,886)	(393,081)	(422,404)	(451,884)	(481,585)	(511,612)
	120%	(384,194)	(413,092)	(442,156)	(471,375)	(500,803)	(530,561)	(560,532)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(20,246)	10%	15%	20%	25%	30%	35%	40%
	80%	(507,360)	(505,135)	(502,939)	(500,743)	(498,580)	(496,444)	(494,309)
	82%	(444,860)	(446,036)	(447,213)	(448,389)	(449,612)	(450,848)	(452,115)
Market Values	84%	(382,923)	(387,443)	(391,976)	(396,549)	(401,123)	(405,713)	(410,353)
100%	86%	(321,360)	(329,251)	(337,142)	(345,048)	(352,996)	(360,945)	(368,921)
(105% = 5% increase)	88%	(260,100)	(271,346)	(282,591)	(293,836)	(305,138)	(316,442)	(327,746)
	90%	(201,380)	(214,633)	(228,257)	(242,855)	(257,499)	(272,143)	(286,787)
	92%	(148,473)	(163,972)	(179,476)	(195,095)	(211,306)	(228,006)	(246,002)
	94%	(95,957)	(114,369)	(132,785)	(151,202)	(169,618)	(188,044)	(207,023)
	96%	(43,609)	(64,891)	(86,174)	(107,456)	(128,769)	(150,103)	(171,437)
	98%	8,698	(15,451)	(39,642)	(63,832)	(88,023)	(112,214)	(136,424)
	100%	60,892	33,846	6,800	(20,246)	(47,308)	(74,406)	(101,505)
	102%	113,076	83,140	53,194	23,249	(6,697)	(36,643)	(66,606)
	104%	165,133	132,337	99,542	66,743	33,898	1,053	(31,792)
	106%	217,189	181,502	145,815	110,128	74,440	38,748	3,003
	108%	269,217	230,666	192,087	153,508	114,929	76,350	37,770
	110%	321,153	279,732	238,311	196,888	155,417	113,946	72,475
	112%	373,090	328,784	284,477	240,171	195,864	151,542	107,179
	114%	425,027	377,835	330,643	283,451	236,260	189,068	141,876
	116%	476,914	426,882	376,809	326,732	276,655	226,578	176,500
	118%	528,749	475,836	422,924	370,012	317,050	264,087	211,125
	120%	580,583	524,791	468,999	413,207	357,415	301,597	245,749

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(20,246)	10%	15%	20%	25%	30%	35%	40%
	5,000	123,251	96,240	69,210	42,164	15,118	(11,928)	(38,974)
	10,000	185,482	158,471	131,460	104,449	77,438	50,427	23,416
Grant (£ per unit)	15,000	247,674	220,680	193,685	166,680	139,669	112,658	85,647
-	20,000	309,742	282,748	255,753	228,759	201,765	174,771	147,777
	25,000	371,810	344,816	317,821	290,827	263,833	236,839	209,845
	30,000	433,760	406,765	379,769	352,774	325,779	298,784	271,789
	35,000	495,680	468,685	441,689	414,694	387,699	360,704	333,709
	40,000	557,600	530,605	503,598	476,584	449,570	422,557	395,543
	45,000	619,412	592,399	565,385	538,371	511,357	484,344	457,330
	50,000	681,200	654,186	627,172	600,158	573,145	546,131	519,117
	55,000	742,987	715,973	688,959	661,945	634,896	607,846	580,796

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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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Appraisal Ref: B4 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 400
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			400	Units	
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			69.95	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	90.0	50.0%	50.0	35%	140.0
3 bed House	35.0%	105.0	35.0%	35.0	35%	140.0
3 bed House (with garage)	5.0%	15.0	5.0%	5.0	5%	20.0
4 bed House (with garage)	30.0%	90.0	10.0%	10.0	25%	100.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	300.0	100.0%	100.0	100%	400.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	6,750	72,656	3,750	40,365	10,500	113,021
3 bed House	9,450	101,719	3,150	33,906	12,600	135,625
3 bed House (with garage)	1,590	17,115	530	5,705	2,120	22,819
4 bed House (with garage)	13,140	141,438	1,460	15,715	14,600	157,153
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	30,930	332,928	8,890	95,691	39,820	428,619
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	35,000,000
3 bed House	300,000	3,333	310	3,333	310	42,000,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	6,500,000
4 bed House (with garage)	375,000	2,885	268	2,568	239	37,500,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						121,000,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Scheme Typology:	**Houses**	No Units:	**400**
Site Typology:	Location / Value Zone: **Zone B**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Large Greenfield, CIL Zone 3		

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	90.0	@	250,000		22,500,000
3 bed House	105.0	@	300,000		31,500,000
3 bed House (with garage)	15.0	@	325,000		4,875,000
4 bed House (with garage)	90.0	@	375,000		33,750,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	300.0				92,625,000
Affordable Rent GDV -					
2 bed House	10.0	@	150,000		1,500,000
3 bed House	7.0	@	180,000		1,260,000
3 bed House (with garage)	1.0	@	195,000		195,000
4 bed House (with garage)	2.0	@	225,000		450,000
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	20.0				3,405,000
Social Rent GDV -					
2 bed House	25.0	@	112,500		2,812,500
3 bed House	17.5	@	135,000		2,362,500
3 bed House (with garage)	2.5	@	146,250		365,625
4 bed House (with garage)	5.0	@	168,750		843,750
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	50.0				6,384,375
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	15.0	@	212,500		3,187,500
3 bed House	10.5	@	255,000		2,677,500
3 bed House (with garage)	1.5	@	276,250		414,375
4 bed House (with garage)	3.0	@	318,750		956,250
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	30.0	100.0			7,235,625
Sub-total GDV Residential	**400**				**109,650,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	11,350,000
	285 £ psm (total GIA sqm)			28,375 £ per unit (total units)	
Grant	400	units @	0 per unit		-
Total GDV					**109,650,000**

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Scheme Typology: Houses — No Units: 400
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	97,535	£		(97,535)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	292,605	£		(292,605)
CIL (Mrkt only inc. garages)	Max		30,930	sqm		69.95	£ psm			(2,163,554)
CIL analysis:			1.97%	% of GDV		5,409	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			400	units @		12,000	per unit			(4,800,000)
	Sub-total								(4,800,000)	
S106 analysis:	420,000 £ per ha		4.38%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			39,820	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			11.43	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		400	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	- £ per ha		0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			10,500	sqm @		1,379	psm			(14,479,500)
3 bed House			12,600	sqm @		1,379	psm			(17,375,400)
3 bed House (EXC. garage)			1,800	sqm @		1,379	psm			(2,482,200)
4 bed House (EXC. garage)			13,000	sqm @		1,379	psm			(17,927,000)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	20.0	16.0	320	sqm @		500	psm			(160,000)
Garages for 4B House	100.0	16.0	1,600	sqm @		500	psm			(800,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			39,820	£ per garage		£8,000				
External works			53,224,100	@		12.5%				(6,653,013)
Ext. Works analysis:						16,633	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			400	units @		1,011	£ per unit			(404,400)
M4(2) Category 2 Housing	Aff units	100	units @		95%	@	521	£ per unit		(49,495)
M4(2) Category 2 Housing	OMS units	300	units @		95%	@	521	£ per unit		(148,485)
M4(3) Category 3 Housing	Aff units	100	units @		5%	@	10,307	£ per unit		(51,535)
M4(3) Category 3 Housing	OMS units	300	units @		5%	@	10,307	£ per unit		(154,605)
Future Homes Standard		400	units @				4,350	£ per unit		(1,740,000)
Urban Greening	No. of storeys	2.0	equals		19,910	sqm footprint	100	£ sqm		(1,991,000)
Part L/FHS analysis:						3.3%	% of BCIS costs			
EV Charging Points - Houses		400	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			39,820				17.45	psm levy rate		(694,859)
	Sub-total								(5,234,379)	
Policy Costs analysis:	(design costs only)					13,086	£ per unit (total units)			
						9.8%	% of BCIS costs			
Contingency (on construction)			65,111,492	@		3.0%				(1,953,345)

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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**400**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield, CIL Zone 3				

Professional Fees		65,111,492	@	6.5%			(4,232,247)
Disposal Costs -							
OMS Marketing and Promotion		92,625,000	OMS @	3.00%	6,947	£ per unit	(2,778,750)
Residential Sales Agent Costs		92,625,000	OMS @	1.00%	2,316	£ per unit	(926,250)
Residential Sales Legal Costs		92,625,000	OMS @	0.25%	579	£ per unit	(231,563)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	400	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					9,866	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(348,604)
Developers Profit -							
Profit on OMS		92,625,000		20.00%			(18,525,000)
Margin on AH		17,025,000		6.00%	on AH values		(1,021,500)
Profit analysis:		109,650,000		17.83%	blended GDV	(19,546,500)	
		82,945,943		23.57%	on costs	(19,546,500)	
TOTAL COSTS							**(102,492,443)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							7,157,557
SDLT		7,157,557	@	HMRC formula			(347,378)
Acquisition Agent fees		7,157,557	@	1.0%			(71,576)
Acquisition Legal fees		7,157,557	@	0.5%			(35,788)
Interest on Land		7,157,557	@	7.00%			(501,029)
Residual Land Value							**6,201,786**
RLV analysis:	15,504 £ per plot	542,656	£ per ha (net)	219,610	£ per acre (net)		
		406,992	£ per ha (gross)	164,708	£ per acre (gross)		
				5.66%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		11.43	ha (net)	28.24	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		15.24	ha (gross)	37.65	acres (gross)		
Density analysis:		3,484	sqm/ha (net)	15,178	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	15,885 £ per plot	555,975	£ per ha (net)	225,000	£ per acre (net)		**6,354,000**
BLV analysis:		416,981	£ per ha (gross)	168,750	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**(13,319)**	£ per ha (net)	**(5,390)**	£ per acre (net)	**(152,214)**

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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1

Scheme Typology: Houses — No Units: 400
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(5,390)	10%	15%	20%	25%	30%	35%	40%
0.00	156,228	124,582	92,935	61,288	29,642	(2,005)	(33,664)
10.00	144,789	113,778	82,767	51,756	20,745	(10,266)	(41,303)
CIL £ psm 20.00	133,351	102,975	72,599	42,224	11,848	(18,527)	(48,942)
69.95 30.00	121,912	92,172	62,432	32,692	2,951	(26,795)	(56,581)
40.00	110,473	81,369	52,264	23,159	(5,945)	(35,071)	(64,221)
50.00	99,034	70,565	42,096	13,627	(14,842)	(43,347)	(71,860)
60.00	87,596	59,762	31,928	4,095	(23,747)	(51,623)	(79,499)
70.00	76,157	48,959	21,761	(5,438)	(32,659)	(59,899)	(87,139)
80.00	64,718	38,155	11,593	(14,970)	(41,572)	(68,175)	(94,778)
90.00	53,279	27,352	1,425	(24,518)	(50,484)	(76,451)	(102,417)
100.00	41,841	16,549	(8,743)	(34,067)	(59,397)	(84,726)	(110,056)
110.00	30,402	5,746	(18,922)	(43,616)	(68,309)	(93,002)	(117,696)
120.00	18,963	(5,058)	(29,108)	(53,165)	(77,222)	(101,278)	(125,335)
130.00	7,524	(15,874)	(39,294)	(62,714)	(86,134)	(109,554)	(132,974)
140.00	(3,914)	(26,696)	(49,480)	(72,263)	(95,047)	(117,830)	(140,614)
150.00	(15,372)	(37,518)	(59,665)	(81,812)	(103,959)	(126,106)	(148,253)
160.00	(26,831)	(48,341)	(69,851)	(91,361)	(112,872)	(134,382)	(155,892)
170.00	(38,289)	(59,163)	(80,037)	(100,910)	(121,784)	(142,658)	(163,531)
180.00	(49,748)	(69,985)	(90,222)	(110,460)	(130,697)	(150,934)	(171,171)
190.00	(61,207)	(80,808)	(100,408)	(120,009)	(139,609)	(159,210)	(178,810)
200.00	(72,666)	(91,630)	(110,594)	(129,558)	(148,522)	(167,485)	(186,449)
210.00	(84,125)	(102,452)	(120,780)	(139,107)	(157,434)	(175,761)	(194,089)
220.00	(95,584)	(113,275)	(130,965)	(148,656)	(166,347)	(184,037)	(201,740)
230.00	(107,043)	(124,097)	(141,151)	(158,205)	(175,259)	(192,313)	(209,394)
240.00	(118,502)	(134,919)	(151,337)	(167,754)	(184,172)	(200,589)	(217,051)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(5,390)	10%	15%	20%	25%	30%	35%	40%
8,000	125,524	98,323	71,122	43,920	16,719	(10,482)	(37,703)
9,000	113,197	85,995	58,794	31,593	4,391	(22,810)	(50,052)
Site Specific S106 10,000	100,869	73,668	46,467	19,265	(7,936)	(35,159)	(62,402)
12,000 11,000	88,542	61,340	34,139	6,938	(20,265)	(47,508)	(74,751)
12,000	76,214	49,013	21,811	(5,390)	(32,614)	(59,857)	(87,100)
13,000	63,886	36,685	9,484	(17,721)	(44,964)	(72,207)	(99,450)
14,000	51,559	24,358	(2,844)	(30,070)	(57,313)	(84,556)	(111,799)
15,000	39,231	12,030	(15,177)	(42,420)	(69,662)	(96,905)	(124,148)
16,000	26,904	(298)	(27,526)	(54,769)	(82,012)	(109,255)	(136,498)
17,000	14,576	(12,632)	(39,875)	(67,118)	(94,361)	(121,604)	(148,847)
18,000	2,249	(24,982)	(52,225)	(79,467)	(106,710)	(133,953)	(161,196)
19,000	(10,088)	(37,331)	(64,574)	(91,817)	(119,060)	(146,303)	(173,546)
20,000	(22,437)	(49,680)	(76,923)	(104,166)	(131,409)	(158,652)	(185,895)
21,000	(34,787)	(62,030)	(89,273)	(116,515)	(143,758)	(171,001)	(198,249)
22,000	(47,136)	(74,379)	(101,622)	(128,865)	(156,108)	(183,351)	(210,623)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(5,390)	10%	15%	20%	25%	30%	35%	40%
15.0%	246,442	209,784	173,125	136,467	99,785	63,085	26,385
16.0%	212,396	177,629	142,862	108,095	73,305	38,497	3,688
Profit 17.0%	178,351	145,475	112,600	79,724	46,825	13,908	(19,009)
20.0% 18.0%	144,305	113,321	82,337	51,353	20,345	(10,680)	(41,706)
19.0%	110,260	81,167	52,074	22,981	(6,135)	(35,269)	(64,403)
20.0%	76,214	49,013	21,811	(5,390)	(32,614)	(59,857)	(87,100)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(5,390)	10%	15%	20%	25%	30%	35%	40%
100,000	201,214	174,013	146,811	119,610	92,386	65,143	37,900
120,000	181,214	154,013	126,811	99,610	72,386	45,143	17,900
BLV (£ per acre) 140,000	161,214	134,013	106,811	79,610	52,386	25,143	(2,100)
225,000 160,000	141,214	114,013	86,811	59,610	32,386	5,143	(22,100)
180,000	121,214	94,013	66,811	39,610	12,386	(14,857)	(42,100)
200,000	101,214	74,013	46,811	19,610	(7,614)	(34,857)	(62,100)
220,000	81,214	54,013	26,811	(390)	(27,614)	(54,857)	(82,100)
240,000	61,214	34,013	6,811	(20,390)	(47,614)	(74,857)	(102,100)
260,000	41,214	14,013	(13,189)	(40,390)	(67,614)	(94,857)	(122,100)
280,000	21,214	(5,987)	(33,189)	(60,390)	(87,614)	(114,857)	(142,100)
300,000	1,214	(25,987)	(53,189)	(80,390)	(107,614)	(134,857)	(162,100)
320,000	(18,786)	(45,987)	(73,189)	(100,390)	(127,614)	(154,857)	(182,100)
340,000	(38,786)	(65,987)	(93,189)	(120,390)	(147,614)	(174,857)	(202,100)
360,000	(58,786)	(85,987)	(113,189)	(140,390)	(167,614)	(194,857)	(222,100)
380,000	(78,786)	(105,987)	(133,189)	(160,390)	(187,614)	(214,857)	(242,100)
400,000	(98,786)	(125,987)	(153,189)	(180,390)	(207,614)	(234,857)	(262,100)

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Scheme Typology: Houses — No Units: 400
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(5,390)	10%	15%	20%	25%	30%	35%	40%
	30	33,183	9,868	(13,447)	(36,763)	(60,098)	(83,449)	(106,800)
	35	76,214	49,013	21,811	(5,390)	(32,614)	(59,857)	(87,100)
Density (dph)	40	119,245	88,157	57,070	25,983	(5,131)	(36,266)	(67,400)
35.0	45	162,275	127,302	92,329	57,356	22,353	(12,674)	(47,700)
	50	205,306	166,447	127,588	88,729	49,836	10,918	(28,000)
	55	248,336	205,591	162,846	120,101	77,320	34,510	(8,301)
	60	291,367	244,736	198,105	151,474	104,804	58,102	11,399
	65	334,398	283,881	233,364	182,847	132,287	81,693	31,099
	70	377,428	323,025	268,623	214,220	159,771	105,285	50,799
	75	420,459	362,170	303,881	245,593	187,255	128,877	70,499
	80	463,489	401,315	339,140	276,966	214,738	152,469	90,199

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(5,390)	10%	15%	20%	25%	30%	35%	40%
	98%	117,517	90,060	62,603	35,146	7,690	(19,767)	(47,249)
	100%	76,214	49,013	21,811	(5,390)	(32,614)	(59,857)	(87,100)
Build Cost	102%	34,911	7,966	(19,004)	(45,991)	(72,978)	(99,965)	(126,952)
100%	104%	(6,418)	(33,149)	(59,880)	(86,611)	(113,342)	(140,073)	(166,804)
(105% = 5% increase)	106%	(47,805)	(74,280)	(100,755)	(127,230)	(153,705)	(180,180)	(206,710)
	108%	(89,192)	(115,412)	(141,631)	(167,850)	(194,081)	(220,492)	(250,460)
	110%	(130,580)	(156,543)	(182,506)	(208,507)	(236,454)	(266,545)	(296,636)
	112%	(171,967)	(197,674)	(223,750)	(253,428)	(283,222)	(313,017)	(342,871)
	114%	(213,383)	(241,498)	(270,995)	(300,493)	(329,991)	(359,557)	(389,160)
	116%	(259,955)	(289,156)	(318,357)	(347,558)	(376,838)	(406,144)	(435,449)
	118%	(307,909)	(336,814)	(365,719)	(394,713)	(423,722)	(452,730)	(481,852)
	120%	(355,864)	(384,472)	(413,183)	(441,895)	(470,606)	(499,420)	(528,265)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(5,390)	10%	15%	20%	25%	30%	35%	40%
	80%	(477,391)	(475,611)	(473,830)	(472,078)	(470,342)	(468,607)	(466,871)
	82%	(417,155)	(418,721)	(420,287)	(421,853)	(423,419)	(424,985)	(426,598)
Market Values	84%	(356,986)	(361,856)	(366,744)	(371,656)	(376,569)	(381,481)	(386,394)
100%	86%	(296,903)	(305,110)	(313,318)	(321,526)	(329,734)	(337,978)	(346,237)
(105% = 5% increase)	88%	(236,819)	(248,365)	(259,910)	(271,456)	(283,002)	(294,548)	(306,094)
	90%	(182,942)	(195,779)	(208,628)	(221,694)	(236,270)	(251,154)	(266,038)
	92%	(131,082)	(146,801)	(162,519)	(178,238)	(193,956)	(209,716)	(225,982)
	94%	(79,222)	(97,822)	(116,422)	(135,021)	(153,621)	(172,220)	(190,830)
	96%	(27,362)	(48,843)	(70,324)	(91,805)	(113,285)	(134,766)	(156,247)
	98%	24,448	122	(24,226)	(48,588)	(72,950)	(97,312)	(121,674)
	100%	76,214	49,013	21,811	(5,390)	(32,614)	(59,857)	(87,100)
	102%	127,980	97,903	67,826	37,748	7,671	(22,406)	(52,527)
	104%	179,746	146,793	113,840	80,887	47,934	14,981	(17,973)
	106%	231,512	195,683	159,854	124,025	88,196	52,367	16,538
	108%	283,279	244,574	205,869	167,164	128,459	89,754	51,049
	110%	335,008	293,463	251,883	210,302	168,721	127,141	85,560
	112%	386,699	342,282	297,865	253,441	208,984	164,527	120,070
	114%	438,390	391,102	343,813	296,524	249,236	201,914	154,581
	116%	490,082	439,921	389,761	339,601	289,440	239,280	189,092
	118%	541,773	488,741	435,709	382,677	329,644	276,612	223,580
	120%	593,464	537,560	481,657	425,753	369,849	313,945	258,041

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(5,390)	10%	15%	20%	25%	30%	35%	40%
	5,000	137,926	110,725	83,523	56,322	29,121	1,919	(25,282)
	10,000	199,638	172,436	145,235	118,034	90,832	63,631	36,430
Grant (£ per unit)	15,000	261,350	234,148	206,947	179,746	152,544	125,343	98,142
-	20,000	322,995	295,809	268,622	241,436	214,249	187,055	159,854
	25,000	384,606	357,420	330,233	303,047	275,860	248,674	221,487
	30,000	446,217	419,031	391,844	364,658	337,471	310,285	283,098
	35,000	507,828	480,641	453,455	426,269	399,082	371,896	344,709
	40,000	569,439	542,252	515,066	487,879	460,693	433,507	406,320
	45,000	631,050	603,863	576,676	549,478	522,280	495,082	467,883
	50,000	692,595	665,397	638,199	611,001	583,803	556,604	529,406
	55,000	754,118	726,920	699,722	672,524	645,325	618,127	590,929

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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260916 Bradford Zone B Greenfield CIL Z2 Appraisals v0.1 - Summary Table

Appraisal Ref:	**B1 - Z2**	**B2 - Z2**	**B3 - Z2**	**B4 - Z2**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	10	50	100	400
Location / Value Zone:	Zone B	Zone B	Zone B	Zone B
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
Notes/Comments:	Small Greenfield, CIL Zone 2	Medium Greenfield, CIL Zone 2	Large Greenfield, CIL Zone 3	Large Greenfield, CIL Zone 3
Total GDV (£)	2,741,250	13,706,250	27,412,500	109,650,000
Policy Assumptions	-	-	-	-
AH Target %	25%	25%	25%	25%
Max CIL (£ psm)	69.95	69.95	69.95	69.95
Max CIL (£ per unit)	5,409	5,409	5,409	5,409
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	17,409	17,409	17,409	17,409
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	17,409	17,409	17,409	17,409
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.83%	17.83%	17.83%	17.83%
Developers Profit (% on costs)	21.26%	23.14%	23.42%	23.57%
Developers Profit Total (£)	488,663	2,443,313	4,886,625	19,546,500
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	(64,279)	175,308	204,754	219,610
RLV (£/ha (net))	(158,833)	433,186	505,947	542,656
RLV (% of GDV)	-1.66%	4.51%	5.27%	5.66%
RLV Total (£)	(45,381)	618,837	1,445,563	6,201,786
BLV (£/acre (net))	260,000	225,000	225,000	225,000
BLV (£/ha (net))	642,460	555,975	555,975	555,975
BLV Total (£)	183,560	794,250	1,588,500	6,354,000
Surplus/Deficit (£/acre) [RLV-BLV]	(324,279)	(49,692)	(20,246)	(5,390)
Surplus/Deficit (£/ha)	(801,293)	(122,789)	(50,028)	(13,319)
Surplus/Deficit Total (£)	(228,941)	(175,413)	(142,937)	(152,214)
RAG	Not Viable	Marginal	Marginal	Marginal
Interest on development costs	32,286	< These rows for are ease of sense checking - do not print these rows in the summary table		
Interest on land	-	< These rows for are ease of sense checking - do not print these rows in the summary table		
Interest total per unit	3,229	< These rows for are ease of sense checking - do not print these rows in the summary table		

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Appraisal Ref: B1 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 10
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 2

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			10 Units		
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			27.98 £ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	2.3	50.0%	1.3	35%	3.5
3 bed House	35.0%	2.6	35.0%	0.9	35%	3.5
3 bed House (with garage)	5.0%	0.4	5.0%	0.1	5%	0.5
4 bed House (with garage)	30.0%	2.3	10.0%	0.3	25%	2.5
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	7.5	100.0%	2.5	100%	10.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	169	1,816	94	1,009	263	2,826
3 bed House	236	2,543	79	848	315	3,391
3 bed House (with garage)	40	428	13	143	53	570
4 bed House (with garage)	329	3,536	37	393	365	3,929
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	773	8,323	222	2,392	996	10,715
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	875,000
3 bed House	300,000	3,333	310	3,333	310	1,050,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	162,500
4 bed House (with garage)	375,000	2,885	268	2,568	239	937,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						3,025,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 2				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	2.3	@	250,000		562,500
3 bed House	2.6	@	300,000		787,500
3 bed House (with garage)	0.4	@	325,000		121,875
4 bed House (with garage)	2.3	@	375,000		843,750
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	7.5				2,315,625
Affordable Rent GDV -					
2 bed House	0.3	@	150,000		37,500
3 bed House	0.2	@	180,000		31,500
3 bed House (with garage)	0.0	@	195,000		4,875
4 bed House (with garage)	0.1	@	225,000		11,250
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	0.5				85,125
Social Rent GDV -					
2 bed House	0.6	@	112,500		70,313
3 bed House	0.4	@	135,000		59,063
3 bed House (with garage)	0.1	@	146,250		9,141
4 bed House (with garage)	0.1	@	168,750		21,094
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	1.3				159,609
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.4	@	212,500		79,688
3 bed House	0.3	@	255,000		66,938
3 bed House (with garage)	0.0	@	276,250		10,359
4 bed House (with garage)	0.1	@	318,750		23,906
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	0.8	2.5			180,891
Sub-total GDV Residential	**10**				**2,741,250**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	283,750
	285 £ psm (total GIA sqm)			28,375 £ per unit (total units)	
Grant	10	units @	0	per unit	-
Total GDV					**2,741,250**

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 2				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	6,350	£		(6,350)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	25,400	£		(25,400)
CIL (Mrkt only inc. garages)	Max		773	sqm		27.98	£ psm			(21,636)
CIL analysis:			0.79%	% of GDV		2,164	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			10	units @		12,000	per unit			(120,000)
	Sub-total								(120,000)	
S106 analysis:	420,000	£ per ha	4.38%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			996	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			0.29	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			10	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			263	sqm @		1,559	psm			(409,238)
3 bed House			315	sqm @		1,559	psm			(491,085)
3 bed House (EXC. garage)			45	sqm @		1,559	psm			(70,155)
4 bed House (EXC. garage)			325	sqm @		1,559	psm			(506,675)
5 bed House (EXC. garage)			-	sqm @		1,559	psm			-
1 bed Flat			-	sqm @		1,834	psm			-
2 bed Flat			-	sqm @		1,834	psm			-
3 bed Flat			-	sqm @		1,834	psm			-
Garages for 3B House	0.5	16.0	8	sqm @		500	psm			(4,000)
Garages for 4B House	2.5	16.0	40	sqm @		500	psm			(20,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			996	£ per garage		£8,000				
External works			1,501,153	@		10.0%				(150,115)
Ext. Works analysis:						15,012	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			10	units @		1,011	£ per unit			(10,110)
M4(2) Category 2 Housing	Aff units	3	units @		95%	@	521	£ per unit		(1,237)
M4(2) Category 2 Housing	OMS units	8	units @		95%	@	521	£ per unit		(3,712)
M4(3) Category 3 Housing	Aff units	3	units @		5%	@	10,307	£ per unit		(1,288)
M4(3) Category 3 Housing	OMS units	8	units @		5%	@	10,307	£ per unit		(3,865)
Future Homes Standard		10	units @				4,350	£ per unit		(43,500)
Urban Greening	No. of storeys	2.0	equals		498	sqm footprint	100	£ sqm		(49,775)
Part L/FHS analysis:						2.9%	% of BCIS costs			
EV Charging Points - Houses		10	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			996				17.45	psm levy rate		(17,371)
	Sub-total								(130,859)	
Policy Costs analysis:	(design costs only)					13,086	£ per unit (total units)			
						8.7%	% of BCIS costs			
Contingency (on construction)			1,782,127	@		3.0%				(53,464)

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**10**
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield: **Greenfield**
Notes/Comments:	Small Greenfield, CIL Zone 2		

Professional Fees			1,782,127	@	6.5%			(115,838)
Disposal Costs -								
OMS Marketing and Promotion			2,315,625	OMS @	3.00%	6,947	£ per unit	(69,469)
Residential Sales Agent Costs			2,315,625	OMS @	1.00%	2,316	£ per unit	(23,156)
Residential Sales Legal Costs			2,315,625	OMS @	0.25%	579	£ per unit	(5,789)
Affordable Sale Legal Costs							lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)		10	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:						10,841	£ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565%	pcm		(31,260)
Developers Profit -								
Profit on OMS			2,315,625		20.00%			(463,125)
Margin on AH			425,625		6.00%	on AH values		(25,538)
Profit analysis:			2,741,250		17.83%	blended GDV	(488,663)	
			2,264,488		21.58%	on costs	(488,663)	
TOTAL COSTS								**(2,753,151)**

RESIDUAL LAND VALUE (RLV)								
Residual Land Value (gross)								(11,901)
SDLT			-	@	HMRC formula			-
Acquisition Agent fees			-	@	1.0%			-
Acquisition Legal fees			-	@	0.5%			-
Interest on Land			-	@	7.00%			-
Residual Land Value								**(11,901)**
RLV analysis:	(1,190)	£ per plot	(41,653)	£ per ha (net)	(16,857)	£ per acre (net)		
			(37,488)	£ per ha (gross)	(15,171)	£ per acre (gross)		
					-0.43%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)								
Residential Density			35.0	dph (net)				
Site Area (net)			0.29	ha (net)	0.71	acres (net)		
Net to Gross ratio			90%					
Site Area (gross)			0.32	ha (gross)	0.78	acres (gross)		
Density analysis:			3,484	sqm/ha (net)	15,178	sqft/ac (net)		
			32	dph (gross)				
Benchmark Land Value (net)	18,356	£ per plot	642,460	£ per ha (net)	260,000	£ per acre (net)		**183,560**
BLV analysis:			578,214	£ per ha (gross)	234,000	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**(684,113)**	£ per ha (net)	**(276,857)**	£ per acre (net)	**(195,461)**

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 2

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(276,857)	10%	15%	20%	25%	30%	35%	40%
0.00	(151,018)	(182,845)	(214,671)	(246,497)	(280,025)	(314,808)	(349,590)
10.00	(163,425)	(194,562)	(225,698)	(256,835)	(290,571)	(324,600)	(358,629)
CIL £ psm 20.00	(175,831)	(206,279)	(236,726)	(267,840)	(301,116)	(334,392)	(367,669)
27.98 30.00	(188,237)	(217,996)	(247,754)	(279,139)	(311,662)	(344,185)	(376,708)
40.00	(200,644)	(229,713)	(258,782)	(290,438)	(322,208)	(353,977)	(385,747)
50.00	(213,050)	(241,430)	(270,721)	(301,737)	(332,754)	(363,770)	(394,786)
60.00	(225,456)	(253,147)	(282,773)	(313,036)	(343,299)	(373,562)	(403,825)
70.00	(237,862)	(265,316)	(294,825)	(324,335)	(353,845)	(383,355)	(412,905)
80.00	(250,269)	(278,121)	(306,878)	(335,634)	(364,391)	(393,147)	(421,996)
90.00	(262,924)	(290,927)	(318,930)	(346,933)	(374,936)	(402,940)	(431,086)
100.00	(276,482)	(303,732)	(330,982)	(358,232)	(385,482)	(412,772)	(440,176)
110.00	(290,041)	(316,538)	(343,035)	(369,531)	(396,028)	(422,619)	(449,267)
120.00	(303,600)	(329,343)	(355,087)	(380,830)	(406,578)	(432,467)	(458,357)
130.00	(317,159)	(342,149)	(367,139)	(392,129)	(417,183)	(442,315)	(467,447)
140.00	(330,718)	(354,954)	(379,191)	(403,428)	(427,788)	(452,163)	(476,537)
150.00	(344,276)	(367,760)	(391,244)	(414,776)	(438,394)	(462,011)	(485,628)
160.00	(357,835)	(380,565)	(403,296)	(426,139)	(448,999)	(471,858)	(494,718)
170.00	(371,394)	(393,371)	(415,400)	(437,502)	(459,604)	(481,706)	(503,808)
180.00	(384,953)	(406,177)	(427,521)	(448,865)	(470,210)	(491,554)	(512,899)
190.00	(398,511)	(419,054)	(439,641)	(460,228)	(480,815)	(501,402)	(521,989)
200.00	(412,103)	(431,932)	(451,761)	(471,591)	(491,420)	(511,250)	(531,079)
210.00	(425,738)	(444,810)	(463,882)	(482,954)	(502,026)	(521,098)	(540,170)
220.00	(439,373)	(457,688)	(476,002)	(494,317)	(512,631)	(530,945)	(549,260)
230.00	(453,009)	(470,566)	(488,123)	(505,680)	(523,236)	(540,793)	(558,350)
240.00	(466,644)	(483,444)	(500,243)	(517,042)	(533,842)	(550,641)	(567,440)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(276,857)	10%	15%	20%	25%	30%	35%	40%
8,000	(132,250)	(162,148)	(192,045)	(221,943)	(251,840)	(283,757)	(316,432)
9,000	(145,620)	(175,518)	(205,416)	(235,313)	(265,695)	(298,370)	(331,045)
Site Specific S106 10,000	(158,991)	(188,888)	(218,786)	(248,683)	(280,307)	(312,982)	(345,657)
12,000 11,000	(172,361)	(202,259)	(232,156)	(262,245)	(294,920)	(327,594)	(360,269)
12,000	(185,731)	(215,629)	(245,526)	(276,857)	(309,532)	(342,207)	(374,882)
13,000	(199,102)	(228,999)	(258,897)	(291,469)	(324,144)	(356,819)	(389,494)
14,000	(212,472)	(242,369)	(273,407)	(306,082)	(338,757)	(371,432)	(404,106)
15,000	(225,842)	(255,740)	(288,019)	(320,694)	(353,369)	(386,044)	(418,793)
16,000	(239,212)	(269,956)	(302,631)	(335,306)	(367,981)	(400,656)	(433,488)
17,000	(252,583)	(284,569)	(317,244)	(349,919)	(382,594)	(415,322)	(448,183)
18,000	(266,506)	(299,181)	(331,856)	(364,531)	(397,206)	(430,017)	(462,878)
19,000	(281,118)	(313,793)	(346,468)	(379,143)	(411,852)	(444,712)	(477,573)
20,000	(295,731)	(328,406)	(361,081)	(393,756)	(426,547)	(459,407)	(492,268)
21,000	(310,343)	(343,018)	(375,693)	(408,381)	(441,242)	(474,102)	(506,963)
22,000	(324,955)	(357,630)	(390,305)	(423,076)	(455,937)	(488,797)	(521,657)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(276,857)	10%	15%	20%	25%	30%	35%	40%
15.0%	(6,973)	(46,003)	(85,466)	(125,368)	(165,269)	(205,170)	(245,072)
16.0%	(42,200)	(79,578)	(117,478)	(155,379)	(193,280)	(231,180)	(269,924)
Profit 17.0%	(77,691)	(113,590)	(149,490)	(185,390)	(221,290)	(257,190)	(296,164)
20.0% 18.0%	(113,704)	(147,603)	(181,502)	(215,401)	(249,301)	(285,355)	(322,403)
19.0%	(149,718)	(181,616)	(213,514)	(245,413)	(278,919)	(313,781)	(348,642)
20.0%	(185,731)	(215,629)	(245,526)	(276,857)	(309,532)	(342,207)	(374,882)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
(276,857)	10%	15%	20%	25%	30%	35%	40%
100,000	(25,731)	(55,629)	(85,526)	(116,857)	(149,532)	(182,207)	(214,882)
120,000	(45,731)	(75,629)	(105,526)	(136,857)	(169,532)	(202,207)	(234,882)
BLV (£ per acre) 140,000	(65,731)	(95,629)	(125,526)	(156,857)	(189,532)	(222,207)	(254,882)
260,000 160,000	(85,731)	(115,629)	(145,526)	(176,857)	(209,532)	(242,207)	(274,882)
180,000	(105,731)	(135,629)	(165,526)	(196,857)	(229,532)	(262,207)	(294,882)
200,000	(125,731)	(155,629)	(185,526)	(216,857)	(249,532)	(282,207)	(314,882)
220,000	(145,731)	(175,629)	(205,526)	(236,857)	(269,532)	(302,207)	(334,882)
240,000	(165,731)	(195,629)	(225,526)	(256,857)	(289,532)	(322,207)	(354,882)
260,000	(185,731)	(215,629)	(245,526)	(276,857)	(309,532)	(342,207)	(374,882)
280,000	(205,731)	(235,629)	(265,526)	(296,857)	(329,532)	(362,207)	(394,882)
300,000	(225,731)	(255,629)	(285,526)	(316,857)	(349,532)	(382,207)	(414,882)
320,000	(245,731)	(275,629)	(305,526)	(336,857)	(369,532)	(402,207)	(434,882)
340,000	(265,731)	(295,629)	(325,526)	(356,857)	(389,532)	(422,207)	(454,882)
360,000	(285,731)	(315,629)	(345,526)	(376,857)	(409,532)	(442,207)	(474,882)
380,000	(305,731)	(335,629)	(365,526)	(396,857)	(429,532)	(462,207)	(494,882)
400,000	(325,731)	(355,629)	(385,526)	(416,857)	(449,532)	(482,207)	(514,882)

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Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 2

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(276,857)	10%	15%	20%	25%	30%	35%	40%
	30	(196,341)	(221,968)	(247,594)	(274,449)	(302,456)	(330,463)	(358,470)
	35	(185,731)	(215,629)	(245,526)	(276,857)	(309,532)	(342,207)	(374,882)
Density (dph)	40	(175,121)	(209,290)	(243,459)	(279,265)	(316,608)	(353,951)	(391,293)
35.0	45	(164,512)	(202,951)	(241,391)	(281,673)	(323,684)	(365,694)	(407,705)
	50	(153,902)	(196,613)	(239,323)	(284,081)	(330,760)	(377,438)	(424,117)
	55	(143,292)	(190,274)	(237,256)	(286,489)	(337,836)	(389,182)	(440,529)
	60	(132,682)	(183,935)	(235,188)	(288,898)	(344,912)	(400,926)	(456,940)
	65	(122,072)	(177,596)	(233,121)	(291,306)	(351,988)	(412,670)	(473,352)
	70	(111,462)	(171,258)	(231,053)	(293,714)	(359,064)	(424,414)	(489,764)
	75	(100,853)	(164,919)	(228,985)	(296,122)	(366,140)	(436,157)	(506,175)
	80	(90,243)	(158,580)	(226,918)	(298,530)	(373,216)	(447,901)	(522,587)

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(276,857)	10%	15%	20%	25%	30%	35%	40%
	98%	(136,193)	(166,395)	(196,596)	(226,797)	(256,998)	(289,726)	(322,733)
	100%	(185,731)	(215,629)	(245,526)	(276,857)	(309,532)	(342,207)	(374,882)
Build Cost	102%	(235,269)	(265,315)	(297,658)	(330,001)	(362,344)	(394,687)	(427,151)
100%	104%	(287,111)	(319,123)	(351,134)	(383,145)	(415,209)	(447,402)	(479,595)
(105% = 5% increase)	106%	(341,251)	(372,931)	(404,610)	(436,461)	(468,320)	(500,179)	(532,038)
	108%	(395,391)	(426,854)	(458,380)	(489,905)	(521,431)	(552,956)	(584,481)
	110%	(449,775)	(480,966)	(512,158)	(543,350)	(574,541)	(605,733)	(636,925)
	112%	(504,221)	(535,079)	(565,937)	(596,794)	(627,652)	(658,510)	(689,368)
	114%	(558,667)	(589,191)	(619,715)	(650,239)	(680,763)	(711,307)	(742,098)
	116%	(613,113)	(643,303)	(673,493)	(703,684)	(733,926)	(764,382)	(794,838)
	118%	(667,558)	(697,415)	(727,272)	(757,217)	(787,337)	(817,458)	(847,578)
	120%	(722,004)	(751,527)	(781,179)	(810,964)	(840,749)	(870,533)	(900,318)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(276,857)	10%	15%	20%	25%	30%	35%	40%
	80%	(789,929)	(788,855)	(787,782)	(786,709)	(785,636)	(784,563)	(783,490)
	82%	(728,343)	(730,691)	(733,040)	(735,388)	(737,736)	(740,084)	(742,433)
Market Values	84%	(667,082)	(672,746)	(678,410)	(684,074)	(689,836)	(695,606)	(701,376)
100%	86%	(605,890)	(614,954)	(624,017)	(633,081)	(642,144)	(651,208)	(660,319)
(105% = 5% increase)	88%	(544,698)	(557,161)	(569,624)	(582,087)	(594,550)	(607,013)	(619,476)
	90%	(483,506)	(499,369)	(515,231)	(531,094)	(546,956)	(562,819)	(578,682)
	92%	(422,314)	(441,576)	(460,838)	(480,100)	(499,362)	(518,625)	(537,887)
	94%	(361,362)	(383,896)	(406,445)	(429,107)	(451,769)	(474,430)	(497,092)
	96%	(300,518)	(326,433)	(352,348)	(378,262)	(404,177)	(430,236)	(456,297)
	98%	(241,403)	(268,970)	(298,265)	(327,560)	(356,854)	(386,149)	(415,503)
	100%	(185,731)	(215,629)	(245,526)	(276,857)	(309,532)	(342,207)	(374,882)
	102%	(130,060)	(163,050)	(196,041)	(229,031)	(262,209)	(298,265)	(334,320)
	104%	(74,388)	(110,472)	(146,555)	(182,638)	(218,722)	(254,805)	(293,758)
	106%	(19,741)	(58,061)	(97,069)	(136,245)	(175,421)	(214,598)	(253,774)
	108%	34,475	(6,699)	(47,977)	(89,852)	(132,121)	(174,390)	(216,659)
	110%	87,736	44,473	289	(43,943)	(88,821)	(134,183)	(179,545)
	112%	140,102	94,490	48,450	1,256	(45,960)	(93,976)	(142,431)
	114%	192,439	143,946	95,425	46,408	(3,797)	(54,027)	(105,316)
	116%	244,580	193,309	141,972	90,541	38,345	(14,870)	(68,202)
	118%	296,720	242,553	188,386	134,179	79,839	24,261	(31,964)
	120%	348,861	291,797	234,733	177,669	120,568	63,318	4,158

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	(276,857)	10%	15%	20%	25%	30%	35%	40%
	5,000	(118,876)	(148,773)	(178,671)	(208,569)	(238,466)	(269,141)	(301,816)
	10,000	(52,317)	(81,918)	(111,816)	(141,713)	(171,611)	(201,509)	(231,406)
Grant (£ per unit)	15,000	12,915	(16,218)	(45,411)	(74,858)	(104,756)	(134,653)	(164,551)
-	20,000	77,409	48,838	19,704	(9,430)	(38,564)	(67,798)	(97,695)
	25,000	140,284	112,127	83,969	55,626	26,492	(2,642)	(31,776)
	30,000	202,931	174,834	146,737	118,640	90,530	62,373	33,280
	35,000	265,510	237,413	209,317	181,220	153,123	125,026	96,929
	40,000	328,090	299,993	271,896	243,799	215,702	187,605	159,508
	45,000	390,545	362,463	334,381	306,299	278,217	250,135	222,052
	50,000	452,859	424,777	396,695	368,613	340,530	312,448	284,366
	55,000	515,173	487,090	459,008	430,926	402,844	374,762	346,680

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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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Appraisal Ref: B2 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 50
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 2

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			50 Units		
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	7.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		27.98	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	11.3	50.0%	6.3	35%	17.5
3 bed House	35.0%	13.1	35.0%	4.4	35%	17.5
3 bed House (with garage)	5.0%	1.9	5.0%	0.6	5%	2.5
4 bed House (with garage)	30.0%	11.3	10.0%	1.3	25%	12.5
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	37.5	100.0%	12.5	100%	50.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	844	9,082	469	5,046	1,313	14,128
3 bed House	1,181	12,715	394	4,238	1,575	16,953
3 bed House (with garage)	199	2,139	66	713	265	2,852
4 bed House (with garage)	1,643	17,680	183	1,964	1,825	19,644
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	3,866	41,616	1,111	11,961	4,978	53,577
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	4,375,000
3 bed House	300,000	3,333	310	3,333	310	5,250,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	812,500
4 bed House (with garage)	375,000	2,885	268	2,568	239	4,687,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						15,125,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**50**
Site Typology:	Location / Value Zone: **Zone B**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Medium Greenfield, CIL Zone 2		

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	11.3	@	250,000		2,812,500
3 bed House	13.1	@	300,000		3,937,500
3 bed House (with garage)	1.9	@	325,000		609,375
4 bed House (with garage)	11.3	@	375,000		4,218,750
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	37.5				11,578,125
Affordable Rent GDV -					
2 bed House	1.3	@	150,000		187,500
3 bed House	0.9	@	180,000		157,500
3 bed House (with garage)	0.1	@	195,000		24,375
4 bed House (with garage)	0.3	@	225,000		56,250
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	2.5				425,625
Social Rent GDV -					
2 bed House	3.1	@	112,500		351,563
3 bed House	2.2	@	135,000		295,313
3 bed House (with garage)	0.3	@	146,250		45,703
4 bed House (with garage)	0.6	@	168,750		105,469
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	6.3				798,047
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	1.9	@	212,500		398,438
3 bed House	1.3	@	255,000		334,688
3 bed House (with garage)	0.2	@	276,250		51,797
4 bed House (with garage)	0.4	@	318,750		119,531
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	3.8	12.5			904,453
Sub-total GDV Residential	**50**				**13,706,250**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,418,750
	285 £ psm (total GIA sqm)			28,375 £ per unit (total units)	
Grant	50	units @	0	per unit	-
Total GDV					**13,706,250**

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 2

DEVELOPMENT COSTS											
Initial Payments -											
Statutory Planning Fees (Residential)	01-Apr-25						(capped at £411,885)	31,750	£		(31,750)
Planning Application Professional Fees, Surveys and reports							(capped at £1,500,000)	127,000	£		(127,000)
CIL (Mrkt only inc. garages)	Max			3,866	sqm		27.98	£ psm			(108,178)
CIL analysis:				0.79%	% of GDV		2,164	£ per unit (total units)			
Site Specific S106	Year 1						0				-
(strategic site cashflow yrs 1-15)	Year 2						0				-
	Year 3						0				-
	Year 4						0				-
	Year 5						0				-
	Year 6						0				-
	Year 7						0				-
	Year 8						0				-
	Year 9						0				-
	Year 10						0				-
	Year 11						0				-
	Year 12						0				-
	Year 13						0				-
	Year 14						0				-
	Year 15						0				-
Site Specific S106 (installment)				50	units @		12,000	per unit			(600,000)
	Sub-total									(600,000)	
S106 analysis:	420,000	£ per ha		4.38%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum				4,978	sqm (total)			£ psm			-
Comm. Sum analysis:				0.00%	% of GDV						
Construction Costs -											
Site Clearance, Demolition & Remediation				1.43	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0								-
	Year 2		0								-
	Year 3		0								-
	Year 4		0								-
	Year 5		0								-
	Year 6		0								-
	Year 7		0								-
	Year 8		0								-
	Year 9		0								-
	Year 10		0								-
	Year 11		0								-
	Year 12		0								-
	Year 13		0								-
	Year 14		0								-
	Year 15		0								-
	Years 1-15			50	units @		0	per unit			-
	Sub-total									-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV		0	£ per unit (total units)			
2 bed House				1,313	sqm @		1,379	psm			(1,809,938)
3 bed House				1,575	sqm @		1,379	psm			(2,171,925)
3 bed House (EXC. garage)				225	sqm @		1,379	psm			(310,275)
4 bed House (EXC. garage)				1,625	sqm @		1,379	psm			(2,240,875)
5 bed House (EXC. garage)				-	sqm @		1,379	psm			-
1 bed Flat				-	sqm @		1,602	psm			-
2 bed Flat				-	sqm @		1,602	psm			-
3 bed Flat				-	sqm @		1,602	psm			-
Garages for 3B House	2.5	16.0		40	sqm @		500	psm			(20,000)
Garages for 4B House	12.5	16.0		200	sqm @		500	psm			(100,000)
Garages for 5B House	-	16.0		0	sqm @		500	psm			-
Total GIA check:				4,978	£ per garage		£8,000				
External works				6,653,013	@		12.5%				(831,627)
Ext. Works analysis:							16,633	£ per unit (total units)			
Policy Costs on design -											
Net Biodiversity costs				50	units @		1,011	£ per unit			(50,550)
M4(2) Category 2 Housing	Aff units		13	units @		95%	@	521	£ per unit		(6,187)
M4(2) Category 2 Housing	OMS units		38	units @		95%	@	521	£ per unit		(18,561)
M4(3) Category 3 Housing	Aff units		13	units @		5%	@	10,307	£ per unit		(6,442)
M4(3) Category 3 Housing	OMS units		38	units @		5%	@	10,307	£ per unit		(19,326)
Future Homes Standard			50	units @				4,350	£ per unit		(217,500)
Urban Greening	No. of storeys	2.0	equals		2,489	sqm footprint		100	£ sqm		(248,875)
Part L/FHS analysis:							3.3%	% of BCIS costs			
EV Charging Points - Houses			50	units @				0	£ per unit		-
EV Charging Points - Flats			-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency			-	units @				10	£ per unit		-
Building Safety Levy			4,978					17.45	psm levy rate		(86,857)
	Sub-total									(654,297)	
Policy Costs analysis:	(design costs only)						13,086	£ per unit (total units)			
							9.8%	% of BCIS costs			
Contingency (on construction)				8,138,936	@		3.0%				(244,168)

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Medium Greenfield, CIL Zone 2				

Professional Fees		8,138,936	@	6.5%			(529,031)
Disposal Costs -							
OMS Marketing and Promotion		11,578,125	OMS @	3.00%	6,947	£ per unit	(347,344)
Residential Sales Agent Costs		11,578,125	OMS @	1.00%	2,316	£ per unit	(115,781)
Residential Sales Legal Costs		11,578,125	OMS @	0.25%	579	£ per unit	(28,945)
Affordable Sale Legal Costs					lump sum		(10,000)
Empty Property Costs (SC, Council Tax proxy)	50	units (1/2 back during sales period)	@		0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,041	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(74,584)
Developers Profit -							
Profit on OMS		11,578,125		20.00%			(2,315,625)
Margin on AH		2,128,125		6.00%	on AH values		(127,688)
Profit analysis:		13,706,250		17.83%	blended GDV	(2,443,313)	
		10,355,718		23.59%	on costs	(2,443,313)	
TOTAL COSTS							**(12,799,030)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							907,220
SDLT		907,220	@	HMRC formula			(34,861)
Acquisition Agent fees		907,220	@	1.0%			(9,072)
Acquisition Legal fees		907,220	@	0.5%			(4,536)
Interest on Land		907,220	@	7.00%			(63,505)
Residual Land Value							**795,245**
RLV analysis:	15,905 £ per plot	556,672	£ per ha (net)	225,282	£ per acre (net)		
		501,005	£ per ha (gross)	202,754	£ per acre (gross)		
				5.80%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		1.43	ha (net)	3.53	acres (net)		
Net to Gross ratio		90%					
Site Area (gross)		1.59	ha (gross)	3.92	acres (gross)		
Density analysis:		3,484	sqm/ha (net)	15,178	sqft/ac (net)		
		32	dph (gross)				
Benchmark Land Value (net)	15,885 £ per plot	555,975	£ per ha (net)	225,000	£ per acre (net)		**794,250**
BLV analysis:		500,378	£ per ha (gross)	202,500	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**697**	£ per ha (net)	**282**	£ per acre (net)		**995**

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 2

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	282	10%	15%	20%	25%	30%	35%	40%
	0.00	121,345	89,890	58,434	26,979	(4,477)	(35,932)	(67,388)
	10.00	109,896	79,076	48,257	17,437	(13,382)	(44,201)	(75,021)
CIL £ psm	20.00	98,446	68,263	38,079	7,896	(22,287)	(52,471)	(82,654)
27.98	30.00	86,996	57,449	27,902	(1,645)	(31,193)	(60,740)	(90,287)
	40.00	75,547	46,635	17,724	(11,187)	(40,098)	(69,009)	(97,920)
	50.00	64,097	35,822	7,547	(20,728)	(49,003)	(77,278)	(105,553)
	60.00	52,647	25,008	(2,631)	(30,270)	(57,909)	(85,548)	(113,200)
	70.00	41,197	14,195	(12,808)	(39,811)	(66,814)	(93,817)	(120,855)
	80.00	29,748	3,381	(22,986)	(49,353)	(75,719)	(102,086)	(128,509)
	90.00	18,298	(7,433)	(33,163)	(58,894)	(84,625)	(110,355)	(136,164)
	100.00	6,848	(18,246)	(43,341)	(68,435)	(93,530)	(118,625)	(143,819)
	110.00	(4,601)	(29,060)	(53,518)	(77,977)	(102,435)	(126,914)	(151,474)
	120.00	(16,051)	(39,873)	(63,696)	(87,518)	(111,341)	(135,206)	(159,129)
	130.00	(27,501)	(50,687)	(73,873)	(97,060)	(120,246)	(143,499)	(166,992)
	140.00	(38,950)	(61,501)	(84,051)	(106,601)	(129,151)	(151,792)	(174,913)
	150.00	(50,400)	(72,314)	(94,228)	(116,142)	(138,076)	(160,085)	(182,833)
	160.00	(61,850)	(83,128)	(104,406)	(125,684)	(147,006)	(168,641)	(190,857)
	170.00	(73,300)	(93,941)	(114,583)	(135,225)	(155,937)	(177,222)	(198,954)
	180.00	(84,749)	(104,755)	(124,761)	(144,773)	(165,010)	(185,802)	(207,052)
	190.00	(96,199)	(115,569)	(134,938)	(154,341)	(174,251)	(194,567)	(215,149)
	200.00	(107,649)	(126,382)	(145,116)	(164,019)	(183,491)	(203,339)	(223,247)
	210.00	(119,098)	(137,196)	(155,297)	(173,919)	(192,879)	(212,111)	(231,933)
	220.00	(130,548)	(148,010)	(165,668)	(183,820)	(202,326)	(220,884)	(240,783)
	230.00	(141,998)	(158,823)	(176,228)	(193,890)	(211,773)	(230,088)	(249,632)
	240.00	(153,448)	(169,957)	(186,804)	(204,012)	(221,220)	(239,675)	(258,482)

TABLE 2

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	282	10%	15%	20%	25%	30%	35%	40%
	8,000	138,667	108,991	79,315	49,639	19,964	(9,712)	(39,388)
	9,000	126,327	96,652	66,976	37,300	7,624	(22,051)	(51,727)
Site Specific S106	10,000	113,988	84,312	54,636	24,961	(4,715)	(34,391)	(64,066)
12,000	11,000	101,648	71,973	42,297	12,621	(17,054)	(46,730)	(76,406)
	12,000	89,309	59,633	29,958	282	(29,394)	(59,069)	(88,745)
	13,000	76,970	47,294	17,618	(12,057)	(41,733)	(71,409)	(101,085)
	14,000	64,630	34,955	5,279	(24,397)	(54,073)	(83,748)	(113,438)
	15,000	52,291	22,615	(7,060)	(36,736)	(66,412)	(96,088)	(125,812)
	16,000	39,952	10,276	(19,400)	(49,076)	(78,751)	(108,427)	(138,187)
	17,000	27,612	(2,063)	(31,739)	(61,415)	(91,091)	(120,769)	(150,561)
	18,000	15,273	(14,403)	(44,079)	(73,754)	(103,430)	(133,143)	(163,011)
	19,000	2,934	(26,742)	(56,418)	(86,094)	(115,769)	(145,518)	(175,815)
	20,000	(9,406)	(39,082)	(68,757)	(98,433)	(128,109)	(157,892)	(188,674)
	21,000	(21,745)	(51,421)	(81,097)	(110,772)	(140,474)	(170,596)	(201,764)
	22,000	(34,085)	(63,760)	(93,436)	(123,112)	(152,849)	(183,400)	(214,854)

TABLE 3

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	282	10%	15%	20%	25%	30%	35%	40%
	15.0%	259,537	220,404	181,271	142,139	103,006	63,873	24,740
	16.0%	225,491	188,250	151,009	113,767	76,526	39,284	2,043
Profit	17.0%	191,446	156,096	120,746	85,396	50,046	14,696	(20,654)
20.0%	18.0%	157,400	123,942	90,483	57,025	23,566	(9,893)	(43,351)
	19.0%	123,355	91,788	60,220	28,653	(2,914)	(34,481)	(66,048)
	20.0%	89,309	59,633	29,958	282	(29,394)	(59,069)	(88,745)

TABLE 4

Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	282	10%	15%	20%	25%	30%	35%	40%
	100,000	214,309	184,633	154,958	125,282	95,606	65,931	36,255
	120,000	194,309	164,633	134,958	105,282	75,606	45,931	16,255
BLV (£ per acre)	140,000	174,309	144,633	114,958	85,282	55,606	25,931	(3,745)
225,000	160,000	154,309	124,633	94,958	65,282	35,606	5,931	(23,745)
	180,000	134,309	104,633	74,958	45,282	15,606	(14,069)	(43,745)
	200,000	114,309	84,633	54,958	25,282	(4,394)	(34,069)	(63,745)
	220,000	94,309	64,633	34,958	5,282	(24,394)	(54,069)	(83,745)
	240,000	74,309	44,633	14,958	(14,718)	(44,394)	(74,069)	(103,745)
	260,000	54,309	24,633	(5,042)	(34,718)	(64,394)	(94,069)	(123,745)
	280,000	34,309	4,633	(25,042)	(54,718)	(84,394)	(114,069)	(143,745)
	300,000	14,309	(15,367)	(45,042)	(74,718)	(104,394)	(134,069)	(163,745)
	320,000	(5,691)	(35,367)	(65,042)	(94,718)	(124,394)	(154,069)	(183,745)
	340,000	(25,691)	(55,367)	(85,042)	(114,718)	(144,394)	(174,069)	(203,745)
	360,000	(45,691)	(75,367)	(105,042)	(134,718)	(164,394)	(194,069)	(223,745)
	380,000	(65,691)	(95,367)	(125,042)	(154,718)	(184,394)	(214,069)	(243,745)
	400,000	(85,691)	(115,367)	(145,042)	(174,718)	(204,394)	(234,069)	(263,745)

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 2

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	282	10%	15%	20%	25%	30%	35%	40%
	30	44,408	18,971	(6,465)	(31,901)	(57,338)	(82,774)	(108,210)
	35	89,309	59,633	29,958	282	(29,394)	(59,069)	(88,745)
Density (dph)	40	134,210	100,295	66,380	32,465	(1,450)	(35,365)	(69,280)
35.0	45	179,112	140,957	102,803	64,648	26,494	(11,661)	(49,815)
	50	224,013	181,619	139,225	96,831	54,437	12,044	(30,350)
	55	268,914	222,281	175,648	129,014	82,381	35,748	(10,885)
	60	313,816	262,943	212,070	161,198	110,325	59,452	8,580
	65	358,717	303,605	248,493	193,381	138,269	83,157	28,045
	70	403,618	344,267	284,915	225,564	166,212	106,861	47,510
	75	448,520	384,929	321,338	257,747	194,156	130,565	66,975
	80	493,421	425,591	357,760	289,930	222,100	154,270	86,440

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	282	10%	15%	20%	25%	30%	35%	40%
	98%	130,702	100,771	70,839	40,907	10,975	(18,956)	(48,888)
	100%	89,309	59,633	29,958	282	(29,394)	(59,069)	(88,745)
Build Cost	102%	47,916	18,496	(10,923)	(40,343)	(69,763)	(99,183)	(128,676)
100%	104%	6,523	(22,641)	(51,805)	(80,968)	(110,132)	(139,384)	(168,937)
(105% = 5% increase)	106%	(34,870)	(63,778)	(92,686)	(121,594)	(150,606)	(180,282)	(210,851)
	108%	(76,263)	(104,915)	(133,576)	(162,396)	(192,294)	(222,722)	(255,765)
	110%	(117,657)	(146,082)	(175,070)	(204,979)	(236,077)	(269,035)	(301,993)
	112%	(159,101)	(188,323)	(218,208)	(250,238)	(282,899)	(315,560)	(348,220)
	114%	(202,367)	(232,629)	(264,993)	(297,357)	(329,720)	(362,084)	(394,448)
	116%	(248,274)	(280,341)	(312,408)	(344,475)	(376,542)	(408,609)	(440,676)
	118%	(296,283)	(328,053)	(359,823)	(391,594)	(423,364)	(455,134)	(486,999)
	120%	(344,293)	(375,766)	(407,239)	(438,712)	(470,185)	(501,684)	(533,396)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	282	10%	15%	20%	25%	30%	35%	40%
	80%	(464,196)	(465,305)	(466,415)	(467,524)	(468,633)	(469,848)	(471,070)
	82%	(404,197)	(408,639)	(413,082)	(417,524)	(421,966)	(426,409)	(430,905)
Market Values	84%	(344,197)	(351,973)	(359,748)	(367,524)	(375,300)	(383,076)	(390,852)
100%	86%	(284,197)	(295,306)	(306,415)	(317,525)	(328,634)	(339,743)	(350,852)
(105% = 5% increase)	88%	(224,266)	(238,640)	(253,082)	(267,525)	(281,967)	(296,410)	(310,852)
	90%	(169,732)	(185,642)	(201,896)	(218,161)	(235,301)	(253,077)	(270,852)
	92%	(117,649)	(135,827)	(154,051)	(172,710)	(191,726)	(211,040)	(230,853)
	94%	(65,909)	(86,962)	(108,014)	(129,067)	(150,203)	(171,712)	(193,755)
	96%	(14,170)	(38,097)	(62,024)	(85,950)	(109,877)	(133,862)	(157,888)
	98%	37,570	10,768	(16,033)	(42,834)	(69,636)	(96,437)	(123,289)
	100%	89,309	59,633	29,958	282	(29,394)	(59,069)	(88,745)
	102%	141,049	108,498	75,948	43,398	10,848	(21,702)	(54,252)
	104%	192,788	157,363	121,939	86,514	51,090	15,665	(19,759)
	106%	244,527	206,228	167,929	129,631	91,332	53,033	14,734
	108%	296,267	255,093	213,920	172,747	131,573	90,400	49,227
	110%	348,006	303,958	259,911	215,863	171,815	127,767	83,720
	112%	399,746	352,823	305,901	258,979	212,057	165,135	118,212
	114%	451,485	401,688	351,892	302,095	252,299	202,502	152,705
	116%	503,224	450,553	397,882	345,211	292,540	239,869	187,198
	118%	554,964	499,418	443,873	388,328	332,782	277,237	221,691
	120%	606,639	548,283	489,864	431,444	373,024	314,604	256,184

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	282	10%	15%	20%	25%	30%	35%	40%
	5,000	151,094	121,419	91,743	62,067	32,391	2,716	(26,960)
	10,000	212,879	183,204	153,528	123,852	94,176	64,501	34,825
Grant (£ per unit)	15,000	274,664	244,989	215,313	185,637	155,962	126,286	96,610
-	20,000	336,450	306,774	277,098	247,422	217,747	188,071	158,395
	25,000	398,235	368,559	338,883	309,208	279,532	249,856	220,180
	30,000	460,020	430,344	400,668	370,993	341,317	311,641	281,965
	35,000	521,757	492,100	462,442	432,778	403,102	373,426	343,751
	40,000	583,391	553,734	524,077	494,420	464,763	435,105	405,448
	45,000	645,026	615,369	585,711	556,054	526,397	496,740	467,083
	50,000	706,660	677,003	647,346	617,689	588,032	558,374	528,717
	55,000	768,295	738,638	708,981	679,323	649,666	620,009	590,352

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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Appraisal Ref: B3 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 100
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			100	Units	
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			27.98	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	22.5	50.0%	12.5	35%	35.0
3 bed House	35.0%	26.3	35.0%	8.8	35%	35.0
3 bed House (with garage)	5.0%	3.8	5.0%	1.3	5%	5.0
4 bed House (with garage)	30.0%	22.5	10.0%	2.5	25%	25.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	75.0	100.0%	25.0	100%	100.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	1,688	18,164	938	10,091	2,625	28,255
3 bed House	2,363	25,430	788	8,477	3,150	33,906
3 bed House (with garage)	398	4,279	133	1,426	530	5,705
4 bed House (with garage)	3,285	35,359	365	3,929	3,650	39,288
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	7,733	83,232	2,223	23,923	9,955	107,155
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	8,750,000
3 bed House	300,000	3,333	310	3,333	310	10,500,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	1,625,000
4 bed House (with garage)	375,000	2,885	268	2,568	239	9,375,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						30,250,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield, CIL Zone 3				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	22.5	@	250,000		5,625,000
3 bed House	26.3	@	300,000		7,875,000
3 bed House (with garage)	3.8	@	325,000		1,218,750
4 bed House (with garage)	22.5	@	375,000		8,437,500
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	75.0				23,156,250
Affordable Rent GDV -					
2 bed House	2.5	@	150,000		375,000
3 bed House	1.8	@	180,000		315,000
3 bed House (with garage)	0.3	@	195,000		48,750
4 bed House (with garage)	0.5	@	225,000		112,500
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	5.0				851,250
Social Rent GDV -					
2 bed House	6.3	@	112,500		703,125
3 bed House	4.4	@	135,000		590,625
3 bed House (with garage)	0.6	@	146,250		91,406
4 bed House (with garage)	1.3	@	168,750		210,938
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	12.5				1,596,094
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	3.8	@	212,500		796,875
3 bed House	2.6	@	255,000		669,375
3 bed House (with garage)	0.4	@	276,250		103,594
4 bed House (with garage)	0.8	@	318,750		239,063
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	7.5	25.0			1,808,906
Sub-total GDV Residential	**100**				**27,412,500**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	2,837,500
	285 £ psm (total GIA sqm)			28,375 £ per unit (total units)	
Grant	100	units @	0	per unit	-
Total GDV					**27,412,500**

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**100**
Site Typology:	Location / Value Zone: **Zone B**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Large Greenfield, CIL Zone 3		

DEVELOPMENT COSTS

Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	40,835	£		(40,835)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	122,505	£		(122,505)
CIL (Mrkt only inc. garages)	Max			7,733	sqm	27.98	£ psm			(216,355)
CIL analysis:				0.79%	% of GDV	2,164	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				100	units @	12,000	per unit			(1,200,000)
	Sub-total								(1,200,000)	
S106 analysis:	420,000	£ per ha		4.38%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				9,955	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				2.86	ha @		£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			100	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				2,625	sqm @	1,379	psm			(3,619,875)
3 bed House				3,150	sqm @	1,379	psm			(4,343,850)
3 bed House (EXC. garage)				450	sqm @	1,379	psm			(620,550)
4 bed House (EXC. garage)				3,250	sqm @	1,379	psm			(4,481,750)
5 bed House (EXC. garage)				-	sqm @	1,379	psm			-
1 bed Flat				-	sqm @	1,602	psm			-
2 bed Flat				-	sqm @	1,602	psm			-
3 bed Flat				-	sqm @	1,602	psm			-
Garages for 3B House	5.0	16.0		80	sqm @	500	psm			(40,000)
Garages for 4B House	25.0	16.0		400	sqm @	500	psm			(200,000)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				9,955	£ per garage	£8,000				
External works				13,306,025	@	12.5%				(1,663,253)
Ext. Works analysis:						16,633	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				100	units @	1,011	£ per unit			(101,100)
M4(2) Category 2 Housing	Aff units	25	units @		95%	@	521	£ per unit		(12,374)
M4(2) Category 2 Housing	OMS units	75	units @		95%	@	521	£ per unit		(37,121)
M4(3) Category 3 Housing	Aff units	25	units @		5%	@	10,307	£ per unit		(12,884)
M4(3) Category 3 Housing	OMS units	75	units @		5%	@	10,307	£ per unit		(38,651)
Future Homes Standard		100	units @				4,350	£ per unit		(435,000)
Urban Greening	No. of storeys	2.0	equals		4,978	sqm footprint	100	£ sqm		(497,750)
Part L/FHS analysis:						3.3%	% of BCIS costs			
EV Charging Points - Houses		100	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			9,955				17.45	psm levy rate		(173,715)
	Sub-total								(1,308,595)	
Policy Costs analysis:	(design costs only)					13,086	£ per unit (total units)			
						9.8%	% of BCIS costs			
Contingency (on construction)			16,277,873	@		3.0%				(488,336)

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**100**
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield: **Greenfield**
Notes/Comments:	Large Greenfield, CIL Zone 3		

Professional Fees		16,277,873	@	6.5%			(1,058,062)
Disposal Costs -							
OMS Marketing and Promotion		23,156,250	OMS @	3.00%	6,947	£ per unit	(694,688)
Residential Sales Agent Costs		23,156,250	OMS @	1.00%	2,316	£ per unit	(231,563)
Residential Sales Legal Costs		23,156,250	OMS @	0.25%	579	£ per unit	(57,891)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	100	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					9,941	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(138,593)
Developers Profit -							
Profit on OMS		23,156,250		20.00%			(4,631,250)
Margin on AH		4,256,250		6.00%	on AH values		(255,375)
Profit analysis:		27,412,500		17.83%	blended GDV	(4,886,625)	
		20,536,700		23.79%	on costs	(4,886,625)	
TOTAL COSTS							**(25,423,325)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							1,989,175
SDLT		1,989,175	@	HMRC formula			(88,959)
Acquisition Agent fees		1,989,175	@	1.0%			(19,892)
Acquisition Legal fees		1,989,175	@	0.5%			(9,946)
Interest on Land		1,989,175	@	7.00%			(139,242)
Residual Land Value							**1,731,137**
RLV analysis:	17,311 £ per plot	605,898	£ per ha (net)	245,203	£ per acre (net)		
		454,423	£ per ha (gross)	183,903	£ per acre (gross)		
				6.32%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		2.86	ha (net)	7.06	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		3.81	ha (gross)	9.41	acres (gross)		
Density analysis:		3,484	sqm/ha (net)	15,178	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	15,885 £ per plot	555,975	£ per ha (net)	225,000	£ per acre (net)		**1,588,500**
BLV analysis:		416,981	£ per ha (gross)	168,750	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**49,923**	£ per ha (net)	**20,203**	£ per acre (net)		**142,637**

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
20,203	10%	15%	20%	25%	30%	35%	40%
0.00	141,687	110,195	78,702	47,170	15,629	(15,911)	(47,451)
10.00	130,155	99,303	68,430	37,532	6,634	(24,264)	(55,161)
CIL £ psm 20.00	118,623	88,405	58,150	27,894	(2,361)	(32,616)	(62,872)
27.98 30.00	107,091	77,482	47,869	18,257	(11,356)	(40,969)	(70,607)
40.00	95,530	66,560	37,589	8,619	(20,351)	(49,322)	(78,341)
50.00	83,965	55,637	27,309	(1,019)	(29,347)	(57,691)	(86,075)
60.00	72,399	44,714	17,029	(10,657)	(38,342)	(66,070)	(93,810)
70.00	60,834	33,791	6,748	(20,294)	(47,353)	(74,448)	(101,544)
80.00	49,269	22,868	(3,532)	(29,932)	(56,376)	(82,827)	(109,278)
90.00	37,703	11,946	(13,812)	(39,593)	(65,399)	(91,206)	(117,013)
100.00	26,138	1,023	(24,099)	(49,261)	(74,423)	(99,585)	(124,747)
110.00	14,573	(9,900)	(34,411)	(58,929)	(83,446)	(107,964)	(132,491)
120.00	3,008	(20,850)	(44,723)	(68,596)	(92,469)	(116,342)	(140,251)
130.00	(8,579)	(31,807)	(55,036)	(78,264)	(101,493)	(124,725)	(148,012)
140.00	(20,180)	(42,764)	(65,348)	(87,932)	(110,516)	(133,132)	(155,772)
150.00	(31,782)	(53,721)	(75,661)	(97,600)	(119,547)	(141,540)	(163,533)
160.00	(43,383)	(64,678)	(85,973)	(107,268)	(128,600)	(149,947)	(171,293)
170.00	(54,985)	(75,635)	(96,285)	(116,955)	(137,654)	(158,354)	(179,054)
180.00	(66,586)	(86,592)	(106,602)	(126,655)	(146,708)	(166,761)	(186,814)
190.00	(78,187)	(97,549)	(116,950)	(136,356)	(155,762)	(175,168)	(194,660)
200.00	(89,789)	(108,538)	(127,297)	(146,057)	(164,816)	(183,576)	(202,719)
210.00	(101,419)	(119,532)	(137,644)	(155,757)	(173,870)	(192,009)	(210,895)
220.00	(113,060)	(130,526)	(147,992)	(165,458)	(182,927)	(200,709)	(219,134)
230.00	(124,700)	(141,520)	(158,339)	(175,158)	(192,014)	(209,527)	(227,593)
240.00	(136,341)	(152,514)	(168,686)	(184,879)	(201,386)	(218,452)	(236,597)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
20,203	10%	15%	20%	25%	30%	35%	40%
8,000	159,133	129,433	99,733	70,033	40,317	10,574	(19,169)
9,000	146,705	117,005	87,305	57,595	27,853	(1,890)	(31,633)
Site Specific S106 10,000	134,277	104,577	74,874	45,131	15,389	(14,354)	(44,096)
12,000 11,000	121,849	92,149	62,410	32,667	2,925	(26,818)	(56,560)
12,000	109,420	79,689	49,946	20,203	(9,539)	(39,282)	(69,044)
13,000	96,967	67,225	37,482	7,740	(22,003)	(51,746)	(81,547)
14,000	84,503	54,761	25,018	(4,724)	(34,467)	(64,246)	(94,050)
15,000	72,039	42,297	12,554	(17,188)	(46,945)	(76,749)	(106,553)
16,000	59,576	29,833	90	(29,652)	(59,448)	(89,252)	(119,056)
17,000	47,112	17,369	(12,374)	(42,147)	(71,951)	(101,755)	(131,565)
18,000	34,648	4,905	(24,846)	(54,650)	(84,454)	(114,258)	(144,111)
19,000	22,184	(7,559)	(37,349)	(67,153)	(96,957)	(126,772)	(156,656)
20,000	9,720	(20,048)	(49,852)	(79,656)	(109,460)	(139,317)	(169,201)
21,000	(2,747)	(32,551)	(62,355)	(92,159)	(121,978)	(151,862)	(181,746)
22,000	(15,250)	(45,054)	(74,858)	(104,662)	(134,523)	(164,407)	(194,366)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
20,203	10%	15%	20%	25%	30%	35%	40%
15.0%	279,648	240,460	201,260	162,060	122,860	83,661	44,441
16.0%	245,603	208,305	170,997	133,689	96,381	59,072	21,744
Profit 17.0%	211,557	176,151	140,734	105,317	69,901	34,484	(953)
20.0% 18.0%	177,512	143,997	110,472	76,946	43,421	9,895	(23,650)
19.0%	143,466	111,843	80,209	48,575	16,941	(14,693)	(46,347)
20.0%	109,420	79,689	49,946	20,203	(9,539)	(39,282)	(69,044)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
20,203	10%	15%	20%	25%	30%	35%	40%
100,000	234,420	204,689	174,946	145,203	115,461	85,718	55,956
120,000	214,420	184,689	154,946	125,203	95,461	65,718	35,956
BLV (£ per acre) 140,000	194,420	164,689	134,946	105,203	75,461	45,718	15,956
225,000 160,000	174,420	144,689	114,946	85,203	55,461	25,718	(4,044)
180,000	154,420	124,689	94,946	65,203	35,461	5,718	(24,044)
200,000	134,420	104,689	74,946	45,203	15,461	(14,282)	(44,044)
220,000	114,420	84,689	54,946	25,203	(4,539)	(34,282)	(64,044)
240,000	94,420	64,689	34,946	5,203	(24,539)	(54,282)	(84,044)
260,000	74,420	44,689	14,946	(14,797)	(44,539)	(74,282)	(104,044)
280,000	54,420	24,689	(5,054)	(34,797)	(64,539)	(94,282)	(124,044)
300,000	34,420	4,689	(25,054)	(54,797)	(84,539)	(114,282)	(144,044)
320,000	14,420	(15,311)	(45,054)	(74,797)	(104,539)	(134,282)	(164,044)
340,000	(5,580)	(35,311)	(65,054)	(94,797)	(124,539)	(154,282)	(184,044)
360,000	(25,580)	(55,311)	(85,054)	(114,797)	(144,539)	(174,282)	(204,044)
380,000	(45,580)	(75,311)	(105,054)	(134,797)	(164,539)	(194,282)	(224,044)
400,000	(65,580)	(95,311)	(125,054)	(154,797)	(184,539)	(214,282)	(244,044)

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Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	20,203	10%	15%	20%	25%	30%	35%	40%
	30	61,646	36,162	10,668	(14,826)	(40,319)	(65,813)	(91,324)
	35	109,420	79,689	49,946	20,203	(9,539)	(39,282)	(69,044)
Density (dph)	40	157,195	123,216	89,224	55,233	21,241	(12,751)	(46,765)
35.0	45	204,969	166,743	128,502	90,262	52,021	13,781	(24,486)
	50	252,743	210,270	167,780	125,291	82,801	40,312	(2,206)
	55	300,518	253,796	207,058	160,320	113,581	66,843	20,073
	60	348,292	297,323	246,336	195,349	144,362	93,374	42,352
	65	396,066	340,850	285,614	230,378	175,142	119,905	64,632
	70	443,841	384,377	324,892	265,407	205,922	146,437	86,911
	75	491,615	427,904	364,170	300,436	236,702	172,968	109,190
	80	539,389	471,431	403,448	335,465	267,482	199,499	131,470

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	20,203	10%	15%	20%	25%	30%	35%	40%
	98%	151,113	121,155	91,198	61,240	31,249	1,248	(28,754)
	100%	109,420	79,689	49,946	20,203	(9,539)	(39,282)	(69,044)
Build Cost	102%	67,609	38,125	8,641	(20,843)	(50,361)	(79,906)	(109,450)
100%	104%	25,786	(3,439)	(32,716)	(62,001)	(91,286)	(120,577)	(149,940)
(105% = 5% increase)	106%	(16,109)	(45,134)	(74,160)	(103,185)	(132,285)	(161,388)	(190,523)
	108%	(58,072)	(86,837)	(115,672)	(144,514)	(173,356)	(202,617)	(233,920)
	110%	(100,100)	(128,682)	(157,264)	(185,906)	(215,553)	(247,887)	(281,170)
	112%	(142,213)	(170,566)	(199,192)	(229,489)	(262,461)	(295,477)	(328,606)
	114%	(184,426)	(213,434)	(244,967)	(277,642)	(310,408)	(343,269)	(376,287)
	116%	(228,687)	(261,059)	(293,430)	(325,950)	(358,551)	(391,298)	(424,256)
	118%	(277,757)	(309,885)	(342,101)	(374,446)	(406,924)	(439,600)	(472,538)
	120%	(326,950)	(358,875)	(390,953)	(423,165)	(455,563)	(488,210)	(521,269)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	20,203	10%	15%	20%	25%	30%	35%	40%
	80%	(449,259)	(450,191)	(451,123)	(452,079)	(453,069)	(454,058)	(455,112)
	82%	(387,247)	(391,526)	(395,850)	(400,181)	(404,513)	(408,890)	(413,286)
Market Values	84%	(325,654)	(333,306)	(340,958)	(348,651)	(356,359)	(364,067)	(371,827)
100%	86%	(264,370)	(275,378)	(286,386)	(297,412)	(308,477)	(319,543)	(330,628)
(105% = 5% increase)	88%	(205,184)	(218,306)	(232,035)	(246,413)	(260,820)	(275,227)	(289,649)
	90%	(152,138)	(167,433)	(182,744)	(198,265)	(214,331)	(231,075)	(248,849)
	92%	(99,617)	(117,830)	(136,043)	(154,256)	(172,469)	(190,699)	(209,615)
	94%	(47,266)	(68,345)	(89,424)	(110,504)	(131,619)	(152,750)	(173,880)
	96%	5,044	(18,905)	(42,893)	(66,880)	(90,867)	(114,855)	(138,867)
	98%	57,238	30,395	3,552	(23,291)	(50,152)	(77,048)	(103,943)
	100%	109,420	79,689	49,946	20,203	(9,539)	(39,282)	(69,044)
	102%	161,477	128,885	96,293	63,698	31,056	(1,586)	(34,229)
	104%	213,533	178,049	142,565	107,081	71,597	36,109	567
	106%	265,555	227,214	188,838	150,461	112,085	73,709	35,333
	108%	317,491	276,274	235,056	193,839	152,574	111,306	70,037
	110%	369,428	325,325	281,222	237,119	193,016	148,902	104,742
	112%	421,365	374,376	327,388	280,400	233,411	186,423	139,435
	114%	473,242	423,413	373,554	323,680	273,807	223,933	174,059
	116%	525,076	472,368	419,660	366,952	314,202	261,443	208,684
	118%	576,911	521,323	465,735	410,147	354,559	298,953	243,308
	120%	628,745	570,277	511,810	453,342	394,874	336,407	277,933

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	20,203	10%	15%	20%	25%	30%	35%	40%
	5,000	171,652	141,952	112,252	82,552	52,852	23,128	(6,614)
	10,000	233,881	204,183	174,483	144,783	115,083	85,383	55,683
Grant (£ per unit)	15,000	295,949	266,272	236,596	206,920	177,244	147,568	117,892
-	20,000	358,017	328,340	298,664	268,988	239,312	209,636	179,960
	25,000	420,002	390,331	360,660	330,989	301,319	271,648	241,977
	30,000	481,922	452,251	422,580	392,909	363,239	333,568	303,897
	35,000	543,842	514,171	484,500	454,829	425,159	395,481	365,797
	40,000	605,687	576,003	546,320	516,636	486,952	457,268	427,584
	45,000	667,474	637,791	608,107	578,423	548,739	519,055	489,371
	50,000	729,261	699,578	669,894	640,210	610,526	580,825	551,110
	55,000	791,049	761,356	731,641	701,925	672,210	642,495	612,779

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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Appraisal Ref: B4 - Z2 (see Typologies Matrix)
Scheme Typology: Houses No Units: 400
Site Typology: Location / Value Zone: Zone B Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			400	Units	
AH Policy requirement (% Target)			25%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		75%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	7.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			27.98	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	90.0	50.0%	50.0	35%	140.0
3 bed House	35.0%	105.0	35.0%	35.0	35%	140.0
3 bed House (with garage)	5.0%	15.0	5.0%	5.0	5%	20.0
4 bed House (with garage)	30.0%	90.0	10.0%	10.0	25%	100.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	300.0	100.0%	100.0	100%	400.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	6,750	72,656	3,750	40,365	10,500	113,021
3 bed House	9,450	101,719	3,150	33,906	12,600	135,625
3 bed House (with garage)	1,590	17,115	530	5,705	2,120	22,819
4 bed House (with garage)	13,140	141,438	1,460	15,715	14,600	157,153
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	30,930	332,928	8,890	95,691	39,820	428,619
AH % by floor area:			22.33%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	35,000,000
3 bed House	300,000	3,333	310	3,333	310	42,000,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	6,500,000
4 bed House (with garage)	375,000	2,885	268	2,568	239	37,500,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						121,000,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**400**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield, CIL Zone 3				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	90.0	@	250,000		22,500,000
3 bed House	105.0	@	300,000		31,500,000
3 bed House (with garage)	15.0	@	325,000		4,875,000
4 bed House (with garage)	90.0	@	375,000		33,750,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	300.0				92,625,000
Affordable Rent GDV -					
2 bed House	10.0	@	150,000		1,500,000
3 bed House	7.0	@	180,000		1,260,000
3 bed House (with garage)	1.0	@	195,000		195,000
4 bed House (with garage)	2.0	@	225,000		450,000
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	20.0				3,405,000
Social Rent GDV -					
2 bed House	25.0	@	112,500		2,812,500
3 bed House	17.5	@	135,000		2,362,500
3 bed House (with garage)	2.5	@	146,250		365,625
4 bed House (with garage)	5.0	@	168,750		843,750
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	50.0				6,384,375
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	15.0	@	212,500		3,187,500
3 bed House	10.5	@	255,000		2,677,500
3 bed House (with garage)	1.5	@	276,250		414,375
4 bed House (with garage)	3.0	@	318,750		956,250
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	30.0	100.0			7,235,625
Sub-total GDV Residential	**400**				**109,650,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	11,350,000
	285 £ psm (total GIA sqm)			28,375 £ per unit (total units)	
Grant	400	units @	0	per unit	-
Total GDV					**109,650,000**

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Scheme Typology: Houses — No Units: 400
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	97,535	£		(97,535)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	292,605	£		(292,605)
CIL (Mrkt only inc. garages)	Max		30,930	sqm		27.98	£ psm			(865,421)
CIL analysis:			0.79%	% of GDV		2,164	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			400	units @		12,000	per unit			(4,800,000)
	Sub-total								(4,800,000)	
S106 analysis:	420,000 £ per ha		4.38%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			39,820	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			11.43	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		400	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	- £ per ha		0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			10,500	sqm @		1,379	psm			(14,479,500)
3 bed House			12,600	sqm @		1,379	psm			(17,375,400)
3 bed House (EXC. garage)			1,800	sqm @		1,379	psm			(2,482,200)
4 bed House (EXC. garage)			13,000	sqm @		1,379	psm			(17,927,000)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	20.0	16.0	320	sqm @		500	psm			(160,000)
Garages for 4B House	100.0	16.0	1,600	sqm @		500	psm			(800,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			39,820	£ per garage		£8,000				
External works			53,224,100	@		12.5%				(6,653,013)
Ext. Works analysis:						16,633	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			400	units @		1,011	£ per unit			(404,400)
M4(2) Category 2 Housing	Aff units	100	units @		95%	@	521	£ per unit		(49,495)
M4(2) Category 2 Housing	OMS units	300	units @		95%	@	521	£ per unit		(148,485)
M4(3) Category 3 Housing	Aff units	100	units @		5%	@	10,307	£ per unit		(51,535)
M4(3) Category 3 Housing	OMS units	300	units @		5%	@	10,307	£ per unit		(154,605)
Future Homes Standard		400	units @				4,350	£ per unit		(1,740,000)
Urban Greening	No. of storeys	2.0	equals		19,910	sqm footprint	100	£ sqm		(1,991,000)
Part L/FHS analysis:						3.3%	% of BCIS costs			
EV Charging Points - Houses		400	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			39,820				17.45	psm levy rate		(694,859)
	Sub-total								(5,234,379)	
Policy Costs analysis:	(design costs only)					13,086	£ per unit (total units)			
						9.8%	% of BCIS costs			
Contingency (on construction)			65,111,492	@		3.0%				(1,953,345)

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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**400**
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield: **Greenfield**
Notes/Comments:	Large Greenfield, CIL Zone 3		

Professional Fees		65,111,492	@	6.5%			(4,232,247)
Disposal Costs -							
OMS Marketing and Promotion		92,625,000	OMS @	3.00%	6,947	£ per unit	(2,778,750)
Residential Sales Agent Costs		92,625,000	OMS @	1.00%	2,316	£ per unit	(926,250)
Residential Sales Legal Costs		92,625,000	OMS @	0.25%	579	£ per unit	(231,563)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	400	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					9,866	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(340,610)
Developers Profit -							
Profit on OMS		92,625,000		20.00%			(18,525,000)
Margin on AH		17,025,000		6.00%	on AH values		(1,021,500)
Profit analysis:		109,650,000		17.83%	blended GDV	(19,546,500)	
		81,639,817		23.94%	on costs	(19,546,500)	
TOTAL COSTS							**(101,186,317)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							8,463,683
SDLT		8,463,683	@	HMRC formula			(412,684)
Acquisition Agent fees		8,463,683	@	1.0%			(84,637)
Acquisition Legal fees		8,463,683	@	0.5%			(42,318)
Interest on Land		8,463,683	@	7.00%			(592,458)
Residual Land Value							**7,331,586**
RLV analysis:	18,329 £ per plot	641,514	£ per ha (net)	259,617	£ per acre (net)		
		481,135	£ per ha (gross)	194,713	£ per acre (gross)		
				6.69%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		11.43	ha (net)	28.24	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		15.24	ha (gross)	37.65	acres (gross)		
Density analysis:		3,484	sqm/ha (net)	15,178	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	15,885 £ per plot	555,975	£ per ha (net)	225,000	£ per acre (net)		**6,354,000**
BLV analysis:		416,981	£ per ha (gross)	168,750	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**85,539**	£ per ha (net)	**34,617**	£ per acre (net)	**977,586**

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Scheme Typology: Houses — No Units: 400
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
34,617	10%	15%	20%	25%	30%	35%	40%
0.00	156,228	124,582	92,935	61,288	29,642	(2,005)	(33,664)
10.00	144,789	113,778	82,767	51,756	20,745	(10,266)	(41,303)
CIL £ psm 20.00	133,351	102,975	72,599	42,224	11,848	(18,527)	(48,942)
27.98 30.00	121,912	92,172	62,432	32,692	2,951	(26,795)	(56,581)
40.00	110,473	81,369	52,264	23,159	(5,945)	(35,071)	(64,221)
50.00	99,034	70,565	42,096	13,627	(14,842)	(43,347)	(71,860)
60.00	87,596	59,762	31,928	4,095	(23,747)	(51,623)	(79,499)
70.00	76,157	48,959	21,761	(5,438)	(32,659)	(59,899)	(87,139)
80.00	64,718	38,155	11,593	(14,970)	(41,572)	(68,175)	(94,778)
90.00	53,279	27,352	1,425	(24,518)	(50,484)	(76,451)	(102,417)
100.00	41,841	16,549	(8,743)	(34,067)	(59,397)	(84,726)	(110,056)
110.00	30,402	5,746	(18,922)	(43,616)	(68,309)	(93,002)	(117,696)
120.00	18,963	(5,058)	(29,108)	(53,165)	(77,222)	(101,278)	(125,335)
130.00	7,524	(15,874)	(39,294)	(62,714)	(86,134)	(109,554)	(132,974)
140.00	(3,914)	(26,696)	(49,480)	(72,263)	(95,047)	(117,830)	(140,614)
150.00	(15,372)	(37,518)	(59,665)	(81,812)	(103,959)	(126,106)	(148,253)
160.00	(26,831)	(48,341)	(69,851)	(91,361)	(112,872)	(134,382)	(155,892)
170.00	(38,289)	(59,163)	(80,037)	(100,910)	(121,784)	(142,658)	(163,531)
180.00	(49,748)	(69,985)	(90,222)	(110,460)	(130,697)	(150,934)	(171,171)
190.00	(61,207)	(80,808)	(100,408)	(120,009)	(139,609)	(159,210)	(178,810)
200.00	(72,666)	(91,630)	(110,594)	(129,558)	(148,522)	(167,485)	(186,449)
210.00	(84,125)	(102,452)	(120,780)	(139,107)	(157,434)	(175,761)	(194,089)
220.00	(95,584)	(113,275)	(130,965)	(148,656)	(166,347)	(184,037)	(201,740)
230.00	(107,043)	(124,097)	(141,151)	(158,205)	(175,259)	(192,313)	(209,394)
240.00	(118,502)	(134,919)	(151,337)	(167,754)	(184,172)	(200,589)	(217,051)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
34,617	10%	15%	20%	25%	30%	35%	40%
8,000	173,533	143,664	113,796	83,927	54,059	24,190	(5,678)
9,000	161,205	131,337	101,468	71,600	41,731	11,863	(18,006)
Site Specific S106 10,000	148,878	119,009	89,141	59,272	29,404	(465)	(30,340)
12,000 11,000	136,550	106,682	76,813	46,945	17,076	(12,792)	(42,689)
12,000	124,223	94,354	64,486	34,617	4,749	(25,123)	(55,038)
13,000	111,895	82,026	52,158	22,289	(7,579)	(37,473)	(67,388)
14,000	99,567	69,699	39,830	9,962	(19,907)	(49,822)	(79,737)
15,000	87,240	57,371	27,503	(2,366)	(32,257)	(62,171)	(92,086)
16,000	74,912	45,044	15,175	(14,693)	(44,606)	(74,521)	(104,436)
17,000	62,585	32,716	2,848	(27,041)	(56,955)	(86,870)	(116,785)
18,000	50,257	20,389	(9,480)	(39,390)	(69,305)	(99,219)	(129,134)
19,000	37,929	8,061	(21,824)	(51,739)	(81,654)	(111,569)	(141,483)
20,000	25,602	(4,267)	(34,174)	(64,089)	(94,003)	(123,918)	(153,833)
21,000	13,274	(16,608)	(46,523)	(76,438)	(106,353)	(136,267)	(166,182)
22,000	947	(28,958)	(58,872)	(88,787)	(118,702)	(148,617)	(178,531)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
34,617	10%	15%	20%	25%	30%	35%	40%
15.0%	294,450	255,125	215,799	176,474	137,148	97,819	58,447
16.0%	260,405	222,971	185,537	148,102	110,668	73,230	35,750
Profit 17.0%	226,359	190,817	155,274	119,731	84,188	48,642	13,053
20.0% 18.0%	192,314	158,662	125,011	91,360	57,708	24,053	(9,644)
19.0%	158,268	126,508	94,748	62,988	31,228	(535)	(32,341)
20.0%	124,223	94,354	64,486	34,617	4,749	(25,123)	(55,038)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 25%						
34,617	10%	15%	20%	25%	30%	35%	40%
100,000	249,223	219,354	189,486	159,617	129,749	99,877	69,962
120,000	229,223	199,354	169,486	139,617	109,749	79,877	49,962
BLV (£ per acre) 140,000	209,223	179,354	149,486	119,617	89,749	59,877	29,962
225,000 160,000	189,223	159,354	129,486	99,617	69,749	39,877	9,962
180,000	169,223	139,354	109,486	79,617	49,749	19,877	(10,038)
200,000	149,223	119,354	89,486	59,617	29,749	(123)	(30,038)
220,000	129,223	99,354	69,486	39,617	9,749	(20,123)	(50,038)
240,000	109,223	79,354	49,486	19,617	(10,251)	(40,123)	(70,038)
260,000	89,223	59,354	29,486	(383)	(30,251)	(60,123)	(90,038)
280,000	69,223	39,354	9,486	(20,383)	(50,251)	(80,123)	(110,038)
300,000	49,223	19,354	(10,514)	(40,383)	(70,251)	(100,123)	(130,038)
320,000	29,223	(646)	(30,514)	(60,383)	(90,251)	(120,123)	(150,038)
340,000	9,223	(20,646)	(50,514)	(80,383)	(110,251)	(140,123)	(170,038)
360,000	(10,777)	(40,646)	(70,514)	(100,383)	(130,251)	(160,123)	(190,038)
380,000	(30,777)	(60,646)	(90,514)	(120,383)	(150,251)	(180,123)	(210,038)
400,000	(50,777)	(80,646)	(110,514)	(140,383)	(170,251)	(200,123)	(230,038)

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Scheme Typology: Houses — No Units: 400
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield, CIL Zone 3

TABLE 5 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	34,617	10%	15%	20%	25%	30%	35%	40%
	30	74,334	48,732	23,130	(2,471)	(28,073)	(53,677)	(79,318)
	35	124,223	94,354	64,486	34,617	4,749	(25,123)	(55,038)
Density (dph)	40	174,111	139,976	105,841	71,705	37,570	3,430	(30,758)
35.0	45	224,000	185,598	147,196	108,793	70,391	31,984	(6,478)
	50	273,889	231,220	188,551	145,882	103,212	60,538	17,803
	55	323,778	276,842	229,906	182,970	136,033	89,092	42,083
	60	373,667	322,464	271,261	220,058	168,855	117,645	66,363
	65	423,556	368,086	312,616	257,146	201,676	146,199	90,643
	70	473,445	413,708	353,971	294,234	234,497	174,753	114,924
	75	523,334	459,330	395,326	331,322	267,318	203,307	139,204
	80	573,223	504,952	436,681	368,410	300,140	231,861	163,484

TABLE 6 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	34,617	10%	15%	20%	25%	30%	35%	40%
	98%	165,525	135,401	105,277	75,153	45,029	14,906	(15,218)
	100%	124,223	94,354	64,486	34,617	4,749	(25,123)	(55,038)
Build Cost	102%	82,920	53,307	23,694	(5,919)	(35,572)	(65,231)	(94,890)
100%	104%	41,617	12,260	(17,130)	(46,533)	(75,936)	(105,339)	(134,742)
(105% = 5% increase)	106%	288	(28,859)	(58,006)	(87,153)	(116,299)	(145,446)	(174,593)
	108%	(41,099)	(69,990)	(98,881)	(127,772)	(156,663)	(185,563)	(214,526)
	110%	(82,487)	(111,122)	(139,757)	(168,392)	(197,056)	(226,310)	(259,496)
	112%	(123,874)	(152,253)	(180,632)	(209,061)	(239,893)	(272,782)	(305,672)
	114%	(165,262)	(193,387)	(221,775)	(254,069)	(286,661)	(319,254)	(351,938)
	116%	(206,675)	(236,541)	(268,838)	(301,134)	(333,430)	(365,820)	(398,228)
	118%	(252,200)	(284,200)	(316,199)	(348,199)	(380,296)	(412,407)	(444,539)
	120%	(300,155)	(331,858)	(363,561)	(395,367)	(427,180)	(458,998)	(490,952)

TABLE 7 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	34,617	10%	15%	20%	25%	30%	35%	40%
	80%	(421,558)	(422,880)	(424,201)	(425,523)	(426,844)	(428,185)	(429,559)
	82%	(361,361)	(365,990)	(370,658)	(375,326)	(379,994)	(384,662)	(389,330)
Market Values	84%	(301,277)	(309,242)	(317,207)	(325,171)	(333,144)	(341,158)	(349,172)
100%	86%	(241,193)	(252,496)	(263,799)	(275,102)	(286,405)	(297,707)	(309,015)
(105% = 5% increase)	88%	(186,709)	(199,337)	(211,991)	(225,032)	(239,673)	(254,314)	(268,954)
	90%	(134,849)	(150,358)	(165,867)	(181,377)	(196,897)	(212,449)	(228,898)
	92%	(82,989)	(101,379)	(119,770)	(138,160)	(156,550)	(174,941)	(193,352)
	94%	(31,129)	(52,401)	(73,672)	(94,944)	(116,215)	(137,486)	(158,758)
	96%	20,690	(3,426)	(27,574)	(51,727)	(75,880)	(100,032)	(124,185)
	98%	72,456	45,464	18,471	(8,521)	(35,544)	(62,578)	(89,611)
	100%	124,223	94,354	64,486	34,617	4,749	(25,123)	(55,038)
	102%	175,989	143,244	110,500	77,756	45,011	12,267	(20,478)
	104%	227,755	192,135	156,514	120,894	85,274	49,653	14,033
	106%	279,521	241,025	202,529	164,032	125,536	87,040	48,544
	108%	331,251	289,915	248,543	207,171	165,799	124,427	83,055
	110%	382,942	338,734	294,526	250,309	206,061	161,813	117,565
	112%	434,634	387,554	340,474	293,394	246,314	199,200	152,076
	114%	486,325	436,373	386,422	336,470	286,518	236,567	186,587
	116%	538,016	485,193	432,369	379,546	326,723	273,899	221,076
	118%	589,708	534,012	478,317	422,622	366,927	311,232	255,537
	120%	641,399	582,832	524,265	465,698	407,131	348,564	289,998

TABLE 8 — Affordable Housing - % on site 25%

Balance (RLV - BLV £ per acre (n))	34,617	10%	15%	20%	25%	30%	35%	40%
	5,000	185,934	156,066	126,197	96,329	66,460	36,592	6,723
	10,000	247,646	217,778	187,909	158,041	128,172	98,304	68,435
Grant (£ per unit)	15,000	309,319	279,469	249,620	219,753	189,884	160,016	130,147
-	20,000	370,930	341,080	311,231	281,381	251,532	221,682	191,833
	25,000	432,541	402,691	372,842	342,992	313,143	283,293	253,444
	30,000	494,152	464,302	434,453	404,603	374,754	344,904	315,055
	35,000	555,763	525,913	496,064	466,214	436,365	406,515	376,666
	40,000	617,374	587,524	557,675	527,825	497,975	468,126	438,275
	45,000	678,944	649,086	619,228	589,371	559,513	529,655	499,798
	50,000	740,467	710,609	680,751	650,894	621,036	591,178	561,321
	55,000	801,989	772,132	742,274	712,416	682,559	652,701	622,843

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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260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1 - Summary Table

Appraisal Ref:	**B1 - Z2**	**B2 - Z2**	**B3 - Z2**	**B4 - Z2**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	10	50	100	400
Location / Value Zone:	Zone B	Zone B	Zone B	Zone B
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
Notes/Comments:	Small Greenfield, CIL Zone 2	Medium Greenfield, CIL Zone 2	Large Greenfield, CIL Zone 3	Large Greenfield, CIL Zone 3
Total GDV (£)	2,741,250	13,706,250	27,412,500	109,650,000
Policy Assumptions	-	-	-	-
AH Target %	25%	25%	25%	25%
Max CIL (£ psm)	27.98	27.98	27.98	27.98
Max CIL (£ per unit)	2,164	2,164	2,164	2,164
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	14,164	14,164	14,164	14,164
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	14,164	14,164	14,164	14,164
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.83%	17.83%	17.83%	17.83%
Developers Profit (% on costs)	21.58%	23.59%	23.79%	23.94%
Developers Profit Total (£)	488,663	2,443,313	4,886,625	19,546,500
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	(16,857)	225,282	245,203	259,617
RLV (£/ha (net))	(41,653)	556,672	605,898	641,514
RLV (% of GDV)	-0.43%	5.80%	6.32%	6.69%
RLV Total (£)	(11,901)	795,245	1,731,137	7,331,586
BLV (£/acre (net))	260,000	225,000	225,000	225,000
BLV (£/ha (net))	642,460	555,975	555,975	555,975
BLV Total (£)	183,560	794,250	1,588,500	6,354,000
Surplus/Deficit (£/acre) [RLV-BLV]	(276,857)	282	20,203	34,617
Surplus/Deficit (£/ha)	(684,113)	697	49,923	85,539
Surplus/Deficit Total (£)	(195,461)	995	142,637	977,586
RAG	Not Viable	Viable	Viable	Viable
Interest on development costs	31,260	< These rows for are ease of sense checking - do not print these rows in the summary table		
Interest on land	-	< These rows for are ease of sense checking - do not print these rows in the summary table		
Interest total per unit	3,126	< These rows for are ease of sense checking - do not print these rows in the summary table		

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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S:_Client Projects\2510 Bradford Local Plan Viability_Bradford Council_Appraisals\2609 Typology Appraisals\260916 Bradford Zone B Greenfield CIL Z3 Appraisals v0.1
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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Appraisal Ref: C5 - Z3 (see Typologies Matrix)
Scheme Typology: Houses No Units: 10
Site Typology: Location / Value Zone: Zone C Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z3

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			10	Units	
AH Policy requirement (% Target)			15%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		85%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	4.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			27.98	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	2.6	50.0%	0.8	33%	3.3
3 bed House	35.0%	3.0	35.0%	0.5	35%	3.5
3 bed House (with garage)	5.0%	0.4	5.0%	0.1	5%	0.5
4 bed House (with garage)	30.0%	2.6	10.0%	0.2	27%	2.7
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	8.5	100.0%	1.5	100%	10.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	191	2,059	56	605	248	2,664
3 bed House	268	2,882	47	509	315	3,391
3 bed House (with garage)	45	485	8	86	53	570
4 bed House (with garage)	372	4,007	22	236	394	4,243
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	876	9,433	133	1,435	1,010	10,868
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	230,000	3,067	285	3,067	285	759,000
3 bed House	280,000	3,111	289	3,111	289	980,000
3 bed House (with garage)	305,000	3,389	315	2,877	267	152,500
4 bed House (with garage)	375,000	2,885	268	2,568	239	1,012,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						2,904,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	138,000	60%	103,500	45%	161,000	70%	195,500	85%
3 bed House	168,000	60%	126,000	45%	196,000	70%	238,000	85%
3 bed House (with garage)	183,000	60%	137,250	45%	213,500	70%	259,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%
					* capped @£250K			

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z3			

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	2.6	@	230,000	586,500
3 bed House	3.0	@	280,000	833,000
3 bed House (with garage)	0.4	@	305,000	129,625
4 bed House (with garage)	2.6	@	375,000	956,250
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	0.0	@	100,000	-
2 bed Flat	0.0	@	120,000	-
3 bed Flat	0.0	@	140,000	-
	8.5			2,505,375
Affordable Rent GDV -				
2 bed House	0.2	@	138,000	20,700
3 bed House	0.1	@	168,000	17,640
3 bed House (with garage)	0.0	@	183,000	2,745
4 bed House (with garage)	0.0	@	225,000	6,750
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	0.0	@	60,000	-
2 bed Flat	0.0	@	72,000	-
3 bed Flat	0.0	@	84,000	-
	0.3			47,835
Social Rent GDV -				
2 bed House	0.4	@	103,500	38,813
3 bed House	0.3	@	126,000	33,075
3 bed House (with garage)	0.0	@	137,250	5,147
4 bed House (with garage)	0.1	@	168,750	12,656
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	0.0	@	45,000	-
2 bed Flat	0.0	@	54,000	-
3 bed Flat	0.0	@	63,000	-
	0.8			89,691
First Homes GDV -				
2 bed House	0.0	@	161,000	-
3 bed House	0.0	@	196,000	-
3 bed House (with garage)	0.0	@	213,500	-
4 bed House (with garage)	0.0	@	250,000	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	0.2	@	195,500	43,988
3 bed House	0.2	@	238,000	37,485
3 bed House (with garage)	0.0	@	259,250	5,833
4 bed House (with garage)	0.0	@	318,750	14,344
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	0.0	@	85,000	-
2 bed Flat	0.0	@	102,000	-
3 bed Flat	0.0	@	119,000	-
	0.5	1.5		101,649
Sub-total GDV Residential	**10**			**2,744,550**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	159,450
	158 £ psm (total GIA sqm)		15,945 £ per unit (total units)	
Grant	10	units @	0 per unit	-
Total GDV				**2,744,550**

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z3				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	6,350	£		(6,350)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	25,400	£		(25,400)
CIL (Mrkt only inc. garages)	Max		876	sqm		27.98	£ psm			(24,520)
CIL analysis:			0.89%	% of GDV		2,452	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			10	units @		12,000	per unit			(120,000)
	Sub-total								(120,000)	
S106 analysis:	600,000	£ per ha	4.37%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			1,010	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			0.20	ha @		123,550	£ per ha (if brownfield)			(24,710)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		10	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			248	sqm @		1,559	psm			(385,853)
3 bed House			315	sqm @		1,559	psm			(491,085)
3 bed House (EXC. garage)			45	sqm @		1,559	psm			(70,155)
4 bed House (EXC. garage)			351	sqm @		1,559	psm			(547,209)
5 bed House (EXC. garage)			-	sqm @		1,559	psm			-
1 bed Flat			-	sqm @		1,834	psm			-
2 bed Flat			-	sqm @		1,834	psm			-
3 bed Flat			-	sqm @		1,834	psm			-
Garages for 3B House	0.5	16.0	8	sqm @		500	psm			(4,000)
Garages for 4B House	2.7	16.0	43	sqm @		500	psm			(21,600)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			1,010	£ per garage		£8,000				
External works			1,519,902	@		10.0%				(151,990)
Ext. Works analysis:						15,199	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			10	units @		287	£ per unit			(2,870)
M4(2) Category 2 Housing	Aff units	2	units @		95%	@	521	£ per unit		(742)
M4(2) Category 2 Housing	OMS units	9	units @		95%	@	521	£ per unit		(4,207)
M4(3) Category 3 Housing	Aff units	2	units @		5%	@	10,307	£ per unit		(773)
M4(3) Category 3 Housing	OMS units	9	units @		5%	@	10,307	£ per unit		(4,380)
Future Homes Standard		10	units @				4,350	£ per unit		(43,500)
Urban Greening	No. of storeys	2.0	equals		505	sqm footprint	100	£ sqm		(50,485)
Part L/FHS analysis:						2.9%	% of BCIS costs			
EV Charging Points - Houses		10	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			1,010				8.73	psm levy rate		(8,815)
	Sub-total								(115,773)	
Policy Costs analysis:	(design costs only)					11,577	£ per unit (total units)			
						7.6%	% of BCIS costs			
Contingency (on construction)			1,812,374	@		5.0%				(90,619)

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Zone C Brownfield CIL Z3 Appraisals v0.1\C5 - Z3
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Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z3				

Professional Fees		1,812,374	@	6.5%			(117,804)
Disposal Costs -							
OMS Marketing and Promotion		2,505,375	OMS @	3.00%	7,516	£ per unit	(75,161)
Residential Sales Agent Costs		2,505,375	OMS @	1.00%	2,505	£ per unit	(25,054)
Residential Sales Legal Costs		2,505,375	OMS @	0.25%	626	£ per unit	(6,263)
Affordable Sale Legal Costs					lump sum		(10,000)
Empty Property Costs (SC, Council Tax proxy)	10	units (1/2 back during sales period)	@		0	£ per unit PA (£ p	-
Disposal Cost analysis:					11,648	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(46,548)
Developers Profit -							
Profit on OMS		2,505,375		20.00%			(501,075)
Margin on AH		239,175		6.00%	on AH values		(14,351)
Profit analysis:		2,744,550		18.78%	blended GDV	(515,426)	
		2,360,094		21.84%	on costs	(515,426)	
TOTAL COSTS							**(2,875,519)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(130,969)
SDLT		-	@	HMRC formula			-
Acquisition Agent fees		-	@	1.0%			-
Acquisition Legal fees		-	@	0.5%			-
Interest on Land		-	@	7.00%			-
Residual Land Value							**(130,969)**
RLV analysis:	(13,097) £ per plot	(654,847)	£ per ha (net)	(265,013)	£ per acre (net)		
		(654,847)	£ per ha (gross)	(265,013)	£ per acre (gross)		
				-4.77%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		50.0	dph (net)				
Site Area (net)		0.20	ha (net)	0.49	acres (net)		
Net to Gross ratio		100%					
Site Area (gross)		0.20	ha (gross)	0.49	acres (gross)		
Density analysis:		5,049	sqm/ha (net)	21,992	sqft/ac (net)		
		50	dph (gross)				
Benchmark Land Value (net)	8,401 £ per plot	420,070	£ per ha (net)	170,000	£ per acre (net)		**84,014**
BLV analysis:		420,070	£ per ha (gross)	170,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**(1,074,917)**	£ per ha (net)	**(435,013)**	£ per acre (net)		**(214,983)**

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(435,013)	Affordable Housing - % on site 15% 10%	15%	20%	25%	30%	35%	40%
	0.00	(334,774)	(383,247)	(431,720)	(480,193)	(528,698)	(577,466)	(626,235)
	10.00	(354,364)	(401,748)	(449,133)	(496,517)	(544,020)	(591,694)	(639,368)
CIL £ psm	20.00	(373,953)	(420,249)	(466,545)	(512,842)	(559,342)	(605,922)	(652,502)
27.98	30.00	(393,542)	(438,750)	(483,958)	(529,179)	(574,665)	(620,150)	(665,635)
	40.00	(413,132)	(457,251)	(501,371)	(545,596)	(589,987)	(634,378)	(678,768)
	50.00	(432,721)	(475,752)	(518,784)	(562,013)	(605,309)	(648,605)	(691,902)
	60.00	(452,310)	(494,253)	(536,228)	(578,430)	(620,631)	(662,833)	(705,035)
	70.00	(471,900)	(512,754)	(553,739)	(594,846)	(635,954)	(677,061)	(718,169)
	80.00	(491,489)	(531,256)	(571,250)	(611,263)	(651,276)	(691,289)	(731,302)
	90.00	(511,078)	(549,843)	(588,761)	(627,680)	(666,598)	(705,517)	(744,435)
	100.00	(530,668)	(568,449)	(606,273)	(644,097)	(681,921)	(719,745)	(757,569)
	110.00	(550,325)	(587,054)	(623,784)	(660,513)	(697,243)	(733,973)	(770,702)
	120.00	(570,025)	(605,660)	(641,295)	(676,930)	(712,565)	(748,201)	(783,836)
	130.00	(589,725)	(624,266)	(658,806)	(693,347)	(727,888)	(762,428)	(796,969)
	140.00	(609,425)	(642,871)	(676,318)	(709,764)	(743,210)	(776,656)	(810,155)
	150.00	(629,125)	(661,477)	(693,829)	(726,181)	(758,532)	(790,884)	(823,363)
	160.00	(648,825)	(680,083)	(711,340)	(742,597)	(773,855)	(805,112)	(836,570)
	170.00	(668,525)	(698,688)	(728,851)	(759,014)	(789,177)	(819,340)	(849,778)
	180.00	(688,226)	(717,294)	(746,362)	(775,431)	(804,499)	(833,597)	(862,986)
	190.00	(707,926)	(735,900)	(763,874)	(791,848)	(819,822)	(847,905)	(876,193)
	200.00	(727,626)	(754,505)	(781,385)	(808,264)	(835,144)	(862,213)	(889,401)
	210.00	(747,326)	(773,111)	(798,896)	(824,681)	(850,466)	(876,522)	(902,609)
	220.00	(767,026)	(791,717)	(816,407)	(841,098)	(865,843)	(890,830)	(915,816)
	230.00	(786,726)	(810,322)	(833,918)	(857,515)	(881,252)	(905,138)	(929,024)
	240.00	(806,426)	(828,928)	(851,430)	(873,931)	(896,661)	(919,446)	(942,232)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(435,013)	Affordable Housing - % on site 15% 10%	15%	20%	25%	30%	35%	40%
	8,000	(305,139)	(350,567)	(395,995)	(441,422)	(486,850)	(532,352)	(578,059)
	9,000	(326,251)	(371,679)	(417,106)	(462,534)	(507,962)	(553,583)	(599,289)
Site Specific S106	10,000	(347,362)	(392,790)	(438,218)	(483,645)	(529,108)	(574,814)	(620,520)
12,000	11,000	(368,474)	(413,902)	(459,329)	(504,757)	(550,339)	(596,045)	(641,751)
	12,000	(389,585)	(435,013)	(480,441)	(525,868)	(571,569)	(617,276)	(662,982)
	13,000	(410,697)	(456,125)	(501,552)	(547,094)	(592,800)	(638,507)	(684,213)
	14,000	(431,808)	(477,236)	(522,664)	(568,325)	(614,031)	(659,737)	(705,444)
	15,000	(452,920)	(498,347)	(543,849)	(589,556)	(635,262)	(680,968)	(726,675)
	16,000	(474,031)	(519,459)	(565,080)	(610,787)	(656,493)	(702,199)	(747,905)
	17,000	(495,143)	(540,605)	(586,311)	(632,017)	(677,724)	(723,430)	(769,136)
	18,000	(516,254)	(561,836)	(607,542)	(653,248)	(698,955)	(744,661)	(790,367)
	19,000	(537,366)	(583,067)	(628,773)	(674,479)	(720,185)	(765,892)	(811,659)
	20,000	(558,591)	(604,298)	(650,004)	(695,710)	(741,416)	(787,123)	(833,010)
	21,000	(579,822)	(625,528)	(671,235)	(716,941)	(762,647)	(808,354)	(854,361)
	22,000	(601,053)	(646,759)	(692,466)	(738,172)	(783,878)	(829,591)	(875,712)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(435,013)	Affordable Housing - % on site 15% 10%	15%	20%	25%	30%	35%	40%
	15.0%	(125,345)	(181,535)	(241,873)	(302,212)	(362,823)	(423,440)	(484,056)
	16.0%	(174,875)	(232,231)	(289,587)	(346,943)	(404,572)	(462,207)	(519,842)
Profit	17.0%	(228,552)	(282,926)	(337,300)	(391,674)	(446,322)	(500,974)	(555,627)
20.0%	18.0%	(282,230)	(333,622)	(385,014)	(436,406)	(488,071)	(539,741)	(591,412)
	19.0%	(335,908)	(384,317)	(432,727)	(481,137)	(529,820)	(578,509)	(627,197)
	20.0%	(389,585)	(435,013)	(480,441)	(525,868)	(571,569)	(617,276)	(662,982)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(435,013)	Affordable Housing - % on site 15% 10%	15%	20%	25%	30%	35%	40%
	100,000	(319,585)	(365,013)	(410,441)	(455,868)	(501,569)	(547,276)	(592,982)
	120,000	(339,585)	(385,013)	(430,441)	(475,868)	(521,569)	(567,276)	(612,982)
BLV (£ per acre)	140,000	(359,585)	(405,013)	(450,441)	(495,868)	(541,569)	(587,276)	(632,982)
170,000	160,000	(379,585)	(425,013)	(470,441)	(515,868)	(561,569)	(607,276)	(652,982)
	180,000	(399,585)	(445,013)	(490,441)	(535,868)	(581,569)	(627,276)	(672,982)
	200,000	(419,585)	(465,013)	(510,441)	(555,868)	(601,569)	(647,276)	(692,982)
	220,000	(439,585)	(485,013)	(530,441)	(575,868)	(621,569)	(667,276)	(712,982)
	240,000	(459,585)	(505,013)	(550,441)	(595,868)	(641,569)	(687,276)	(732,982)
	260,000	(479,585)	(525,013)	(570,441)	(615,868)	(661,569)	(707,276)	(752,982)
	280,000	(499,585)	(545,013)	(590,441)	(635,868)	(681,569)	(727,276)	(772,982)
	300,000	(519,585)	(565,013)	(610,441)	(655,868)	(701,569)	(747,276)	(792,982)
	320,000	(539,585)	(585,013)	(630,441)	(675,868)	(721,569)	(767,276)	(812,982)
	340,000	(559,585)	(605,013)	(650,441)	(695,868)	(741,569)	(787,276)	(832,982)
	360,000	(579,585)	(625,013)	(670,441)	(715,868)	(761,569)	(807,276)	(852,982)
	380,000	(599,585)	(645,013)	(690,441)	(735,868)	(781,569)	(827,276)	(872,982)
	400,000	(619,585)	(665,013)	(710,441)	(755,868)	(801,569)	(847,276)	(892,982)

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Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z3

TABLE 5 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(435,013)	10%	15%	20%	25%	30%	35%	40%
	30	(325,508)	(352,765)	(380,022)	(407,409)	(434,833)	(462,257)	(489,681)
	35	(341,528)	(373,327)	(405,126)	(437,023)	(469,017)	(501,012)	(533,006)
Density (dph)	40	(357,547)	(393,889)	(430,231)	(466,636)	(503,201)	(539,766)	(576,331)
50.0	45	(373,566)	(414,451)	(455,336)	(496,250)	(537,385)	(578,521)	(619,657)
	50	(389,585)	(435,013)	(480,441)	(525,868)	(571,569)	(617,276)	(662,982)
	55	(405,605)	(455,575)	(505,546)	(555,516)	(605,753)	(656,030)	(706,307)
	60	(421,624)	(476,137)	(530,650)	(585,164)	(639,938)	(694,785)	(749,633)
	65	(437,643)	(496,699)	(555,755)	(614,811)	(674,122)	(733,540)	(792,958)
	70	(453,662)	(517,261)	(580,860)	(644,459)	(708,306)	(772,295)	(836,283)
	75	(469,681)	(537,823)	(605,965)	(674,106)	(742,490)	(811,049)	(879,609)
	80	(485,701)	(558,385)	(631,069)	(703,754)	(776,674)	(849,804)	(922,934)

TABLE 6 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(435,013)	10%	15%	20%	25%	30%	35%	40%
	98%	(309,937)	(355,853)	(401,769)	(447,685)	(493,601)	(539,632)	(585,829)
	100%	(389,585)	(435,013)	(480,441)	(525,868)	(571,569)	(617,276)	(662,982)
Build Cost	102%	(469,234)	(514,173)	(559,273)	(604,489)	(649,704)	(694,919)	(740,135)
100%	104%	(548,942)	(593,666)	(638,390)	(683,114)	(727,839)	(772,563)	(817,380)
(105% = 5% increase)	106%	(629,040)	(673,273)	(717,507)	(761,740)	(805,973)	(850,329)	(894,969)
	108%	(709,139)	(752,881)	(796,623)	(840,366)	(884,266)	(928,412)	(972,558)
	110%	(789,237)	(832,489)	(875,740)	(919,191)	(962,843)	(1,006,495)	(1,050,147)
	112%	(869,336)	(912,096)	(955,102)	(998,261)	(1,041,419)	(1,084,577)	(1,429,762)
	114%	(949,435)	(992,002)	(1,034,666)	(1,077,331)	(1,119,995)	(1,366,261)	(1,988,009)
	116%	(1,029,889)	(1,072,060)	(1,114,230)	(1,156,401)	(1,309,865)	(1,928,060)	(2,546,255)
	118%	(1,110,441)	(1,152,117)	(1,193,794)	(1,260,608)	(1,875,217)	(2,489,859)	(3,104,502)
	120%	(1,190,992)	(1,232,175)	(1,273,358)	(1,829,480)	(2,440,569)	(3,051,659)	(3,662,748)

TABLE 7 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(435,013)	10%	15%	20%	25%	30%	35%	40%
	80%	(1,617,244)	(1,851,824)	(2,086,404)	(2,320,984)	(2,555,564)	(2,790,144)	(3,024,724)
	82%	(1,146,813)	(1,151,433)	(1,427,145)	(1,702,929)	(1,978,712)	(2,254,496)	(2,530,280)
Market Values	84%	(1,062,220)	(1,070,745)	(1,079,269)	(1,087,793)	(1,401,861)	(1,718,848)	(2,035,835)
100%	86%	(977,627)	(990,851)	(1,004,075)	(1,017,299)	(1,030,522)	(1,183,200)	(1,541,391)
(105% = 5% increase)	88%	(893,035)	(910,958)	(928,881)	(946,804)	(964,728)	(982,651)	(1,046,947)
	90%	(808,962)	(831,323)	(853,687)	(876,310)	(898,933)	(921,556)	(944,179)
	92%	(724,918)	(751,948)	(778,978)	(806,008)	(833,139)	(860,461)	(887,784)
	94%	(640,875)	(672,574)	(704,273)	(735,972)	(767,671)	(799,370)	(831,388)
	96%	(556,831)	(593,199)	(629,568)	(665,936)	(702,304)	(738,672)	(775,040)
	98%	(473,131)	(513,917)	(554,862)	(595,899)	(636,937)	(677,974)	(719,011)
	100%	(389,585)	(435,013)	(480,441)	(525,868)	(571,569)	(617,276)	(662,982)
	102%	(306,040)	(356,109)	(406,178)	(456,247)	(506,316)	(556,578)	(606,953)
	104%	(222,495)	(277,205)	(331,916)	(386,626)	(441,337)	(496,047)	(550,924)
	106%	(141,589)	(198,301)	(257,653)	(317,005)	(376,357)	(435,709)	(495,061)
	108%	(65,343)	(123,698)	(183,391)	(247,384)	(311,377)	(375,371)	(439,364)
	110%	10,692	(51,864)	(114,421)	(177,763)	(246,398)	(315,032)	(383,667)
	112%	86,726	19,946	(46,834)	(113,614)	(181,418)	(254,694)	(327,970)
	114%	161,558	91,757	20,752	(50,252)	(121,256)	(194,356)	(272,273)
	116%	235,931	162,347	88,339	13,110	(62,118)	(137,347)	(216,576)
	118%	309,584	232,588	154,872	76,473	(2,980)	(82,433)	(161,886)
	120%	381,464	302,359	220,981	139,133	56,158	(27,519)	(111,196)

TABLE 8 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(435,013)	10%	15%	20%	25%	30%	35%	40%
	5,000	(284,022)	(329,449)	(374,877)	(420,305)	(465,733)	(511,160)	(556,821)
	10,000	(178,458)	(223,886)	(269,313)	(314,741)	(360,169)	(405,597)	(451,024)
Grant (£ per unit)	15,000	(81,339)	(122,775)	(164,281)	(209,178)	(254,605)	(300,033)	(345,461)
-	20,000	14,708	(26,727)	(68,162)	(109,598)	(151,033)	(194,556)	(239,897)
	25,000	110,690	69,321	27,885	(13,550)	(54,985)	(96,421)	(137,856)
	30,000	204,638	164,108	123,579	82,498	41,062	(373)	(41,808)
	35,000	298,176	258,007	217,514	176,997	136,468	95,675	54,239
	40,000	388,465	349,329	310,193	270,441	229,948	189,455	148,961
	45,000	478,753	439,617	400,482	361,346	322,210	282,875	242,381
	50,000	569,042	529,906	490,770	451,634	412,498	373,363	334,227
	55,000	659,331	620,195	581,059	541,923	502,787	463,651	424,515

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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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Appraisal Ref:	**C6 - Z3**			(see Typologies Matrix)
Scheme Typology:	**Houses**	No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Medium Brownfield, CIL Z3			

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			50	Units	
AH Policy requirement (% Target)			15%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		85%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	4.5% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			27.98	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	12.8	50.0%	3.8	33%	16.5
3 bed House	35.0%	14.9	35.0%	2.6	35%	17.5
3 bed House (with garage)	5.0%	2.1	5.0%	0.4	5%	2.5
4 bed House (with garage)	30.0%	12.8	10.0%	0.8	27%	13.5
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.5	100.0%	7.5	100%	50.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	956	10,293	281	3,027	1,238	13,320
3 bed House	1,339	14,410	236	2,543	1,575	16,953
3 bed House (with garage)	225	2,425	40	428	265	2,852
4 bed House (with garage)	1,862	20,037	110	1,179	1,971	21,216
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	4,382	47,165	667	7,177	5,049	54,342
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	230,000	3,067	285	3,067	285	3,795,000
3 bed House	280,000	3,111	289	3,111	289	4,900,000
3 bed House (with garage)	305,000	3,389	315	2,877	267	762,500
4 bed House (with garage)	375,000	2,885	268	2,568	239	5,062,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						14,520,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	138,000	60%	103,500	45%	161,000	70%	195,500	85%
3 bed House	168,000	60%	126,000	45%	196,000	70%	238,000	85%
3 bed House (with garage)	183,000	60%	137,250	45%	213,500	70%	259,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**50**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Medium Brownfield, CIL Z3			

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	12.8	@	230,000	2,932,500
3 bed House	14.9	@	280,000	4,165,000
3 bed House (with garage)	2.1	@	305,000	648,125
4 bed House (with garage)	12.8	@	375,000	4,781,250
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	0.0	@	100,000	-
2 bed Flat	0.0	@	120,000	-
3 bed Flat	0.0	@	140,000	-
	42.5			12,526,875
Affordable Rent GDV -				
2 bed House	0.8	@	138,000	103,500
3 bed House	0.5	@	168,000	88,200
3 bed House (with garage)	0.1	@	183,000	13,725
4 bed House (with garage)	0.2	@	225,000	33,750
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	0.0	@	60,000	-
2 bed Flat	0.0	@	72,000	-
3 bed Flat	0.0	@	84,000	-
	1.5			239,175
Social Rent GDV -				
2 bed House	1.9	@	103,500	194,063
3 bed House	1.3	@	126,000	165,375
3 bed House (with garage)	0.2	@	137,250	25,734
4 bed House (with garage)	0.4	@	168,750	63,281
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	0.0	@	45,000	-
2 bed Flat	0.0	@	54,000	-
3 bed Flat	0.0	@	63,000	-
	3.8			448,453
First Homes GDV -				
2 bed House	0.0	@	161,000	-
3 bed House	0.0	@	196,000	-
3 bed House (with garage)	0.0	@	213,500	-
4 bed House (with garage)	0.0	@	250,000	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	1.1	@	195,500	219,938
3 bed House	0.8	@	238,000	187,425
3 bed House (with garage)	0.1	@	259,250	29,166
4 bed House (with garage)	0.2	@	318,750	71,719
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	0.0	@	85,000	-
2 bed Flat	0.0	@	102,000	-
3 bed Flat	0.0	@	119,000	-
	2.3	7.5		508,247
Sub-total GDV Residential	**50**			**13,722,750**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	797,250
	158 £ psm (total GIA sqm)		15,945 £ per unit (total units)	
Grant	50	units @	0 per unit	-
Total GDV				**13,722,750**

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Medium Brownfield, CIL Z3				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	31,750	£		(31,750)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	127,000	£		(127,000)
CIL (Mrkt only inc. garages)	Max		4,382	sqm		27.98	£ psm			(122,601)
CIL analysis:			0.89%	% of GDV		2,452	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			50	units @		12,000	per unit			(600,000)
	Sub-total								(600,000)	
S106 analysis:	600,000	£ per ha	4.37%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			5,049	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			1.00	ha @		123,550	£ per ha (if brownfield)			(123,550)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		50	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			1,238	sqm @		1,379	psm			(1,706,513)
3 bed House			1,575	sqm @		1,379	psm			(2,171,925)
3 bed House (EXC. garage)			225	sqm @		1,379	psm			(310,275)
4 bed House (EXC. garage)			1,755	sqm @		1,379	psm			(2,420,145)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	2.5	16.0	40	sqm @		500	psm			(20,000)
Garages for 4B House	13.5	16.0	216	sqm @		500	psm			(108,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			5,049	£ per garage		£8,000				
External works			6,736,858	@		12.5%				(842,107)
Ext. Works analysis:						16,842	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			50	units @		287	£ per unit			(14,350)
M4(2) Category 2 Housing	Aff units	8	units @		95%	@	521	£ per unit		(3,712)
M4(2) Category 2 Housing	OMS units	43	units @		95%	@	521	£ per unit		(21,035)
M4(3) Category 3 Housing	Aff units	8	units @		5%	@	10,307	£ per unit		(3,865)
M4(3) Category 3 Housing	OMS units	43	units @		5%	@	10,307	£ per unit		(21,902)
Future Homes Standard		50	units @				4,350	£ per unit		(217,500)
Urban Greening	No. of storeys	2.0	equals		2,524	sqm footprint	100	£ sqm		(252,425)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses		50	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			5,049				8.73	psm levy rate		(44,073)
	Sub-total								(578,863)	
Policy Costs analysis:	(design costs only)					11,577	£ per unit (total units)			
						8.6%	% of BCIS costs			
Contingency (on construction)			8,281,378	@		5.0%				(414,069)

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Scheme Typology:	**Houses**		No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Medium Brownfield, CIL Z3				

Professional Fees		8,281,378	@	6.5%			(538,290)
Disposal Costs -							
OMS Marketing and Promotion		12,526,875	OMS @	3.00%	7,516	£ per unit	(375,806)
Residential Sales Agent Costs		12,526,875	OMS @	1.00%	2,505	£ per unit	(125,269)
Residential Sales Legal Costs		12,526,875	OMS @	0.25%	626	£ per unit	(31,317)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	50	units (1/2 back during sales period)	@		0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,848	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(137,507)
Developers Profit -							
Profit on OMS		12,526,875		20.00%			(2,505,375)
Margin on AH		1,195,875		6.00%	on AH values		(71,753)
Profit analysis:		13,722,750		18.78%	blended GDV	(2,577,128)	
		10,794,987		23.87%	on costs	(2,577,128)	
TOTAL COSTS							**(13,372,114)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							350,636
SDLT		350,636	@	HMRC formula			(7,032)
Acquisition Agent fees		350,636	@	1.0%			(3,506)
Acquisition Legal fees		350,636	@	0.5%			(1,753)
Interest on Land		350,636	@	7.00%			(24,545)
Residual Land Value							**313,800**
RLV analysis:	6,276 £ per plot	313,800	£ per ha (net)	126,993	£ per acre (net)		
		313,800	£ per ha (gross)	126,993	£ per acre (gross)		
				2.29%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		50.0	dph (net)				
Site Area (net)		1.00	ha (net)	2.47	acres (net)		
Net to Gross ratio		100%					
Site Area (gross)		1.00	ha (gross)	2.47	acres (gross)		
Density analysis:		5,049	sqm/ha (net)	21,992	sqft/ac (net)		
		50	dph (gross)				
Benchmark Land Value (net)	8,401 £ per plot	420,070	£ per ha (net)	170,000	£ per acre (net)		**420,070**
BLV analysis:		420,070	£ per ha (gross)	170,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**(106,270)**	£ per ha (net)	**(43,007)**	£ per acre (net)		**(106,270)**

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Medium Brownfield, CIL Z3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(43,007)	10%	15%	20%	25%	30%	35%	40%
	0.00	45,658	1,271	(43,116)	(87,824)	(134,371)	(182,646)	(234,230)
	10.00	28,902	(14,554)	(58,010)	(102,297)	(148,235)	(196,715)	(247,217)
CIL £ psm	20.00	12,146	(30,379)	(72,904)	(116,879)	(162,098)	(210,784)	(260,204)
27.98	30.00	(4,609)	(46,204)	(88,129)	(131,733)	(176,516)	(224,853)	(273,191)
	40.00	(21,365)	(62,028)	(103,591)	(146,587)	(191,667)	(238,922)	(286,178)
	50.00	(38,121)	(77,853)	(119,192)	(161,440)	(206,818)	(252,991)	(299,164)
	60.00	(54,877)	(94,230)	(135,036)	(176,879)	(221,970)	(267,061)	(312,151)
	70.00	(71,633)	(110,696)	(150,880)	(193,113)	(237,121)	(281,130)	(325,138)
	80.00	(88,743)	(127,447)	(166,724)	(209,346)	(252,272)	(295,199)	(338,125)
	90.00	(106,178)	(144,281)	(183,736)	(225,580)	(267,424)	(309,268)	(351,112)
	100.00	(123,818)	(161,115)	(201,052)	(241,813)	(282,575)	(323,337)	(364,099)
	110.00	(141,642)	(178,688)	(218,367)	(258,047)	(297,727)	(337,406)	(377,086)
	120.00	(159,467)	(197,086)	(235,683)	(274,281)	(312,878)	(351,475)	(390,073)
	130.00	(177,969)	(215,484)	(252,999)	(290,514)	(328,029)	(365,545)	(403,060)
	140.00	(197,449)	(233,882)	(270,315)	(306,748)	(343,181)	(379,614)	(416,047)
	150.00	(216,930)	(252,280)	(287,631)	(322,982)	(358,332)	(393,683)	(429,033)
	160.00	(236,410)	(270,678)	(304,947)	(339,215)	(373,484)	(407,752)	(442,020)
	170.00	(255,890)	(289,076)	(322,263)	(355,449)	(388,635)	(421,821)	(455,007)
	180.00	(275,371)	(307,475)	(339,579)	(371,682)	(403,786)	(435,890)	(467,994)
	190.00	(294,851)	(325,873)	(356,894)	(387,916)	(418,938)	(449,959)	(481,009)
	200.00	(314,331)	(344,271)	(374,210)	(404,150)	(434,089)	(464,029)	(494,069)
	210.00	(333,812)	(362,669)	(391,526)	(420,383)	(449,241)	(478,098)	(507,129)
	220.00	(353,292)	(381,067)	(408,842)	(436,617)	(464,392)	(492,208)	(520,190)
	230.00	(372,772)	(399,465)	(426,158)	(452,851)	(479,543)	(506,357)	(533,250)
	240.00	(392,253)	(417,863)	(443,474)	(469,084)	(494,701)	(520,506)	(546,310)

TABLE 2

Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(43,007)	10%	15%	20%	25%	30%	35%	40%
	8,000	70,961	29,224	(12,558)	(54,340)	(96,743)	(140,752)	(186,591)
	9,000	52,948	11,166	(30,616)	(72,398)	(115,533)	(159,962)	(207,585)
Site Specific S106	10,000	34,891	(6,891)	(48,674)	(90,880)	(134,742)	(180,023)	(228,579)
12,000	11,000	16,833	(24,949)	(66,731)	(109,631)	(153,952)	(201,017)	(249,573)
	12,000	(1,225)	(43,007)	(85,016)	(128,732)	(173,455)	(222,011)	(270,567)
	13,000	(19,283)	(61,065)	(103,752)	(147,942)	(194,449)	(243,005)	(291,561)
	14,000	(37,340)	(79,153)	(122,723)	(167,151)	(215,443)	(263,999)	(312,555)
	15,000	(55,398)	(97,874)	(141,932)	(187,881)	(236,437)	(284,993)	(333,549)
	16,000	(73,456)	(116,713)	(161,142)	(208,875)	(257,431)	(305,987)	(354,543)
	17,000	(91,995)	(135,922)	(181,313)	(229,869)	(278,425)	(326,981)	(375,537)
	18,000	(110,785)	(155,132)	(202,307)	(250,863)	(299,419)	(347,975)	(396,531)
	19,000	(129,912)	(174,745)	(223,301)	(271,857)	(320,413)	(368,969)	(417,525)
	20,000	(149,122)	(195,739)	(244,295)	(292,851)	(341,407)	(389,963)	(438,519)
	21,000	(168,332)	(216,733)	(265,289)	(313,845)	(362,401)	(410,957)	(459,514)
	22,000	(189,171)	(237,727)	(286,283)	(334,839)	(383,395)	(431,951)	(480,532)

TABLE 3

Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(43,007)	10%	15%	20%	25%	30%	35%	40%
	15.0%	230,931	176,251	121,572	66,725	11,826	(43,072)	(98,655)
	16.0%	184,500	132,400	80,300	28,032	(24,287)	(76,606)	(131,046)
Profit	17.0%	138,069	88,548	39,027	(10,660)	(60,400)	(111,246)	(163,789)
20.0%	18.0%	91,638	44,696	(2,245)	(49,353)	(97,147)	(146,646)	(198,997)
	19.0%	45,206	845	(43,517)	(88,386)	(134,961)	(183,244)	(234,782)
	20.0%	(1,225)	(43,007)	(85,016)	(128,732)	(173,455)	(222,011)	(270,567)

TABLE 4

Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(43,007)	10%	15%	20%	25%	30%	35%	40%
	100,000	68,775	26,993	(15,016)	(58,732)	(103,455)	(152,011)	(200,567)
	120,000	48,775	6,993	(35,016)	(78,732)	(123,455)	(172,011)	(220,567)
BLV (£ per acre)	140,000	28,775	(13,007)	(55,016)	(98,732)	(143,455)	(192,011)	(240,567)
170,000	160,000	8,775	(33,007)	(75,016)	(118,732)	(163,455)	(212,011)	(260,567)
	180,000	(11,225)	(53,007)	(95,016)	(138,732)	(183,455)	(232,011)	(280,567)
	200,000	(31,225)	(73,007)	(115,016)	(158,732)	(203,455)	(252,011)	(300,567)
	220,000	(51,225)	(93,007)	(135,016)	(178,732)	(223,455)	(272,011)	(320,567)
	240,000	(71,225)	(113,007)	(155,016)	(198,732)	(243,455)	(292,011)	(340,567)
	260,000	(91,225)	(133,007)	(175,016)	(218,732)	(263,455)	(312,011)	(360,567)
	280,000	(111,225)	(153,007)	(195,016)	(238,732)	(283,455)	(332,011)	(380,567)
	300,000	(131,225)	(173,007)	(215,016)	(258,732)	(303,455)	(352,011)	(400,567)
	320,000	(151,225)	(193,007)	(235,016)	(278,732)	(323,455)	(372,011)	(420,567)
	340,000	(171,225)	(213,007)	(255,016)	(298,732)	(343,455)	(392,011)	(440,567)
	360,000	(191,225)	(233,007)	(275,016)	(318,732)	(363,455)	(412,011)	(460,567)
	380,000	(211,225)	(253,007)	(295,016)	(338,732)	(383,455)	(432,011)	(480,567)
	400,000	(231,225)	(273,007)	(315,016)	(358,732)	(403,455)	(452,011)	(500,567)

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Medium Brownfield, CIL Z3

TABLE 5 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(43,007)	10%	15%	20%	25%	30%	35%	40%
	30	(88,860)	(113,929)	(139,985)	(166,642)	(195,464)	(224,597)	(253,731)
	35	(66,951)	(96,198)	(126,175)	(157,165)	(189,962)	(223,951)	(257,940)
Density (dph)	40	(45,042)	(78,468)	(112,437)	(147,687)	(184,459)	(223,304)	(262,149)
50.0	45	(23,133)	(60,737)	(98,720)	(138,210)	(178,957)	(222,658)	(266,358)
	50	(1,225)	(43,007)	(85,016)	(128,732)	(173,455)	(222,011)	(270,567)
	55	20,684	(25,276)	(71,312)	(119,255)	(168,127)	(221,365)	(274,776)
	60	42,593	(7,546)	(57,685)	(109,778)	(163,092)	(220,718)	(278,985)
	65	64,501	10,185	(44,132)	(100,300)	(158,058)	(220,071)	(283,194)
	70	86,410	27,915	(30,580)	(90,854)	(153,023)	(219,425)	(287,403)
	75	108,319	45,645	(17,028)	(81,462)	(147,989)	(218,778)	(291,612)
	80	130,227	63,376	(3,475)	(72,070)	(142,954)	(218,132)	(295,821)

TABLE 6 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(43,007)	10%	15%	20%	25%	30%	35%	40%
	98%	60,546	18,382	(23,783)	(65,947)	(109,194)	(153,912)	(201,417)
	100%	(1,225)	(43,007)	(85,016)	(128,732)	(173,455)	(222,011)	(270,567)
Build Cost	102%	(62,995)	(105,381)	(149,201)	(195,381)	(243,493)	(291,605)	(339,717)
100%	104%	(126,867)	(170,528)	(218,195)	(265,863)	(313,531)	(361,199)	(408,867)
(105% = 5% increase)	106%	(194,674)	(241,898)	(289,122)	(336,346)	(383,569)	(430,793)	(478,028)
	108%	(266,489)	(313,269)	(360,048)	(406,828)	(453,608)	(500,475)	(547,569)
	110%	(338,304)	(384,639)	(430,975)	(477,310)	(523,816)	(570,463)	(617,110)
	112%	(410,118)	(456,010)	(501,901)	(548,050)	(594,250)	(640,450)	(686,650)
	114%	(481,933)	(527,423)	(573,177)	(618,930)	(664,684)	(710,438)	(756,191)
	116%	(553,890)	(599,197)	(644,504)	(689,811)	(735,118)	(780,425)	(825,873)
	118%	(626,111)	(670,971)	(715,832)	(760,692)	(805,552)	(850,537)	(895,807)
	120%	(698,332)	(742,745)	(787,159)	(831,573)	(876,099)	(920,920)	(965,741)

TABLE 7 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(43,007)	10%	15%	20%	25%	30%	35%	40%
	80%	(816,560)	(818,770)	(821,087)	(823,403)	(825,720)	(828,037)	(830,353)
	82%	(732,516)	(739,374)	(746,233)	(753,091)	(759,950)	(766,942)	(773,958)
Market Values	84%	(648,473)	(660,000)	(671,527)	(683,055)	(694,582)	(706,110)	(717,637)
100%	86%	(564,429)	(580,626)	(596,822)	(613,019)	(629,215)	(645,412)	(661,608)
(105% = 5% increase)	88%	(480,502)	(501,251)	(522,117)	(542,982)	(563,848)	(584,714)	(605,579)
	90%	(396,957)	(422,306)	(447,655)	(473,004)	(498,481)	(524,015)	(549,550)
	92%	(313,412)	(343,402)	(373,393)	(403,383)	(433,374)	(463,364)	(493,521)
	94%	(229,866)	(264,498)	(299,130)	(333,762)	(368,394)	(403,026)	(437,658)
	96%	(148,334)	(185,594)	(224,868)	(264,141)	(303,414)	(342,688)	(381,961)
	98%	(73,105)	(112,124)	(152,254)	(194,520)	(238,435)	(282,349)	(326,264)
	100%	(1,225)	(43,007)	(85,016)	(128,732)	(173,455)	(222,011)	(270,567)
	102%	70,640	24,880	(20,896)	(66,671)	(113,721)	(162,381)	(214,870)
	104%	142,177	92,613	42,997	(6,771)	(56,540)	(107,330)	(160,094)
	106%	213,714	160,176	106,638	53,099	(634)	(54,396)	(109,247)
	108%	285,195	227,738	170,226	112,713	55,201	(2,482)	(60,238)
	110%	356,433	295,144	233,814	172,327	110,840	49,354	(12,318)
	112%	427,670	362,423	297,177	231,930	166,480	101,019	35,558
	114%	498,907	429,703	360,499	291,295	222,090	152,685	83,249
	116%	570,047	496,983	423,821	350,659	277,497	204,335	130,941
	118%	641,028	564,100	487,143	410,024	332,904	255,784	178,632
	120%	712,010	631,138	550,266	469,388	388,311	307,234	226,157

TABLE 8 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(43,007)	10%	15%	20%	25%	30%	35%	40%
	5,000	88,996	47,323	5,541	(36,241)	(78,023)	(121,536)	(165,965)
	10,000	178,888	137,273	95,657	54,042	12,307	(29,475)	(71,258)
Grant (£ per unit)	15,000	268,723	227,165	185,550	143,934	102,319	60,703	19,072
-	20,000	358,215	316,714	275,213	233,713	192,211	150,596	108,980
	25,000	447,708	406,207	364,706	323,205	281,704	240,203	198,702
	30,000	536,975	495,537	454,100	412,662	371,197	329,696	288,195
	35,000	626,105	584,667	543,229	501,791	460,354	418,916	377,478
	40,000	715,235	673,797	632,359	590,921	549,483	508,046	466,608
	45,000	804,192	762,765	721,339	679,912	638,486	597,059	555,633
	50,000	892,996	851,570	810,143	768,717	727,290	685,864	644,438
	55,000	981,801	940,374	898,948	857,521	816,095	774,669	733,242

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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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Appraisal Ref:	**C7 - Z3**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Large Brownfield, CIL Z3				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		100	Units		
AH Policy requirement (% Target)		15%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	85%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	4.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		27.98	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	25.5	50.0%	7.5	33%	33.0
3 bed House	35.0%	29.8	35.0%	5.3	35%	35.0
3 bed House (with garage)	5.0%	4.3	5.0%	0.8	5%	5.0
4 bed House (with garage)	30.0%	25.5	10.0%	1.5	27%	27.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	85.0	100.0%	15.0	100%	100.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	1,913	20,586	563	6,055	2,475	26,641
3 bed House	2,678	28,820	473	5,086	3,150	33,906
3 bed House (with garage)	451	4,849	80	856	530	5,705
4 bed House (with garage)	3,723	40,074	219	2,357	3,942	42,431
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	8,764	94,330	1,334	14,354	10,097	108,683
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	230,000	3,067	285	3,067	285	7,590,000
3 bed House	280,000	3,111	289	3,111	289	9,800,000
3 bed House (with garage)	305,000	3,389	315	2,877	267	1,525,000
4 bed House (with garage)	375,000	2,885	268	2,568	239	10,125,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						29,040,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	138,000	60%	103,500	45%	161,000	70%	195,500	85%
3 bed House	168,000	60%	126,000	45%	196,000	70%	238,000	85%
3 bed House (with garage)	183,000	60%	137,250	45%	213,500	70%	259,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Zone C Brownfield CIL Z3 Appraisals v0.1\C7 - Z3
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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**100**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Large Brownfield, CIL Z3			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	25.5	@	230,000		5,865,000
3 bed House	29.8	@	280,000		8,330,000
3 bed House (with garage)	4.3	@	305,000		1,296,250
4 bed House (with garage)	25.5	@	375,000		9,562,500
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	85.0				25,053,750
Affordable Rent GDV -					
2 bed House	1.5	@	138,000		207,000
3 bed House	1.1	@	168,000		176,400
3 bed House (with garage)	0.2	@	183,000		27,450
4 bed House (with garage)	0.3	@	225,000		67,500
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	3.0				478,350
Social Rent GDV -					
2 bed House	3.8	@	103,500		388,125
3 bed House	2.6	@	126,000		330,750
3 bed House (with garage)	0.4	@	137,250		51,469
4 bed House (with garage)	0.8	@	168,750		126,563
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	7.5				896,906
First Homes GDV -					
2 bed House	0.0	@	161,000		-
3 bed House	0.0	@	196,000		-
3 bed House (with garage)	0.0	@	213,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	2.3	@	195,500		439,875
3 bed House	1.6	@	238,000		374,850
3 bed House (with garage)	0.2	@	259,250		58,331
4 bed House (with garage)	0.5	@	318,750		143,438
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	4.5	15.0			1,016,494
Sub-total GDV Residential	**100**				**27,445,500**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,594,500
	158 £ psm (total GIA sqm)			15,945 £ per unit (total units)	
Grant	100	units @	0	per unit	-
Total GDV					**27,445,500**

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Large Brownfield, CIL Z3				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	40,835	£		(40,835)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	122,505	£		(122,505)
CIL (Mrkt only inc. garages)	Max		8,764	sqm		27.98	£ psm			(245,203)
CIL analysis:			0.89%	% of GDV		2,452	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			100	units @		12,000	per unit			(1,200,000)
	Sub-total								(1,200,000)	
S106 analysis:	600,000	£ per ha	4.37%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			10,097	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			2.00	ha @		123,550	£ per ha (if brownfield)			(247,100)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		100	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			2,475	sqm @		1,379	psm			(3,413,025)
3 bed House			3,150	sqm @		1,379	psm			(4,343,850)
3 bed House (EXC. garage)			450	sqm @		1,379	psm			(620,550)
4 bed House (EXC. garage)			3,510	sqm @		1,379	psm			(4,840,290)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	5.0	16.0	80	sqm @		500	psm			(40,000)
Garages for 4B House	27.0	16.0	432	sqm @		500	psm			(216,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			10,097	£ per garage		£8,000				
External works			13,473,715	@		12.5%				(1,684,214)
Ext. Works analysis:						16,842	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			100	units @		287	£ per unit			(28,700)
M4(2) Category 2 Housing	Aff units	15	units @		95%	@	521	£ per unit		(7,424)
M4(2) Category 2 Housing	OMS units	85	units @		95%	@	521	£ per unit		(42,071)
M4(3) Category 3 Housing	Aff units	15	units @		5%	@	10,307	£ per unit		(7,730)
M4(3) Category 3 Housing	OMS units	85	units @		5%	@	10,307	£ per unit		(43,805)
Future Homes Standard		100	units @				4,350	£ per unit		(435,000)
Urban Greening	No. of storeys	2.0	equals		5,049	sqm footprint	100	£ sqm		(504,850)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses		100	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			10,097				8.73	psm levy rate		(88,147)
	Sub-total								(1,157,727)	
Policy Costs analysis:	(design costs only)					11,577	£ per unit (total units)			
						8.6%	% of BCIS costs			
Contingency (on construction)			16,562,756	@		5.0%				(828,138)

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Large Brownfield, CIL Z3				

Professional Fees		16,562,756	@	6.5%			(1,076,579)
Disposal Costs -							
OMS Marketing and Promotion		25,053,750	OMS @	3.00%	7,516	£ per unit	(751,613)
Residential Sales Agent Costs		25,053,750	OMS @	1.00%	2,505	£ per unit	(250,538)
Residential Sales Legal Costs		25,053,750	OMS @	0.25%	626	£ per unit	(62,634)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	100	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,748	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(216,566)
Developers Profit -							
Profit on OMS		25,053,750		20.00%			(5,010,750)
Margin on AH		2,391,750		6.00%	on AH values		(143,505)
Profit analysis:		27,445,500		18.78%	blended GDV	(5,154,255)	
		21,367,366		24.12%	on costs	(5,154,255)	
TOTAL COSTS							**(26,521,621)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							923,879
SDLT		923,879	@	HMRC formula			(35,694)
Acquisition Agent fees		923,879	@	1.0%			(9,239)
Acquisition Legal fees		923,879	@	0.5%			(4,619)
Interest on Land		923,879	@	7.00%			(64,672)
Residual Land Value							**809,655**
RLV analysis:	8,097 £ per plot	404,828	£ per ha (net)	163,832	£ per acre (net)		
		404,828	£ per ha (gross)	163,832	£ per acre (gross)		
				2.95%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		50.0	dph (net)				
Site Area (net)		2.00	ha (net)	4.94	acres (net)		
Net to Gross ratio		100%					
Site Area (gross)		2.00	ha (gross)	4.94	acres (gross)		
Density analysis:		5,049	sqm/ha (net)	21,992	sqft/ac (net)		
		50	dph (gross)				
Benchmark Land Value (net)	8,401 £ per plot	420,070	£ per ha (net)	170,000	£ per acre (net)		**840,140**
BLV analysis:		420,070	£ per ha (gross)	170,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**(15,242)**	£ per ha (net)	**(6,168)**	£ per acre (net)		**(30,485)**

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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1

Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Large Brownfield, CIL Z3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(6,168)	Affordable Housing - % on site 15%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	82,385	37,957	(6,600)	(51,158)	(95,751)	(141,067)	(190,122)
	10.00	65,758	22,187	(21,443)	(65,073)	(108,798)	(153,856)	(203,116)
CIL £ psm	20.00	49,119	6,416	(36,286)	(78,988)	(121,846)	(166,672)	(216,109)
27.98	30.00	32,420	(9,354)	(51,129)	(92,941)	(135,267)	(180,370)	(229,102)
	40.00	15,722	(25,125)	(65,971)	(106,920)	(148,913)	(194,430)	(242,095)
	50.00	(976)	(40,895)	(80,814)	(120,900)	(162,715)	(208,506)	(255,088)
	60.00	(17,674)	(56,666)	(95,723)	(135,253)	(177,122)	(222,582)	(268,093)
	70.00	(34,372)	(72,436)	(110,635)	(149,884)	(192,241)	(236,658)	(281,155)
	80.00	(51,070)	(88,254)	(125,596)	(164,672)	(207,399)	(250,734)	(294,217)
	90.00	(67,769)	(104,097)	(141,024)	(180,338)	(222,558)	(264,810)	(307,280)
	100.00	(84,512)	(119,941)	(156,771)	(196,548)	(237,717)	(278,921)	(320,342)
	110.00	(101,288)	(136,189)	(172,780)	(212,790)	(252,876)	(293,071)	(333,404)
	120.00	(118,063)	(152,813)	(190,028)	(229,031)	(268,034)	(307,222)	(346,504)
	130.00	(135,210)	(169,572)	(207,352)	(245,273)	(283,217)	(321,373)	(359,640)
	140.00	(152,798)	(187,848)	(224,676)	(261,514)	(298,457)	(335,524)	(372,776)
	150.00	(170,594)	(206,246)	(242,001)	(277,756)	(313,696)	(349,675)	(385,912)
	160.00	(189,987)	(224,653)	(259,325)	(294,045)	(328,935)	(363,901)	(399,048)
	170.00	(209,470)	(243,060)	(276,649)	(310,373)	(344,175)	(378,132)	(412,184)
	180.00	(228,960)	(261,467)	(293,988)	(326,701)	(359,414)	(392,363)	(425,320)
	190.00	(248,450)	(279,874)	(311,404)	(343,029)	(374,731)	(406,594)	(438,457)
	200.00	(267,940)	(298,285)	(328,821)	(359,357)	(390,057)	(420,825)	(451,593)
	210.00	(287,430)	(316,790)	(346,237)	(375,709)	(405,382)	(435,055)	(464,729)
	220.00	(306,936)	(335,294)	(363,653)	(392,129)	(420,708)	(449,286)	(477,865)
	230.00	(326,529)	(353,799)	(381,070)	(408,549)	(436,033)	(463,517)	(491,001)
	240.00	(346,122)	(372,304)	(398,580)	(424,969)	(451,359)	(477,748)	(504,137)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(6,168)	Affordable Housing - % on site 15%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	107,539	65,718	23,852	(18,110)	(60,072)	(102,082)	(144,980)
	9,000	89,620	47,799	5,857	(36,105)	(78,067)	(120,161)	(164,104)
Site Specific S106	10,000	71,701	29,823	(12,139)	(54,101)	(96,100)	(138,730)	(184,469)
12,000	11,000	53,782	11,827	(30,135)	(72,097)	(114,179)	(157,776)	(205,473)
	12,000	35,793	(6,168)	(48,130)	(90,117)	(132,540)	(177,540)	(226,477)
	13,000	17,798	(24,164)	(66,126)	(108,196)	(151,447)	(198,515)	(247,482)
	14,000	(198)	(42,160)	(84,135)	(126,350)	(170,624)	(219,519)	(268,499)
	15,000	(18,193)	(60,155)	(102,213)	(145,119)	(191,556)	(240,523)	(289,615)
	16,000	(36,189)	(78,152)	(120,292)	(164,242)	(212,560)	(261,527)	(310,731)
	17,000	(54,185)	(96,231)	(138,865)	(184,608)	(233,565)	(282,586)	(331,847)
	18,000	(72,180)	(114,310)	(157,914)	(205,602)	(254,569)	(303,702)	(353,037)
	19,000	(90,248)	(132,675)	(177,692)	(226,606)	(275,573)	(324,818)	(374,272)
	20,000	(108,327)	(151,586)	(198,644)	(247,610)	(296,673)	(345,934)	(395,507)
	21,000	(126,485)	(170,775)	(219,648)	(268,615)	(317,789)	(367,144)	(416,742)
	22,000	(145,257)	(191,685)	(240,652)	(289,644)	(338,905)	(388,379)	(437,978)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(6,168)	Affordable Housing - % on site 15%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	267,949	213,090	158,230	103,346	48,308	(6,730)	(61,958)
	16.0%	221,518	169,238	116,958	64,653	12,195	(40,263)	(92,912)
Profit	17.0%	175,087	125,387	75,686	25,961	(23,918)	(73,797)	(123,866)
20.0%	18.0%	128,656	81,535	34,414	(12,732)	(60,031)	(107,330)	(156,190)
	19.0%	82,225	37,683	(6,858)	(51,425)	(96,144)	(141,445)	(190,692)
	20.0%	35,793	(6,168)	(48,130)	(90,117)	(132,540)	(177,540)	(226,477)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(6,168)	Affordable Housing - % on site 15%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	105,793	63,832	21,870	(20,117)	(62,540)	(107,540)	(156,477)
	120,000	85,793	43,832	1,870	(40,117)	(82,540)	(127,540)	(176,477)
BLV (£ per acre)	140,000	65,793	23,832	(18,130)	(60,117)	(102,540)	(147,540)	(196,477)
170,000	160,000	45,793	3,832	(38,130)	(80,117)	(122,540)	(167,540)	(216,477)
	180,000	25,793	(16,168)	(58,130)	(100,117)	(142,540)	(187,540)	(236,477)
	200,000	5,793	(36,168)	(78,130)	(120,117)	(162,540)	(207,540)	(256,477)
	220,000	(14,207)	(56,168)	(98,130)	(140,117)	(182,540)	(227,540)	(276,477)
	240,000	(34,207)	(76,168)	(118,130)	(160,117)	(202,540)	(247,540)	(296,477)
	260,000	(54,207)	(96,168)	(138,130)	(180,117)	(222,540)	(267,540)	(316,477)
	280,000	(74,207)	(116,168)	(158,130)	(200,117)	(242,540)	(287,540)	(336,477)
	300,000	(94,207)	(136,168)	(178,130)	(220,117)	(262,540)	(307,540)	(356,477)
	320,000	(114,207)	(156,168)	(198,130)	(240,117)	(282,540)	(327,540)	(376,477)
	340,000	(134,207)	(176,168)	(218,130)	(260,117)	(302,540)	(347,540)	(396,477)
	360,000	(154,207)	(196,168)	(238,130)	(280,117)	(322,540)	(367,540)	(416,477)
	380,000	(174,207)	(216,168)	(258,130)	(300,117)	(342,540)	(387,540)	(436,477)
	400,000	(194,207)	(236,168)	(278,130)	(320,117)	(362,540)	(407,540)	(456,477)

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Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Large Brownfield, CIL Z3

TABLE 5 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(6,168)	10%	15%	20%	25%	30%	35%	40%
	30	(66,738)	(91,915)	(117,112)	(142,397)	(168,895)	(198,136)	(227,523)
	35	(41,105)	(70,478)	(99,852)	(129,327)	(159,752)	(192,980)	(227,257)
Density (dph)	40	(15,472)	(49,042)	(82,611)	(116,257)	(150,609)	(187,823)	(226,997)
50.0	45	10,161	(27,605)	(65,371)	(103,187)	(141,544)	(182,667)	(226,737)
	50	35,793	(6,168)	(48,130)	(90,117)	(132,540)	(177,540)	(226,477)
	55	61,426	15,268	(30,890)	(77,048)	(123,536)	(172,420)	(226,218)
	60	87,059	36,705	(13,649)	(64,004)	(114,546)	(167,529)	(225,958)
	65	112,692	58,141	3,591	(50,960)	(105,690)	(162,843)	(225,698)
	70	138,316	79,578	20,831	(37,915)	(96,834)	(158,158)	(225,438)
	75	163,929	101,015	38,072	(24,871)	(87,978)	(153,473)	(225,179)
	80	189,542	122,451	55,312	(11,827)	(79,123)	(148,787)	(224,919)

TABLE 6 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(6,168)	10%	15%	20%	25%	30%	35%	40%
	98%	97,136	54,936	12,653	(29,689)	(72,032)	(114,473)	(158,492)
	100%	35,793	(6,168)	(48,130)	(90,117)	(132,540)	(177,540)	(226,477)
Build Cost	102%	(25,751)	(67,333)	(109,049)	(151,944)	(198,614)	(247,137)	(295,820)
100%	104%	(87,370)	(128,905)	(172,595)	(220,607)	(268,685)	(317,005)	(365,517)
(105% = 5% increase)	106%	(150,252)	(195,855)	(243,489)	(291,164)	(339,084)	(387,212)	(435,463)
	108%	(220,069)	(267,259)	(314,583)	(362,056)	(409,805)	(457,607)	(505,409)
	110%	(291,917)	(338,895)	(385,945)	(433,297)	(480,650)	(528,002)	(575,355)
	112%	(364,101)	(410,785)	(457,688)	(504,591)	(551,494)	(598,397)	(645,411)
	114%	(436,523)	(482,977)	(529,431)	(575,885)	(622,339)	(668,927)	(715,753)
	116%	(509,164)	(555,169)	(601,174)	(647,178)	(693,345)	(739,720)	(786,094)
	118%	(581,805)	(627,361)	(672,916)	(718,667)	(764,590)	(810,513)	(856,436)
	120%	(654,447)	(699,553)	(744,893)	(790,364)	(835,835)	(881,306)	(927,096)

TABLE 7 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(6,168)	10%	15%	20%	25%	30%	35%	40%
	80%	(775,872)	(778,503)	(781,134)	(783,764)	(786,395)	(789,026)	(791,786)
	82%	(690,628)	(697,994)	(705,361)	(712,728)	(720,094)	(727,461)	(734,828)
Market Values	84%	(605,757)	(617,704)	(629,651)	(641,691)	(653,793)	(665,896)	(677,998)
100%	86%	(521,041)	(537,695)	(554,349)	(571,002)	(587,656)	(604,331)	(621,169)
(105% = 5% increase)	88%	(436,326)	(457,686)	(479,046)	(500,406)	(521,766)	(543,127)	(564,487)
	90%	(351,832)	(377,697)	(403,743)	(429,810)	(455,877)	(481,943)	(508,010)
	92%	(267,776)	(298,150)	(328,694)	(359,238)	(389,987)	(420,760)	(451,533)
	94%	(184,044)	(219,005)	(254,010)	(289,050)	(324,273)	(359,577)	(395,056)
	96%	(107,914)	(142,674)	(179,590)	(219,202)	(258,860)	(298,666)	(338,579)
	98%	(35,992)	(73,966)	(112,074)	(151,311)	(193,702)	(238,015)	(282,418)
	100%	35,793	(6,168)	(48,130)	(90,117)	(132,540)	(177,540)	(226,477)
	102%	107,358	61,565	15,679	(30,271)	(76,221)	(122,319)	(170,682)
	104%	178,854	129,089	79,324	29,551	(20,387)	(70,325)	(120,393)
	106%	250,224	196,613	142,876	89,139	35,402	(18,480)	(72,406)
	108%	321,462	263,914	206,366	148,719	91,010	33,301	(24,549)
	110%	392,701	331,195	269,689	208,183	146,618	84,937	23,256
	112%	463,810	398,475	333,012	267,548	202,084	136,572	70,919
	114%	534,824	465,556	396,289	326,913	257,492	188,071	118,583
	116%	605,838	532,625	459,412	386,199	312,900	239,521	166,142
	118%	676,852	599,694	522,536	445,378	368,220	290,971	213,634
	120%	747,734	666,763	585,659	504,556	423,453	342,349	261,126

TABLE 8 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(6,168)	10%	15%	20%	25%	30%	35%	40%
	5,000	125,567	83,746	41,925	(18)	(41,980)	(83,942)	(126,132)
	10,000	215,237	173,451	131,630	89,809	47,988	6,133	(35,829)
Grant (£ per unit)	15,000	304,601	262,883	221,166	179,448	137,692	95,871	54,050
-	20,000	393,939	352,247	310,530	268,812	227,095	185,377	143,660
	25,000	482,992	441,341	399,690	358,039	316,388	274,737	233,024
	30,000	572,045	530,394	488,743	447,092	405,441	363,790	322,139
	35,000	660,913	619,291	577,669	536,048	494,426	452,804	411,183
	40,000	749,684	708,062	666,440	624,819	583,197	541,576	499,954
	45,000	838,455	796,833	755,211	713,590	671,968	630,347	588,725
	50,000	927,050	885,421	843,792	802,163	760,534	718,906	677,277
	55,000	1,015,568	973,939	932,310	890,681	849,052	807,424	765,795

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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260916 Bradford Zone C Brownfield CIL Z3 Appraisals v0.1 - Summary Table

Appraisal Ref:	**C5 - Z3**	**C6 - Z3**	**C7 - Z3**
Scheme Typology:	Houses	Houses	Houses
No Units:	10	50	100
Location / Value Zone:	Zone C	Zone C	Zone C
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield
Notes/Comments:	Small Brownfield, CIL Z3	Medium Brownfield, CIL Z3	Large Brownfield, CIL Z3
Total GDV (£)	2,744,550	13,722,750	27,445,500
Policy Assumptions	-	-	-
AH Target %	15%	15%	15%
Max CIL (£ psm)	27.98	27.98	27.98
Max CIL (£ per unit)	2,452	2,452	2,452
Site Specific S106 (£ per unit)	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	14,452	14,452	14,452
Site Infrastructure (£ per unit)	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	14,452	14,452	14,452
Profit KPI's	**-**	**-**	**-**
Developers Profit (% on OMS)	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	18.78%	18.78%	18.78%
Developers Profit (% on costs)	21.84%	23.87%	24.12%
Developers Profit Total (£)	515,426	2,577,128	5,154,255
Land Value KPI's	**-**	**-**	**-**
RLV (£/acre (net))	(265,013)	126,993	163,832
RLV (£/ha (net))	(654,847)	313,800	404,828
RLV (% of GDV)	-4.77%	2.29%	2.95%
RLV Total (£)	(130,969)	313,800	809,655
BLV (£/acre (net))	170,000	170,000	170,000
BLV (£/ha (net))	420,070	420,070	420,070
BLV Total (£)	84,014	420,070	840,140
Surplus/Deficit (£/acre) [RLV-BLV]	(435,013)	(43,007)	(6,168)
Surplus/Deficit (£/ha)	(1,074,917)	(106,270)	(15,242)
Surplus/Deficit Total (£)	(214,983)	(106,270)	(30,485)
RAG	Not Viable	Marginal	Marginal
Interest on development costs	46,548	< These rows for are ease of sense checking - do not print these rows in the summa	
Interest on land	-	< These rows for are ease of sense checking - do not print these rows in the summa	
Interest total per unit	4,655	< These rows for are ease of sense checking - do not print these rows in the summa	

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Appraisal Ref: C1 - Z3 (see Typologies Matrix)
Scheme Typology: Houses No Units: 10
Site Typology: Location / Value Zone: Zone C Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			10 Units		
AH Policy requirement (% Target)			15%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		85%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	4.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		27.98	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	2.6	50.0%	0.8	33%	3.3
3 bed House	35.0%	3.0	35.0%	0.5	35%	3.5
3 bed House (with garage)	5.0%	0.4	5.0%	0.1	5%	0.5
4 bed House (with garage)	30.0%	2.6	10.0%	0.2	27%	2.7
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	8.5	100.0%	1.5	100%	10.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	191	2,059	56	605	248	2,664
3 bed House	268	2,882	47	509	315	3,391
3 bed House (with garage)	45	485	8	86	53	570
4 bed House (with garage)	372	4,007	22	236	394	4,243
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	876	9,433	133	1,435	1,010	10,868
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	230,000	3,067	285	3,067	285	759,000
3 bed House	280,000	3,111	289	3,111	289	980,000
3 bed House (with garage)	305,000	3,389	315	2,877	267	152,500
4 bed House (with garage)	375,000	2,885	268	2,568	239	1,012,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						2,904,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	138,000	60%	103,500	45%	161,000	70%	195,500	85%
3 bed House	168,000	60%	126,000	45%	196,000	70%	238,000	85%
3 bed House (with garage)	183,000	60%	137,250	45%	213,500	70%	259,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology: **Houses** No Units: **10**
Site Typology: Location / Value Zone: **Zone C** Greenfield/Brownfield: **Greenfield**
Notes/Comments: Small Greenfield, CIL Zone 3

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	2.6	@	230,000	586,500
3 bed House	3.0	@	280,000	833,000
3 bed House (with garage)	0.4	@	305,000	129,625
4 bed House (with garage)	2.6	@	375,000	956,250
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	0.0	@	100,000	-
2 bed Flat	0.0	@	120,000	-
3 bed Flat	0.0	@	140,000	-
	8.5			2,505,375
Affordable Rent GDV -				
2 bed House	0.2	@	138,000	20,700
3 bed House	0.1	@	168,000	17,640
3 bed House (with garage)	0.0	@	183,000	2,745
4 bed House (with garage)	0.0	@	225,000	6,750
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	0.0	@	60,000	-
2 bed Flat	0.0	@	72,000	-
3 bed Flat	0.0	@	84,000	-
	0.3			47,835
Social Rent GDV -				
2 bed House	0.4	@	103,500	38,813
3 bed House	0.3	@	126,000	33,075
3 bed House (with garage)	0.0	@	137,250	5,147
4 bed House (with garage)	0.1	@	168,750	12,656
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	0.0	@	45,000	-
2 bed Flat	0.0	@	54,000	-
3 bed Flat	0.0	@	63,000	-
	0.8			89,691
First Homes GDV -				
2 bed House	0.0	@	161,000	-
3 bed House	0.0	@	196,000	-
3 bed House (with garage)	0.0	@	213,500	-
4 bed House (with garage)	0.0	@	250,000	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	0.2	@	195,500	43,988
3 bed House	0.2	@	238,000	37,485
3 bed House (with garage)	0.0	@	259,250	5,833
4 bed House (with garage)	0.0	@	318,750	14,344
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	0.0	@	85,000	-
2 bed Flat	0.0	@	102,000	-
3 bed Flat	0.0	@	119,000	-
	0.5	1.5		101,649
Sub-total GDV Residential	**10**			**2,744,550**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	159,450
	158 £ psm (total GIA sqm)		15,945 £ per unit (total units)	
Grant	10	units @	0 per unit	-
Total GDV				**2,744,550**

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 3				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	6,350	£		(6,350)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	25,400	£		(25,400)
CIL (Mrkt only inc. garages)	Max		876	sqm		27.98	£ psm			(24,520)
CIL analysis:			0.89%	% of GDV		2,452	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			10	units @		12,000	per unit			(120,000)
	Sub-total								(120,000)	
S106 analysis:	420,000	£ per ha	4.37%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			1,010	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			0.29	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		10	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			248	sqm @		1,559	psm			(385,853)
3 bed House			315	sqm @		1,559	psm			(491,085)
3 bed House (EXC. garage)			45	sqm @		1,559	psm			(70,155)
4 bed House (EXC. garage)			351	sqm @		1,559	psm			(547,209)
5 bed House (EXC. garage)			-	sqm @		1,559	psm			-
1 bed Flat			-	sqm @		1,834	psm			-
2 bed Flat			-	sqm @		1,834	psm			-
3 bed Flat			-	sqm @		1,834	psm			-
Garages for 3B House	0.5	16.0	8	sqm @		500	psm			(4,000)
Garages for 4B House	2.7	16.0	43	sqm @		500	psm			(21,600)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			1,010	£ per garage		£8,000				
External works			1,519,902	@		10.0%				(151,990)
Ext. Works analysis:						15,199	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			10	units @		1,011	£ per unit			(10,110)
M4(2) Category 2 Housing	Aff units	2	units @		95%	@	521	£ per unit		(742)
M4(2) Category 2 Housing	OMS units	9	units @		95%	@	521	£ per unit		(4,207)
M4(3) Category 3 Housing	Aff units	2	units @		5%	@	10,307	£ per unit		(773)
M4(3) Category 3 Housing	OMS units	9	units @		5%	@	10,307	£ per unit		(4,380)
Future Homes Standard		10	units @				4,350	£ per unit		(43,500)
Urban Greening	No. of storeys	2.0	equals		505	sqm footprint	100	£ sqm		(50,485)
Part L/FHS analysis:						2.9%	% of BCIS costs			
EV Charging Points - Houses		10	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			1,010				17.45	psm levy rate		(17,619)
	Sub-total								(131,817)	
Policy Costs analysis:	(design costs only)					13,182	£ per unit (total units)			
						8.7%	% of BCIS costs			
Contingency (on construction)			1,803,709	@		3.0%				(54,111)

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**10**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield: **Greenfield**
Notes/Comments:	Small Greenfield, CIL Zone 3		

Professional Fees		1,803,709	@	6.5%			(117,241)
Disposal Costs -							
OMS Marketing and Promotion		2,505,375	OMS @	3.00%	7,516	£ per unit	(75,161)
Residential Sales Agent Costs		2,505,375	OMS @	1.00%	2,505	£ per unit	(25,054)
Residential Sales Legal Costs		2,505,375	OMS @	0.25%	626	£ per unit	(6,263)
Affordable Sale Legal Costs					lump sum		(10,000)
Empty Property Costs (SC, Council Tax proxy)	10	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					11,648	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(43,417)
Developers Profit -							
Profit on OMS		2,505,375		20.00%			(501,075)
Margin on AH		239,175		6.00%	on AH values		(14,351)
Profit analysis:		2,744,550		18.78%	blended GDV	(515,426)	
		2,311,227		22.30%	on costs	(515,426)	
TOTAL COSTS							**(2,826,653)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(82,103)
SDLT		-	@	HMRC formula			-
Acquisition Agent fees		-	@	1.0%			-
Acquisition Legal fees		-	@	0.5%			-
Interest on Land		-	@	7.00%			-
Residual Land Value							**(82,103)**
RLV analysis:	(8,210) £ per plot	(287,359)	£ per ha (net)	(116,293)	£ per acre (net)		
		(258,623)	£ per ha (gross)	(104,663)	£ per acre (gross)		
				-2.99%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		0.29	ha (net)	0.71	acres (net)		
Net to Gross ratio		90%					
Site Area (gross)		0.32	ha (gross)	0.78	acres (gross)		
Density analysis:		3,534	sqm/ha (net)	15,394	sqft/ac (net)		
		32	dph (gross)				
Benchmark Land Value (net)	11,649 £ per plot	407,715	£ per ha (net)	165,000	£ per acre (net)		**116,490**
BLV analysis:		366,944	£ per ha (gross)	148,500	£ per acre (gross)		

BALANCE				
Surplus/(Deficit)	**(695,074)**	£ per ha (net)	**(281,293)**	£ per acre (net)	**(198,593)**

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(281,293)	Affordable Housing - % on site 15% 10%	15%	20%	25%	30%	35%	40%
	0.00	(210,903)	(245,057)	(279,210)	(313,363)	(347,517)	(381,670)	(415,824)
	10.00	(224,616)	(258,007)	(291,399)	(324,791)	(358,182)	(391,574)	(425,001)
CIL £ psm	20.00	(238,328)	(270,958)	(303,588)	(336,218)	(368,847)	(401,477)	(434,194)
27.98	30.00	(252,041)	(283,909)	(315,777)	(347,645)	(379,513)	(411,381)	(443,387)
	40.00	(265,753)	(296,860)	(327,966)	(359,072)	(390,178)	(421,284)	(452,581)
	50.00	(279,466)	(309,810)	(340,155)	(370,499)	(400,843)	(431,243)	(461,774)
	60.00	(293,178)	(322,761)	(352,344)	(381,926)	(411,509)	(441,202)	(470,968)
	70.00	(306,891)	(335,712)	(364,533)	(393,353)	(422,174)	(451,162)	(480,161)
	80.00	(320,604)	(348,663)	(376,721)	(404,780)	(432,888)	(461,121)	(489,354)
	90.00	(334,316)	(361,613)	(388,910)	(416,208)	(443,613)	(471,081)	(498,548)
	100.00	(348,029)	(374,564)	(401,099)	(427,638)	(454,339)	(481,040)	(507,741)
	110.00	(361,741)	(387,515)	(413,288)	(439,130)	(465,065)	(491,000)	(516,935)
	120.00	(375,454)	(400,465)	(425,477)	(450,621)	(475,790)	(500,959)	(526,128)
	130.00	(389,166)	(413,416)	(437,710)	(462,113)	(486,516)	(510,919)	(535,321)
	140.00	(402,879)	(426,367)	(449,968)	(473,605)	(497,241)	(520,878)	(544,515)
	150.00	(416,591)	(439,356)	(462,226)	(485,097)	(507,967)	(530,838)	(553,708)
	160.00	(430,304)	(452,380)	(474,484)	(496,588)	(518,693)	(540,797)	(562,901)
	170.00	(444,065)	(465,404)	(486,742)	(508,080)	(529,418)	(550,757)	(572,095)
	180.00	(457,855)	(478,428)	(499,000)	(519,572)	(540,144)	(560,716)	(581,288)
	190.00	(471,645)	(491,452)	(511,258)	(531,064)	(550,870)	(570,676)	(590,482)
	200.00	(485,436)	(504,475)	(523,515)	(542,555)	(561,595)	(580,635)	(599,675)
	210.00	(499,226)	(517,499)	(535,773)	(554,047)	(572,321)	(590,595)	(608,868)
	220.00	(513,016)	(530,523)	(548,031)	(565,539)	(583,046)	(600,554)	(618,062)
	230.00	(526,806)	(543,547)	(560,289)	(577,031)	(593,772)	(610,514)	(627,304)
	240.00	(540,596)	(556,571)	(572,547)	(588,522)	(604,498)	(620,473)	(636,549)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(281,293)	Affordable Housing - % on site 15% 10%	15%	20%	25%	30%	35%	40%
	8,000	(190,159)	(222,181)	(254,202)	(286,224)	(318,246)	(350,268)	(382,290)
	9,000	(204,937)	(236,959)	(268,980)	(301,002)	(333,024)	(365,046)	(397,068)
Site Specific S106	10,000	(219,715)	(251,737)	(283,759)	(315,780)	(347,802)	(379,824)	(411,846)
12,000	11,000	(234,493)	(266,515)	(298,537)	(330,558)	(362,580)	(394,602)	(426,669)
	12,000	(249,271)	(281,293)	(313,315)	(345,337)	(377,358)	(409,380)	(441,530)
	13,000	(264,049)	(296,071)	(328,093)	(360,115)	(392,136)	(424,173)	(456,392)
	14,000	(278,827)	(310,849)	(342,871)	(374,893)	(406,915)	(439,035)	(471,254)
	15,000	(293,605)	(325,627)	(357,649)	(389,671)	(421,693)	(453,897)	(486,115)
	16,000	(308,383)	(340,405)	(372,427)	(404,449)	(436,539)	(468,758)	(500,977)
	17,000	(323,161)	(355,183)	(387,205)	(419,227)	(451,401)	(483,620)	(515,838)
	18,000	(337,939)	(369,961)	(401,983)	(434,044)	(466,263)	(498,481)	(530,700)
	19,000	(352,717)	(384,739)	(416,761)	(448,906)	(481,124)	(513,343)	(545,562)
	20,000	(367,495)	(399,517)	(431,549)	(463,767)	(495,986)	(528,205)	(560,423)
	21,000	(382,273)	(414,295)	(446,410)	(478,629)	(510,848)	(543,066)	(575,285)
	22,000	(397,051)	(429,073)	(461,272)	(493,491)	(525,709)	(557,928)	(590,146)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(281,293)	Affordable Housing - % on site 15% 10%	15%	20%	25%	30%	35%	40%
	15.0%	(70,205)	(109,055)	(147,905)	(188,777)	(231,236)	(273,695)	(316,282)
	16.0%	(104,586)	(141,526)	(179,717)	(220,089)	(260,460)	(300,832)	(341,332)
Profit	17.0%	(138,966)	(174,832)	(213,116)	(251,401)	(289,685)	(327,969)	(366,382)
20.0%	18.0%	(174,122)	(210,319)	(246,516)	(282,713)	(318,909)	(355,106)	(391,431)
	19.0%	(211,696)	(245,806)	(279,915)	(314,025)	(348,134)	(382,243)	(416,481)
	20.0%	(249,271)	(281,293)	(313,315)	(345,337)	(377,358)	(409,380)	(441,530)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(281,293)	Affordable Housing - % on site 15% 10%	15%	20%	25%	30%	35%	40%
	100,000	(184,271)	(216,293)	(248,315)	(280,337)	(312,358)	(344,380)	(376,530)
	120,000	(204,271)	(236,293)	(268,315)	(300,337)	(332,358)	(364,380)	(396,530)
BLV (£ per acre)	140,000	(224,271)	(256,293)	(288,315)	(320,337)	(352,358)	(384,380)	(416,530)
165,000	160,000	(244,271)	(276,293)	(308,315)	(340,337)	(372,358)	(404,380)	(436,530)
	180,000	(264,271)	(296,293)	(328,315)	(360,337)	(392,358)	(424,380)	(456,530)
	200,000	(284,271)	(316,293)	(348,315)	(380,337)	(412,358)	(444,380)	(476,530)
	220,000	(304,271)	(336,293)	(368,315)	(400,337)	(432,358)	(464,380)	(496,530)
	240,000	(324,271)	(356,293)	(388,315)	(420,337)	(452,358)	(484,380)	(516,530)
	260,000	(344,271)	(376,293)	(408,315)	(440,337)	(472,358)	(504,380)	(536,530)
	280,000	(364,271)	(396,293)	(428,315)	(460,337)	(492,358)	(524,380)	(556,530)
	300,000	(384,271)	(416,293)	(448,315)	(480,337)	(512,358)	(544,380)	(576,530)
	320,000	(404,271)	(436,293)	(468,315)	(500,337)	(532,358)	(564,380)	(596,530)
	340,000	(424,271)	(456,293)	(488,315)	(520,337)	(552,358)	(584,380)	(616,530)
	360,000	(444,271)	(476,293)	(508,315)	(540,337)	(572,358)	(604,380)	(636,530)
	380,000	(464,271)	(496,293)	(528,315)	(560,337)	(592,358)	(624,380)	(656,530)
	400,000	(484,271)	(516,293)	(548,315)	(580,337)	(612,358)	(644,380)	(676,530)

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Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

TABLE 5

Balance (RLV - BLV £ per acre (n))	(281,293)	Affordable Housing - % on site 15%						
		10%	15%	20%	25%	30%	35%	40%
	30	(237,232)	(264,679)	(292,127)	(319,574)	(347,021)	(374,469)	(402,026)
	35	(249,271)	(281,293)	(313,315)	(345,337)	(377,358)	(409,380)	(441,530)
Density (dph)	40	(261,310)	(297,906)	(334,502)	(371,099)	(407,695)	(444,292)	(481,035)
35.0	45	(273,348)	(314,519)	(355,690)	(396,861)	(438,032)	(479,203)	(520,539)
	50	(285,387)	(331,132)	(376,878)	(422,624)	(468,369)	(514,115)	(560,043)
	55	(297,426)	(347,746)	(398,066)	(448,386)	(498,706)	(549,026)	(599,548)
	60	(309,464)	(364,359)	(419,254)	(474,148)	(529,043)	(583,938)	(639,052)
	65	(321,503)	(380,972)	(440,441)	(499,911)	(559,380)	(618,849)	(678,556)
	70	(333,542)	(397,585)	(461,629)	(525,673)	(589,717)	(653,761)	(718,061)
	75	(345,580)	(414,199)	(482,817)	(551,435)	(620,054)	(688,672)	(757,565)
	80	(357,619)	(430,812)	(504,005)	(577,198)	(650,391)	(723,584)	(797,069)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(281,293)	Affordable Housing - % on site 15%						
		10%	15%	20%	25%	30%	35%	40%
	98%	(194,517)	(226,875)	(259,232)	(291,590)	(323,947)	(356,305)	(388,662)
	100%	(249,271)	(281,293)	(313,315)	(345,337)	(377,358)	(409,380)	(441,530)
Build Cost	102%	(304,025)	(335,711)	(367,397)	(399,083)	(430,806)	(462,687)	(494,568)
100%	104%	(358,778)	(390,129)	(421,480)	(452,976)	(484,519)	(516,063)	(547,607)
(105% = 5% increase)	106%	(413,532)	(444,615)	(475,821)	(507,027)	(538,233)	(569,439)	(600,645)
	108%	(468,472)	(499,340)	(530,209)	(561,077)	(591,946)	(622,814)	(653,881)
	110%	(523,535)	(554,066)	(584,597)	(615,128)	(645,659)	(676,405)	(707,219)
	112%	(578,598)	(608,792)	(638,985)	(669,179)	(699,609)	(730,083)	(760,557)
	114%	(633,662)	(663,518)	(693,373)	(723,491)	(753,626)	(783,760)	(817,494)
	116%	(688,725)	(718,257)	(748,052)	(777,848)	(807,643)	(837,438)	(1,201,220)
	118%	(743,837)	(773,293)	(802,748)	(832,204)	(861,660)	(1,152,163)	(1,584,983)
	120%	(799,212)	(828,328)	(857,444)	(886,560)	(1,107,991)	(1,538,369)	(1,968,747)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(281,293)	Affordable Housing - % on site 15%						
		10%	15%	20%	25%	30%	35%	40%
	80%	(837,616)	(837,229)	(926,722)	(1,093,097)	(1,259,473)	(1,425,848)	(1,592,223)
	82%	(778,401)	(781,304)	(784,207)	(787,110)	(855,677)	(1,050,894)	(1,246,112)
Market Values	84%	(719,186)	(725,378)	(731,571)	(737,764)	(743,957)	(750,150)	(900,002)
100%	86%	(660,032)	(669,453)	(678,936)	(688,418)	(697,901)	(707,383)	(716,866)
(105% = 5% increase)	88%	(601,201)	(613,810)	(626,418)	(639,072)	(651,845)	(664,617)	(677,389)
	90%	(542,371)	(558,248)	(574,125)	(590,001)	(605,878)	(621,851)	(637,913)
	92%	(483,540)	(502,686)	(521,831)	(540,976)	(560,121)	(579,266)	(598,436)
	94%	(424,716)	(447,123)	(469,537)	(491,951)	(514,364)	(536,778)	(559,191)
	96%	(366,234)	(391,758)	(417,282)	(442,925)	(468,607)	(494,289)	(519,971)
	98%	(307,753)	(336,525)	(365,298)	(394,071)	(422,850)	(451,800)	(480,751)
	100%	(249,271)	(281,293)	(313,315)	(345,337)	(377,358)	(409,380)	(441,530)
	102%	(190,789)	(226,060)	(261,331)	(296,602)	(331,873)	(367,143)	(402,414)
	104%	(135,086)	(170,827)	(209,347)	(247,867)	(286,387)	(324,907)	(363,427)
	106%	(81,850)	(119,927)	(158,012)	(199,132)	(240,901)	(282,670)	(324,439)
	108%	(28,625)	(69,660)	(110,694)	(151,729)	(195,415)	(240,433)	(285,451)
	110%	24,599	(19,392)	(63,384)	(107,375)	(151,366)	(198,196)	(246,463)
	112%	76,765	30,843	(16,073)	(63,021)	(109,969)	(156,918)	(207,476)
	114%	128,826	80,012	31,197	(18,668)	(68,573)	(118,478)	(168,697)
	116%	180,059	129,180	77,474	25,686	(27,176)	(80,038)	(132,900)
	118%	230,260	177,606	123,750	69,151	14,221	(41,598)	(97,417)
	120%	280,336	224,932	169,527	112,536	55,044	(3,158)	(61,934)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(281,293)	Affordable Housing - % on site 15%						
		10%	15%	20%	25%	30%	35%	40%
	5,000	(175,376)	(207,398)	(239,420)	(271,442)	(303,464)	(335,486)	(367,508)
	10,000	(107,056)	(136,263)	(165,526)	(197,547)	(229,569)	(261,591)	(293,613)
Grant (£ per unit)	15,000	(39,823)	(69,030)	(98,236)	(127,443)	(156,650)	(187,794)	(219,719)
-	20,000	27,411	(1,796)	(31,003)	(60,210)	(89,416)	(118,623)	(147,830)
	25,000	93,218	64,650	36,081	7,024	(22,183)	(51,390)	(80,596)
	30,000	158,790	130,340	101,799	73,257	44,708	15,844	(13,363)
	35,000	221,992	194,408	166,823	138,651	110,110	81,569	53,028
	40,000	285,194	257,610	230,025	202,441	174,856	146,963	118,422
	45,000	348,397	320,812	293,227	265,643	238,058	210,474	182,889
	50,000	411,599	384,014	356,430	328,845	301,260	273,676	246,091
	55,000	474,793	447,199	419,605	392,011	364,418	336,824	309,230

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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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Appraisal Ref: C2 - Z3 (see Typologies Matrix)
Scheme Typology: Houses No Units: 50
Site Typology: Location / Value Zone: Zone C Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			50	Units	
AH Policy requirement (% Target)			15%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		85%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	4.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			27.98	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	12.8	50.0%	3.8	33%	16.5
3 bed House	35.0%	14.9	35.0%	2.6	35%	17.5
3 bed House (with garage)	5.0%	2.1	5.0%	0.4	5%	2.5
4 bed House (with garage)	30.0%	12.8	10.0%	0.8	27%	13.5
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	42.5	100.0%	7.5	100%	50.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	956	10,293	281	3,027	1,238	13,320
3 bed House	1,339	14,410	236	2,543	1,575	16,953
3 bed House (with garage)	225	2,425	40	428	265	2,852
4 bed House (with garage)	1,862	20,037	110	1,179	1,971	21,216
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	4,382	47,165	667	7,177	5,049	54,342
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	230,000	3,067	285	3,067	285	3,795,000
3 bed House	280,000	3,111	289	3,111	289	4,900,000
3 bed House (with garage)	305,000	3,389	315	2,877	267	762,500
4 bed House (with garage)	375,000	2,885	268	2,568	239	5,062,500
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						14,520,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	138,000	60%	103,500	45%	161,000	70%	195,500	85%
3 bed House	168,000	60%	126,000	45%	196,000	70%	238,000	85%
3 bed House (with garage)	183,000	60%	137,250	45%	213,500	70%	259,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology: **Houses** No Units: **50**
Site Typology: Location / Value Zone: **Zone C** Greenfield/Brownfield: **Greenfield**
Notes/Comments: Small Greenfield, CIL Zone 3

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	12.8	@	230,000	2,932,500
3 bed House	14.9	@	280,000	4,165,000
3 bed House (with garage)	2.1	@	305,000	648,125
4 bed House (with garage)	12.8	@	375,000	4,781,250
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	0.0	@	100,000	-
2 bed Flat	0.0	@	120,000	-
3 bed Flat	0.0	@	140,000	-
	42.5			12,526,875
Affordable Rent GDV -				
2 bed House	0.8	@	138,000	103,500
3 bed House	0.5	@	168,000	88,200
3 bed House (with garage)	0.1	@	183,000	13,725
4 bed House (with garage)	0.2	@	225,000	33,750
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	0.0	@	60,000	-
2 bed Flat	0.0	@	72,000	-
3 bed Flat	0.0	@	84,000	-
	1.5			239,175
Social Rent GDV -				
2 bed House	1.9	@	103,500	194,063
3 bed House	1.3	@	126,000	165,375
3 bed House (with garage)	0.2	@	137,250	25,734
4 bed House (with garage)	0.4	@	168,750	63,281
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	0.0	@	45,000	-
2 bed Flat	0.0	@	54,000	-
3 bed Flat	0.0	@	63,000	-
	3.8			448,453
First Homes GDV -				
2 bed House	0.0	@	161,000	-
3 bed House	0.0	@	196,000	-
3 bed House (with garage)	0.0	@	213,500	-
4 bed House (with garage)	0.0	@	250,000	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	1.1	@	195,500	219,938
3 bed House	0.8	@	238,000	187,425
3 bed House (with garage)	0.1	@	259,250	29,166
4 bed House (with garage)	0.2	@	318,750	71,719
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	0.0	@	85,000	-
2 bed Flat	0.0	@	102,000	-
3 bed Flat	0.0	@	119,000	-
	2.3	7.5		508,247
Sub-total GDV Residential	**50**			**13,722,750**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	797,250
	158 £ psm (total GIA sqm)		15,945 £ per unit (total units)	
Grant	50	units @	0 per unit	-
Total GDV				**13,722,750**

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**50**
Site Typology:	Location / Value Zone: **Zone C**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Small Greenfield, CIL Zone 3		

DEVELOPMENT COSTS

Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	31,750	£		(31,750)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	127,000	£		(127,000)
CIL (Mrkt only inc. garages)	Max			4,382	sqm	27.98	£ psm			(122,601)
CIL analysis:				0.89%	% of GDV	2,452	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				50	units @	12,000	per unit			(600,000)
	Sub-total								(600,000)	
S106 analysis:	420,000	£ per ha		4.37%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				5,049	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				1.43	ha @		£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			50	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				1,238	sqm @	1,379	psm			(1,706,513)
3 bed House				1,575	sqm @	1,379	psm			(2,171,925)
3 bed House (EXC. garage)				225	sqm @	1,379	psm			(310,275)
4 bed House (EXC. garage)				1,755	sqm @	1,379	psm			(2,420,145)
5 bed House (EXC. garage)				-	sqm @	1,379	psm			-
1 bed Flat				-	sqm @	1,602	psm			-
2 bed Flat				-	sqm @	1,602	psm			-
3 bed Flat				-	sqm @	1,602	psm			-
Garages for 3B House	2.5	16.0		40	sqm @	500	psm			(20,000)
Garages for 4B House	13.5	16.0		216	sqm @	500	psm			(108,000)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				5,049	£ per garage	£8,000				
External works				6,736,858	@	12.5%				(842,107)
Ext. Works analysis:						16,842	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				50	units @	1,011	£ per unit			(50,550)
M4(2) Category 2 Housing	Aff units	8	units @		95%	@	521	£ per unit		(3,712)
M4(2) Category 2 Housing	OMS units	43	units @		95%	@	521	£ per unit		(21,035)
M4(3) Category 3 Housing	Aff units	8	units @		5%	@	10,307	£ per unit		(3,865)
M4(3) Category 3 Housing	OMS units	43	units @		5%	@	10,307	£ per unit		(21,902)
Future Homes Standard		50	units @				4,350	£ per unit		(217,500)
Urban Greening	No. of storeys	2.0	equals		2,524	sqm footprint	100	£ sqm		(252,425)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses		50	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			5,049				17.45	psm levy rate		(88,096)
	Sub-total								(659,086)	
Policy Costs analysis:	(design costs only)					13,182	£ per unit (total units)			
						9.8%	% of BCIS costs			
Contingency (on construction)			8,238,051	@		3.0%				(247,142)

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**50**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 3				

Professional Fees		8,238,051	@	6.5%			(535,473)
Disposal Costs -							
OMS Marketing and Promotion		12,526,875	OMS @	3.00%	7,516	£ per unit	(375,806)
Residential Sales Agent Costs		12,526,875	OMS @	1.00%	2,505	£ per unit	(125,269)
Residential Sales Legal Costs		12,526,875	OMS @	0.25%	626	£ per unit	(31,317)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	50	units (1/2 back during sales period)	@		0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,848	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(102,904)
Developers Profit -							
Profit on OMS		12,526,875		20.00%			(2,505,375)
Margin on AH		1,195,875		6.00%	on AH values		(71,753)
Profit analysis:		13,722,750		18.78%	blended GDV	(2,577,128)	
		10,547,314		24.43%	on costs	(2,577,128)	
TOTAL COSTS							**(13,124,441)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							598,309
SDLT		598,309	@	HMRC formula			(19,415)
Acquisition Agent fees		598,309	@	1.0%			(5,983)
Acquisition Legal fees		598,309	@	0.5%			(2,992)
Interest on Land		598,309	@	7.00%			(41,882)
Residual Land Value							**528,037**
RLV analysis:	10,561 £ per plot	369,626	£ per ha (net)	149,586	£ per acre (net)		
		277,219	£ per ha (gross)	112,189	£ per acre (gross)		
				3.85%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		1.43	ha (net)	3.53	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		1.90	ha (gross)	4.71	acres (gross)		
Density analysis:		3,534	sqm/ha (net)	15,394	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	10,237 £ per plot	358,295	£ per ha (net)	145,000	£ per acre (net)		**511,850**
BLV analysis:		268,721	£ per ha (gross)	108,750	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**11,331**	£ per ha (net)	**4,586**	£ per acre (net)		**16,187**

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 15%						
4,586	10%	15%	20%	25%	30%	35%	40%
0.00	66,360	35,145	3,929	(27,287)	(58,503)	(90,030)	(122,754)
10.00	54,796	24,223	(6,351)	(36,924)	(67,498)	(98,671)	(130,944)
CIL £ psm 20.00	43,232	13,301	(16,630)	(46,561)	(76,492)	(107,339)	(139,134)
27.98 30.00	31,668	2,379	(26,909)	(56,198)	(85,650)	(116,190)	(147,540)
40.00	20,104	(8,542)	(37,188)	(65,834)	(94,956)	(125,062)	(156,490)
50.00	8,540	(19,464)	(47,468)	(75,471)	(104,263)	(133,934)	(165,441)
60.00	(3,025)	(30,386)	(57,747)	(85,259)	(113,735)	(142,807)	(174,392)
70.00	(14,589)	(41,307)	(68,026)	(95,230)	(123,275)	(152,300)	(183,342)
80.00	(26,153)	(52,229)	(78,305)	(105,201)	(132,830)	(161,996)	(192,293)
90.00	(37,717)	(63,151)	(88,856)	(115,374)	(142,385)	(171,693)	(201,244)
100.00	(49,281)	(74,073)	(99,492)	(125,583)	(152,584)	(181,389)	(210,194)
110.00	(60,845)	(85,141)	(110,217)	(135,820)	(163,027)	(191,086)	(219,145)
120.00	(72,409)	(96,441)	(121,090)	(146,156)	(173,469)	(200,782)	(228,096)
130.00	(84,085)	(107,778)	(131,986)	(157,344)	(183,912)	(210,479)	(237,046)
140.00	(96,050)	(119,331)	(142,906)	(168,532)	(194,354)	(220,175)	(245,997)
150.00	(108,058)	(130,884)	(154,645)	(179,721)	(204,796)	(229,872)	(254,976)
160.00	(120,290)	(142,484)	(166,579)	(190,909)	(215,239)	(239,568)	(263,969)
170.00	(132,523)	(154,930)	(178,514)	(202,097)	(225,681)	(249,265)	(272,962)
180.00	(144,791)	(167,610)	(190,448)	(213,286)	(236,124)	(258,962)	(281,955)
190.00	(158,198)	(180,290)	(202,382)	(224,474)	(246,566)	(268,684)	(290,948)
200.00	(171,624)	(192,970)	(214,316)	(235,662)	(257,008)	(278,426)	(299,941)
210.00	(185,050)	(205,650)	(226,250)	(246,851)	(267,451)	(288,169)	(308,934)
220.00	(198,476)	(218,330)	(238,185)	(258,039)	(277,896)	(297,911)	(317,927)
230.00	(211,902)	(231,010)	(250,119)	(269,227)	(288,388)	(307,654)	(326,920)
240.00	(225,328)	(243,690)	(262,053)	(280,416)	(298,880)	(317,396)	(335,913)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 15%						
4,586	10%	15%	20%	25%	30%	35%	40%
8,000	83,840	54,436	25,018	(4,400)	(33,818)	(63,237)	(93,067)
9,000	71,392	41,974	12,555	(16,863)	(46,281)	(75,700)	(105,962)
Site Specific S106 10,000	58,929	29,511	93	(29,326)	(58,744)	(88,419)	(119,191)
12,000 11,000	46,467	17,048	(12,370)	(41,788)	(71,207)	(101,314)	(132,430)
12,000	34,004	4,586	(24,833)	(54,251)	(83,770)	(114,398)	(145,732)
13,000	21,541	(7,877)	(37,295)	(66,714)	(96,665)	(127,637)	(160,201)
14,000	9,078	(20,340)	(49,758)	(79,176)	(109,637)	(140,876)	(174,670)
15,000	(3,384)	(32,803)	(62,221)	(92,016)	(122,844)	(154,962)	(189,139)
16,000	(15,847)	(45,265)	(74,684)	(104,911)	(136,083)	(169,432)	(203,608)
17,000	(28,310)	(57,728)	(87,368)	(118,067)	(149,724)	(183,901)	(218,078)
18,000	(40,772)	(70,191)	(100,263)	(131,290)	(164,193)	(198,370)	(232,547)
19,000	(53,235)	(82,719)	(113,315)	(144,529)	(178,662)	(212,839)	(247,016)
20,000	(65,698)	(95,614)	(126,498)	(158,955)	(193,132)	(227,308)	(261,544)
21,000	(78,161)	(108,562)	(139,736)	(173,424)	(207,601)	(241,778)	(276,082)
22,000	(90,965)	(121,745)	(153,716)	(187,893)	(222,070)	(256,247)	(290,620)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 15%						
4,586	10%	15%	20%	25%	30%	35%	40%
15.0%	196,513	158,066	119,620	81,173	42,727	4,272	(34,319)
16.0%	164,011	127,370	90,729	54,088	17,447	(19,201)	(55,987)
Profit 17.0%	131,509	96,674	61,839	27,004	(7,832)	(42,675)	(77,655)
20.0% 18.0%	99,008	65,978	32,948	(81)	(33,111)	(66,148)	(99,966)
19.0%	66,506	35,282	4,058	(27,166)	(58,390)	(89,929)	(122,749)
20.0%	34,004	4,586	(24,833)	(54,251)	(83,770)	(114,398)	(145,732)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 15%						
4,586	10%	15%	20%	25%	30%	35%	40%
100,000	79,004	49,586	20,167	(9,251)	(38,770)	(69,398)	(100,732)
120,000	59,004	29,586	167	(29,251)	(58,770)	(89,398)	(120,732)
BLV (£ per acre) 140,000	39,004	9,586	(19,833)	(49,251)	(78,770)	(109,398)	(140,732)
145,000 160,000	19,004	(10,414)	(39,833)	(69,251)	(98,770)	(129,398)	(160,732)
180,000	(996)	(30,414)	(59,833)	(89,251)	(118,770)	(149,398)	(180,732)
200,000	(20,996)	(50,414)	(79,833)	(109,251)	(138,770)	(169,398)	(200,732)
220,000	(40,996)	(70,414)	(99,833)	(129,251)	(158,770)	(189,398)	(220,732)
240,000	(60,996)	(90,414)	(119,833)	(149,251)	(178,770)	(209,398)	(240,732)
260,000	(80,996)	(110,414)	(139,833)	(169,251)	(198,770)	(229,398)	(260,732)
280,000	(100,996)	(130,414)	(159,833)	(189,251)	(218,770)	(249,398)	(280,732)
300,000	(120,996)	(150,414)	(179,833)	(209,251)	(238,770)	(269,398)	(300,732)
320,000	(140,996)	(170,414)	(199,833)	(229,251)	(258,770)	(289,398)	(320,732)
340,000	(160,996)	(190,414)	(219,833)	(249,251)	(278,770)	(309,398)	(340,732)
360,000	(180,996)	(210,414)	(239,833)	(269,251)	(298,770)	(329,398)	(360,732)
380,000	(200,996)	(230,414)	(259,833)	(289,251)	(318,770)	(349,398)	(380,732)
400,000	(220,996)	(250,414)	(279,833)	(309,251)	(338,770)	(369,398)	(400,732)

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Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

TABLE 5 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	4,586	10%	15%	20%	25%	30%	35%	40%
	30	8,432	(16,784)	(41,999)	(67,215)	(92,517)	(118,769)	(145,627)
	35	34,004	4,586	(24,833)	(54,251)	(83,770)	(114,398)	(145,732)
Density (dph)	40	59,576	25,955	(7,666)	(41,287)	(75,023)	(110,026)	(145,836)
35.0	45	85,148	47,324	9,501	(28,323)	(66,276)	(105,654)	(145,941)
	50	110,720	68,694	26,668	(15,359)	(57,529)	(101,282)	(146,045)
	55	136,292	90,063	43,834	(2,394)	(48,782)	(96,911)	(146,150)
	60	161,864	111,432	61,001	10,570	(40,034)	(92,539)	(146,254)
	65	187,436	132,802	78,168	23,534	(31,287)	(88,167)	(146,359)
	70	213,008	154,171	95,335	36,498	(22,540)	(83,795)	(146,463)
	75	238,580	175,541	112,501	49,462	(13,793)	(79,423)	(146,568)
	80	264,152	196,910	129,668	62,426	(5,046)	(75,052)	(146,672)

TABLE 6 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	4,586	10%	15%	20%	25%	30%	35%	40%
	98%	75,854	46,177	16,499	(13,178)	(42,855)	(72,532)	(102,953)
	100%	34,004	4,586	(24,833)	(54,251)	(83,770)	(114,398)	(145,732)
Build Cost	102%	(7,846)	(37,005)	(66,165)	(95,829)	(126,492)	(158,649)	(192,526)
100%	104%	(49,696)	(78,596)	(108,476)	(139,137)	(172,168)	(205,744)	(239,320)
(105% = 5% increase)	106%	(91,919)	(121,899)	(153,013)	(186,288)	(219,564)	(252,839)	(286,309)
	108%	(135,905)	(168,035)	(201,009)	(233,984)	(266,959)	(300,133)	(333,331)
	110%	(183,657)	(216,332)	(249,006)	(281,680)	(314,561)	(347,457)	(380,433)
	112%	(232,255)	(264,629)	(297,002)	(329,594)	(362,187)	(394,827)	(427,702)
	114%	(280,852)	(312,939)	(345,230)	(377,522)	(409,829)	(442,400)	(475,012)
	116%	(329,481)	(361,471)	(393,460)	(425,450)	(457,706)	(489,973)	(522,549)
	118%	(378,315)	(410,003)	(441,690)	(473,619)	(505,583)	(537,785)	(570,086)
	120%	(427,149)	(458,535)	(490,139)	(521,799)	(553,631)	(585,627)	(617,622)

TABLE 7 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	4,586	10%	15%	20%	25%	30%	35%	40%
	80%	(520,083)	(522,325)	(524,665)	(527,051)	(529,437)	(531,823)	(534,209)
	82%	(461,665)	(467,153)	(472,640)	(478,127)	(483,709)	(489,362)	(495,014)
Market Values	84%	(403,484)	(412,074)	(420,713)	(429,446)	(438,179)	(446,912)	(455,819)
100%	86%	(345,399)	(357,217)	(369,034)	(380,851)	(392,743)	(404,722)	(416,700)
(105% = 5% increase)	88%	(287,432)	(302,359)	(317,403)	(332,448)	(347,492)	(362,536)	(377,755)
	90%	(229,638)	(247,761)	(265,884)	(284,044)	(302,315)	(320,586)	(338,857)
	92%	(171,845)	(193,178)	(214,512)	(235,846)	(257,180)	(278,636)	(300,134)
	94%	(116,756)	(139,140)	(163,140)	(187,685)	(212,229)	(236,774)	(261,412)
	96%	(65,549)	(89,737)	(114,639)	(139,989)	(167,279)	(195,034)	(222,790)
	98%	(15,772)	(42,425)	(69,078)	(96,250)	(124,256)	(153,295)	(184,261)
	100%	34,004	4,586	(24,833)	(54,251)	(83,770)	(114,398)	(145,732)
	102%	83,775	51,597	19,413	(12,771)	(44,954)	(77,138)	(110,415)
	104%	133,372	98,535	63,658	28,709	(6,240)	(41,189)	(76,138)
	106%	182,969	145,377	107,784	70,190	32,475	(5,239)	(42,953)
	108%	232,567	192,219	151,871	111,523	71,174	30,711	(9,769)
	110%	282,164	239,061	195,957	152,854	109,750	66,647	23,415
	112%	331,762	285,903	240,044	194,185	148,326	102,467	56,599
	114%	381,359	332,745	284,130	235,516	186,902	138,287	89,673
	116%	430,871	379,587	328,217	276,847	225,477	174,108	122,738
	118%	480,325	426,311	372,296	318,178	264,053	209,928	155,803
	120%	529,780	473,018	416,256	359,494	302,629	245,748	188,868

TABLE 8 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	4,586	10%	15%	20%	25%	30%	35%	40%
	5,000	96,340	66,977	37,558	8,140	(21,278)	(50,697)	(80,115)
	10,000	158,504	129,177	99,851	70,524	41,113	11,694	(17,724)
Grant (£ per unit)	15,000	220,667	191,340	162,014	132,687	103,361	74,034	44,667
-	20,000	282,830	253,503	224,177	194,850	165,524	136,197	106,871
	25,000	344,993	315,667	286,340	257,014	227,687	198,361	169,034
	30,000	407,002	377,715	348,428	319,141	289,850	260,524	231,197
	35,000	468,963	439,676	410,389	381,102	351,815	322,528	293,240
	40,000	530,925	501,638	472,350	443,063	413,776	384,489	355,202
	45,000	592,886	563,599	534,312	505,024	475,737	446,450	417,163
	50,000	654,847	625,560	596,273	566,986	537,698	508,411	479,124
	55,000	716,807	687,507	658,207	628,907	599,607	570,306	541,006

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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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Appraisal Ref:	**C3 - Z3**			(see Typologies Matrix)
Scheme Typology:	**Houses**	No Units:	**300**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Small Greenfield, CIL Zone 3			

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		300	Units		
AH Policy requirement (% Target)		15%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	85%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	4.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		27.98	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	76.5	50.0%	22.5	33%	99.0
3 bed House	35.0%	89.3	35.0%	15.8	35%	105.0
3 bed House (with garage)	5.0%	12.8	5.0%	2.3	5%	15.0
4 bed House (with garage)	30.0%	76.5	10.0%	4.5	27%	81.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	255.0	100.0%	45.0	100%	300.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	5,738	61,758	1,688	18,164	7,425	79,922
3 bed House	8,033	86,461	1,418	15,258	9,450	101,719
3 bed House (with garage)	1,352	14,547	239	2,567	1,590	17,115
4 bed House (with garage)	11,169	120,222	657	7,072	11,826	127,294
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	26,291	282,989	4,001	43,061	30,291	326,050
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	230,000	3,067	285	3,067	285	22,770,000
3 bed House	280,000	3,111	289	3,111	289	29,400,000
3 bed House (with garage)	305,000	3,389	315	2,877	267	4,575,000
4 bed House (with garage)	375,000	2,885	268	2,568	239	30,375,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						87,120,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	138,000	60%	103,500	45%	161,000	70%	195,500	85%
3 bed House	168,000	60%	126,000	45%	196,000	70%	238,000	85%
3 bed House (with garage)	183,000	60%	137,250	45%	213,500	70%	259,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Zone C Greenfield CIL Z3 Appraisals v0.1\C3 - Z3
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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**300**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 3				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	76.5	@	230,000		17,595,000
3 bed House	89.3	@	280,000		24,990,000
3 bed House (with garage)	12.8	@	305,000		3,888,750
4 bed House (with garage)	76.5	@	375,000		28,687,500
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	255.0				75,161,250
Affordable Rent GDV -					
2 bed House	4.5	@	138,000		621,000
3 bed House	3.2	@	168,000		529,200
3 bed House (with garage)	0.5	@	183,000		82,350
4 bed House (with garage)	0.9	@	225,000		202,500
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	9.0				1,435,050
Social Rent GDV -					
2 bed House	11.3	@	103,500		1,164,375
3 bed House	7.9	@	126,000		992,250
3 bed House (with garage)	1.1	@	137,250		154,406
4 bed House (with garage)	2.3	@	168,750		379,688
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	22.5				2,690,719
First Homes GDV -					
2 bed House	0.0	@	161,000		-
3 bed House	0.0	@	196,000		-
3 bed House (with garage)	0.0	@	213,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	6.8	@	195,500		1,319,625
3 bed House	4.7	@	238,000		1,124,550
3 bed House (with garage)	0.7	@	259,250		174,994
4 bed House (with garage)	1.4	@	318,750		430,313
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	13.5	45.0			3,049,481
Sub-total GDV Residential	**300**				**82,336,500**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	4,783,500
	158 £ psm (total GIA sqm)			15,945 £ per unit (total units)	
Grant	300	units @	0	per unit	-
Total GDV					**82,336,500**

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Scheme Typology: Houses — No Units: 300
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	78,635	£		(78,635)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	235,905	£		(235,905)
CIL (Mrkt only inc. garages)	Max		26,291	sqm		27.98	£ psm			(735,608)
CIL analysis:			0.89%	% of GDV		2,452	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			300	units @		12,000	per unit			(3,600,000)
	Sub-total								(3,600,000)	
S106 analysis:	420,000 £ per ha		4.37%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			30,291	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			8.57	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		300	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	- £ per ha		0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			7,425	sqm @		1,379	psm			(10,239,075)
3 bed House			9,450	sqm @		1,379	psm			(13,031,550)
3 bed House (EXC. garage)			1,350	sqm @		1,379	psm			(1,861,650)
4 bed House (EXC. garage)			10,530	sqm @		1,379	psm			(14,520,870)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	15.0	16.0	240	sqm @		500	psm			(120,000)
Garages for 4B House	81.0	16.0	1,296	sqm @		500	psm			(648,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			30,291	£ per garage		£8,000				
External works			40,421,145	@		12.5%				(5,052,643)
Ext. Works analysis:						16,842	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			300	units @		1,011	£ per unit			(303,300)
M4(2) Category 2 Housing	Aff units	45	units @		95%	@	521	£ per unit		(22,273)
M4(2) Category 2 Housing	OMS units	255	units @		95%	@	521	£ per unit		(126,212)
M4(3) Category 3 Housing	Aff units	45	units @		5%	@	10,307	£ per unit		(23,191)
M4(3) Category 3 Housing	OMS units	255	units @		5%	@	10,307	£ per unit		(131,414)
Future Homes Standard		300	units @				4,350	£ per unit		(1,305,000)
Urban Greening	No. of storeys	2.0	equals		15,146	sqm footprint	100	£ sqm		(1,514,550)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses		300	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			30,291				17.45	psm levy rate		(528,578)
	Sub-total								(3,954,518)	
Policy Costs analysis:	(design costs only)					13,182	£ per unit (total units)			
						9.8%	% of BCIS costs			
Contingency (on construction)			49,428,306	@		3.0%				(1,482,849)

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**300**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 3				

Professional Fees		49,428,306	@	6.5%			(3,212,840)
Disposal Costs -							
OMS Marketing and Promotion		75,161,250	OMS @	3.00%	7,516	£ per unit	(2,254,838)
Residential Sales Agent Costs		75,161,250	OMS @	1.00%	2,505	£ per unit	(751,613)
Residential Sales Legal Costs		75,161,250	OMS @	0.25%	626	£ per unit	(187,903)
Affordable Sale Legal Costs					lump sum		(10,000)
Empty Property Costs (SC, Council Tax proxy)	300	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,681	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(341,871)
Developers Profit -							
Profit on OMS		75,161,250		20.00%			(15,032,250)
Margin on AH		7,175,250		6.00%	on AH values		(430,515)
Profit analysis:		82,336,500		18.78%	blended GDV	(15,462,765)	
		62,320,367		24.81%	on costs	(15,462,765)	
TOTAL COSTS							**(77,783,132)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							4,553,368
SDLT		4,553,368	@	HMRC formula			(217,168)
Acquisition Agent fees		4,553,368	@	1.0%			(45,534)
Acquisition Legal fees		4,553,368	@	0.5%			(22,767)
Interest on Land		4,553,368	@	7.00%			(318,736)
Residual Land Value							**3,949,163**
RLV analysis:	13,164 £ per plot	460,736	£ per ha (net)	186,457	£ per acre (net)		
		345,552	£ per ha (gross)	139,843	£ per acre (gross)		
				4.80%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		8.57	ha (net)	21.18	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		11.43	ha (gross)	28.24	acres (gross)		
Density analysis:		3,534	sqm/ha (net)	15,394	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	10,237 £ per plot	358,295	£ per ha (net)	145,000	£ per acre (net)		**3,071,100**
BLV analysis:		268,721	£ per ha (gross)	108,750	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**102,441**	£ per ha (net)	**41,457**	£ per acre (net)		**878,063**

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Scheme Typology: Houses — No Units: 300
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	41,457	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	0.00	103,451	71,999	40,548	9,054	(22,445)	(53,983)	(85,543)
	10.00	91,900	61,090	30,261	(594)	(31,454)	(62,364)	(93,300)
CIL £ psm	20.00	80,349	50,181	19,970	(10,242)	(40,481)	(70,746)	(101,057)
27.98	30.00	68,798	39,249	9,680	(19,889)	(49,507)	(79,133)	(108,814)
	40.00	57,240	28,315	(611)	(29,558)	(58,534)	(87,537)	(116,572)
	50.00	45,663	17,380	(10,902)	(39,229)	(67,560)	(95,940)	(124,350)
	60.00	34,086	6,446	(21,214)	(48,900)	(76,602)	(104,344)	(132,129)
	70.00	22,509	(4,489)	(31,530)	(58,572)	(85,652)	(112,750)	(140,137)
	80.00	10,932	(15,449)	(41,846)	(68,253)	(94,702)	(121,176)	(148,684)
	90.00	(658)	(26,410)	(52,162)	(77,949)	(103,752)	(129,603)	(157,702)
	100.00	(12,263)	(37,371)	(62,490)	(87,646)	(112,816)	(138,159)	(166,720)
	110.00	(23,869)	(48,331)	(72,832)	(97,342)	(121,891)	(147,267)	(175,739)
	120.00	(35,474)	(59,312)	(83,175)	(107,049)	(130,966)	(157,037)	(184,780)
	130.00	(47,084)	(70,301)	(93,518)	(116,772)	(140,278)	(166,807)	(193,825)
	140.00	(58,720)	(81,290)	(103,875)	(126,495)	(150,360)	(176,579)	(202,871)
	150.00	(70,355)	(92,279)	(114,246)	(136,285)	(160,882)	(186,379)	(211,938)
	160.00	(81,991)	(103,294)	(124,618)	(146,689)	(171,403)	(196,178)	(221,013)
	170.00	(93,638)	(114,313)	(135,014)	(157,962)	(181,947)	(205,980)	(230,088)
	180.00	(105,305)	(125,333)	(146,025)	(169,235)	(192,501)	(215,811)	(239,191)
	190.00	(116,973)	(136,437)	(158,049)	(180,531)	(203,054)	(225,642)	(248,296)
	200.00	(128,640)	(148,366)	(170,074)	(191,839)	(213,633)	(235,483)	(257,412)
	210.00	(140,595)	(161,142)	(182,130)	(203,146)	(224,221)	(245,347)	(266,549)
	220.00	(153,714)	(173,930)	(194,192)	(214,481)	(234,811)	(255,211)	(275,687)
	230.00	(167,241)	(186,745)	(206,254)	(225,825)	(245,433)	(265,103)	(284,857)
	240.00	(180,806)	(199,560)	(218,354)	(237,173)	(256,056)	(275,002)	(294,028)

TABLE 2

Balance (RLV - BLV £ per acre (n))	41,457	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	8,000	120,925	91,269	61,613	31,957	2,268	(27,431)	(57,156)
	9,000	108,477	78,821	49,165	19,490	(10,209)	(39,913)	(69,664)
Site Specific S106	10,000	96,028	66,372	36,712	7,013	(22,686)	(52,420)	(82,171)
12,000	11,000	83,580	53,924	24,235	(5,464)	(35,177)	(64,927)	(94,707)
	12,000	71,132	41,457	11,758	(17,941)	(47,684)	(77,436)	(107,247)
	13,000	58,679	28,980	(718)	(30,440)	(60,191)	(89,975)	(119,796)
	14,000	46,203	16,504	(13,197)	(42,948)	(72,704)	(102,515)	(132,370)
	15,000	33,726	4,027	(25,704)	(55,455)	(85,243)	(115,064)	(145,509)
	16,000	21,249	(8,461)	(38,211)	(67,971)	(97,783)	(127,638)	(160,085)
	17,000	8,772	(20,968)	(50,718)	(80,511)	(110,331)	(140,459)	(174,663)
	18,000	(3,724)	(33,475)	(63,239)	(93,051)	(122,905)	(154,607)	(189,278)
	19,000	(16,231)	(45,982)	(75,779)	(105,598)	(135,520)	(169,185)	(203,901)
	20,000	(28,739)	(58,507)	(88,319)	(118,172)	(149,129)	(183,788)	(218,567)
	21,000	(41,246)	(71,047)	(100,865)	(130,746)	(163,707)	(198,411)	(233,245)
	22,000	(53,775)	(83,587)	(113,439)	(143,765)	(178,298)	(213,058)	(247,964)

TABLE 3

Balance (RLV - BLV £ per acre (n))	41,457	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	15.0%	233,641	194,938	156,211	117,484	78,712	39,932	1,092
	16.0%	201,139	164,242	127,320	90,399	53,433	16,458	(20,576)
Profit	17.0%	168,637	133,546	98,430	63,314	28,154	(7,015)	(42,243)
20.0%	18.0%	136,135	102,850	69,539	36,229	2,875	(30,489)	(63,911)
	19.0%	103,634	72,153	40,649	9,144	(22,405)	(53,962)	(85,579)
	20.0%	71,132	41,457	11,758	(17,941)	(47,684)	(77,436)	(107,247)

TABLE 4

Balance (RLV - BLV £ per acre (n))	41,457	Affordable Housing - % on site 10%	15%	20%	25%	30%	35%	40%
	100,000	116,132	86,457	56,758	27,059	(2,684)	(32,436)	(62,247)
	120,000	96,132	66,457	36,758	7,059	(22,684)	(52,436)	(82,247)
BLV (£ per acre)	140,000	76,132	46,457	16,758	(12,941)	(42,684)	(72,436)	(102,247)
145,000	160,000	56,132	26,457	(3,242)	(32,941)	(62,684)	(92,436)	(122,247)
	180,000	36,132	6,457	(23,242)	(52,941)	(82,684)	(112,436)	(142,247)
	200,000	16,132	(13,543)	(43,242)	(72,941)	(102,684)	(132,436)	(162,247)
	220,000	(3,868)	(33,543)	(63,242)	(92,941)	(122,684)	(152,436)	(182,247)
	240,000	(23,868)	(53,543)	(83,242)	(112,941)	(142,684)	(172,436)	(202,247)
	260,000	(43,868)	(73,543)	(103,242)	(132,941)	(162,684)	(192,436)	(222,247)
	280,000	(63,868)	(93,543)	(123,242)	(152,941)	(182,684)	(212,436)	(242,247)
	300,000	(83,868)	(113,543)	(143,242)	(172,941)	(202,684)	(232,436)	(262,247)
	320,000	(103,868)	(133,543)	(163,242)	(192,941)	(222,684)	(252,436)	(282,247)
	340,000	(123,868)	(153,543)	(183,242)	(212,941)	(242,684)	(272,436)	(302,247)
	360,000	(143,868)	(173,543)	(203,242)	(232,941)	(262,684)	(292,436)	(322,247)
	380,000	(163,868)	(193,543)	(223,242)	(252,941)	(282,684)	(312,436)	(342,247)
	400,000	(183,868)	(213,543)	(243,242)	(272,941)	(302,684)	(332,436)	(362,247)

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Scheme Typology: Houses — No Units: 300
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 3

TABLE 5 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	41,457	10%	15%	20%	25%	30%	35%	40%
	30	40,256	14,820	(10,636)	(36,092)	(61,586)	(87,088)	(112,640)
	35	71,132	41,457	11,758	(17,941)	(47,684)	(77,436)	(107,247)
Density (dph)	40	102,008	68,094	34,152	211	(33,782)	(67,784)	(101,854)
35.0	45	132,884	94,731	56,546	18,362	(19,879)	(58,132)	(96,461)
	50	163,760	121,367	78,940	36,513	(5,977)	(48,480)	(91,067)
	55	194,636	148,004	101,334	54,665	7,925	(38,828)	(85,674)
	60	225,512	174,641	123,729	72,816	21,828	(29,176)	(80,281)
	65	256,387	201,278	146,123	90,968	35,730	(19,523)	(74,888)
	70	287,263	227,914	168,517	109,119	49,632	(9,871)	(69,494)
	75	318,139	254,551	190,911	127,270	63,535	(219)	(64,101)
	80	349,015	281,188	213,305	145,422	77,437	9,433	(58,708)

TABLE 6 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	41,457	10%	15%	20%	25%	30%	35%	40%
	98%	112,866	82,952	53,038	23,121	(6,837)	(36,795)	(66,795)
	100%	71,132	41,457	11,758	(17,941)	(47,684)	(77,436)	(107,247)
Build Cost	102%	29,319	(122)	(29,610)	(59,102)	(88,646)	(118,221)	(148,872)
100%	104%	(12,574)	(41,806)	(71,086)	(100,383)	(129,742)	(161,943)	(196,044)
(105% = 5% increase)	106%	(54,566)	(83,597)	(112,687)	(142,156)	(175,644)	(209,502)	(243,496)
	108%	(96,674)	(125,518)	(156,476)	(189,980)	(223,586)	(257,346)	(291,303)
	110%	(139,091)	(171,704)	(204,953)	(238,318)	(271,830)	(305,561)	(339,596)
	112%	(187,558)	(220,559)	(253,672)	(286,954)	(320,440)	(354,253)	(388,529)
	114%	(236,806)	(269,680)	(302,712)	(335,976)	(369,549)	(403,591)	(438,367)
	116%	(286,311)	(319,115)	(352,132)	(385,482)	(419,288)	(453,817)	(489,365)
	118%	(336,154)	(368,951)	(402,065)	(435,642)	(469,914)	(505,164)	(540,612)
	120%	(386,394)	(419,282)	(452,638)	(486,671)	(521,621)	(556,740)	(592,122)

TABLE 7 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	41,457	10%	15%	20%	25%	30%	35%	40%
	80%	(486,685)	(489,642)	(492,622)	(495,603)	(498,584)	(501,565)	(504,612)
	82%	(424,339)	(430,333)	(436,422)	(442,621)	(448,988)	(455,506)	(462,030)
Market Values	84%	(363,541)	(372,627)	(381,777)	(391,018)	(400,373)	(409,878)	(419,590)
100%	86%	(303,709)	(315,922)	(328,183)	(340,509)	(352,920)	(365,446)	(378,123)
(105% = 5% increase)	88%	(244,528)	(259,871)	(275,259)	(290,707)	(306,219)	(321,816)	(337,545)
	90%	(185,789)	(204,283)	(222,819)	(241,401)	(260,035)	(278,741)	(297,543)
	92%	(129,253)	(149,036)	(170,713)	(192,442)	(214,214)	(236,043)	(257,953)
	94%	(78,950)	(100,413)	(121,906)	(143,852)	(168,655)	(193,626)	(218,659)
	96%	(28,805)	(52,994)	(77,229)	(101,463)	(125,748)	(151,422)	(179,584)
	98%	21,212	(5,713)	(32,682)	(59,652)	(86,661)	(113,689)	(141,054)
	100%	71,132	41,457	11,758	(17,941)	(47,684)	(77,436)	(107,247)
	102%	120,966	88,542	56,117	23,679	(8,794)	(41,278)	(73,810)
	104%	170,715	135,567	100,415	65,222	30,029	(5,197)	(40,446)
	106%	220,428	182,539	144,628	106,717	68,789	30,827	(7,150)
	108%	270,072	229,444	188,816	148,163	107,489	66,815	26,089
	110%	319,697	276,331	232,944	189,558	146,171	102,735	59,298
	112%	369,260	323,160	277,060	230,928	184,784	138,640	92,454
	114%	418,823	369,969	321,116	272,262	223,396	174,494	125,592
	116%	468,332	416,765	365,172	313,565	261,957	210,348	158,688
	118%	517,823	463,507	409,190	354,867	300,506	246,146	191,784
	120%	567,314	510,248	453,182	396,116	339,050	281,941	224,827

TABLE 8 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	41,457	10%	15%	20%	25%	30%	35%	40%
	5,000	133,438	103,804	74,148	44,492	14,833	(14,866)	(44,565)
	10,000	195,629	166,009	136,387	106,765	77,144	47,508	17,852
Grant (£ per unit)	15,000	257,696	228,100	198,504	168,908	139,312	109,715	80,093
-	20,000	319,683	290,104	260,525	230,946	201,367	171,782	142,186
	25,000	381,620	352,049	322,475	292,896	263,317	233,738	204,158
	30,000	443,463	413,892	384,321	354,750	325,179	295,608	266,037
	35,000	505,277	475,706	446,135	416,563	386,992	357,421	327,849
	40,000	567,022	537,451	507,880	478,308	448,737	419,166	389,594
	45,000	628,759	599,179	569,598	540,018	510,438	480,858	451,278
	50,000	690,415	660,835	631,255	601,675	572,094	542,514	512,934
	55,000	752,071	722,491	692,911	663,326	633,729	604,131	574,534

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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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Appraisal Ref:	**C4 - Z3**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Greenfield, CIL Zone 3				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		1,000	Units		
AH Policy requirement (% Target)		15%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	85%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	4.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		27.98	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	255.0	50.0%	75.0	33%	330.0
3 bed House	35.0%	297.5	35.0%	52.5	35%	350.0
3 bed House (with garage)	5.0%	42.5	5.0%	7.5	5%	50.0
4 bed House (with garage)	30.0%	255.0	10.0%	15.0	27%	270.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	850.0	100.0%	150.0	100%	1,000.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	19,125	205,860	5,625	60,547	24,750	266,407
3 bed House	26,775	288,204	4,725	50,859	31,500	339,063
3 bed House (with garage)	4,505	48,491	795	8,557	5,300	57,049
4 bed House (with garage)	37,230	400,740	2,190	23,573	39,420	424,313
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	87,635	943,295	13,335	143,537	100,970	1,086,832
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	230,000	3,067	285	3,067	285	75,900,000
3 bed House	280,000	3,111	289	3,111	289	98,000,000
3 bed House (with garage)	305,000	3,389	315	2,877	267	15,250,000
4 bed House (with garage)	375,000	2,885	268	2,568	239	101,250,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						290,400,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	138,000	60%	103,500	45%	161,000	70%	195,500	85%
3 bed House	168,000	60%	126,000	45%	196,000	70%	238,000	85%
3 bed House (with garage)	183,000	60%	137,250	45%	213,500	70%	259,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Zone C Greenfield CIL Z3 Appraisals v0.1\C4 - Z3
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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**1000**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Greenfield, CIL Zone 3			

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	255.0	@	230,000	58,650,000
3 bed House	297.5	@	280,000	83,300,000
3 bed House (with garage)	42.5	@	305,000	12,962,500
4 bed House (with garage)	255.0	@	375,000	95,625,000
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	0.0	@	100,000	-
2 bed Flat	0.0	@	120,000	-
3 bed Flat	0.0	@	140,000	-
	850.0			250,537,500
Affordable Rent GDV -				
2 bed House	15.0	@	138,000	2,070,000
3 bed House	10.5	@	168,000	1,764,000
3 bed House (with garage)	1.5	@	183,000	274,500
4 bed House (with garage)	3.0	@	225,000	675,000
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	0.0	@	60,000	-
2 bed Flat	0.0	@	72,000	-
3 bed Flat	0.0	@	84,000	-
	30.0			4,783,500
Social Rent GDV -				
2 bed House	37.5	@	103,500	3,881,250
3 bed House	26.3	@	126,000	3,307,500
3 bed House (with garage)	3.8	@	137,250	514,688
4 bed House (with garage)	7.5	@	168,750	1,265,625
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	0.0	@	45,000	-
2 bed Flat	0.0	@	54,000	-
3 bed Flat	0.0	@	63,000	-
	75.0			8,969,063
First Homes GDV -				
2 bed House	0.0	@	161,000	-
3 bed House	0.0	@	196,000	-
3 bed House (with garage)	0.0	@	213,500	-
4 bed House (with garage)	0.0	@	250,000	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	22.5	@	195,500	4,398,750
3 bed House	15.8	@	238,000	3,748,500
3 bed House (with garage)	2.3	@	259,250	583,313
4 bed House (with garage)	4.5	@	318,750	1,434,375
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	0.0	@	85,000	-
2 bed Flat	0.0	@	102,000	-
3 bed Flat	0.0	@	119,000	-
	45.0	150.0		10,164,938
Sub-total GDV Residential	**1,000**			**274,455,000**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	15,945,000
	158 £ psm (total GIA sqm)		15,945 £ per unit (total units)	
Grant	1,000	units @	0 per unit	-
Total GDV				**274,455,000**

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Greenfield, CIL Zone 3				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	210,935	£		(210,935)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	632,805	£		(632,805)
CIL (Mrkt only inc. garages)	Max		87,635	sqm		27.98	£ psm			(2,452,027)
CIL analysis:			0.89%	% of GDV		2,452	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			1,000	units @		12,000	per unit			(12,000,000)
	Sub-total								(12,000,000)	
S106 analysis:	420,000	£ per ha	4.37%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			100,970	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			28.57	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		1,000	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			24,750	sqm @		1,379	psm			(34,130,250)
3 bed House			31,500	sqm @		1,379	psm			(43,438,500)
3 bed House (EXC. garage)			4,500	sqm @		1,379	psm			(6,205,500)
4 bed House (EXC. garage)			35,100	sqm @		1,379	psm			(48,402,900)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	50.0	16.0	800	sqm @		500	psm			(400,000)
Garages for 4B House	270.0	16.0	4,320	sqm @		500	psm			(2,160,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			100,970	£ per garage		£8,000				
External works			134,737,150	@		12.5%				(16,842,144)
Ext. Works analysis:						16,842	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			1,000	units @		1,011	£ per unit			(1,011,000)
M4(2) Category 2 Housing	Aff units	150	units @		95%	@	521	£ per unit		(74,243)
M4(2) Category 2 Housing	OMS units	850	units @		95%	@	521	£ per unit		(420,708)
M4(3) Category 3 Housing	Aff units	150	units @		5%	@	10,307	£ per unit		(77,303)
M4(3) Category 3 Housing	OMS units	850	units @		5%	@	10,307	£ per unit		(438,048)
Future Homes Standard		1,000	units @				4,350	£ per unit		(4,350,000)
Urban Greening	No. of storeys	2.0	equals		50,485	sqm footprint	100	£ sqm		(5,048,500)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses		1,000	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			100,970				17.45	psm levy rate		(1,761,927)
	Sub-total								(13,181,727)	
Policy Costs analysis:	(design costs only)					13,182	£ per unit (total units)			
						9.8%	% of BCIS costs			
Contingency (on construction)			164,761,020	@		3.0%				(4,942,831)

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Greenfield, CIL Zone 3				

Professional Fees		164,761,020	@	6.5%			(10,709,466)
Disposal Costs -							
OMS Marketing and Promotion		250,537,500	OMS @	3.00%	7,516	£ per unit	(7,516,125)
Residential Sales Agent Costs		250,537,500	OMS @	1.00%	2,505	£ per unit	(2,505,375)
Residential Sales Legal Costs		250,537,500	OMS @	0.25%	626	£ per unit	(626,344)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	1,000	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,658	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(615,337)
Developers Profit -							
Profit on OMS		250,537,500		20.00%			(50,107,500)
Margin on AH		23,917,500		6.00%	on AH values		(1,435,050)
Profit analysis:		274,455,000		18.78%	blended GDV	(51,542,550)	
		206,982,265		24.90%	on costs	(51,542,550)	
TOTAL COSTS							**(258,524,815)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							15,930,185
SDLT		15,930,185	@	HMRC formula			(786,009)
Acquisition Agent fees		15,930,185	@	1.0%			(159,302)
Acquisition Legal fees		15,930,185	@	0.5%			(79,651)
Interest on Land		15,930,185	@	7.00%			(1,115,113)
Residual Land Value							**13,790,110**
RLV analysis:	13,790 £ per plot	482,654	£ per ha (net)	195,327	£ per acre (net)		
		361,990	£ per ha (gross)	146,496	£ per acre (gross)		
				5.02%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		28.57	ha (net)	70.60	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		38.10	ha (gross)	94.13	acres (gross)		
Density analysis:		3,534	sqm/ha (net)	15,394	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	10,237 £ per plot	358,295	£ per ha (net)	145,000	£ per acre (net)		**10,237,000**
BLV analysis:		268,721	£ per ha (gross)	108,750	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**124,359**	£ per ha (net)	**50,327**	£ per acre (net)	**3,553,110**

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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1

Scheme Typology: Houses — No Units: 1000
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Greenfield, CIL Zone 3

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 15%						
50,327	10%	15%	20%	25%	30%	35%	40%
0.00	112,190	80,633	49,058	17,478	(14,114)	(45,723)	(77,354)
10.00	100,732	69,805	38,862	7,919	(23,046)	(54,018)	(85,020)
CIL £ psm 20.00	89,275	58,972	28,666	(1,646)	(31,978)	(62,322)	(92,686)
27.98 30.00	77,808	48,139	18,471	(11,216)	(40,910)	(70,627)	(100,360)
40.00	66,337	37,306	8,270	(20,786)	(49,846)	(78,932)	(108,037)
50.00	54,867	26,473	(1,938)	(30,356)	(58,789)	(87,236)	(115,713)
60.00	43,397	15,634	(12,146)	(39,926)	(67,733)	(95,549)	(123,389)
70.00	31,926	4,788	(22,354)	(49,507)	(76,676)	(103,865)	(131,074)
80.00	20,447	(6,058)	(32,562)	(59,089)	(85,620)	(112,181)	(138,762)
90.00	8,963	(16,904)	(42,780)	(68,671)	(94,575)	(120,496)	(146,847)
100.00	(2,522)	(27,750)	(53,001)	(78,254)	(103,531)	(128,822)	(155,737)
110.00	(14,006)	(38,608)	(63,222)	(87,845)	(112,486)	(137,150)	(164,637)
120.00	(25,493)	(49,468)	(73,443)	(97,440)	(121,444)	(145,724)	(173,537)
130.00	(36,991)	(60,328)	(83,673)	(107,035)	(130,413)	(155,355)	(182,438)
140.00	(48,490)	(71,188)	(93,908)	(116,630)	(139,381)	(164,997)	(191,351)
150.00	(59,989)	(82,059)	(104,142)	(126,238)	(149,044)	(174,639)	(200,266)
160.00	(71,491)	(92,934)	(114,377)	(135,847)	(159,424)	(184,282)	(209,180)
170.00	(83,005)	(103,809)	(124,626)	(145,699)	(169,807)	(193,940)	(218,109)
180.00	(94,519)	(114,686)	(134,876)	(156,817)	(180,191)	(203,597)	(227,039)
190.00	(106,033)	(125,576)	(145,317)	(167,942)	(190,585)	(213,257)	(235,972)
200.00	(117,558)	(136,467)	(157,177)	(179,068)	(200,985)	(222,931)	(244,917)
210.00	(129,089)	(147,896)	(169,044)	(190,202)	(211,385)	(232,604)	(253,861)
220.00	(140,620)	(160,504)	(180,911)	(201,345)	(221,799)	(242,286)	(262,819)
230.00	(153,447)	(173,113)	(192,790)	(212,488)	(232,217)	(251,977)	(271,780)
240.00	(166,797)	(185,721)	(204,676)	(223,644)	(242,638)	(261,669)	(280,749)

TABLE 2

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 15%						
50,327	10%	15%	20%	25%	30%	35%	40%
8,000	129,523	99,747	69,971	40,179	10,382	(19,424)	(49,247)
9,000	117,175	87,399	57,615	27,818	(1,980)	(31,800)	(61,626)
Site Specific S106 10,000	104,827	75,050	45,253	15,456	(14,353)	(44,177)	(74,019)
12,000 11,000	92,480	62,689	32,892	3,093	(26,730)	(56,557)	(86,411)
12,000	80,125	50,327	20,530	(9,283)	(39,106)	(68,949)	(98,810)
13,000	67,763	37,966	8,164	(21,659)	(51,488)	(81,342)	(111,219)
14,000	55,401	25,604	(4,213)	(34,036)	(63,880)	(93,739)	(123,628)
15,000	43,040	13,234	(16,589)	(46,419)	(76,272)	(106,148)	(136,053)
16,000	30,678	858	(28,965)	(58,811)	(88,669)	(118,557)	(149,195)
17,000	18,305	(11,519)	(41,350)	(71,203)	(101,078)	(130,979)	(163,576)
18,000	5,928	(23,895)	(53,742)	(83,598)	(113,487)	(143,471)	(177,964)
19,000	(6,448)	(36,280)	(66,134)	(96,007)	(125,904)	(157,702)	(192,367)
20,000	(18,824)	(48,673)	(78,528)	(108,416)	(138,331)	(172,090)	(206,777)
21,000	(31,211)	(61,065)	(90,937)	(120,830)	(151,829)	(186,483)	(221,208)
22,000	(43,603)	(73,457)	(103,346)	(133,257)	(166,216)	(200,893)	(235,646)

TABLE 3

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 15%						
50,327	10%	15%	20%	25%	30%	35%	40%
15.0%	242,634	203,808	164,983	126,141	87,290	48,418	9,530
16.0%	210,132	173,112	136,092	99,056	62,011	24,945	(12,138)
Profit 17.0%	177,630	142,416	107,202	71,972	36,731	1,471	(33,806)
20.0% 18.0%	145,128	111,720	78,311	44,887	11,452	(22,002)	(55,474)
19.0%	112,626	81,024	49,421	17,802	(13,827)	(45,476)	(77,142)
20.0%	80,125	50,327	20,530	(9,283)	(39,106)	(68,949)	(98,810)

TABLE 4

Balance (RLV - BLV £ per acre (n))	Affordable Housing - % on site 15%						
50,327	10%	15%	20%	25%	30%	35%	40%
100,000	125,125	95,327	65,530	35,717	5,894	(23,949)	(53,810)
120,000	105,125	75,327	45,530	15,717	(14,106)	(43,949)	(73,810)
BLV (£ per acre) 140,000	85,125	55,327	25,530	(4,283)	(34,106)	(63,949)	(93,810)
145,000 160,000	65,125	35,327	5,530	(24,283)	(54,106)	(83,949)	(113,810)
180,000	45,125	15,327	(14,470)	(44,283)	(74,106)	(103,949)	(133,810)
200,000	25,125	(4,673)	(34,470)	(64,283)	(94,106)	(123,949)	(153,810)
220,000	5,125	(24,673)	(54,470)	(84,283)	(114,106)	(143,949)	(173,810)
240,000	(14,875)	(44,673)	(74,470)	(104,283)	(134,106)	(163,949)	(193,810)
260,000	(34,875)	(64,673)	(94,470)	(124,283)	(154,106)	(183,949)	(213,810)
280,000	(54,875)	(84,673)	(114,470)	(144,283)	(174,106)	(203,949)	(233,810)
300,000	(74,875)	(104,673)	(134,470)	(164,283)	(194,106)	(223,949)	(253,810)
320,000	(94,875)	(124,673)	(154,470)	(184,283)	(214,106)	(243,949)	(273,810)
340,000	(114,875)	(144,673)	(174,470)	(204,283)	(234,106)	(263,949)	(293,810)
360,000	(134,875)	(164,673)	(194,470)	(224,283)	(254,106)	(283,949)	(313,810)
380,000	(154,875)	(184,673)	(214,470)	(244,283)	(274,106)	(303,949)	(333,810)
400,000	(174,875)	(204,673)	(234,470)	(264,283)	(294,106)	(323,949)	(353,810)

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Scheme Typology: Houses — No Units: 1000
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Greenfield, CIL Zone 3

TABLE 5 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	50,327	10%	15%	20%	25%	30%	35%	40%
	30	47,964	22,423	(3,117)	(28,671)	(54,234)	(79,814)	(105,408)
	35	80,125	50,327	20,530	(9,283)	(39,106)	(68,949)	(98,810)
Density (dph)	40	112,285	78,231	44,177	10,105	(23,978)	(58,085)	(92,211)
35.0	45	144,446	106,135	67,824	29,493	(8,851)	(47,221)	(85,613)
	50	176,607	134,039	91,472	48,882	6,277	(36,356)	(79,014)
	55	208,767	161,943	115,119	68,270	21,405	(25,492)	(72,416)
	60	240,928	189,847	138,766	87,658	36,532	(14,627)	(65,817)
	65	273,088	217,751	162,413	107,046	51,660	(3,763)	(59,218)
	70	305,249	245,655	186,060	126,434	66,788	7,101	(52,620)
	75	337,410	273,559	209,707	145,822	81,915	17,966	(46,021)
	80	369,570	301,462	233,355	165,210	97,043	28,830	(39,423)

TABLE 6 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	50,327	10%	15%	20%	25%	30%	35%	40%
	98%	121,462	91,431	61,399	31,346	1,293	(28,775)	(58,854)
	100%	80,125	50,327	20,530	(9,283)	(39,106)	(68,949)	(98,810)
Build Cost	102%	38,743	9,184	(20,383)	(49,966)	(79,563)	(109,191)	(138,848)
100%	104%	(2,685)	(32,009)	(61,350)	(90,712)	(120,096)	(150,392)	(184,458)
(105% = 5% increase)	106%	(44,163)	(73,261)	(102,378)	(131,530)	(163,340)	(197,132)	(231,004)
	108%	(85,698)	(114,581)	(143,559)	(176,892)	(210,418)	(244,021)	(277,737)
	110%	(127,302)	(157,863)	(191,058)	(224,311)	(257,649)	(291,097)	(324,716)
	112%	(172,907)	(205,830)	(238,818)	(271,888)	(305,075)	(338,425)	(372,025)
	114%	(221,218)	(253,933)	(286,738)	(319,656)	(352,748)	(386,081)	(419,800)
	116%	(269,663)	(302,201)	(334,860)	(367,685)	(400,754)	(434,195)	(468,253)
	118%	(318,275)	(350,668)	(383,231)	(416,038)	(449,208)	(482,963)	(517,751)
	120%	(367,098)	(399,400)	(431,940)	(464,840)	(498,300)	(532,718)	(568,988)

TABLE 7 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	50,327	10%	15%	20%	25%	30%	35%	40%
	80%	(465,472)	(468,451)	(471,502)	(474,647)	(477,919)	(481,370)	(485,071)
	82%	(405,747)	(411,813)	(417,927)	(424,112)	(430,378)	(436,757)	(443,299)
Market Values	84%	(346,811)	(356,001)	(365,229)	(374,503)	(383,839)	(393,255)	(402,787)
100%	86%	(288,372)	(300,701)	(313,059)	(325,457)	(337,903)	(350,406)	(362,996)
(105% = 5% increase)	88%	(230,262)	(245,748)	(261,252)	(276,784)	(292,356)	(307,976)	(323,659)
	90%	(172,389)	(191,031)	(209,685)	(228,361)	(247,073)	(265,822)	(284,630)
	92%	(118,636)	(137,485)	(158,300)	(180,128)	(201,984)	(223,875)	(245,810)
	94%	(68,831)	(90,422)	(112,015)	(133,634)	(157,040)	(182,076)	(207,151)
	96%	(19,116)	(43,442)	(67,771)	(92,118)	(116,475)	(140,862)	(168,609)
	98%	30,533	3,471	(23,594)	(50,672)	(77,763)	(104,877)	(132,011)
	100%	80,125	50,327	20,530	(9,283)	(39,106)	(68,949)	(98,810)
	102%	129,669	97,142	64,612	32,060	(493)	(33,070)	(65,659)
	104%	179,183	143,926	108,647	73,367	38,079	2,771	(32,551)
	106%	228,671	190,665	152,658	114,648	76,617	38,585	525
	108%	278,123	237,390	196,647	155,891	115,136	74,362	33,578
	110%	327,565	284,085	240,606	197,126	153,626	110,121	66,603
	112%	376,977	330,773	284,554	238,328	192,102	145,862	99,607
	114%	426,379	377,430	328,481	279,530	230,557	181,583	132,599
	116%	475,774	424,087	372,393	320,700	269,006	217,292	165,572
	118%	525,139	470,724	416,306	361,868	307,430	252,992	198,533
	120%	574,505	517,347	460,188	403,030	345,853	288,671	231,488

TABLE 8 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	50,327	10%	15%	20%	25%	30%	35%	40%
	5,000	141,926	112,150	82,375	52,599	22,802	(6,995)	(36,809)
	10,000	203,662	173,903	144,145	114,386	84,618	54,842	25,066
Grant (£ per unit)	15,000	265,345	235,599	205,854	176,108	146,354	116,596	86,837
-	20,000	326,989	297,252	267,515	237,771	208,026	178,280	148,534
	25,000	388,595	358,857	329,120	299,383	269,646	239,909	210,171
	30,000	450,160	420,427	390,694	360,961	331,228	301,495	271,762
	35,000	511,712	481,979	452,246	422,513	392,780	363,047	333,314
	40,000	573,221	543,488	513,755	484,022	454,288	424,555	394,822
	45,000	634,724	604,991	575,258	545,524	515,790	486,053	456,315
	50,000	696,199	666,461	636,724	606,986	577,249	547,511	517,774
	55,000	757,657	727,920	698,182	668,445	638,707	608,970	579,225

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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260916 Bradford Zone C Greenfield CIL Z3 Appraisals v0.1 - Summary Table

Appraisal Ref:	**C1 - Z3**	**C2 - Z3**	**C3 - Z3**	**C4 - Z3**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	10	50	300	1000
Location / Value Zone:	Zone C	Zone C	Zone C	Zone C
Greenfield/Brownfield:	Greenfield	Greenfield	Greenfield	Greenfield
Notes/Comments:	Small Greenfield, CIL Zone 3	Small Greenfield, CIL Zone 3	Small Greenfield, CIL Zone 3	Greenfield, CIL Zone 3
Total GDV (£)	2,744,550	13,722,750	82,336,500	274,455,000
Policy Assumptions	-	-	-	-
AH Target %	15%	15%	15%	15%
Max CIL (£ psm)	27.98	27.98	27.98	27.98
Max CIL (£ per unit)	2,452	2,452	2,452	2,452
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	14,452	14,452	14,452	14,452
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	14,452	14,452	14,452	14,452
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	18.78%	18.78%	18.78%	18.78%
Developers Profit (% on costs)	22.30%	24.43%	24.81%	24.90%
Developers Profit Total (£)	515,426	2,577,128	15,462,765	51,542,550
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	(116,293)	149,586	186,457	195,327
RLV (£/ha (net))	(287,359)	369,626	460,736	482,654
RLV (% of GDV)	-2.99%	3.85%	4.80%	5.02%
RLV Total (£)	(82,103)	528,037	3,949,163	13,790,110
BLV (£/acre (net))	165,000	145,000	145,000	145,000
BLV (£/ha (net))	407,715	358,295	358,295	358,295
BLV Total (£)	116,490	511,850	3,071,100	10,237,000
Surplus/Deficit (£/acre) [RLV-BLV]	(281,293)	4,586	41,457	50,327
Surplus/Deficit (£/ha)	(695,074)	11,331	102,441	124,359
Surplus/Deficit Total (£)	(198,593)	16,187	878,063	3,553,110
RAG	Not Viable	Viable	Viable	Viable
Interest on development costs	43,417	< These rows for are ease of sense checking - do not print these rows in the summary table		
Interest on land	-	< These rows for are ease of sense checking - do not print these rows in the summary table		
Interest total per unit	4,342	< These rows for are ease of sense checking - do not print these rows in the summary table		

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Appraisal Ref: D3 - Z4 (see Typologies Matrix)
Scheme Typology: Houses No Units: 20
Site Typology: Location / Value Zone: Zone C Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			20	Units	
AH Policy requirement (% Target)			10%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		90%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			0.00	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	5.4	50.0%	1.0	32%	6.4
3 bed House	35.0%	6.3	35.0%	0.7	35%	7.0
3 bed House (with garage)	5.0%	0.9	5.0%	0.1	5%	1.0
4 bed House (with garage)	30.0%	5.4	10.0%	0.2	28%	5.6
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	18.0	100.0%	2.0	100%	20.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	405	4,359	75	807	480	5,167
3 bed House	567	6,103	63	678	630	6,781
3 bed House (with garage)	95	1,027	11	114	106	1,141
4 bed House (with garage)	788	8,486	29	314	818	8,801
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	1,856	19,976	178	1,914	2,034	21,889
AH % by floor area:			8.74%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	205,000	2,733	254	2,733	254	1,312,000
3 bed House	240,000	2,667	248	2,667	248	1,680,000
3 bed House (with garage)	285,000	3,167	294	2,689	250	285,000
4 bed House (with garage)	325,000	2,500	232	2,226	207	1,820,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						5,097,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	123,000	60%	92,250	45%	143,500	70%	174,250	85%
3 bed House	144,000	60%	108,000	45%	168,000	70%	204,000	85%
3 bed House (with garage)	171,000	60%	128,250	45%	199,500	70%	242,250	85%
4 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**20**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z4			

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	5.4	@	205,000	1,107,000
3 bed House	6.3	@	240,000	1,512,000
3 bed House (with garage)	0.9	@	285,000	256,500
4 bed House (with garage)	5.4	@	325,000	1,755,000
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	0.0	@	100,000	-
2 bed Flat	0.0	@	120,000	-
3 bed Flat	0.0	@	140,000	-
	18.0			4,630,500
Affordable Rent GDV -				
2 bed House	0.2	@	123,000	24,600
3 bed House	0.1	@	144,000	20,160
3 bed House (with garage)	0.0	@	171,000	3,420
4 bed House (with garage)	0.0	@	195,000	7,800
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	0.0	@	60,000	-
2 bed Flat	0.0	@	72,000	-
3 bed Flat	0.0	@	84,000	-
	0.4			55,980
Social Rent GDV -				
2 bed House	0.5	@	92,250	46,125
3 bed House	0.4	@	108,000	37,800
3 bed House (with garage)	0.1	@	128,250	6,413
4 bed House (with garage)	0.1	@	146,250	14,625
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	0.0	@	45,000	-
2 bed Flat	0.0	@	54,000	-
3 bed Flat	0.0	@	63,000	-
	1.0			104,963
First Homes GDV -				
2 bed House	0.0	@	143,500	-
3 bed House	0.0	@	168,000	-
3 bed House (with garage)	0.0	@	199,500	-
4 bed House (with garage)	0.0	@	227,500	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	0.3	@	174,250	52,275
3 bed House	0.2	@	204,000	42,840
3 bed House (with garage)	0.0	@	242,250	7,268
4 bed House (with garage)	0.1	@	276,250	16,575
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	0.0	@	85,000	-
2 bed Flat	0.0	@	102,000	-
3 bed Flat	0.0	@	119,000	-
	0.6	2.0		118,958
Sub-total GDV Residential	**20**			**4,910,400**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	186,600
	92 £ psm (total GIA sqm)		9,330 £ per unit (total units)	
Grant	20	units @	0 per unit	-
Total GDV				**4,910,400**

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**20**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	12,700	£		(12,700)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	50,800	£		(50,800)
CIL (Mrkt only inc. garages)	Max			1,856	sqm	0.00	£ psm			-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				20	units @	12,000	per unit			(240,000)
	Sub-total								(240,000)	
S106 analysis:	600,000	£ per ha		4.89%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				2,034	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				0.40	ha @	123,550	£ per ha (if brownfield)			(49,420)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			20	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				480	sqm @	1,559	psm			(748,320)
3 bed House				630	sqm @	1,559	psm			(982,170)
3 bed House (EXC. garage)				90	sqm @	1,559	psm			(140,310)
4 bed House (EXC. garage)				728	sqm @	1,559	psm			(1,134,952)
5 bed House (EXC. garage)				-	sqm @	1,559	psm			-
1 bed Flat				-	sqm @	1,834	psm			-
2 bed Flat				-	sqm @	1,834	psm			-
3 bed Flat				-	sqm @	1,834	psm			-
Garages for 3B House	1.0	16.0		16	sqm @	500	psm			(8,000)
Garages for 4B House	5.6	16.0		90	sqm @	500	psm			(44,800)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				2,034	£ per garage	£8,000				
External works				3,058,552	@	10.0%				(305,855)
Ext. Works analysis:						15,293	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				20	units @	287	£ per unit			(5,740)
M4(2) Category 2 Housing	Aff units	2	units @		95%	@	521	£ per unit		(990)
M4(2) Category 2 Housing	OMS units	18	units @		95%	@	521	£ per unit		(8,909)
M4(3) Category 3 Housing	Aff units	2	units @		5%	@	10,307	£ per unit		(1,031)
M4(3) Category 3 Housing	OMS units	18	units @		5%	@	10,307	£ per unit		(9,276)
Future Homes Standard		20	units @				4,350	£ per unit		(87,000)
Urban Greening	No. of storeys	2.0	equals		1,017	sqm footprint	100	£ sqm		(101,680)
Part L/FHS analysis:						2.8%	% of BCIS costs			
EV Charging Points - Houses		20	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			2,034				8.73	psm levy rate		(17,753)
	Sub-total								(232,379)	
Policy Costs analysis:	(design costs only)					11,619	£ per unit (total units)			
						7.6%	% of BCIS costs			
Contingency (on construction)				3,646,207	@	5.0%				(182,310)

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**20**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

Professional Fees			3,646,207	@	6.5%		(237,003)
Disposal Costs -							
OMS Marketing and Promotion			4,630,500	OMS @	3.00%	6,946 £ per unit	(138,915)
Residential Sales Agent Costs			4,630,500	OMS @	1.00%	2,315 £ per unit	(46,305)
Residential Sales Legal Costs			4,630,500	OMS @	0.25%	579 £ per unit	(11,576)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)		20	units (1/2 back during sales period)		@	0 £ per unit PA (£ p	-
Disposal Cost analysis:						10,340 £ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565% pcm		(109,834)
Developers Profit -							
Profit on OMS			4,630,500		20.00%		(926,100)
Margin on AH			279,900		6.00%	on AH values	(16,794)
Profit analysis:			4,910,400		19.20%	blended GDV (942,894)	
			4,685,650		20.12%	on costs (942,894)	
TOTAL COSTS							**(5,628,544)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(718,144)
SDLT			-	@	HMRC formula		-
Acquisition Agent fees			-	@	1.0%		-
Acquisition Legal fees			-	@	0.5%		-
Interest on Land			-	@	7.00%		-
Residual Land Value							**(718,144)**
RLV analysis:	(35,907)	£ per plot	(1,795,360)	£ per ha (net)	(726,572)	£ per acre (net)	
			(1,795,360)	£ per ha (gross)	(726,572)	£ per acre (gross)	
					-14.62%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)							
Residential Density			50.0	dph (net)			
Site Area (net)			0.40	ha (net)	0.99	acres (net)	
Net to Gross ratio			100%				
Site Area (gross)			0.40	ha (gross)	0.99	acres (gross)	
Density analysis:			5,084	sqm/ha (net)	22,146	sqft/ac (net)	
			50	dph (gross)			
Benchmark Land Value (net)	6,425	£ per plot	321,230	£ per ha (net)	130,000	£ per acre (net)	**128,492**
BLV analysis:			321,230	£ per ha (gross)	130,000	£ per acre (gross)	

BALANCE					
Surplus/(Deficit)	**(2,116,590)**	£ per ha (net)	**(856,572)**	£ per acre (net)	**(846,636)**

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology: Houses — No Units: 20
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(856,572)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	0.00	(856,572)	(895,462)	(934,352)	(973,241)	(1,012,131)	(1,473,312)	(2,028,221)
	10.00	(876,384)	(914,173)	(951,962)	(989,751)	(1,029,329)	(1,576,259)	(2,123,249)
CIL £ psm	20.00	(896,195)	(932,884)	(969,572)	(1,006,261)	(1,140,135)	(1,679,206)	(2,218,278)
0.00	30.00	(916,007)	(951,595)	(987,182)	(1,022,770)	(1,251,001)	(1,782,154)	(2,313,306)
	40.00	(935,818)	(970,306)	(1,004,793)	(1,039,280)	(1,361,868)	(1,885,101)	(2,408,334)
	50.00	(955,630)	(989,016)	(1,022,403)	(1,055,789)	(1,472,734)	(1,988,048)	(2,503,363)
	60.00	(975,441)	(1,007,727)	(1,040,013)	(1,076,267)	(1,583,601)	(2,090,996)	(2,598,391)
	70.00	(995,253)	(1,026,438)	(1,057,623)	(1,194,991)	(1,694,467)	(2,193,943)	(2,693,419)
	80.00	(1,015,064)	(1,045,149)	(1,075,234)	(1,313,776)	(1,805,333)	(2,296,890)	(2,788,448)
	90.00	(1,034,876)	(1,063,860)	(1,092,844)	(1,432,562)	(1,916,200)	(2,399,838)	(2,883,476)
	100.00	(1,054,687)	(1,082,571)	(1,110,454)	(1,551,347)	(2,027,066)	(2,502,785)	(2,978,504)
	110.00	(1,074,499)	(1,101,282)	(1,202,333)	(1,670,133)	(2,137,933)	(2,605,733)	(3,073,533)
	120.00	(1,094,310)	(1,119,992)	(1,329,037)	(1,788,918)	(2,248,799)	(2,708,680)	(3,168,561)
	130.00	(1,114,122)	(1,138,703)	(1,455,741)	(1,907,703)	(2,359,665)	(2,811,627)	(3,263,589)
	140.00	(1,133,933)	(1,157,414)	(1,582,446)	(2,026,489)	(2,470,532)	(2,914,575)	(3,358,618)
	150.00	(1,153,745)	(1,273,027)	(1,709,150)	(2,145,274)	(2,581,398)	(3,017,522)	(3,453,646)
	160.00	(1,173,556)	(1,407,650)	(1,835,855)	(2,264,060)	(2,692,265)	(3,120,469)	(3,548,674)
	170.00	(1,193,368)	(1,542,273)	(1,962,559)	(2,382,845)	(2,803,131)	(3,223,417)	(3,643,703)
	180.00	(1,264,538)	(1,676,897)	(2,089,264)	(2,501,631)	(2,913,997)	(3,326,364)	(3,738,731)
	190.00	(1,407,073)	(1,811,520)	(2,215,968)	(2,620,416)	(3,024,864)	(3,429,311)	(3,833,759)
	200.00	(1,549,615)	(1,946,144)	(2,342,673)	(2,739,201)	(3,135,730)	(3,532,259)	(3,928,788)
	210.00	(1,692,158)	(2,080,767)	(2,469,377)	(2,857,987)	(3,246,596)	(3,635,206)	(4,023,816)
	220.00	(1,834,700)	(2,215,391)	(2,596,082)	(2,976,772)	(3,357,463)	(3,738,154)	(4,118,844)
	230.00	(1,977,243)	(2,350,014)	(2,722,786)	(3,095,558)	(3,468,329)	(3,841,101)	(4,213,873)
	240.00	(2,119,785)	(2,484,638)	(2,849,490)	(3,214,343)	(3,579,196)	(3,944,048)	(4,308,901)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(856,572)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	8,000	(771,560)	(810,095)	(848,948)	(887,838)	(926,727)	(965,617)	(1,413,747)
	9,000	(792,791)	(831,409)	(870,299)	(909,189)	(948,078)	(1,012,473)	(1,567,366)
Site Specific S106	10,000	(814,022)	(852,760)	(891,650)	(930,540)	(969,429)	(1,166,075)	(1,720,984)
12,000	11,000	(835,252)	(874,111)	(913,001)	(951,891)	(990,780)	(1,319,693)	(1,874,602)
	12,000	(856,572)	(895,462)	(934,352)	(973,241)	(1,012,131)	(1,473,312)	(2,028,221)
	13,000	(877,923)	(916,813)	(955,703)	(994,592)	(1,072,028)	(1,626,930)	(2,181,839)
	14,000	(899,274)	(938,164)	(977,054)	(1,015,943)	(1,225,639)	(1,780,548)	(2,335,458)
	15,000	(920,625)	(959,515)	(998,404)	(1,037,294)	(1,379,257)	(1,934,167)	(2,489,076)
	16,000	(941,976)	(980,866)	(1,019,755)	(1,058,645)	(1,532,876)	(2,087,785)	(2,642,694)
	17,000	(963,327)	(1,002,217)	(1,041,106)	(1,131,585)	(1,686,494)	(2,241,403)	(2,796,313)
	18,000	(984,678)	(1,023,567)	(1,062,457)	(1,285,203)	(1,840,113)	(2,395,022)	(2,949,931)
	19,000	(1,006,029)	(1,044,918)	(1,083,808)	(1,438,822)	(1,993,731)	(2,548,640)	(3,103,550)
	20,000	(1,027,380)	(1,066,269)	(1,105,159)	(1,592,440)	(2,147,349)	(2,702,259)	(3,257,168)
	21,000	(1,048,731)	(1,087,620)	(1,191,149)	(1,746,058)	(2,300,968)	(2,855,877)	(3,410,786)
	22,000	(1,070,081)	(1,108,971)	(1,344,768)	(1,899,677)	(2,454,586)	(3,009,495)	(3,564,405)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(856,572)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	15.0%	(622,330)	(674,233)	(726,136)	(778,040)	(829,943)	(1,304,137)	(1,872,059)
	16.0%	(669,179)	(718,479)	(767,780)	(817,080)	(866,380)	(1,337,972)	(1,903,292)
Profit	17.0%	(716,027)	(762,725)	(809,423)	(856,120)	(902,818)	(1,371,807)	(1,934,524)
20.0%	18.0%	(762,875)	(806,971)	(851,066)	(895,161)	(939,256)	(1,405,642)	(1,965,756)
	19.0%	(809,724)	(851,216)	(892,709)	(934,201)	(975,693)	(1,439,477)	(1,996,989)
	20.0%	(856,572)	(895,462)	(934,352)	(973,241)	(1,012,131)	(1,473,312)	(2,028,221)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(856,572)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	100,000	(826,572)	(865,462)	(904,352)	(943,241)	(982,131)	(1,443,312)	(1,998,221)
	120,000	(846,572)	(885,462)	(924,352)	(963,241)	(1,002,131)	(1,463,312)	(2,018,221)
BLV (£ per acre)	140,000	(866,572)	(905,462)	(944,352)	(983,241)	(1,022,131)	(1,483,312)	(2,038,221)
130,000	160,000	(886,572)	(925,462)	(964,352)	(1,003,241)	(1,042,131)	(1,503,312)	(2,058,221)
	180,000	(906,572)	(945,462)	(984,352)	(1,023,241)	(1,062,131)	(1,523,312)	(2,078,221)
	200,000	(926,572)	(965,462)	(1,004,352)	(1,043,241)	(1,082,131)	(1,543,312)	(2,098,221)
	220,000	(946,572)	(985,462)	(1,024,352)	(1,063,241)	(1,102,131)	(1,563,312)	(2,118,221)
	240,000	(966,572)	(1,005,462)	(1,044,352)	(1,083,241)	(1,122,131)	(1,583,312)	(2,138,221)
	260,000	(986,572)	(1,025,462)	(1,064,352)	(1,103,241)	(1,142,131)	(1,603,312)	(2,158,221)
	280,000	(1,006,572)	(1,045,462)	(1,084,352)	(1,123,241)	(1,162,131)	(1,623,312)	(2,178,221)
	300,000	(1,026,572)	(1,065,462)	(1,104,352)	(1,143,241)	(1,182,131)	(1,643,312)	(2,198,221)
	320,000	(1,046,572)	(1,085,462)	(1,124,352)	(1,163,241)	(1,202,131)	(1,663,312)	(2,218,221)
	340,000	(1,066,572)	(1,105,462)	(1,144,352)	(1,183,241)	(1,222,131)	(1,683,312)	(2,238,221)
	360,000	(1,086,572)	(1,125,462)	(1,164,352)	(1,203,241)	(1,242,131)	(1,703,312)	(2,258,221)
	380,000	(1,106,572)	(1,145,462)	(1,184,352)	(1,223,241)	(1,262,131)	(1,723,312)	(2,278,221)
	400,000	(1,126,572)	(1,165,462)	(1,204,352)	(1,243,241)	(1,282,131)	(1,743,312)	(2,298,221)

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology: Houses — No Units: 20
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

TABLE 5

Balance (RLV - BLV £ per acre (n))	(856,572)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	30	(589,970)	(613,304)	(636,638)	(659,971)	(775,911)	(1,108,857)	(1,441,802)
	35	(656,621)	(683,843)	(711,066)	(738,289)	(811,534)	(1,199,970)	(1,588,407)
Density (dph)	40	(723,271)	(754,383)	(785,495)	(816,606)	(847,718)	(1,291,084)	(1,735,012)
50.0	45	(789,922)	(824,922)	(859,923)	(894,924)	(929,925)	(1,382,198)	(1,881,616)
	50	(856,572)	(895,462)	(934,352)	(973,241)	(1,012,131)	(1,473,312)	(2,028,221)
	55	(923,223)	(966,002)	(1,008,780)	(1,051,559)	(1,094,338)	(1,564,425)	(2,174,826)
	60	(989,874)	(1,036,541)	(1,083,209)	(1,129,876)	(1,176,544)	(1,655,539)	(2,321,430)
	65	(1,056,524)	(1,107,081)	(1,157,637)	(1,208,194)	(1,258,751)	(1,746,653)	(2,468,035)
	70	(1,123,185)	(1,177,620)	(1,232,066)	(1,286,511)	(1,340,957)	(1,837,766)	(2,614,640)
	75	(1,189,861)	(1,248,160)	(1,306,494)	(1,364,829)	(1,423,163)	(1,928,880)	(2,761,244)
	80	(1,256,536)	(1,318,699)	(1,380,923)	(1,443,146)	(1,505,370)	(2,019,994)	(2,907,849)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(856,572)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	98%	(776,385)	(815,411)	(854,788)	(894,171)	(933,555)	(972,938)	(1,469,974)
	100%	(856,572)	(895,462)	(934,352)	(973,241)	(1,012,131)	(1,473,312)	(2,028,221)
Build Cost	102%	(937,124)	(975,520)	(1,013,916)	(1,052,312)	(1,483,754)	(2,035,111)	(2,586,467)
100%	104%	(1,017,675)	(1,055,578)	(1,093,480)	(1,501,302)	(2,049,106)	(2,596,910)	(3,144,714)
(105% = 5% increase)	106%	(1,098,227)	(1,135,635)	(1,525,956)	(2,070,207)	(2,614,458)	(3,158,709)	(3,702,960)
	108%	(1,178,778)	(1,557,715)	(2,098,413)	(2,639,112)	(3,179,810)	(3,720,509)	(4,261,207)
	110%	(1,596,580)	(2,133,725)	(2,670,871)	(3,208,017)	(3,745,162)	(4,282,308)	(4,819,453)
	112%	(2,176,143)	(2,709,735)	(3,243,328)	(3,776,921)	(4,310,514)	(4,844,107)	(5,377,700)
	114%	(2,755,705)	(3,285,746)	(3,815,786)	(4,345,826)	(4,875,866)	(5,405,906)	(5,935,946)
	116%	(3,335,268)	(3,861,756)	(4,388,243)	(4,914,731)	(5,441,218)	(5,967,705)	(6,494,193)
	118%	(3,914,831)	(4,437,766)	(4,960,701)	(5,483,635)	(6,006,570)	(6,529,505)	(7,052,439)
	120%	(4,494,394)	(5,013,776)	(5,533,158)	(6,052,540)	(6,571,922)	(7,091,304)	(7,610,686)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(856,572)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	80%	(5,171,830)	(5,367,125)	(5,562,420)	(5,757,714)	(5,953,009)	(6,148,303)	(6,343,598)
	82%	(4,524,524)	(4,755,780)	(4,987,036)	(5,218,292)	(5,449,548)	(5,680,804)	(5,912,060)
Market Values	84%	(3,877,217)	(4,144,435)	(4,411,652)	(4,678,870)	(4,946,087)	(5,213,305)	(5,480,522)
100%	86%	(3,229,911)	(3,533,090)	(3,836,269)	(4,139,448)	(4,442,627)	(4,745,806)	(5,048,985)
(105% = 5% increase)	88%	(2,582,604)	(2,921,745)	(3,260,885)	(3,600,026)	(3,939,166)	(4,278,307)	(4,617,447)
	90%	(1,935,298)	(2,310,400)	(2,685,502)	(3,060,604)	(3,435,705)	(3,810,807)	(4,185,909)
	92%	(1,287,991)	(1,699,055)	(2,110,118)	(2,521,181)	(2,932,245)	(3,343,308)	(3,754,372)
	94%	(1,078,064)	(1,104,648)	(1,534,734)	(1,981,759)	(2,428,784)	(2,875,809)	(3,322,834)
	96%	(1,004,233)	(1,034,920)	(1,065,606)	(1,442,337)	(1,925,324)	(2,408,310)	(2,891,296)
	98%	(930,403)	(965,191)	(999,979)	(1,034,767)	(1,421,863)	(1,940,811)	(2,459,759)
	100%	(856,572)	(895,462)	(934,352)	(973,241)	(1,012,131)	(1,473,312)	(2,028,221)
	102%	(783,132)	(825,743)	(868,725)	(911,716)	(954,707)	(1,005,858)	(1,596,683)
	104%	(709,781)	(756,467)	(803,152)	(850,191)	(897,284)	(944,377)	(1,165,145)
	106%	(636,430)	(687,191)	(737,951)	(788,711)	(839,860)	(891,055)	(942,250)
	108%	(563,080)	(617,915)	(672,750)	(727,585)	(782,436)	(837,733)	(893,029)
	110%	(489,729)	(548,639)	(607,549)	(666,460)	(725,370)	(784,411)	(843,809)
	112%	(416,796)	(479,401)	(542,348)	(605,334)	(668,319)	(731,305)	(794,589)
	114%	(343,880)	(410,536)	(477,191)	(544,208)	(611,269)	(678,329)	(745,390)
	116%	(270,964)	(341,670)	(412,377)	(483,083)	(554,218)	(625,353)	(696,489)
	118%	(198,048)	(272,805)	(347,562)	(422,320)	(497,167)	(572,378)	(647,588)
	120%	(125,545)	(203,940)	(282,748)	(361,556)	(440,365)	(519,402)	(598,688)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(856,572)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	5,000	(750,323)	(788,858)	(827,591)	(866,481)	(905,370)	(944,260)	(1,260,084)
	10,000	(644,162)	(682,697)	(721,233)	(759,768)	(798,610)	(837,499)	(876,389)
Grant (£ per unit)	15,000	(538,002)	(576,537)	(615,072)	(653,607)	(692,142)	(730,739)	(769,628)
-	20,000	(432,039)	(470,376)	(508,912)	(547,447)	(585,982)	(624,517)	(663,052)
	25,000	(326,475)	(364,774)	(403,073)	(441,373)	(479,821)	(518,356)	(556,891)
	30,000	(220,911)	(259,211)	(297,510)	(335,809)	(374,108)	(412,408)	(450,731)
	35,000	(116,593)	(153,647)	(191,946)	(230,245)	(268,545)	(306,844)	(345,143)
	40,000	(20,431)	(55,367)	(90,303)	(125,239)	(162,981)	(201,280)	(239,580)
	45,000	74,157	39,985	5,744	(29,192)	(64,128)	(99,064)	(134,372)
	50,000	165,803	132,776	99,749	65,588	31,416	(3,016)	(37,952)
	55,000	256,534	223,532	190,530	157,521	124,494	91,192	57,019

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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Appraisal Ref:	**D4 - Z4**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**75**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		75	Units	
AH Policy requirement (% Target)		10%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)	90%		
AH tenure split %	Affordable Rent:	20.0%		
	Social Rent:	50.0%	70.0%	% Rented
	First Homes:	0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):	30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100% 100.0%		
CIL Rate (£ psm)		0.00	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	20.3	50.0%	3.8	32%	24.0
3 bed House	35.0%	23.6	35.0%	2.6	35%	26.3
3 bed House (with garage)	5.0%	3.4	5.0%	0.4	5%	3.8
4 bed House (with garage)	30.0%	20.3	10.0%	0.8	28%	21.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	67.5	100.0%	7.5	100%	75.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	1,519	16,348	281	3,027	1,800	19,375
3 bed House	2,126	22,887	236	2,543	2,363	25,430
3 bed House (with garage)	358	3,851	40	428	398	4,279
4 bed House (with garage)	2,957	31,823	110	1,179	3,066	33,002
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	6,959	74,909	667	7,177	7,626	82,086
AH % by floor area:			8.74%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	205,000	2,733	254	2,733	254	4,920,000
3 bed House	240,000	2,667	248	2,667	248	6,300,000
3 bed House (with garage)	285,000	3,167	294	2,689	250	1,068,750
4 bed House (with garage)	325,000	2,500	232	2,226	207	6,825,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						19,113,750

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	123,000	60%	92,250	45%	143,500	70%	174,250	85%
3 bed House	144,000	60%	108,000	45%	168,000	70%	204,000	85%
3 bed House (with garage)	171,000	60%	128,250	45%	199,500	70%	242,250	85%
4 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**75**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z4			

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	20.3	@	205,000	4,151,250
3 bed House	23.6	@	240,000	5,670,000
3 bed House (with garage)	3.4	@	285,000	961,875
4 bed House (with garage)	20.3	@	325,000	6,581,250
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	0.0	@	100,000	-
2 bed Flat	0.0	@	120,000	-
3 bed Flat	0.0	@	140,000	-
	67.5			17,364,375
Affordable Rent GDV -				
2 bed House	0.8	@	123,000	92,250
3 bed House	0.5	@	144,000	75,600
3 bed House (with garage)	0.1	@	171,000	12,825
4 bed House (with garage)	0.2	@	195,000	29,250
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	0.0	@	60,000	-
2 bed Flat	0.0	@	72,000	-
3 bed Flat	0.0	@	84,000	-
	1.5			209,925
Social Rent GDV -				
2 bed House	1.9	@	92,250	172,969
3 bed House	1.3	@	108,000	141,750
3 bed House (with garage)	0.2	@	128,250	24,047
4 bed House (with garage)	0.4	@	146,250	54,844
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	0.0	@	45,000	-
2 bed Flat	0.0	@	54,000	-
3 bed Flat	0.0	@	63,000	-
	3.8			393,609
First Homes GDV -				
2 bed House	0.0	@	143,500	-
3 bed House	0.0	@	168,000	-
3 bed House (with garage)	0.0	@	199,500	-
4 bed House (with garage)	0.0	@	227,500	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	1.1	@	174,250	196,031
3 bed House	0.8	@	204,000	160,650
3 bed House (with garage)	0.1	@	242,250	27,253
4 bed House (with garage)	0.2	@	276,250	62,156
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	0.0	@	85,000	-
2 bed Flat	0.0	@	102,000	-
3 bed Flat	0.0	@	119,000	-
	2.3	7.5		446,091
Sub-total GDV Residential	**75**			**18,414,000**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	699,750
	92 £ psm (total GIA sqm)		9,330 £ per unit (total units)	
Grant	75	units @	0 per unit	-
Total GDV				**18,414,000**

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**75**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	36,110	£		(36,110)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	108,330	£		(108,330)
CIL (Mrkt only inc. garages)	Max		6,959	sqm		0.00	£ psm			-
CIL analysis:			0.00%	% of GDV		0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			75	units @		12,000	per unit			(900,000)
	Sub-total								(900,000)	
S106 analysis:	600,000	£ per ha	4.89%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			7,626	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			1.50	ha @		123,550	£ per ha (if brownfield)			(185,325)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		75	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			1,800	sqm @		1,379	psm			(2,482,200)
3 bed House			2,363	sqm @		1,379	psm			(3,257,888)
3 bed House (EXC. garage)			338	sqm @		1,379	psm			(465,413)
4 bed House (EXC. garage)			2,730	sqm @		1,379	psm			(3,764,670)
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			-	sqm @		1,602	psm			-
2 bed Flat			-	sqm @		1,602	psm			-
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	3.8	16.0	60	sqm @		500	psm			(30,000)
Garages for 4B House	21.0	16.0	336	sqm @		500	psm			(168,000)
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			7,626	£ per garage		£8,000				
External works			10,168,170	@		12.5%				(1,271,021)
Ext. Works analysis:						16,947	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			75	units @		287	£ per unit			(21,525)
M4(2) Category 2 Housing	Aff units	8	units @		95%	@	521	£ per unit		(3,712)
M4(2) Category 2 Housing	OMS units	68	units @		95%	@	521	£ per unit		(33,409)
M4(3) Category 3 Housing	Aff units	8	units @		5%	@	10,307	£ per unit		(3,865)
M4(3) Category 3 Housing	OMS units	68	units @		5%	@	10,307	£ per unit		(34,786)
Future Homes Standard		75	units @				4,350	£ per unit		(326,250)
Urban Greening	No. of storeys	2.0	equals		3,813	sqm footprint	100	£ sqm		(381,300)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses		75	units @				0	£ per unit		-
EV Charging Points - Flats		-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			7,626				8.73	psm levy rate		(66,575)
	Sub-total								(871,422)	
Policy Costs analysis:	(design costs only)					11,619	£ per unit (total units)			
						8.6%	% of BCIS costs			
Contingency (on construction)			12,495,939	@		5.0%				(624,797)

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Scheme Typology:	**Houses**		No Units:	**75**		
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**		
Notes/Comments:	Small Brownfield, CIL Z4					

Professional Fees		12,495,939	@	6.5%		(812,236)
Disposal Costs -						
OMS Marketing and Promotion		17,364,375	OMS @	3.00%	6,946 £ per unit	(520,931)
Residential Sales Agent Costs		17,364,375	OMS @	1.00%	2,315 £ per unit	(173,644)
Residential Sales Legal Costs		17,364,375	OMS @	0.25%	579 £ per unit	(43,411)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	75	units (1/2 back during sales period)		@	0 £ per unit PA (£ p	-
Disposal Cost analysis:					9,973 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565% pcm		(287,277)
Developers Profit -						
Profit on OMS		17,364,375		20.00%		(3,472,875)
Margin on AH		1,049,625		6.00%	on AH values	(62,978)
Profit analysis:		18,414,000		19.20%	blended GDV	(3,535,853)
		16,012,675		22.08%	on costs	(3,535,853)
TOTAL COSTS						**(19,548,527)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						(1,134,527)
SDLT		-	@	HMRC formula		-
Acquisition Agent fees		-	@	1.0%		-
Acquisition Legal fees		-	@	0.5%		-
Interest on Land		-	@	7.00%		-
Residual Land Value						**(1,134,527)**
RLV analysis:	(15,127) £ per plot	(756,351)	£ per ha (net)	(306,091)	£ per acre (net)	
		(756,351)	£ per ha (gross)	(306,091)	£ per acre (gross)	
				-6.16%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)						
Residential Density		50.0	dph (net)			
Site Area (net)		1.50	ha (net)	3.71	acres (net)	
Net to Gross ratio		100%				
Site Area (gross)		1.50	ha (gross)	3.71	acres (gross)	
Density analysis:		5,084	sqm/ha (net)	22,146	sqft/ac (net)	
		50	dph (gross)			
Benchmark Land Value (net)	6,425 £ per plot	321,230	£ per ha (net)	130,000	£ per acre (net)	**481,845**
BLV analysis:		321,230	£ per ha (gross)	130,000	£ per acre (gross)	

BALANCE						
Surplus/(Deficit)		**(1,077,581)**	£ per ha (net)	**(436,091)**	£ per acre (net)	**(1,616,372)**

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Scheme Typology: Houses — No Units: 75
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(436,091)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	(436,091)	(477,664)	(519,393)	(561,123)	(602,852)	(644,677)	(686,739)
	10.00	(455,907)	(496,485)	(537,107)	(577,729)	(618,351)	(659,151)	(700,099)
CIL £ psm	20.00	(475,791)	(515,305)	(554,820)	(594,335)	(633,850)	(673,624)	(713,459)
0.00	30.00	(495,718)	(534,126)	(572,534)	(610,942)	(649,376)	(688,098)	(726,819)
	40.00	(515,646)	(552,947)	(590,247)	(627,548)	(664,963)	(702,571)	(740,180)
	50.00	(535,573)	(571,767)	(607,961)	(644,154)	(680,550)	(717,045)	(753,540)
	60.00	(555,501)	(590,588)	(625,674)	(660,761)	(696,137)	(731,519)	(766,900)
	70.00	(575,429)	(609,408)	(643,388)	(677,456)	(711,724)	(745,992)	(780,281)
	80.00	(595,356)	(628,229)	(661,101)	(694,156)	(727,311)	(760,466)	(793,717)
	90.00	(615,284)	(647,049)	(678,815)	(710,856)	(742,898)	(774,939)	(807,152)
	100.00	(635,212)	(665,870)	(696,629)	(727,557)	(758,485)	(789,413)	(820,588)
	110.00	(655,139)	(684,690)	(714,442)	(744,257)	(774,072)	(803,886)	(834,024)
	120.00	(675,067)	(703,554)	(732,256)	(760,957)	(789,659)	(818,421)	(847,460)
	130.00	(694,995)	(722,481)	(750,069)	(777,657)	(805,245)	(832,977)	(860,895)
	140.00	(714,934)	(741,408)	(767,883)	(794,358)	(820,832)	(847,532)	(874,331)
	150.00	(734,974)	(760,335)	(785,697)	(811,058)	(836,419)	(862,087)	(887,767)
	160.00	(755,014)	(779,262)	(803,510)	(827,758)	(852,083)	(876,643)	(901,203)
	170.00	(775,055)	(798,189)	(821,324)	(844,458)	(867,758)	(891,198)	(914,638)
	180.00	(795,095)	(817,116)	(839,138)	(861,159)	(883,433)	(905,754)	(928,074)
	190.00	(815,135)	(836,043)	(856,951)	(877,907)	(899,108)	(920,309)	(959,887)
	200.00	(835,176)	(854,970)	(874,765)	(894,702)	(914,783)	(934,864)	(1,053,334)
	210.00	(855,216)	(873,897)	(892,578)	(911,497)	(930,458)	(949,420)	(1,146,788)
	220.00	(875,256)	(892,824)	(910,449)	(928,291)	(946,133)	(963,975)	(1,240,242)
	230.00	(895,297)	(911,751)	(928,364)	(945,086)	(961,808)	(978,531)	(1,333,696)
	240.00	(915,337)	(930,678)	(946,278)	(961,881)	(977,483)	(1,054,161)	(1,427,149)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(436,091)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	(350,670)	(392,146)	(433,623)	(475,218)	(516,947)	(558,676)	(600,405)
	9,000	(372,025)	(413,502)	(454,978)	(496,694)	(538,423)	(580,152)	(621,946)
Site Specific S106	10,000	(393,381)	(434,857)	(476,441)	(518,170)	(559,899)	(601,629)	(643,544)
12,000	11,000	(414,736)	(456,212)	(497,917)	(539,646)	(581,376)	(623,105)	(665,141)
	12,000	(436,091)	(477,664)	(519,393)	(561,123)	(602,852)	(644,677)	(686,739)
	13,000	(457,447)	(499,140)	(540,869)	(582,599)	(624,328)	(666,275)	(708,336)
	14,000	(478,887)	(520,616)	(562,346)	(604,075)	(645,811)	(687,872)	(729,934)
	15,000	(500,363)	(542,093)	(583,822)	(625,551)	(667,408)	(709,470)	(751,531)
	16,000	(521,840)	(563,569)	(605,298)	(647,027)	(689,006)	(731,067)	(773,129)
	17,000	(543,316)	(585,045)	(626,774)	(668,541)	(710,603)	(752,665)	(794,829)
	18,000	(564,792)	(606,521)	(648,250)	(690,139)	(732,201)	(774,262)	(816,548)
	19,000	(586,268)	(627,997)	(669,726)	(711,736)	(753,798)	(795,860)	(838,268)
	20,000	(607,744)	(649,473)	(691,272)	(733,334)	(775,396)	(817,513)	(859,988)
	21,000	(629,220)	(670,949)	(712,870)	(754,931)	(796,993)	(839,233)	(881,707)
	22,000	(650,696)	(692,425)	(734,467)	(776,529)	(818,591)	(860,953)	(903,427)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(436,091)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	(201,849)	(256,436)	(311,178)	(365,921)	(420,663)	(475,502)	(530,577)
	16.0%	(248,697)	(300,681)	(352,821)	(404,961)	(457,101)	(509,337)	(561,810)
Profit	17.0%	(295,546)	(344,927)	(394,464)	(444,001)	(493,539)	(543,172)	(593,042)
20.0%	18.0%	(342,394)	(389,173)	(436,107)	(483,042)	(529,976)	(577,007)	(624,274)
	19.0%	(389,243)	(433,419)	(477,750)	(522,082)	(566,414)	(610,842)	(655,506)
	20.0%	(436,091)	(477,664)	(519,393)	(561,123)	(602,852)	(644,677)	(686,739)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(436,091)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	(406,091)	(447,664)	(489,393)	(531,123)	(572,852)	(614,677)	(656,739)
	120,000	(426,091)	(467,664)	(509,393)	(551,123)	(592,852)	(634,677)	(676,739)
BLV (£ per acre)	140,000	(446,091)	(487,664)	(529,393)	(571,123)	(612,852)	(654,677)	(696,739)
130,000	160,000	(466,091)	(507,664)	(549,393)	(591,123)	(632,852)	(674,677)	(716,739)
	180,000	(486,091)	(527,664)	(569,393)	(611,123)	(652,852)	(694,677)	(736,739)
	200,000	(506,091)	(547,664)	(589,393)	(631,123)	(672,852)	(714,677)	(756,739)
	220,000	(526,091)	(567,664)	(609,393)	(651,123)	(692,852)	(734,677)	(776,739)
	240,000	(546,091)	(587,664)	(629,393)	(671,123)	(712,852)	(754,677)	(796,739)
	260,000	(566,091)	(607,664)	(649,393)	(691,123)	(732,852)	(774,677)	(816,739)
	280,000	(586,091)	(627,664)	(669,393)	(711,123)	(752,852)	(794,677)	(836,739)
	300,000	(606,091)	(647,664)	(689,393)	(731,123)	(772,852)	(814,677)	(856,739)
	320,000	(626,091)	(667,664)	(709,393)	(751,123)	(792,852)	(834,677)	(876,739)
	340,000	(646,091)	(687,664)	(729,393)	(771,123)	(812,852)	(854,677)	(896,739)
	360,000	(666,091)	(707,664)	(749,393)	(791,123)	(832,852)	(874,677)	(916,739)
	380,000	(686,091)	(727,664)	(769,393)	(811,123)	(852,852)	(894,677)	(936,739)
	400,000	(706,091)	(747,664)	(789,393)	(831,123)	(872,852)	(914,677)	(956,739)

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Scheme Typology: Houses — No Units: 75
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

TABLE 5 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(436,091)	10%	15%	20%	25%	30%	35%	40%
	30	(337,729)	(362,767)	(387,804)	(412,842)	(437,879)	(463,111)	(488,348)
	35	(362,288)	(391,491)	(420,702)	(449,912)	(479,122)	(508,503)	(537,946)
Density (dph)	40	(386,889)	(420,216)	(453,599)	(486,982)	(520,365)	(553,894)	(587,543)
50.0	45	(411,490)	(448,940)	(486,496)	(524,052)	(561,608)	(599,286)	(637,141)
	50	(436,091)	(477,664)	(519,393)	(561,123)	(602,852)	(644,677)	(686,739)
	55	(460,692)	(506,389)	(552,291)	(598,193)	(644,095)	(690,069)	(736,336)
	60	(485,293)	(535,113)	(585,188)	(635,263)	(685,338)	(735,460)	(785,934)
	65	(509,894)	(563,837)	(618,085)	(672,333)	(726,581)	(780,852)	(835,532)
	70	(534,495)	(592,562)	(650,983)	(709,403)	(767,824)	(826,245)	(885,129)
	75	(559,096)	(621,311)	(683,880)	(746,474)	(809,067)	(871,661)	(934,727)
	80	(583,698)	(650,060)	(716,777)	(783,544)	(850,310)	(917,077)	(984,325)

TABLE 6 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(436,091)	10%	15%	20%	25%	30%	35%	40%
	98%	(363,039)	(404,967)	(446,895)	(489,020)	(531,204)	(573,387)	(615,600)
	100%	(436,091)	(477,664)	(519,393)	(561,123)	(602,852)	(644,677)	(686,739)
Build Cost	102%	(509,400)	(550,675)	(591,950)	(633,225)	(674,669)	(716,273)	(757,878)
100%	104%	(582,866)	(623,686)	(664,506)	(705,574)	(746,721)	(787,869)	(829,313)
(105% = 5% increase)	106%	(656,331)	(696,702)	(737,393)	(778,084)	(818,774)	(859,759)	(900,855)
	108%	(729,892)	(770,125)	(810,359)	(850,593)	(891,124)	(931,760)	(1,174,712)
	110%	(803,772)	(843,549)	(883,326)	(923,407)	(963,584)	(1,128,410)	(1,672,325)
	112%	(877,653)	(916,973)	(956,610)	(996,327)	(1,088,499)	(1,629,219)	(2,169,939)
	114%	(951,533)	(990,731)	(1,029,989)	(1,069,247)	(1,592,505)	(2,130,028)	(2,667,552)
	116%	(1,025,772)	(1,064,570)	(1,103,368)	(1,562,182)	(2,096,510)	(2,630,838)	(3,165,166)
	118%	(1,100,070)	(1,138,409)	(1,538,252)	(2,069,384)	(2,600,515)	(3,131,647)	(3,662,779)
	120%	(1,174,368)	(1,520,714)	(2,048,649)	(2,576,585)	(3,104,521)	(3,632,457)	(4,160,392)

TABLE 7 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(436,091)	10%	15%	20%	25%	30%	35%	40%
	80%	(2,187,798)	(2,394,198)	(2,600,599)	(2,807,000)	(3,013,400)	(3,219,801)	(3,426,202)
	82%	(1,551,506)	(1,793,256)	(2,035,007)	(2,276,757)	(2,518,507)	(2,760,257)	(3,002,007)
Market Values	84%	(1,034,846)	(1,192,314)	(1,469,414)	(1,746,514)	(2,023,614)	(2,300,713)	(2,577,813)
100%	86%	(959,414)	(972,553)	(985,692)	(1,216,271)	(1,528,720)	(1,841,169)	(2,153,619)
(105% = 5% increase)	88%	(883,981)	(901,311)	(918,641)	(935,971)	(1,033,827)	(1,381,626)	(1,729,424)
	90%	(809,022)	(830,269)	(851,590)	(873,111)	(894,631)	(922,106)	(1,305,230)
	92%	(734,091)	(759,501)	(784,912)	(810,322)	(835,962)	(861,673)	(887,384)
	94%	(659,313)	(688,734)	(718,307)	(747,880)	(777,453)	(807,194)	(837,096)
	96%	(584,853)	(618,309)	(651,765)	(685,438)	(719,174)	(752,910)	(786,808)
	98%	(510,394)	(547,987)	(585,579)	(623,172)	(660,895)	(698,794)	(736,692)
	100%	(436,091)	(477,664)	(519,393)	(561,123)	(602,852)	(644,677)	(686,739)
	102%	(362,073)	(407,661)	(453,250)	(499,073)	(544,939)	(590,805)	(636,785)
	104%	(288,054)	(337,755)	(387,456)	(437,156)	(487,026)	(537,029)	(587,031)
	106%	(214,036)	(267,849)	(321,661)	(375,474)	(429,287)	(483,253)	(537,392)
	108%	(140,374)	(198,016)	(255,867)	(313,792)	(371,717)	(429,642)	(487,752)
	110%	(72,596)	(128,625)	(190,228)	(252,110)	(314,147)	(376,184)	(438,221)
	112%	(8,799)	(65,733)	(125,240)	(190,618)	(256,577)	(322,726)	(388,875)
	114%	54,872	(5,599)	(66,071)	(129,339)	(199,187)	(269,268)	(339,530)
	116%	118,308	54,535	(9,474)	(73,645)	(141,937)	(215,935)	(290,184)
	118%	181,553	114,405	47,122	(20,424)	(88,634)	(162,774)	(240,862)
	120%	244,593	174,108	103,464	32,635	(38,448)	(111,345)	(191,790)

TABLE 8 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(436,091)	10%	15%	20%	25%	30%	35%	40%
	5,000	(329,305)	(370,781)	(412,258)	(453,734)	(495,462)	(537,191)	(578,920)
	10,000	(222,519)	(263,995)	(305,471)	(346,948)	(388,424)	(429,900)	(471,530)
Grant (£ per unit)	15,000	(117,419)	(157,534)	(198,818)	(240,162)	(281,638)	(323,114)	(364,590)
-	20,000	(23,423)	(59,133)	(95,809)	(133,916)	(175,200)	(216,484)	(257,804)
	25,000	68,375	32,717	(2,993)	(38,704)	(74,609)	(111,973)	(151,583)
	30,000	159,607	124,145	88,588	53,014	17,436	(18,275)	(53,985)
	35,000	250,361	214,987	179,586	144,124	108,662	73,199	37,652
	40,000	340,724	305,415	270,087	234,713	199,340	163,966	128,592
	45,000	430,769	395,489	360,180	324,871	289,561	254,252	218,943
	50,000	520,473	485,205	449,937	414,668	379,400	344,132	308,863
	55,000	609,945	574,694	539,443	504,192	468,941	433,691	398,440

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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Appraisal Ref: D5 - Z4 (see Typologies Matrix)
Scheme Typology: Houses No Units: 150
Site Typology: Location / Value Zone: Zone C Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		150	Units		
AH Policy requirement (% Target)		10%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	90%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		0.00	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	40.5	50.0%	7.5	32%	48.0
3 bed House	35.0%	47.3	35.0%	5.3	35%	52.5
3 bed House (with garage)	5.0%	6.8	5.0%	0.8	5%	7.5
4 bed House (with garage)	30.0%	40.5	10.0%	1.5	28%	42.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	135.0	100.0%	15.0	100%	150.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	3,038	32,695	563	6,055	3,600	38,750
3 bed House	4,253	45,774	473	5,086	4,725	50,859
3 bed House (with garage)	716	7,702	80	856	795	8,557
4 bed House (with garage)	5,913	63,647	219	2,357	6,132	66,004
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	13,919	149,817	1,334	14,354	15,252	164,171
AH % by floor area:			8.74%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	205,000	2,733	254	2,733	254	9,840,000
3 bed House	240,000	2,667	248	2,667	248	12,600,000
3 bed House (with garage)	285,000	3,167	294	2,689	250	2,137,500
4 bed House (with garage)	325,000	2,500	232	2,226	207	13,650,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						38,227,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	123,000	60%	92,250	45%	143,500	70%	174,250	85%
3 bed House	144,000	60%	108,000	45%	168,000	70%	204,000	85%
3 bed House (with garage)	171,000	60%	128,250	45%	199,500	70%	242,250	85%
4 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**150**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z4			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	40.5	@	205,000		8,302,500
3 bed House	47.3	@	240,000		11,340,000
3 bed House (with garage)	6.8	@	285,000		1,923,750
4 bed House (with garage)	40.5	@	325,000		13,162,500
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	135.0				34,728,750
Affordable Rent GDV -					
2 bed House	1.5	@	123,000		184,500
3 bed House	1.1	@	144,000		151,200
3 bed House (with garage)	0.2	@	171,000		25,650
4 bed House (with garage)	0.3	@	195,000		58,500
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	3.0				419,850
Social Rent GDV -					
2 bed House	3.8	@	92,250		345,938
3 bed House	2.6	@	108,000		283,500
3 bed House (with garage)	0.4	@	128,250		48,094
4 bed House (with garage)	0.8	@	146,250		109,688
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	7.5				787,219
First Homes GDV -					
2 bed House	0.0	@	143,500		-
3 bed House	0.0	@	168,000		-
3 bed House (with garage)	0.0	@	199,500		-
4 bed House (with garage)	0.0	@	227,500		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	2.3	@	174,250		392,063
3 bed House	1.6	@	204,000		321,300
3 bed House (with garage)	0.2	@	242,250		54,506
4 bed House (with garage)	0.5	@	276,250		124,313
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	4.5	15.0			892,181
Sub-total GDV Residential	**150**				**36,828,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,399,500
	92 £ psm (total GIA sqm)			9,330 £ per unit (total units)	
Grant	150	units @	0	per unit	-
Total GDV					**36,828,000**

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**150**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	50,285	£		(50,285)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	150,855	£		(150,855)
CIL (Mrkt only inc. garages)	Max			13,919	sqm	0.00	£ psm			-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				150	units @	12,000	per unit			(1,800,000)
	Sub-total								(1,800,000)	
S106 analysis:	600,000	£ per ha		4.89%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				15,252	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				3.00	ha @	123,550	£ per ha (if brownfield)			(370,650)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			150	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				3,600	sqm @	1,379	psm			(4,964,400)
3 bed House				4,725	sqm @	1,379	psm			(6,515,775)
3 bed House (EXC. garage)				675	sqm @	1,379	psm			(930,825)
4 bed House (EXC. garage)				5,460	sqm @	1,379	psm			(7,529,340)
5 bed House (EXC. garage)				-	sqm @	1,379	psm			-
1 bed Flat				-	sqm @	1,602	psm			-
2 bed Flat				-	sqm @	1,602	psm			-
3 bed Flat				-	sqm @	1,602	psm			-
Garages for 3B House	7.5	16.0		120	sqm @	500	psm			(60,000)
Garages for 4B House	42.0	16.0		672	sqm @	500	psm			(336,000)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				15,252	£ per garage	£8,000				
External works				20,336,340	@	12.5%				(2,542,043)
Ext. Works analysis:						16,947	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				150	units @	287	£ per unit			(43,050)
M4(2) Category 2 Housing	Aff units		15	units @		95% @	521	£ per unit		(7,424)
M4(2) Category 2 Housing	OMS units		135	units @		95% @	521	£ per unit		(66,818)
M4(3) Category 3 Housing	Aff units		15	units @		5% @	10,307	£ per unit		(7,730)
M4(3) Category 3 Housing	OMS units		135	units @		5% @	10,307	£ per unit		(69,572)
Future Homes Standard			150	units @			4,350	£ per unit		(652,500)
Urban Greening	No. of storeys		2.0	equals		7,626 sqm footprint	100	£ sqm		(762,600)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses			150	units @			0	£ per unit		-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency			-	units @			10	£ per unit		-
Building Safety Levy				15,252			8.73	psm levy rate		(133,150)
	Sub-total								(1,742,845)	
Policy Costs analysis:	(design costs only)					11,619	£ per unit (total units)			
						8.6%	% of BCIS costs			
Contingency (on construction)				24,991,877	@	5.0%				(1,249,594)

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Scheme Typology:	**Houses**		No Units:	**150**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

Professional Fees		24,991,877	@	6.5%			(1,624,472)
Disposal Costs -							
OMS Marketing and Promotion		34,728,750	OMS @	3.00%	6,946	£ per unit	(1,041,863)
Residential Sales Agent Costs		34,728,750	OMS @	1.00%	2,315	£ per unit	(347,288)
Residential Sales Legal Costs		34,728,750	OMS @	0.25%	579	£ per unit	(86,822)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	150	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					9,906	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(559,014)
Developers Profit -							
Profit on OMS		34,728,750		20.00%			(6,945,750)
Margin on AH		2,099,250		6.00%	on AH values		(125,955)
Profit analysis:		36,828,000		19.20%	blended GDV	(7,071,705)	
		31,912,069		22.16%	on costs	(7,071,705)	
TOTAL COSTS							**(38,983,774)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(2,155,774)
SDLT		-	@	HMRC formula			-
Acquisition Agent fees		-	@	1.0%			-
Acquisition Legal fees		-	@	0.5%			-
Interest on Land		-	@	7.00%			-
Residual Land Value							**(2,155,774)**
RLV analysis:	(14,372) £ per plot	(718,591)	£ per ha (net)	(290,810)	£ per acre (net)		
		(718,591)	£ per ha (gross)	(290,810)	£ per acre (gross)		
				-5.85%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		50.0	dph (net)				
Site Area (net)		3.00	ha (net)	7.41	acres (net)		
Net to Gross ratio		100%					
Site Area (gross)		3.00	ha (gross)	7.41	acres (gross)		
Density analysis:		5,084	sqm/ha (net)	22,146	sqft/ac (net)		
		50	dph (gross)				
Benchmark Land Value (net)	6,425 £ per plot	321,230	£ per ha (net)	130,000	£ per acre (net)		**963,690**
BLV analysis:		321,230	£ per ha (gross)	130,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**(1,039,821)**	£ per ha (net)	**(420,810)**	£ per acre (net)		**(3,119,464)**

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Scheme Typology: Houses — No Units: 150
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(420,810)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	(420,810)	(462,297)	(504,026)	(545,755)	(587,484)	(629,223)	(671,284)
	10.00	(440,626)	(481,117)	(521,739)	(562,361)	(602,983)	(643,696)	(684,644)
CIL £ psm	20.00	(460,441)	(499,938)	(539,453)	(578,968)	(618,482)	(658,170)	(698,004)
0.00	30.00	(480,350)	(518,758)	(557,166)	(595,574)	(633,982)	(672,643)	(711,365)
	40.00	(500,278)	(537,579)	(574,880)	(612,180)	(649,509)	(687,117)	(724,725)
	50.00	(520,206)	(556,399)	(592,593)	(628,787)	(665,096)	(701,590)	(738,085)
	60.00	(540,133)	(575,220)	(610,306)	(645,393)	(680,682)	(716,064)	(751,445)
	70.00	(560,061)	(594,040)	(628,020)	(662,001)	(696,269)	(730,537)	(764,806)
	80.00	(579,989)	(612,861)	(645,733)	(678,701)	(711,856)	(745,011)	(778,175)
	90.00	(599,916)	(631,682)	(663,447)	(695,402)	(727,443)	(759,485)	(791,610)
	100.00	(619,844)	(650,502)	(681,174)	(712,102)	(743,030)	(773,958)	(805,046)
	110.00	(639,772)	(669,323)	(698,988)	(728,802)	(758,617)	(788,432)	(818,482)
	120.00	(659,699)	(688,143)	(716,801)	(745,503)	(774,204)	(802,905)	(831,918)
	130.00	(679,627)	(707,027)	(734,615)	(762,203)	(789,791)	(817,435)	(845,353)
	140.00	(699,555)	(725,954)	(752,428)	(778,903)	(805,378)	(831,990)	(858,789)
	150.00	(719,519)	(744,881)	(770,242)	(795,603)	(820,965)	(846,545)	(872,225)
	160.00	(739,560)	(763,808)	(788,056)	(812,304)	(836,552)	(861,101)	(885,661)
	170.00	(759,600)	(782,735)	(805,869)	(829,004)	(852,216)	(875,656)	(899,096)
	180.00	(779,640)	(801,662)	(823,683)	(845,704)	(867,891)	(890,212)	(912,532)
	190.00	(799,681)	(820,589)	(841,496)	(862,404)	(883,566)	(904,767)	(925,968)
	200.00	(819,721)	(839,516)	(859,310)	(879,160)	(899,241)	(919,322)	(945,256)
	210.00	(839,761)	(858,443)	(877,124)	(895,955)	(914,916)	(933,878)	(1,038,684)
	220.00	(859,802)	(877,369)	(894,937)	(912,749)	(930,591)	(948,433)	(1,132,138)
	230.00	(879,842)	(896,296)	(912,822)	(929,544)	(946,266)	(962,989)	(1,225,592)
	240.00	(899,882)	(915,223)	(930,736)	(946,339)	(961,941)	(977,544)	(1,319,045)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(420,810)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	(335,389)	(376,865)	(418,341)	(459,850)	(501,580)	(543,309)	(585,038)
	9,000	(356,744)	(398,220)	(439,697)	(481,327)	(523,056)	(564,785)	(606,514)
Site Specific S106	10,000	(378,099)	(419,576)	(461,074)	(502,803)	(544,532)	(586,261)	(628,089)
12,000	11,000	(399,455)	(440,931)	(482,550)	(524,279)	(566,008)	(607,737)	(649,687)
	12,000	(420,810)	(462,297)	(504,026)	(545,755)	(587,484)	(629,223)	(671,284)
	13,000	(442,165)	(483,773)	(525,502)	(567,231)	(608,960)	(650,820)	(692,882)
	14,000	(463,521)	(505,249)	(546,978)	(588,707)	(630,436)	(672,418)	(714,479)
	15,000	(484,996)	(526,725)	(568,454)	(610,183)	(651,953)	(694,015)	(736,077)
	16,000	(506,472)	(548,201)	(589,930)	(631,659)	(673,551)	(715,612)	(757,674)
	17,000	(527,948)	(569,677)	(611,406)	(653,135)	(695,148)	(737,210)	(779,287)
	18,000	(549,424)	(591,153)	(632,882)	(674,684)	(716,746)	(758,807)	(801,006)
	19,000	(570,900)	(612,629)	(654,358)	(696,282)	(738,343)	(780,405)	(822,726)
	20,000	(592,376)	(634,105)	(675,834)	(717,879)	(759,941)	(802,002)	(844,446)
	21,000	(613,852)	(655,581)	(697,415)	(739,477)	(781,538)	(823,691)	(866,165)
	22,000	(635,328)	(677,057)	(719,013)	(761,074)	(803,136)	(845,411)	(887,885)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(420,810)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	(186,568)	(241,068)	(295,810)	(350,553)	(405,295)	(460,048)	(515,123)
	16.0%	(233,416)	(285,314)	(337,453)	(389,593)	(441,733)	(493,883)	(546,355)
Profit	17.0%	(280,265)	(329,559)	(379,097)	(428,634)	(478,171)	(527,718)	(577,587)
20.0%	18.0%	(327,113)	(373,805)	(420,740)	(467,674)	(514,608)	(561,553)	(608,819)
	19.0%	(373,961)	(418,051)	(462,383)	(506,714)	(551,046)	(595,388)	(640,052)
	20.0%	(420,810)	(462,297)	(504,026)	(545,755)	(587,484)	(629,223)	(671,284)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(420,810)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	(390,810)	(432,297)	(474,026)	(515,755)	(557,484)	(599,223)	(641,284)
	120,000	(410,810)	(452,297)	(494,026)	(535,755)	(577,484)	(619,223)	(661,284)
BLV (£ per acre)	140,000	(430,810)	(472,297)	(514,026)	(555,755)	(597,484)	(639,223)	(681,284)
130,000	160,000	(450,810)	(492,297)	(534,026)	(575,755)	(617,484)	(659,223)	(701,284)
	180,000	(470,810)	(512,297)	(554,026)	(595,755)	(637,484)	(679,223)	(721,284)
	200,000	(490,810)	(532,297)	(574,026)	(615,755)	(657,484)	(699,223)	(741,284)
	220,000	(510,810)	(552,297)	(594,026)	(635,755)	(677,484)	(719,223)	(761,284)
	240,000	(530,810)	(572,297)	(614,026)	(655,755)	(697,484)	(739,223)	(781,284)
	260,000	(550,810)	(592,297)	(634,026)	(675,755)	(717,484)	(759,223)	(801,284)
	280,000	(570,810)	(612,297)	(654,026)	(695,755)	(737,484)	(779,223)	(821,284)
	300,000	(590,810)	(632,297)	(674,026)	(715,755)	(757,484)	(799,223)	(841,284)
	320,000	(610,810)	(652,297)	(694,026)	(735,755)	(777,484)	(819,223)	(861,284)
	340,000	(630,810)	(672,297)	(714,026)	(755,755)	(797,484)	(839,223)	(881,284)
	360,000	(650,810)	(692,297)	(734,026)	(775,755)	(817,484)	(859,223)	(901,284)
	380,000	(670,810)	(712,297)	(754,026)	(795,755)	(837,484)	(879,223)	(921,284)
	400,000	(690,810)	(732,297)	(774,026)	(815,755)	(857,484)	(899,223)	(941,284)

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Scheme Typology: Houses — No Units: 150
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

TABLE 5 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(420,810)	10%	15%	20%	25%	30%	35%	40%
	30	(328,518)	(353,546)	(378,584)	(403,621)	(428,658)	(453,838)	(479,075)
	35	(351,591)	(380,734)	(409,944)	(439,154)	(468,365)	(497,684)	(527,127)
Density (dph)	40	(374,664)	(407,921)	(441,305)	(474,688)	(508,071)	(541,530)	(575,180)
50.0	45	(397,737)	(435,109)	(472,665)	(510,221)	(547,778)	(585,376)	(623,232)
	50	(420,810)	(462,297)	(504,026)	(545,755)	(587,484)	(629,223)	(671,284)
	55	(443,883)	(489,507)	(535,386)	(581,288)	(627,190)	(673,092)	(719,336)
	60	(466,956)	(516,727)	(566,747)	(616,822)	(666,897)	(716,971)	(767,388)
	65	(490,029)	(543,948)	(598,107)	(652,355)	(706,603)	(760,851)	(815,441)
	70	(513,102)	(571,168)	(629,468)	(687,888)	(746,309)	(804,730)	(863,493)
	75	(536,174)	(598,389)	(660,828)	(723,422)	(786,016)	(848,609)	(911,545)
	80	(559,247)	(625,609)	(692,189)	(758,955)	(825,722)	(892,488)	(959,597)

TABLE 6 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(420,810)	10%	15%	20%	25%	30%	35%	40%
	98%	(347,758)	(389,686)	(431,614)	(473,653)	(515,836)	(558,019)	(600,203)
	100%	(420,810)	(462,297)	(504,026)	(545,755)	(587,484)	(629,223)	(671,284)
Build Cost	102%	(494,033)	(535,307)	(576,582)	(617,857)	(659,214)	(700,819)	(742,423)
100%	104%	(567,498)	(608,318)	(649,139)	(690,119)	(731,267)	(772,415)	(813,771)
(105% = 5% increase)	106%	(640,963)	(681,329)	(721,938)	(762,629)	(803,320)	(844,217)	(885,313)
	108%	(714,437)	(754,671)	(794,905)	(835,139)	(875,582)	(916,218)	(1,066,608)
	110%	(788,317)	(828,094)	(867,871)	(907,865)	(948,042)	(1,020,305)	(1,564,221)
	112%	(862,198)	(901,518)	(941,068)	(980,785)	(1,020,502)	(1,521,115)	(2,061,835)
	114%	(936,078)	(975,189)	(1,014,447)	(1,053,705)	(1,484,400)	(2,021,924)	(2,559,448)
	116%	(1,010,230)	(1,049,028)	(1,087,826)	(1,454,078)	(1,988,406)	(2,522,734)	(3,057,061)
	118%	(1,084,528)	(1,122,867)	(1,430,148)	(1,961,279)	(2,492,411)	(3,023,543)	(3,554,675)
	120%	(1,158,826)	(1,412,609)	(1,940,545)	(2,468,481)	(2,996,417)	(3,524,352)	(4,052,288)

TABLE 7 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(420,810)	10%	15%	20%	25%	30%	35%	40%
	80%	(2,079,693)	(2,286,094)	(2,492,495)	(2,698,896)	(2,905,296)	(3,111,697)	(3,318,098)
	82%	(1,443,402)	(1,685,152)	(1,926,902)	(2,168,653)	(2,410,403)	(2,652,153)	(2,893,903)
Market Values	84%	(1,019,304)	(1,084,210)	(1,361,310)	(1,638,410)	(1,915,509)	(2,192,609)	(2,469,709)
100%	86%	(943,872)	(957,011)	(970,150)	(1,108,167)	(1,420,616)	(1,733,065)	(2,045,515)
(105% = 5% increase)	88%	(868,497)	(885,769)	(903,099)	(920,429)	(937,759)	(1,273,522)	(1,621,320)
	90%	(793,567)	(814,814)	(836,062)	(857,569)	(879,089)	(900,610)	(1,197,126)
	92%	(718,636)	(744,047)	(769,457)	(794,868)	(820,420)	(846,131)	(871,842)
	94%	(643,945)	(673,279)	(702,852)	(732,425)	(761,999)	(791,652)	(821,554)
	96%	(569,486)	(602,942)	(636,397)	(669,983)	(703,719)	(737,455)	(771,266)
	98%	(495,027)	(532,619)	(570,212)	(607,804)	(645,440)	(683,339)	(721,238)
	100%	(420,810)	(462,297)	(504,026)	(545,755)	(587,484)	(629,223)	(671,284)
	102%	(346,791)	(392,380)	(437,968)	(483,706)	(529,571)	(575,437)	(621,330)
	104%	(272,773)	(322,474)	(372,174)	(421,875)	(471,659)	(521,661)	(571,663)
	106%	(198,787)	(252,567)	(306,380)	(360,193)	(414,005)	(467,885)	(522,024)
	108%	(125,589)	(182,820)	(240,586)	(298,511)	(356,436)	(414,360)	(472,384)
	110%	(60,742)	(114,721)	(175,032)	(236,829)	(298,866)	(360,903)	(422,940)
	112%	2,929	(54,006)	(111,340)	(175,423)	(241,296)	(307,445)	(373,594)
	114%	66,600	6,128	(54,343)	(115,436)	(183,992)	(253,987)	(324,248)
	116%	129,961	66,235	2,253	(61,756)	(127,018)	(200,740)	(274,903)
	118%	193,133	126,058	58,813	(8,696)	(76,243)	(147,578)	(225,667)
	120%	256,173	185,689	115,117	44,353	(26,721)	(97,804)	(176,594)

TABLE 8 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(420,810)	10%	15%	20%	25%	30%	35%	40%
	5,000	(314,024)	(355,500)	(396,976)	(438,453)	(480,094)	(521,823)	(563,552)
	10,000	(207,241)	(248,714)	(290,190)	(331,666)	(373,143)	(414,619)	(456,162)
Grant (£ per unit)	15,000	(103,689)	(142,339)	(183,623)	(224,907)	(266,356)	(307,833)	(349,309)
-	20,000	(11,695)	(47,406)	(83,116)	(119,680)	(160,005)	(201,289)	(242,573)
	25,000	80,029	44,445	8,734	(26,976)	(62,687)	(98,398)	(136,387)
	30,000	171,187	135,725	100,242	64,668	29,093	(6,547)	(42,258)
	35,000	261,868	226,494	191,121	155,704	120,242	84,780	49,306
	40,000	352,158	316,849	281,540	246,221	210,847	175,473	140,099
	45,000	442,131	406,863	371,594	336,305	300,996	265,687	230,377
	50,000	531,835	496,567	461,299	426,030	390,762	355,494	320,225
	55,000	621,236	585,985	550,734	515,483	480,232	444,981	409,730

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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Appraisal Ref: D5 - Z4 (see Typologies Matrix)
Scheme Typology: Flats 150 dph No Units: 100
Site Typology: Location / Value Zone: Zone C Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		100	Units		
AH Policy requirement (% Target)		10%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	90%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		0.00	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
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
3 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	54.0	60.0%	6.0	60%	60.0
2 bed Flat	40.0%	36.0	40.0%	4.0	40%	40.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	90.0	100.0%	10.0	100%	100.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
3 bed House (with garage)	0	0	0	0	0	0
4 bed House (with garage)	0	0	0	0	0	0
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	3,494	37,610	388	4,179	3,882	41,789
2 bed Flat	2,753	29,632	306	3,292	3,059	32,925
3 bed Flat	0	0	0	0	0	0
	6,247	67,243	694	7,471	6,941	74,714
AH % by floor area:			10.00%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	205,000	2,733	254	2,733	254	0
3 bed House	240,000	2,667	248	2,667	248	0
3 bed House (with garage)	285,000	3,167	294	2,689	250	0
4 bed House (with garage)	325,000	2,500	232	2,226	207	0
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	6,000,000
2 bed Flat	120,000	1,846	172	1,569	146	4,800,000
3 bed Flat	140,000	1,750	163	1,488	138	0
						10,800,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	123,000	60%	92,250	45%	143,500	70%	174,250	85%
3 bed House	144,000	60%	108,000	45%	168,000	70%	204,000	85%
3 bed House (with garage)	171,000	60%	128,250	45%	199,500	70%	242,250	85%
4 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Flats 150 dph**		No Units:	**100**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z4			

GROSS DEVELOPMENT VALUE				
OMS GDV -	(part houses due to % mix)			
2 bed House	0.0	@	205,000	-
3 bed House	0.0	@	240,000	-
3 bed House (with garage)	0.0	@	285,000	-
4 bed House (with garage)	0.0	@	325,000	-
5 bed House (with garage)	0.0	@	700,000	-
1 bed Flat	54.0	@	100,000	5,400,000
2 bed Flat	36.0	@	120,000	4,320,000
3 bed Flat	0.0	@	140,000	-
	90.0			9,720,000
Affordable Rent GDV -				
2 bed House	0.0	@	123,000	-
3 bed House	0.0	@	144,000	-
3 bed House (with garage)	0.0	@	171,000	-
4 bed House (with garage)	0.0	@	195,000	-
5 bed House (with garage)	0.0	@	420,000	-
1 bed Flat	1.2	@	60,000	72,000
2 bed Flat	0.8	@	72,000	57,600
3 bed Flat	0.0	@	84,000	-
	2.0			129,600
Social Rent GDV -				
2 bed House	0.0	@	92,250	-
3 bed House	0.0	@	108,000	-
3 bed House (with garage)	0.0	@	128,250	-
4 bed House (with garage)	0.0	@	146,250	-
5 bed House (with garage)	0.0	@	315,000	-
1 bed Flat	3.0	@	45,000	135,000
2 bed Flat	2.0	@	54,000	108,000
3 bed Flat	0.0	@	63,000	-
	5.0			243,000
First Homes GDV -				
2 bed House	0.0	@	143,500	-
3 bed House	0.0	@	168,000	-
3 bed House (with garage)	0.0	@	199,500	-
4 bed House (with garage)	0.0	@	227,500	-
5 bed House (with garage)	0.0	@	250,000	-
1 bed Flat	0.0	@	70,000	-
2 bed Flat	0.0	@	84,000	-
3 bed Flat	0.0	@	98,000	-
	0.0			-
Other Intermediate GDV -				
2 bed House	0.0	@	174,250	-
3 bed House	0.0	@	204,000	-
3 bed House (with garage)	0.0	@	242,250	-
4 bed House (with garage)	0.0	@	276,250	-
5 bed House (with garage)	0.0	@	595,000	-
1 bed Flat	1.8	@	85,000	153,000
2 bed Flat	1.2	@	102,000	122,400
3 bed Flat	0.0	@	119,000	-
	3.0	10.0		275,400
Sub-total GDV Residential	**100**			**10,368,000**
AH on-site cost analysis:			£MV (no AH) less £GDV (inc. AH)	432,000
	62 £ psm (total GIA sqm)		4,320 £ per unit (total units)	
Grant	100	units @	0 per unit	-
Total GDV				**10,368,000**

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Scheme Typology:	**Flats 150 dph**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	40,835	£		(40,835)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	122,505	£		(122,505)
CIL (Mrkt only inc. garages)	Max		6,247	sqm		0.00	£ psm			-
CIL analysis:			0.00%	% of GDV		0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			100	units @		12,000	per unit			(1,200,000)
	Sub-total								(1,200,000)	
S106 analysis:	1,800,000	£ per ha	11.57%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			6,941	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			0.67	ha @		123,550	£ per ha (if brownfield)			(82,367)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		100	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			-	sqm @		1,379	psm			-
3 bed House			-	sqm @		1,379	psm			-
3 bed House (EXC. garage)			-	sqm @		1,379	psm			-
4 bed House (EXC. garage)			-	sqm @		1,379	psm			-
5 bed House (EXC. garage)			-	sqm @		1,379	psm			-
1 bed Flat			3,882	sqm @		1,602	psm			(6,219,529)
2 bed Flat			3,059	sqm @		1,602	psm			(4,900,235)
3 bed Flat			-	sqm @		1,602	psm			-
Garages for 3B House	-	16.0	0	sqm @		500	psm			-
Garages for 4B House	-	16.0	0	sqm @		500	psm			-
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			6,941	£ per garage		£8,000				
External works			11,119,765	@		12.5%				(1,389,971)
Ext. Works analysis:						13,900	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			100	units @		287	£ per unit			(28,700)
M4(2) Category 2 Housing	Aff units	10	units @		95%	@	521	£ per unit		(4,950)
M4(2) Category 2 Housing	OMS units	90	units @		95%	@	521	£ per unit		(44,546)
M4(3) Category 3 Housing	Aff units	10	units @		5%	@	10,307	£ per unit		(5,154)
M4(3) Category 3 Housing	OMS units	90	units @		5%	@	10,307	£ per unit		(46,382)
Future Homes Standard		100	units @				4,350	£ per unit		(435,000)
Urban Greening	No. of storeys	4.0	equals		1,735	sqm footprint	100	£ sqm		(173,529)
Part L/FHS analysis:						3.9%	% of BCIS costs			
EV Charging Points - Houses		-	units @				0	£ per unit		-
EV Charging Points - Flats		100	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			6,941				8.73	psm levy rate		(60,596)
	Sub-total								(798,856)	
Policy Costs analysis:	(design costs only)					7,989	£ per unit (total units)			
						7.2%	% of BCIS costs			
Contingency (on construction)			13,390,958	@		5.0%				(669,548)

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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Flats 150 dph**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

Professional Fees			13,390,958	@	6.5%			(870,412)
Disposal Costs -								
OMS Marketing and Promotion			9,720,000	OMS @	3.00%	2,916	£ per unit	(291,600)
Residential Sales Agent Costs			9,720,000	OMS @	1.00%	972	£ per unit	(97,200)
Residential Sales Legal Costs			9,720,000	OMS @	0.25%	243	£ per unit	(24,300)
Affordable Sale Legal Costs							lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)		100	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:						4,231	£ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565%	pcm		(820,942)
Developers Profit -								
Profit on OMS			9,720,000		20.00%			(1,944,000)
Margin on AH			648,000		6.00%	on AH values		(38,880)
Profit analysis:			10,368,000		19.13%	blended GDV	(1,982,880)	
			17,538,300		11.31%	on costs	(1,982,880)	
TOTAL COSTS								**(19,521,180)**

RESIDUAL LAND VALUE (RLV)								
Residual Land Value (gross)								(9,153,180)
SDLT			-	@	HMRC formula			-
Acquisition Agent fees			-	@	1.0%			-
Acquisition Legal fees			-	@	0.5%			-
Interest on Land			-	@	7.00%			-
Residual Land Value								**(9,153,180)**
RLV analysis:	(91,532)	£ per plot	(13,729,770)	£ per ha (net)	(5,556,362)	£ per acre (net)		
			(13,729,770)	£ per ha (gross)	(5,556,362)	£ per acre (gross)		
					-88.28%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)								
Residential Density			150.0	dph (net)				
Site Area (net)			0.67	ha (net)	1.65	acres (net)		
Net to Gross ratio			100%					
Site Area (gross)			0.67	ha (gross)	1.65	acres (gross)		
Density analysis:			10,412	sqm/ha (net)	45,355	sqft/ac (net)		
			150	dph (gross)				
Benchmark Land Value (net)	2,142	£ per plot	321,230	£ per ha (net)	130,000	£ per acre (net)		**214,153**
BLV analysis:			321,230	£ per ha (gross)	130,000	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**(14,051,000)**	£ per ha (net)	**(5,686,362)**	£ per acre (net)	**(9,367,333)**

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Scheme Typology: Flats 150 dph — No Units: 100
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(5,686,362)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	0.00	(5,686,362)	(5,752,112)	(5,817,863)	(5,883,613)	(5,949,363)	(6,015,114)	(6,080,864)
	10.00	(5,727,297)	(5,790,773)	(5,854,250)	(5,917,726)	(5,981,202)	(6,044,678)	(6,108,155)
CIL £ psm	20.00	(5,768,232)	(5,829,434)	(5,890,636)	(5,951,838)	(6,013,041)	(6,074,243)	(6,135,445)
0.00	30.00	(5,809,168)	(5,868,095)	(5,927,023)	(5,985,951)	(6,044,879)	(6,103,807)	(6,162,735)
	40.00	(5,850,103)	(5,906,756)	(5,963,410)	(6,020,064)	(6,076,718)	(6,133,371)	(6,190,025)
	50.00	(5,891,038)	(5,945,418)	(5,999,797)	(6,054,177)	(6,108,556)	(6,162,936)	(6,217,315)
	60.00	(5,931,973)	(5,984,079)	(6,036,184)	(6,088,289)	(6,140,395)	(6,192,500)	(6,244,605)
	70.00	(5,972,909)	(6,022,740)	(6,072,571)	(6,122,402)	(6,172,233)	(6,222,064)	(6,271,896)
	80.00	(6,013,844)	(6,061,401)	(6,108,958)	(6,156,515)	(6,204,072)	(6,251,629)	(6,299,186)
	90.00	(6,054,779)	(6,100,062)	(6,145,345)	(6,190,628)	(6,235,910)	(6,281,193)	(6,326,476)
	100.00	(6,095,714)	(6,138,723)	(6,181,732)	(6,224,740)	(6,267,749)	(6,310,757)	(6,353,766)
	110.00	(6,136,650)	(6,177,384)	(6,218,118)	(6,258,853)	(6,299,587)	(6,340,322)	(6,381,056)
	120.00	(6,177,585)	(6,216,045)	(6,254,505)	(6,292,966)	(6,331,426)	(6,369,886)	(6,408,346)
	130.00	(6,218,520)	(6,254,706)	(6,290,892)	(6,327,078)	(6,363,264)	(6,399,451)	(6,435,637)
	140.00	(6,259,455)	(6,293,367)	(6,327,279)	(6,361,191)	(6,395,103)	(6,429,015)	(6,462,927)
	150.00	(6,300,391)	(6,332,028)	(6,363,666)	(6,395,304)	(6,426,942)	(6,458,579)	(6,490,217)
	160.00	(6,341,326)	(6,370,689)	(6,400,053)	(6,429,417)	(6,458,780)	(6,488,144)	(6,517,507)
	170.00	(6,382,261)	(6,409,351)	(6,436,440)	(6,463,529)	(6,490,619)	(6,517,708)	(6,544,797)
	180.00	(6,423,196)	(6,448,012)	(6,472,827)	(6,497,642)	(6,522,457)	(6,547,272)	(6,572,087)
	190.00	(6,464,132)	(6,486,673)	(6,509,214)	(6,531,755)	(6,554,296)	(6,576,837)	(6,599,378)
	200.00	(6,505,067)	(6,525,334)	(6,545,601)	(6,565,867)	(6,586,134)	(6,606,401)	(6,626,668)
	210.00	(6,546,002)	(6,563,995)	(6,581,987)	(6,599,980)	(6,617,973)	(6,635,965)	(6,653,958)
	220.00	(6,586,937)	(6,602,656)	(6,618,374)	(6,634,093)	(6,649,811)	(6,665,530)	(6,681,248)
	230.00	(6,627,873)	(6,641,317)	(6,654,761)	(6,668,206)	(6,681,650)	(6,695,094)	(6,708,538)
	240.00	(6,668,808)	(6,679,978)	(6,691,148)	(6,702,318)	(6,713,488)	(6,724,658)	(6,735,829)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(5,686,362)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	8,000	(5,424,253)	(5,490,003)	(5,555,754)	(5,621,504)	(5,687,254)	(5,753,005)	(5,818,755)
	9,000	(5,489,780)	(5,555,530)	(5,621,281)	(5,687,031)	(5,752,782)	(5,818,532)	(5,884,283)
Site Specific S106	10,000	(5,555,307)	(5,621,058)	(5,686,808)	(5,752,559)	(5,818,309)	(5,884,059)	(5,949,810)
12,000	11,000	(5,620,835)	(5,686,585)	(5,752,335)	(5,818,086)	(5,883,836)	(5,949,587)	(6,015,337)
	12,000	(5,686,362)	(5,752,112)	(5,817,863)	(5,883,613)	(5,949,363)	(6,015,114)	(6,080,864)
	13,000	(5,751,889)	(5,817,639)	(5,883,390)	(5,949,140)	(6,014,891)	(6,080,641)	(6,146,392)
	14,000	(5,817,416)	(5,883,167)	(5,948,917)	(6,014,668)	(6,080,418)	(6,146,168)	(6,211,919)
	15,000	(5,882,944)	(5,948,694)	(6,014,444)	(6,080,195)	(6,145,945)	(6,211,696)	(6,277,446)
	16,000	(5,948,471)	(6,014,221)	(6,079,972)	(6,145,722)	(6,211,472)	(6,277,223)	(6,342,973)
	17,000	(6,013,998)	(6,079,748)	(6,145,499)	(6,211,249)	(6,277,000)	(6,342,750)	(6,408,501)
	18,000	(6,079,525)	(6,145,276)	(6,211,026)	(6,276,777)	(6,342,527)	(6,408,277)	(6,474,028)
	19,000	(6,145,053)	(6,210,803)	(6,276,553)	(6,342,304)	(6,408,054)	(6,473,805)	(6,539,555)
	20,000	(6,210,580)	(6,276,330)	(6,342,081)	(6,407,831)	(6,473,582)	(6,539,332)	(6,605,082)
	21,000	(6,276,107)	(6,341,857)	(6,407,608)	(6,473,358)	(6,539,109)	(6,604,859)	(6,670,610)
	22,000	(6,341,634)	(6,407,385)	(6,473,135)	(6,538,886)	(6,604,636)	(6,670,386)	(6,736,137)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(5,686,362)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	15.0%	(5,391,339)	(5,473,480)	(5,555,621)	(5,637,761)	(5,719,902)	(5,802,042)	(5,884,183)
	16.0%	(5,450,344)	(5,529,206)	(5,608,069)	(5,686,932)	(5,765,794)	(5,844,657)	(5,923,519)
Profit	17.0%	(5,509,348)	(5,584,933)	(5,660,517)	(5,736,102)	(5,811,686)	(5,887,271)	(5,962,855)
20.0%	18.0%	(5,568,353)	(5,640,659)	(5,712,966)	(5,785,272)	(5,857,579)	(5,929,885)	(6,002,192)
	19.0%	(5,627,357)	(5,696,386)	(5,765,414)	(5,834,443)	(5,903,471)	(5,972,500)	(6,041,528)
	20.0%	(5,686,362)	(5,752,112)	(5,817,863)	(5,883,613)	(5,949,363)	(6,015,114)	(6,080,864)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(5,686,362)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	100,000	(5,656,362)	(5,722,112)	(5,787,863)	(5,853,613)	(5,919,363)	(5,985,114)	(6,050,864)
	120,000	(5,676,362)	(5,742,112)	(5,807,863)	(5,873,613)	(5,939,363)	(6,005,114)	(6,070,864)
BLV (£ per acre)	140,000	(5,696,362)	(5,762,112)	(5,827,863)	(5,893,613)	(5,959,363)	(6,025,114)	(6,090,864)
130,000	160,000	(5,716,362)	(5,782,112)	(5,847,863)	(5,913,613)	(5,979,363)	(6,045,114)	(6,110,864)
	180,000	(5,736,362)	(5,802,112)	(5,867,863)	(5,933,613)	(5,999,363)	(6,065,114)	(6,130,864)
	200,000	(5,756,362)	(5,822,112)	(5,887,863)	(5,953,613)	(6,019,363)	(6,085,114)	(6,150,864)
	220,000	(5,776,362)	(5,842,112)	(5,907,863)	(5,973,613)	(6,039,363)	(6,105,114)	(6,170,864)
	240,000	(5,796,362)	(5,862,112)	(5,927,863)	(5,993,613)	(6,059,363)	(6,125,114)	(6,190,864)
	260,000	(5,816,362)	(5,882,112)	(5,947,863)	(6,013,613)	(6,079,363)	(6,145,114)	(6,210,864)
	280,000	(5,836,362)	(5,902,112)	(5,967,863)	(6,033,613)	(6,099,363)	(6,165,114)	(6,230,864)
	300,000	(5,856,362)	(5,922,112)	(5,987,863)	(6,053,613)	(6,119,363)	(6,185,114)	(6,250,864)
	320,000	(5,876,362)	(5,942,112)	(6,007,863)	(6,073,613)	(6,139,363)	(6,205,114)	(6,270,864)
	340,000	(5,896,362)	(5,962,112)	(6,027,863)	(6,093,613)	(6,159,363)	(6,225,114)	(6,290,864)
	360,000	(5,916,362)	(5,982,112)	(6,047,863)	(6,113,613)	(6,179,363)	(6,245,114)	(6,310,864)
	380,000	(5,936,362)	(6,002,112)	(6,067,863)	(6,133,613)	(6,199,363)	(6,265,114)	(6,330,864)
	400,000	(5,956,362)	(6,022,112)	(6,087,863)	(6,153,613)	(6,219,363)	(6,285,114)	(6,350,864)

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Scheme Typology: Flats 150 dph — No Units: 100
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

TABLE 5

Balance (RLV - BLV £ per acre (n))	(5,686,362)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	30	(1,290,433)	(1,303,583)	(1,316,733)	(1,329,884)	(1,343,034)	(1,356,184)	(1,369,334)
	35	(1,473,597)	(1,488,939)	(1,504,281)	(1,519,622)	(1,534,964)	(1,550,306)	(1,565,648)
Density (dph)	40	(1,656,761)	(1,674,294)	(1,691,828)	(1,709,361)	(1,726,894)	(1,744,428)	(1,761,961)
150.0	45	(1,839,924)	(1,859,649)	(1,879,375)	(1,899,100)	(1,918,825)	(1,938,550)	(1,958,275)
	50	(2,023,088)	(2,045,005)	(2,066,922)	(2,088,838)	(2,110,755)	(2,132,672)	(2,154,589)
	55	(2,206,252)	(2,230,360)	(2,254,469)	(2,278,577)	(2,302,686)	(2,326,794)	(2,350,903)
	60	(2,389,415)	(2,415,716)	(2,442,016)	(2,468,316)	(2,494,616)	(2,520,916)	(2,547,216)
	65	(2,572,579)	(2,601,071)	(2,629,563)	(2,658,055)	(2,686,547)	(2,715,038)	(2,743,530)
	70	(2,755,743)	(2,786,426)	(2,817,110)	(2,847,793)	(2,878,477)	(2,909,160)	(2,939,844)
	75	(2,938,906)	(2,971,782)	(3,004,657)	(3,037,532)	(3,070,407)	(3,103,283)	(3,136,158)
	80	(3,122,070)	(3,157,137)	(3,192,204)	(3,227,271)	(3,262,338)	(3,297,405)	(3,332,472)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(5,686,362)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	98%	(5,502,512)	(5,568,263)	(5,634,013)	(5,699,763)	(5,765,514)	(5,831,264)	(5,897,015)
	100%	(5,686,362)	(5,752,112)	(5,817,863)	(5,883,613)	(5,949,363)	(6,015,114)	(6,080,864)
Build Cost	102%	(5,870,211)	(5,935,962)	(6,001,712)	(6,067,463)	(6,133,213)	(6,198,964)	(6,264,714)
100%	104%	(6,054,061)	(6,119,811)	(6,185,562)	(6,251,312)	(6,317,063)	(6,382,813)	(6,448,564)
(105% = 5% increase)	106%	(6,237,911)	(6,303,661)	(6,369,411)	(6,435,162)	(6,500,912)	(6,566,663)	(6,632,413)
	108%	(6,421,760)	(6,487,511)	(6,553,261)	(6,619,011)	(6,684,762)	(6,750,512)	(6,816,263)
	110%	(6,605,610)	(6,671,360)	(6,737,111)	(6,802,861)	(6,868,611)	(6,934,362)	(7,000,112)
	112%	(6,789,459)	(6,855,210)	(6,920,960)	(6,986,711)	(7,052,461)	(7,118,212)	(7,183,962)
	114%	(6,973,309)	(7,039,059)	(7,104,810)	(7,170,560)	(7,236,311)	(7,302,061)	(7,367,812)
	116%	(7,157,159)	(7,222,909)	(7,288,659)	(7,354,410)	(7,420,160)	(7,485,911)	(7,551,661)
	118%	(7,341,008)	(7,406,759)	(7,472,509)	(7,538,259)	(7,604,010)	(7,669,760)	(7,735,511)
	120%	(7,524,858)	(7,590,608)	(7,656,359)	(7,722,109)	(7,787,859)	(7,853,610)	(7,919,360)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(5,686,362)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	80%	(6,643,132)	(6,655,729)	(6,668,325)	(6,680,922)	(6,693,518)	(6,706,115)	(6,718,711)
	82%	(6,547,455)	(6,565,367)	(6,583,279)	(6,601,191)	(6,619,103)	(6,637,015)	(6,654,927)
Market Values	84%	(6,451,778)	(6,475,006)	(6,498,233)	(6,521,460)	(6,544,687)	(6,567,915)	(6,591,142)
100%	86%	(6,356,101)	(6,384,644)	(6,413,187)	(6,441,729)	(6,470,272)	(6,498,815)	(6,527,357)
(105% = 5% increase)	88%	(6,260,424)	(6,294,282)	(6,328,140)	(6,361,998)	(6,395,856)	(6,429,715)	(6,463,573)
	90%	(6,164,747)	(6,203,921)	(6,243,094)	(6,282,267)	(6,321,441)	(6,360,614)	(6,399,788)
	92%	(6,069,070)	(6,113,559)	(6,158,048)	(6,202,537)	(6,247,025)	(6,291,514)	(6,336,003)
	94%	(5,973,393)	(6,023,197)	(6,073,001)	(6,122,806)	(6,172,610)	(6,222,414)	(6,272,218)
	96%	(5,877,716)	(5,932,836)	(5,987,955)	(6,043,075)	(6,098,194)	(6,153,314)	(6,208,434)
	98%	(5,782,039)	(5,842,474)	(5,902,909)	(5,963,344)	(6,023,779)	(6,084,214)	(6,144,649)
	100%	(5,686,362)	(5,752,112)	(5,817,863)	(5,883,613)	(5,949,363)	(6,015,114)	(6,080,864)
	102%	(5,590,685)	(5,661,751)	(5,732,816)	(5,803,882)	(5,874,948)	(5,946,014)	(6,017,080)
	104%	(5,495,008)	(5,571,389)	(5,647,770)	(5,724,151)	(5,800,533)	(5,876,914)	(5,953,295)
	106%	(5,399,331)	(5,481,027)	(5,562,724)	(5,644,420)	(5,726,117)	(5,807,814)	(5,889,510)
	108%	(5,303,654)	(5,390,666)	(5,477,678)	(5,564,690)	(5,651,702)	(5,738,714)	(5,825,726)
	110%	(5,207,976)	(5,300,304)	(5,392,631)	(5,484,959)	(5,577,286)	(5,669,613)	(5,761,941)
	112%	(5,112,299)	(5,209,942)	(5,307,585)	(5,405,228)	(5,502,871)	(5,600,513)	(5,698,156)
	114%	(5,016,622)	(5,119,581)	(5,222,539)	(5,325,497)	(5,428,455)	(5,531,413)	(5,634,371)
	116%	(4,920,945)	(5,029,219)	(5,137,492)	(5,245,766)	(5,354,040)	(5,462,313)	(5,570,587)
	118%	(4,825,268)	(4,938,857)	(5,052,446)	(5,166,035)	(5,279,624)	(5,393,213)	(5,506,802)
	120%	(4,729,591)	(4,848,496)	(4,967,400)	(5,086,304)	(5,205,209)	(5,324,113)	(5,443,017)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(5,686,362)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	5,000	(5,358,696)	(5,424,446)	(5,490,197)	(5,555,947)	(5,621,698)	(5,687,448)	(5,753,199)
	10,000	(5,031,030)	(5,096,781)	(5,162,531)	(5,228,282)	(5,294,032)	(5,359,782)	(5,425,533)
Grant (£ per unit)	15,000	(4,703,364)	(4,769,115)	(4,834,865)	(4,900,616)	(4,966,366)	(5,032,117)	(5,097,867)
-	20,000	(4,375,699)	(4,441,449)	(4,507,200)	(4,572,950)	(4,638,700)	(4,704,451)	(4,770,201)
	25,000	(4,048,033)	(4,113,783)	(4,179,534)	(4,245,284)	(4,311,035)	(4,376,785)	(4,442,536)
	30,000	(3,720,367)	(3,786,118)	(3,851,868)	(3,917,619)	(3,983,369)	(4,049,119)	(4,114,870)
	35,000	(3,392,701)	(3,458,452)	(3,524,202)	(3,589,953)	(3,655,703)	(3,721,454)	(3,787,204)
	40,000	(3,065,036)	(3,130,786)	(3,196,537)	(3,262,287)	(3,328,037)	(3,393,788)	(3,459,538)
	45,000	(2,737,370)	(2,803,120)	(2,868,871)	(2,934,621)	(3,000,372)	(3,066,122)	(3,131,873)
	50,000	(2,409,704)	(2,475,455)	(2,541,205)	(2,606,955)	(2,672,706)	(2,738,456)	(2,804,207)
	55,000	(2,082,038)	(2,147,789)	(2,213,539)	(2,279,290)	(2,345,040)	(2,410,791)	(2,476,541)

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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Appraisal Ref: D5 - Z4 (see Typologies Matrix)
Scheme Typology: Flats, 300 dph No Units: 500
Site Typology: Location / Value Zone: Zone C Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			500 Units		
AH Policy requirement (% Target)			10%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		90%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			0.00 £ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
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
3 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	270.0	60.0%	30.0	60%	300.0
2 bed Flat	40.0%	180.0	40.0%	20.0	40%	200.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	450.0	100.0%	50.0	100%	500.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
3 bed House (with garage)	0	0	0	0	0	0
4 bed House (with garage)	0	0	0	0	0	0
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	17,471	188,052	1,941	20,895	19,412	208,946
2 bed Flat	13,765	148,162	1,529	16,462	15,294	164,625
3 bed Flat	0	0	0	0	0	0
	31,235	336,214	3,471	37,357	34,706	373,571
AH % by floor area:			10.00%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	205,000	2,733	254	2,733	254	0
3 bed House	240,000	2,667	248	2,667	248	0
3 bed House (with garage)	285,000	3,167	294	2,689	250	0
4 bed House (with garage)	325,000	2,500	232	2,226	207	0
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	30,000,000
2 bed Flat	120,000	1,846	172	1,569	146	24,000,000
3 bed Flat	140,000	1,750	163	1,488	138	0
						54,000,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	123,000	60%	92,250	45%	143,500	70%	174,250	85%
3 bed House	144,000	60%	108,000	45%	168,000	70%	204,000	85%
3 bed House (with garage)	171,000	60%	128,250	45%	199,500	70%	242,250	85%
4 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Zone D Brownfield CIL Z4 Appraisals v0.1\D7 - Z4
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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Flats, 300 dph**		No Units:	**500**
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Small Brownfield, CIL Z4			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	0.0	@	205,000		-
3 bed House	0.0	@	240,000		-
3 bed House (with garage)	0.0	@	285,000		-
4 bed House (with garage)	0.0	@	325,000		-
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	270.0	@	100,000		27,000,000
2 bed Flat	180.0	@	120,000		21,600,000
3 bed Flat	0.0	@	140,000		-
	450.0				48,600,000
Affordable Rent GDV -					
2 bed House	0.0	@	123,000		-
3 bed House	0.0	@	144,000		-
3 bed House (with garage)	0.0	@	171,000		-
4 bed House (with garage)	0.0	@	195,000		-
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	6.0	@	60,000		360,000
2 bed Flat	4.0	@	72,000		288,000
3 bed Flat	0.0	@	84,000		-
	10.0				648,000
Social Rent GDV -					
2 bed House	0.0	@	92,250		-
3 bed House	0.0	@	108,000		-
3 bed House (with garage)	0.0	@	128,250		-
4 bed House (with garage)	0.0	@	146,250		-
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	15.0	@	45,000		675,000
2 bed Flat	10.0	@	54,000		540,000
3 bed Flat	0.0	@	63,000		-
	25.0				1,215,000
First Homes GDV -					
2 bed House	0.0	@	143,500		-
3 bed House	0.0	@	168,000		-
3 bed House (with garage)	0.0	@	199,500		-
4 bed House (with garage)	0.0	@	227,500		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.0	@	174,250		-
3 bed House	0.0	@	204,000		-
3 bed House (with garage)	0.0	@	242,250		-
4 bed House (with garage)	0.0	@	276,250		-
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	9.0	@	85,000		765,000
2 bed Flat	6.0	@	102,000		612,000
3 bed Flat	0.0	@	119,000		-
	15.0	50.0			1,377,000
Sub-total GDV Residential	**500**				**51,840,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	2,160,000
	62 £ psm (total GIA sqm)			4,320 £ per unit (total units)	
Grant	500	units @	0 per unit		-
Total GDV					**51,840,000**

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Scheme Typology:	**Flats, 300 dph**		No Units:	**500**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	116,435	£		(116,435)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	349,305	£		(349,305)
CIL (Mrkt only inc. garages)	Max			31,235	sqm	0.00	£ psm			-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				500	units @	12,000	per unit			(6,000,000)
	Sub-total								(6,000,000)	
S106 analysis:	3,600,000	£ per ha		11.57%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				34,706	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				1.67	ha @	123,550	£ per ha (if brownfield)			(205,917)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			500	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				-	sqm @	1,379	psm			-
3 bed House				-	sqm @	1,379	psm			-
3 bed House (EXC. garage)				-	sqm @	1,379	psm			-
4 bed House (EXC. garage)				-	sqm @	1,379	psm			-
5 bed House (EXC. garage)				-	sqm @	1,379	psm			-
1 bed Flat				19,412	sqm @	1,602	psm			(31,097,647)
2 bed Flat				15,294	sqm @	1,602	psm			(24,501,176)
3 bed Flat				-	sqm @	1,602	psm			-
Garages for 3B House	-	16.0		0	sqm @	500	psm			-
Garages for 4B House	-	16.0		0	sqm @	500	psm			-
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				34,706	£ per garage	£8,000				
External works				55,598,824	@	12.5%				(6,949,853)
Ext. Works analysis:						13,900	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				500	units @	287	£ per unit			(143,500)
M4(2) Category 2 Housing	Aff units	50	units @		95%	@	521	£ per unit		(24,748)
M4(2) Category 2 Housing	OMS units	450	units @		95%	@	521	£ per unit		(222,728)
M4(3) Category 3 Housing	Aff units	50	units @		5%	@	10,307	£ per unit		(25,768)
M4(3) Category 3 Housing	OMS units	450	units @		5%	@	10,307	£ per unit		(231,908)
Future Homes Standard		500	units @				4,350	£ per unit		(2,175,000)
Urban Greening	No. of storeys	4.0	equals		8,676	sqm footprint	100	£ sqm		(867,647)
Part L/FHS analysis:						3.9%	% of BCIS costs			
EV Charging Points - Houses		-	units @				0	£ per unit		-
EV Charging Points - Flats		500	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			34,706				8.73	psm levy rate		(302,982)
	Sub-total								(3,994,279)	
Policy Costs analysis:	(design costs only)					7,989	£ per unit (total units)			
						7.2%	% of BCIS costs			
Contingency (on construction)			66,748,873	@		5.0%				(3,337,444)

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Scheme Typology:	**Flats, 300 dph**		No Units:	**500**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Small Brownfield, CIL Z4				

Professional Fees			66,748,873	@	6.5%			(4,338,677)
Disposal Costs -								
OMS Marketing and Promotion			48,600,000	OMS @	3.00%	2,916	£ per unit	(1,458,000)
Residential Sales Agent Costs			48,600,000	OMS @	1.00%	972	£ per unit	(486,000)
Residential Sales Legal Costs			48,600,000	OMS @	0.25%	243	£ per unit	(121,500)
Affordable Sale Legal Costs							lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)		500	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:						4,151	£ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565%	pcm		(4,414,984)
Developers Profit -								
Profit on OMS			48,600,000		20.00%			(9,720,000)
Margin on AH			3,240,000		6.00%	on AH values		(194,400)
Profit analysis:			51,840,000		19.13%	blended GDV	(9,914,400)	
			87,381,217		11.35%	on costs	(9,914,400)	
TOTAL COSTS								**(97,295,617)**

RESIDUAL LAND VALUE (RLV)								
Residual Land Value (gross)								(45,455,617)
SDLT			-	@	HMRC formula			-
Acquisition Agent fees			-	@	1.0%			-
Acquisition Legal fees			-	@	0.5%			-
Interest on Land			-	@	7.00%			-
Residual Land Value								**(45,455,617)**
RLV analysis:	(90,911)	£ per plot	(27,273,370)	£ per ha (net)	(11,037,382)	£ per acre (net)		
			(27,273,370)	£ per ha (gross)	(11,037,382)	£ per acre (gross)		
					-87.68%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)								
Residential Density			300.0	dph (net)				
Site Area (net)			1.67	ha (net)	4.12	acres (net)		
Net to Gross ratio			100%					
Site Area (gross)			1.67	ha (gross)	4.12	acres (gross)		
Density analysis:			20,824	sqm/ha (net)	90,709	sqft/ac (net)		
			300	dph (gross)				
Benchmark Land Value (net)	1,071	£ per plot	321,230	£ per ha (net)	130,000	£ per acre (net)		**535,383**
BLV analysis:			321,230	£ per ha (gross)	130,000	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**(27,594,600)**	£ per ha (net)	**(11,167,382)**	£ per acre (net)	**(45,991,001)**

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Scheme Typology: Flats, 300 dph — No Units: 500
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(11,167,382)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	0.00	(11,167,382)	(11,301,671)	(11,435,960)	(11,570,249)	(11,704,538)	(11,838,826)	(11,973,115)
	10.00	(11,250,206)	(11,379,893)	(11,509,581)	(11,639,269)	(11,768,956)	(11,898,644)	(12,028,331)
CIL £ psm	20.00	(11,333,030)	(11,458,116)	(11,583,202)	(11,708,289)	(11,833,375)	(11,958,461)	(12,083,547)
0.00	30.00	(11,415,854)	(11,536,339)	(11,656,824)	(11,777,308)	(11,897,793)	(12,018,278)	(12,138,763)
	40.00	(11,498,678)	(11,614,561)	(11,730,445)	(11,846,328)	(11,962,212)	(12,078,096)	(12,193,979)
	50.00	(11,581,502)	(11,692,784)	(11,804,066)	(11,915,348)	(12,026,631)	(12,137,913)	(12,249,195)
	60.00	(11,664,325)	(11,771,006)	(11,877,687)	(11,984,368)	(12,091,049)	(12,197,730)	(12,304,411)
	70.00	(11,747,149)	(11,849,229)	(11,951,309)	(12,053,388)	(12,155,468)	(12,257,548)	(12,359,627)
	80.00	(11,829,973)	(11,927,452)	(12,024,930)	(12,122,408)	(12,219,887)	(12,317,365)	(12,414,843)
	90.00	(11,912,797)	(12,005,674)	(12,098,551)	(12,191,428)	(12,284,305)	(12,377,182)	(12,470,059)
	100.00	(11,995,621)	(12,083,897)	(12,172,173)	(12,260,448)	(12,348,724)	(12,436,999)	(12,525,275)
	110.00	(12,078,445)	(12,162,120)	(12,245,794)	(12,329,468)	(12,413,142)	(12,496,817)	(12,580,491)
	120.00	(12,161,269)	(12,240,342)	(12,319,415)	(12,398,488)	(12,477,561)	(12,556,634)	(12,635,707)
	130.00	(12,244,093)	(12,318,565)	(12,393,036)	(12,467,508)	(12,541,980)	(12,616,451)	(12,690,923)
	140.00	(12,326,917)	(12,396,787)	(12,466,658)	(12,536,528)	(12,606,398)	(12,676,269)	(12,746,139)
	150.00	(12,409,741)	(12,475,010)	(12,540,279)	(12,605,548)	(12,670,817)	(12,736,086)	(12,801,355)
	160.00	(12,492,565)	(12,553,233)	(12,613,900)	(12,674,568)	(12,735,236)	(12,795,903)	(12,856,571)
	170.00	(12,575,389)	(12,631,455)	(12,687,522)	(12,743,588)	(12,799,654)	(12,855,721)	(12,911,787)
	180.00	(12,658,213)	(12,709,678)	(12,761,143)	(12,812,608)	(12,864,073)	(12,915,538)	(12,967,003)
	190.00	(12,741,037)	(12,787,901)	(12,834,764)	(12,881,628)	(12,928,492)	(12,975,355)	(13,022,219)
	200.00	(12,823,861)	(12,866,123)	(12,908,386)	(12,950,648)	(12,992,910)	(13,035,172)	(13,077,435)
	210.00	(12,906,685)	(12,944,346)	(12,982,007)	(13,019,668)	(13,057,329)	(13,094,990)	(13,132,651)
	220.00	(12,989,509)	(13,022,568)	(13,055,628)	(13,088,688)	(13,121,747)	(13,154,807)	(13,187,867)
	230.00	(13,072,333)	(13,100,791)	(13,129,249)	(13,157,708)	(13,186,166)	(13,214,624)	(13,243,083)
	240.00	(13,155,157)	(13,179,014)	(13,202,871)	(13,226,728)	(13,250,585)	(13,274,442)	(13,298,299)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(11,167,382)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	8,000	(10,637,059)	(10,771,348)	(10,905,637)	(11,039,926)	(11,174,215)	(11,308,504)	(11,442,793)
	9,000	(10,769,640)	(10,903,929)	(11,038,217)	(11,172,506)	(11,306,795)	(11,441,084)	(11,575,373)
Site Specific S106	10,000	(10,902,220)	(11,036,509)	(11,170,798)	(11,305,087)	(11,439,376)	(11,573,665)	(11,707,954)
12,000	11,000	(11,034,801)	(11,169,090)	(11,303,379)	(11,437,668)	(11,571,957)	(11,706,246)	(11,840,535)
	12,000	(11,167,382)	(11,301,671)	(11,435,960)	(11,570,249)	(11,704,538)	(11,838,826)	(11,973,115)
	13,000	(11,299,962)	(11,434,251)	(11,568,540)	(11,702,829)	(11,837,118)	(11,971,407)	(12,105,696)
	14,000	(11,432,543)	(11,566,832)	(11,701,121)	(11,835,410)	(11,969,699)	(12,103,988)	(12,238,277)
	15,000	(11,565,124)	(11,699,413)	(11,833,702)	(11,967,991)	(12,102,280)	(12,236,569)	(12,370,858)
	16,000	(11,697,705)	(11,831,994)	(11,966,283)	(12,100,571)	(12,234,860)	(12,369,149)	(12,503,438)
	17,000	(11,830,285)	(11,964,574)	(12,098,863)	(12,233,152)	(12,367,441)	(12,501,730)	(12,636,019)
	18,000	(11,962,866)	(12,097,155)	(12,231,444)	(12,365,733)	(12,500,022)	(12,634,311)	(12,768,600)
	19,000	(12,095,447)	(12,229,736)	(12,364,025)	(12,498,314)	(12,632,603)	(12,766,892)	(12,901,180)
	20,000	(12,228,027)	(12,362,316)	(12,496,605)	(12,630,894)	(12,765,183)	(12,899,472)	(13,033,761)
	21,000	(12,360,608)	(12,494,897)	(12,629,186)	(12,763,475)	(12,897,764)	(13,032,053)	(13,166,342)
	22,000	(12,493,189)	(12,627,478)	(12,761,767)	(12,896,056)	(13,030,345)	(13,164,634)	(13,298,923)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(11,167,382)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	15.0%	(10,577,337)	(10,744,406)	(10,911,476)	(11,078,545)	(11,245,614)	(11,412,683)	(11,579,752)
	16.0%	(10,695,346)	(10,855,859)	(11,016,372)	(11,176,886)	(11,337,399)	(11,497,912)	(11,658,425)
Profit	17.0%	(10,813,355)	(10,967,312)	(11,121,269)	(11,275,226)	(11,429,183)	(11,583,141)	(11,737,098)
20.0%	18.0%	(10,931,364)	(11,078,765)	(11,226,166)	(11,373,567)	(11,520,968)	(11,668,369)	(11,815,770)
	19.0%	(11,049,373)	(11,190,218)	(11,331,063)	(11,471,908)	(11,612,753)	(11,753,598)	(11,894,443)
	20.0%	(11,167,382)	(11,301,671)	(11,435,960)	(11,570,249)	(11,704,538)	(11,838,826)	(11,973,115)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(11,167,382)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	100,000	(11,137,382)	(11,271,671)	(11,405,960)	(11,540,249)	(11,674,538)	(11,808,826)	(11,943,115)
	120,000	(11,157,382)	(11,291,671)	(11,425,960)	(11,560,249)	(11,694,538)	(11,828,826)	(11,963,115)
BLV (£ per acre)	140,000	(11,177,382)	(11,311,671)	(11,445,960)	(11,580,249)	(11,714,538)	(11,848,826)	(11,983,115)
130,000	160,000	(11,197,382)	(11,331,671)	(11,465,960)	(11,600,249)	(11,734,538)	(11,868,826)	(12,003,115)
	180,000	(11,217,382)	(11,351,671)	(11,485,960)	(11,620,249)	(11,754,538)	(11,888,826)	(12,023,115)
	200,000	(11,237,382)	(11,371,671)	(11,505,960)	(11,640,249)	(11,774,538)	(11,908,826)	(12,043,115)
	220,000	(11,257,382)	(11,391,671)	(11,525,960)	(11,660,249)	(11,794,538)	(11,928,826)	(12,063,115)
	240,000	(11,277,382)	(11,411,671)	(11,545,960)	(11,680,249)	(11,814,538)	(11,948,826)	(12,083,115)
	260,000	(11,297,382)	(11,431,671)	(11,565,960)	(11,700,249)	(11,834,538)	(11,968,826)	(12,103,115)
	280,000	(11,317,382)	(11,451,671)	(11,585,960)	(11,720,249)	(11,854,538)	(11,988,826)	(12,123,115)
	300,000	(11,337,382)	(11,471,671)	(11,605,960)	(11,740,249)	(11,874,538)	(12,008,826)	(12,143,115)
	320,000	(11,357,382)	(11,491,671)	(11,625,960)	(11,760,249)	(11,894,538)	(12,028,826)	(12,163,115)
	340,000	(11,377,382)	(11,511,671)	(11,645,960)	(11,780,249)	(11,914,538)	(12,048,826)	(12,183,115)
	360,000	(11,397,382)	(11,531,671)	(11,665,960)	(11,800,249)	(11,934,538)	(12,068,826)	(12,203,115)
	380,000	(11,417,382)	(11,551,671)	(11,685,960)	(11,820,249)	(11,954,538)	(12,088,826)	(12,223,115)
	400,000	(11,437,382)	(11,571,671)	(11,705,960)	(11,840,249)	(11,974,538)	(12,108,826)	(12,243,115)

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Scheme Typology: Flats, 300 dph — No Units: 500
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Brownfield
Notes/Comments: Small Brownfield, CIL Z4

TABLE 5 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(11,167,382)	10%	15%	20%	25%	30%	35%	40%
	30	(1,289,690)	(1,303,119)	(1,316,548)	(1,329,977)	(1,343,406)	(1,356,835)	(1,370,263)
	35	(1,472,610)	(1,488,277)	(1,503,944)	(1,519,611)	(1,535,278)	(1,550,946)	(1,566,613)
Density (dph)	40	(1,655,531)	(1,673,436)	(1,691,341)	(1,709,246)	(1,727,151)	(1,745,056)	(1,762,962)
300.0	45	(1,838,451)	(1,858,594)	(1,878,737)	(1,898,881)	(1,919,024)	(1,939,167)	(1,959,311)
	50	(2,021,371)	(2,043,752)	(2,066,134)	(2,088,515)	(2,110,897)	(2,133,278)	(2,155,660)
	55	(2,204,291)	(2,228,911)	(2,253,530)	(2,278,150)	(2,302,770)	(2,327,389)	(2,352,009)
	60	(2,387,211)	(2,414,069)	(2,440,927)	(2,467,785)	(2,494,643)	(2,521,500)	(2,548,358)
	65	(2,570,132)	(2,599,228)	(2,628,323)	(2,657,419)	(2,686,515)	(2,715,611)	(2,744,707)
	70	(2,753,052)	(2,784,386)	(2,815,720)	(2,847,054)	(2,878,388)	(2,909,722)	(2,941,056)
	75	(2,935,972)	(2,969,544)	(3,003,116)	(3,036,689)	(3,070,261)	(3,103,833)	(3,137,405)
	80	(3,118,892)	(3,154,703)	(3,190,513)	(3,226,323)	(3,262,134)	(3,297,944)	(3,333,755)

TABLE 6 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(11,167,382)	10%	15%	20%	25%	30%	35%	40%
	98%	(10,795,389)	(10,929,678)	(11,063,967)	(11,198,255)	(11,332,544)	(11,466,833)	(11,601,122)
	100%	(11,167,382)	(11,301,671)	(11,435,960)	(11,570,249)	(11,704,538)	(11,838,826)	(11,973,115)
Build Cost	102%	(11,539,375)	(11,673,664)	(11,807,953)	(11,942,242)	(12,076,531)	(12,210,820)	(12,345,109)
100%	104%	(11,911,368)	(12,045,657)	(12,179,946)	(12,314,235)	(12,448,524)	(12,582,813)	(12,717,102)
(105% = 5% increase)	106%	(12,283,361)	(12,417,650)	(12,551,939)	(12,686,228)	(12,820,517)	(12,954,806)	(13,089,095)
	108%	(12,655,354)	(12,789,643)	(12,923,932)	(13,058,221)	(13,192,510)	(13,326,799)	(13,461,088)
	110%	(13,027,347)	(13,161,636)	(13,295,925)	(13,430,214)	(13,564,503)	(13,698,792)	(13,833,081)
	112%	(13,399,340)	(13,533,629)	(13,667,918)	(13,802,207)	(13,936,496)	(14,070,785)	(14,205,074)
	114%	(13,771,334)	(13,905,623)	(14,039,911)	(14,174,200)	(14,308,489)	(14,442,778)	(14,577,067)
	116%	(14,143,327)	(14,277,616)	(14,411,905)	(14,546,194)	(14,680,482)	(14,814,771)	(14,949,060)
	118%	(14,515,320)	(14,649,609)	(14,783,898)	(14,918,187)	(15,052,476)	(15,186,765)	(15,321,054)
	120%	(14,887,313)	(15,021,602)	(15,155,891)	(15,290,180)	(15,424,469)	(15,558,758)	(15,693,047)

TABLE 7 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(11,167,382)	10%	15%	20%	25%	30%	35%	40%
	80%	(13,108,770)	(13,135,204)	(13,161,638)	(13,188,072)	(13,214,506)	(13,240,940)	(13,267,374)
	82%	(12,914,631)	(12,951,851)	(12,989,070)	(13,026,290)	(13,063,509)	(13,100,729)	(13,137,948)
Market Values	84%	(12,720,492)	(12,768,497)	(12,816,502)	(12,864,507)	(12,912,512)	(12,960,517)	(13,008,522)
100%	86%	(12,526,353)	(12,585,144)	(12,643,934)	(12,702,725)	(12,761,515)	(12,820,306)	(12,879,097)
(105% = 5% increase)	88%	(12,332,215)	(12,401,791)	(12,471,367)	(12,540,943)	(12,610,519)	(12,680,095)	(12,749,671)
	90%	(12,138,076)	(12,218,437)	(12,298,799)	(12,379,160)	(12,459,522)	(12,539,883)	(12,620,245)
	92%	(11,943,937)	(12,035,084)	(12,126,231)	(12,217,378)	(12,308,525)	(12,399,672)	(12,490,819)
	94%	(11,749,798)	(11,851,731)	(11,953,663)	(12,055,596)	(12,157,528)	(12,259,461)	(12,361,393)
	96%	(11,555,659)	(11,668,377)	(11,781,095)	(11,893,813)	(12,006,531)	(12,119,249)	(12,231,967)
	98%	(11,361,521)	(11,485,024)	(11,608,527)	(11,732,031)	(11,855,534)	(11,979,038)	(12,102,541)
	100%	(11,167,382)	(11,301,671)	(11,435,960)	(11,570,249)	(11,704,538)	(11,838,826)	(11,973,115)
	102%	(10,973,243)	(11,118,317)	(11,263,392)	(11,408,466)	(11,553,541)	(11,698,615)	(11,843,690)
	104%	(10,779,104)	(10,934,964)	(11,090,824)	(11,246,684)	(11,402,544)	(11,558,404)	(11,714,264)
	106%	(10,584,965)	(10,751,611)	(10,918,256)	(11,084,902)	(11,251,547)	(11,418,192)	(11,584,838)
	108%	(10,390,827)	(10,568,257)	(10,745,688)	(10,923,119)	(11,100,550)	(11,277,981)	(11,455,412)
	110%	(10,196,688)	(10,384,904)	(10,573,121)	(10,761,337)	(10,949,553)	(11,137,770)	(11,325,986)
	112%	(10,002,549)	(10,201,551)	(10,400,553)	(10,599,555)	(10,798,556)	(10,997,558)	(11,196,560)
	114%	(9,808,410)	(10,018,197)	(10,227,985)	(10,437,772)	(10,647,560)	(10,857,347)	(11,067,134)
	116%	(9,614,271)	(9,834,844)	(10,055,417)	(10,275,990)	(10,496,563)	(10,717,136)	(10,937,708)
	118%	(9,420,132)	(9,651,491)	(9,882,849)	(10,114,208)	(10,345,566)	(10,576,924)	(10,808,283)
	120%	(9,225,994)	(9,468,138)	(9,710,281)	(9,952,425)	(10,194,569)	(10,436,713)	(10,678,857)

TABLE 8 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(11,167,382)	10%	15%	20%	25%	30%	35%	40%
	5,000	(10,504,397)	(10,638,686)	(10,772,975)	(10,907,264)	(11,041,553)	(11,175,842)	(11,310,131)
	10,000	(9,841,413)	(9,975,702)	(10,109,991)	(10,244,280)	(10,378,569)	(10,512,858)	(10,647,147)
Grant (£ per unit)	15,000	(9,178,429)	(9,312,718)	(9,447,007)	(9,581,296)	(9,715,584)	(9,849,873)	(9,984,162)
-	20,000	(8,515,444)	(8,649,733)	(8,784,022)	(8,918,311)	(9,052,600)	(9,186,889)	(9,321,178)
	25,000	(7,852,460)	(7,986,749)	(8,121,038)	(8,255,327)	(8,389,616)	(8,523,905)	(8,658,194)
	30,000	(7,189,476)	(7,323,765)	(7,458,054)	(7,592,342)	(7,726,631)	(7,860,920)	(7,995,209)
	35,000	(6,526,491)	(6,660,780)	(6,795,069)	(6,929,358)	(7,063,647)	(7,197,936)	(7,332,225)
	40,000	(5,863,507)	(5,997,796)	(6,132,085)	(6,266,374)	(6,400,663)	(6,534,952)	(6,669,241)
	45,000	(5,200,523)	(5,334,812)	(5,469,100)	(5,603,389)	(5,737,678)	(5,871,967)	(6,006,256)
	50,000	(4,537,538)	(4,671,827)	(4,806,116)	(4,940,405)	(5,074,694)	(5,208,983)	(5,343,272)
	55,000	(3,874,554)	(4,008,843)	(4,143,132)	(4,277,421)	(4,411,710)	(4,545,999)	(4,680,288)

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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260916 Bradford Zone D Brownfield CIL Z4 Appraisals v0.1 - Summary Table

Appraisal Ref:	**D3 - Z4**	**D4 - Z4**	**D5 - Z4**	**D5 - Z4**	**D5 - Z4**
Scheme Typology:	Houses	Houses	Houses	Flats 150 dph	Flats, 300 dph
No Units:	20	75	150	100	500
Location / Value Zone:	Zone C	Zone C	Zone C	Zone C	Zone C
Greenfield/Brownfield:	Brownfield	Brownfield	Brownfield	Brownfield	Brownfield
Notes/Comments:	Small Brownfield, CIL Z4	Small Brownfield, CIL Z4	Small Brownfield, CIL Z4	Small Brownfield, CIL Z4	Small Brownfield, CIL Z4
Total GDV (£)	4,910,400	18,414,000	36,828,000	10,368,000	51,840,000
Policy Assumptions	-	-	-	-	-
AH Target %	10%	10%	10%	10%	10%
Max CIL (£ psm)	-	-	-	-	-
Max CIL (£ per unit)	-	-	-	-	-
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	12,000	12,000	12,000	12,000	12,000
Site Infrastructure (£ per unit)	-	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	12,000	12,000	12,000	12,000	12,000
Profit KPI's	-	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	19.20%	19.20%	19.20%	19.13%	19.13%
Developers Profit (% on costs)	20.12%	22.08%	22.16%	11.31%	11.35%
Developers Profit Total (£)	942,894	3,535,853	7,071,705	1,982,880	9,914,400
Land Value KPI's	-	-	-	-	-
RLV (£/acre (net))	(726,572)	(306,091)	(290,810)	(5,556,362)	(11,037,382)
RLV (£/ha (net))	(1,795,360)	(756,351)	(718,591)	(13,729,770)	(27,273,370)
RLV (% of GDV)	-14.62%	-6.16%	-5.85%	-88.28%	-87.68%
RLV Total (£)	(718,144)	(1,134,527)	(2,155,774)	(9,153,180)	(45,455,617)
BLV (£/acre (net))	130,000	130,000	130,000	130,000	130,000
BLV (£/ha (net))	321,230	321,230	321,230	321,230	321,230
BLV Total (£)	128,492	481,845	963,690	214,153	535,383
Surplus/Deficit (£/acre) [RLV-BLV]	(856,572)	(436,091)	(420,810)	(5,686,362)	(11,167,382)
Surplus/Deficit (£/ha)	(2,116,590)	(1,077,581)	(1,039,821)	(14,051,000)	(27,594,600)
Surplus/Deficit Total (£)	(846,636)	(1,616,372)	(3,119,464)	(9,367,333)	(45,991,001)
RAG	Not Viable	Not Viable	Not Viable	Not Viable	Not Viable
Interest on development costs	109,834	< These rows for are ease of sense checking - do not print these rows in the summary table			
Interest on land	-	< These rows for are ease of sense checking - do not print these rows in the summary table			
Interest total per unit	5,492	< These rows for are ease of sense checking - do not print these rows in the summary table			

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Appraisal Ref: D1 - Z4 (see Typologies Matrix)
Scheme Typology: Houses No Units: 10
Site Typology: Location / Value Zone: Zone D Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 4

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			10 Units		
AH Policy requirement (% Target)			10%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		90%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			0.00 £ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	2.7	50.0%	0.5	32%	3.2
3 bed House	35.0%	3.2	35.0%	0.4	35%	3.5
3 bed House (with garage)	5.0%	0.5	5.0%	0.1	5%	0.5
4 bed House (with garage)	30.0%	2.7	10.0%	0.1	28%	2.8
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	9.0	100.0%	1.0	100%	10.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	203	2,180	38	404	240	2,583
3 bed House	284	3,052	32	339	315	3,391
3 bed House (with garage)	48	513	5	57	53	570
4 bed House (with garage)	394	4,243	15	157	409	4,400
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	928	9,988	89	957	1,017	10,945
AH % by floor area:			8.74%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	205,000	2,733	254	2,733	254	656,000
3 bed House	240,000	2,667	248	2,667	248	840,000
3 bed House (with garage)	285,000	3,167	294	2,689	250	142,500
4 bed House (with garage)	325,000	2,500	232	2,226	207	910,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						2,548,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	123,000	60%	92,250	45%	143,500	70%	174,250	85%
3 bed House	144,000	60%	108,000	45%	168,000	70%	204,000	85%
3 bed House (with garage)	171,000	60%	128,250	45%	199,500	70%	242,250	85%
4 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**10**	
Site Typology:	Location / Value Zone:	**Zone D**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Small Greenfield, CIL Zone 4				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	2.7	@	205,000		553,500
3 bed House	3.2	@	240,000		756,000
3 bed House (with garage)	0.5	@	285,000		128,250
4 bed House (with garage)	2.7	@	325,000		877,500
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	9.0				2,315,250
Affordable Rent GDV -					
2 bed House	0.1	@	123,000		12,300
3 bed House	0.1	@	144,000		10,080
3 bed House (with garage)	0.0	@	171,000		1,710
4 bed House (with garage)	0.0	@	195,000		3,900
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	0.2				27,990
Social Rent GDV -					
2 bed House	0.3	@	92,250		23,063
3 bed House	0.2	@	108,000		18,900
3 bed House (with garage)	0.0	@	128,250		3,206
4 bed House (with garage)	0.1	@	146,250		7,313
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	0.5				52,481
First Homes GDV -					
2 bed House	0.0	@	143,500		-
3 bed House	0.0	@	168,000		-
3 bed House (with garage)	0.0	@	199,500		-
4 bed House (with garage)	0.0	@	227,500		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.2	@	174,250		26,138
3 bed House	0.1	@	204,000		21,420
3 bed House (with garage)	0.0	@	242,250		3,634
4 bed House (with garage)	0.0	@	276,250		8,288
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	0.3	1.0			59,479
Sub-total GDV Residential	**10**				**2,455,200**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	93,300
	92 £ psm (total GIA sqm)			9,330 £ per unit (total units)	
Grant	10	units @	0	per unit	-
Total GDV					**2,455,200**

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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone D — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 4

DEVELOPMENT COSTS											
Initial Payments -											
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	6,350	£			(6,350)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	25,400	£			(25,400)
CIL (Mrkt only inc. garages)	Max			928	sqm	0.00	£ psm				-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)				
Site Specific S106	Year 1					0					-
(strategic site cashflow yrs 1-15)	Year 2					0					-
	Year 3					0					-
	Year 4					0					-
	Year 5					0					-
	Year 6					0					-
	Year 7					0					-
	Year 8					0					-
	Year 9					0					-
	Year 10					0					-
	Year 11					0					-
	Year 12					0					-
	Year 13					0					-
	Year 14					0					-
	Year 15					0					-
Site Specific S106 (installment)				10	units @	12,000	per unit				(120,000)
	Sub-total									(120,000)	
S106 analysis:	420,000	£ per ha		4.89%	% of GDV	12,000	£ per unit (total units)				
AH Commuted Sum				1,017	sqm (total)		£ psm				-
Comm. Sum analysis:				0.00%	% of GDV						
Construction Costs -											
Site Clearance, Demolition & Remediation				0.29	ha @		£ per ha (if brownfield)				-
Strategic Site Infra. costs	Year 1		0								-
	Year 2		0								-
	Year 3		0								-
	Year 4		0								-
	Year 5		0								-
	Year 6		0								-
	Year 7		0								-
	Year 8		0								-
	Year 9		0								-
	Year 10		0								-
	Year 11		0								-
	Year 12		0								-
	Year 13		0								-
	Year 14		0								-
	Year 15		0								-
	Years 1-15			10	units @	0	per unit				-
	Sub-total									-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)				
2 bed House				240	sqm @	1,559	psm				(374,160)
3 bed House				315	sqm @	1,559	psm				(491,085)
3 bed House (EXC. garage)				45	sqm @	1,559	psm				(70,155)
4 bed House (EXC. garage)				364	sqm @	1,559	psm				(567,476)
5 bed House (EXC. garage)				-	sqm @	1,559	psm				-
1 bed Flat				-	sqm @	1,834	psm				-
2 bed Flat				-	sqm @	1,834	psm				-
3 bed Flat				-	sqm @	1,834	psm				-
Garages for 3B House	0.5	16.0		8	sqm @	500	psm				(4,000)
Garages for 4B House	2.8	16.0		45	sqm @	500	psm				(22,400)
Garages for 5B House	-	16.0		0	sqm @	500	psm				-
Total GIA check:				1,017	£ per garage	£8,000					
External works				1,529,276	@	10.0%					(152,928)
Ext. Works analysis:						15,293	£ per unit (total units)				
Policy Costs on design -											
Net Biodiversity costs				10	units @	1,011	£ per unit				(10,110)
M4(2) Category 2 Housing	Aff units		1	units @		95%	@	521	£ per unit		(495)
M4(2) Category 2 Housing	OMS units		9	units @		95%	@	521	£ per unit		(4,455)
M4(3) Category 3 Housing	Aff units		1	units @		5%	@	10,307	£ per unit		(515)
M4(3) Category 3 Housing	OMS units		9	units @		5%	@	10,307	£ per unit		(4,638)
Future Homes Standard			10	units @				4,350	£ per unit		(43,500)
Urban Greening	No. of storeys	2.0	equals			508	sqm footprint	100	£ sqm		(50,840)
Part L/FHS analysis:							2.8%	% of BCIS costs			
EV Charging Points - Houses			10	units @				0	£ per unit		-
EV Charging Points - Flats			-	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency			-	units @				10	£ per unit		-
Building Safety Levy				1,017				17.45	psm levy rate		(17,743)
	Sub-total									(132,296)	
Policy Costs analysis:	(design costs only)					13,230	£ per unit (total units)				
						8.7%	% of BCIS costs				
Contingency (on construction)				1,814,500	@	3.0%					(54,435)

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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**10**
Site Typology:	Location / Value Zone:	**Zone D**	Greenfield/Brownfield: **Greenfield**
Notes/Comments:	Small Greenfield, CIL Zone 4		

Professional Fees			1,814,500	@	6.5%			(117,942)
Disposal Costs -								
OMS Marketing and Promotion			2,315,250	OMS @	3.00%	6,946	£ per unit	(69,458)
Residential Sales Agent Costs			2,315,250	OMS @	1.00%	2,315	£ per unit	(23,153)
Residential Sales Legal Costs			2,315,250	OMS @	0.25%	579	£ per unit	(5,788)
Affordable Sale Legal Costs						lump sum		(10,000)
Empty Property Costs (SC, Council Tax proxy)		10	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:						10,840	£ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565%	pcm		(51,695)
Developers Profit -								
Profit on OMS			2,315,250		20.00%			(463,050)
Margin on AH			139,950		6.00%	on AH values		(8,397)
Profit analysis:			2,455,200		19.20%	blended GDV	(471,447)	
			2,298,720		20.51%	on costs	(471,447)	
TOTAL COSTS								**(2,770,167)**

RESIDUAL LAND VALUE (RLV)								
Residual Land Value (gross)								(314,967)
SDLT			-	@	HMRC formula			-
Acquisition Agent fees			-	@	1.0%			-
Acquisition Legal fees			-	@	0.5%			-
Interest on Land			-	@	7.00%			-
Residual Land Value								**(314,967)**
RLV analysis:	(31,497)	£ per plot	(1,102,384)	£ per ha (net)	(446,129)	£ per acre (net)		
			(992,146)	£ per ha (gross)	(401,516)	£ per acre (gross)		
					-12.83%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)								
Residential Density			35.0	dph (net)				
Site Area (net)			0.29	ha (net)	0.71	acres (net)		
Net to Gross ratio			90%					
Site Area (gross)			0.32	ha (gross)	0.78	acres (gross)		
Density analysis:			3,559	sqm/ha (net)	15,502	sqft/ac (net)		
			32	dph (gross)				
Benchmark Land Value (net)	8,472	£ per plot	296,520	£ per ha (net)	120,000	£ per acre (net)		**84,720**
BLV analysis:			266,868	£ per ha (gross)	108,000	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**(1,398,904)**	£ per ha (net)	**(566,129)**	£ per acre (net)	**(399,687)**

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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone D — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 4

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(566,129)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	0.00	(566,129)	(593,328)	(620,665)	(648,114)	(675,562)	(703,011)	(931,887)
	10.00	(579,919)	(606,352)	(632,992)	(659,670)	(686,349)	(713,027)	(998,407)
CIL £ psm	20.00	(593,709)	(619,411)	(645,319)	(671,227)	(697,135)	(723,043)	(1,064,927)
0.00	30.00	(607,499)	(632,509)	(657,646)	(682,784)	(707,921)	(757,476)	(1,131,447)
	40.00	(621,289)	(645,606)	(669,973)	(694,340)	(718,707)	(829,534)	(1,197,967)
	50.00	(635,108)	(658,704)	(682,301)	(705,897)	(729,494)	(901,597)	(1,264,486)
	60.00	(648,976)	(671,802)	(694,628)	(717,454)	(740,280)	(973,660)	(1,331,006)
	70.00	(662,844)	(684,899)	(706,955)	(729,011)	(751,066)	(1,045,724)	(1,397,526)
	80.00	(676,712)	(697,997)	(719,282)	(740,567)	(771,554)	(1,117,787)	(1,464,046)
	90.00	(690,580)	(711,094)	(731,609)	(752,124)	(849,134)	(1,189,850)	(1,530,566)
	100.00	(704,448)	(724,192)	(743,936)	(763,681)	(926,740)	(1,261,913)	(1,597,086)
	110.00	(718,316)	(737,290)	(756,264)	(775,237)	(1,004,347)	(1,333,976)	(1,663,605)
	120.00	(732,184)	(750,387)	(768,591)	(786,794)	(1,081,953)	(1,406,039)	(1,730,125)
	130.00	(746,052)	(763,485)	(780,918)	(841,017)	(1,159,560)	(1,478,102)	(1,796,645)
	140.00	(759,920)	(776,583)	(793,245)	(924,167)	(1,237,166)	(1,550,166)	(1,863,165)
	150.00	(773,788)	(789,680)	(805,572)	(1,007,317)	(1,314,773)	(1,622,229)	(1,929,685)
	160.00	(787,656)	(802,778)	(817,899)	(1,090,467)	(1,392,379)	(1,694,292)	(1,996,205)
	170.00	(801,524)	(815,875)	(877,247)	(1,173,616)	(1,469,986)	(1,766,355)	(2,062,724)
	180.00	(815,392)	(828,973)	(965,940)	(1,256,766)	(1,547,592)	(1,838,418)	(2,129,244)
	190.00	(829,260)	(842,071)	(1,054,633)	(1,339,916)	(1,625,199)	(1,910,481)	(2,195,764)
	200.00	(843,128)	(863,626)	(1,143,326)	(1,423,066)	(1,702,805)	(1,982,545)	(2,262,284)
	210.00	(856,996)	(957,823)	(1,232,019)	(1,506,216)	(1,780,412)	(2,054,608)	(2,328,804)
	220.00	(870,864)	(1,052,060)	(1,320,713)	(1,589,365)	(1,858,018)	(2,126,671)	(2,395,324)
	230.00	(884,733)	(1,146,296)	(1,409,406)	(1,672,515)	(1,935,625)	(2,198,734)	(2,461,844)
	240.00	(982,966)	(1,240,533)	(1,498,099)	(1,755,665)	(2,013,231)	(2,270,797)	(2,528,363)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(566,129)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	8,000	(506,682)	(533,881)	(561,080)	(588,331)	(615,780)	(643,229)	(670,677)
	9,000	(521,544)	(548,743)	(575,942)	(603,277)	(630,725)	(658,174)	(685,623)
Site Specific S106	10,000	(536,406)	(563,604)	(590,803)	(618,222)	(645,671)	(673,120)	(716,832)
12,000	11,000	(551,267)	(578,466)	(605,719)	(633,168)	(660,617)	(688,066)	(824,354)
	12,000	(566,129)	(593,328)	(620,665)	(648,114)	(675,562)	(703,011)	(931,887)
	13,000	(580,990)	(608,189)	(635,610)	(663,059)	(690,508)	(717,957)	(1,039,420)
	14,000	(595,852)	(623,107)	(650,556)	(678,005)	(705,454)	(756,353)	(1,146,953)
	15,000	(610,714)	(638,053)	(665,502)	(692,950)	(720,399)	(863,880)	(1,254,486)
	16,000	(625,575)	(652,999)	(680,447)	(707,896)	(735,345)	(971,413)	(1,362,019)
	17,000	(640,495)	(667,944)	(695,393)	(722,842)	(750,291)	(1,078,946)	(1,469,552)
	18,000	(655,441)	(682,890)	(710,339)	(737,787)	(795,875)	(1,186,479)	(1,577,085)
	19,000	(670,387)	(697,835)	(725,284)	(752,733)	(903,406)	(1,294,012)	(1,684,617)
	20,000	(685,332)	(712,781)	(740,230)	(767,679)	(1,010,939)	(1,401,544)	(1,792,150)
	21,000	(700,278)	(727,727)	(755,176)	(782,624)	(1,118,472)	(1,509,077)	(1,899,683)
	22,000	(715,224)	(742,672)	(770,121)	(835,399)	(1,226,004)	(1,616,610)	(2,007,216)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(566,129)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	15.0%	(402,159)	(438,467)	(474,914)	(511,472)	(548,030)	(584,589)	(822,574)
	16.0%	(434,953)	(469,440)	(504,064)	(538,801)	(573,537)	(608,273)	(844,437)
Profit	17.0%	(467,747)	(500,412)	(533,214)	(566,129)	(599,043)	(631,958)	(866,299)
20.0%	18.0%	(500,541)	(531,384)	(562,365)	(593,457)	(624,550)	(655,642)	(888,162)
	19.0%	(533,335)	(562,356)	(591,515)	(620,785)	(650,056)	(679,327)	(910,025)
	20.0%	(566,129)	(593,328)	(620,665)	(648,114)	(675,562)	(703,011)	(931,887)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(566,129)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	100,000	(546,129)	(573,328)	(600,665)	(628,114)	(655,562)	(683,011)	(911,887)
	120,000	(566,129)	(593,328)	(620,665)	(648,114)	(675,562)	(703,011)	(931,887)
BLV (£ per acre)	140,000	(586,129)	(613,328)	(640,665)	(668,114)	(695,562)	(723,011)	(951,887)
120,000	160,000	(606,129)	(633,328)	(660,665)	(688,114)	(715,562)	(743,011)	(971,887)
	180,000	(626,129)	(653,328)	(680,665)	(708,114)	(735,562)	(763,011)	(991,887)
	200,000	(646,129)	(673,328)	(700,665)	(728,114)	(755,562)	(783,011)	(1,011,887)
	220,000	(666,129)	(693,328)	(720,665)	(748,114)	(775,562)	(803,011)	(1,031,887)
	240,000	(686,129)	(713,328)	(740,665)	(768,114)	(795,562)	(823,011)	(1,051,887)
	260,000	(706,129)	(733,328)	(760,665)	(788,114)	(815,562)	(843,011)	(1,071,887)
	280,000	(726,129)	(753,328)	(780,665)	(808,114)	(835,562)	(863,011)	(1,091,887)
	300,000	(746,129)	(773,328)	(800,665)	(828,114)	(855,562)	(883,011)	(1,111,887)
	320,000	(766,129)	(793,328)	(820,665)	(848,114)	(875,562)	(903,011)	(1,131,887)
	340,000	(786,129)	(813,328)	(840,665)	(868,114)	(895,562)	(923,011)	(1,151,887)
	360,000	(806,129)	(833,328)	(860,665)	(888,114)	(915,562)	(943,011)	(1,171,887)
	380,000	(826,129)	(853,328)	(880,665)	(908,114)	(935,562)	(963,011)	(1,191,887)
	400,000	(846,129)	(873,328)	(900,665)	(928,114)	(955,562)	(983,011)	(1,211,887)

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Scheme Typology: Houses — No Units: 10
Site Typology: Location / Value Zone: Zone D — Greenfield/Brownfield: Greenfield
Notes/Comments: Small Greenfield, CIL Zone 4

TABLE 5 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(566,129)	10%	15%	20%	25%	30%	35%	40%
	30	(502,396)	(525,709)	(549,141)	(572,669)	(596,196)	(619,724)	(815,903)
	35	(566,129)	(593,328)	(620,665)	(648,114)	(675,562)	(703,011)	(931,887)
Density (dph)	40	(629,862)	(660,946)	(692,188)	(723,558)	(754,928)	(786,298)	(1,047,871)
35.0	45	(693,594)	(728,564)	(763,712)	(799,003)	(834,294)	(869,586)	(1,163,855)
	50	(757,327)	(796,182)	(835,235)	(874,448)	(913,661)	(952,873)	(1,279,839)
	55	(821,060)	(863,801)	(906,759)	(949,893)	(993,027)	(1,036,160)	(1,395,823)
	60	(884,792)	(931,419)	(978,283)	(1,025,338)	(1,072,393)	(1,119,448)	(1,511,807)
	65	(948,525)	(999,037)	(1,049,806)	(1,100,782)	(1,151,759)	(1,202,735)	(1,627,791)
	70	(1,012,258)	(1,066,655)	(1,121,330)	(1,176,227)	(1,231,125)	(1,286,022)	(1,743,775)
	75	(1,075,990)	(1,134,273)	(1,192,853)	(1,251,672)	(1,310,491)	(1,369,310)	(1,859,758)
	80	(1,139,723)	(1,201,892)	(1,264,377)	(1,327,117)	(1,389,857)	(1,452,597)	(1,975,742)

TABLE 6 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(566,129)	10%	15%	20%	25%	30%	35%	40%
	98%	(511,065)	(538,602)	(566,138)	(593,757)	(621,545)	(649,334)	(677,122)
	100%	(566,129)	(593,328)	(620,665)	(648,114)	(675,562)	(703,011)	(931,887)
Build Cost	102%	(621,192)	(648,251)	(675,361)	(702,470)	(729,579)	(927,487)	(1,315,650)
100%	104%	(676,517)	(703,286)	(730,056)	(756,826)	(927,971)	(1,313,692)	(1,699,414)
(105% = 5% increase)	106%	(731,891)	(758,322)	(784,752)	(933,340)	(1,316,619)	(1,699,898)	(2,083,177)
	108%	(787,266)	(813,357)	(943,594)	(1,324,430)	(1,705,267)	(2,086,103)	(2,466,940)
	110%	(842,641)	(958,732)	(1,337,126)	(1,715,520)	(2,093,915)	(2,472,309)	(2,850,703)
	112%	(978,755)	(1,354,706)	(1,730,658)	(2,106,610)	(2,482,562)	(2,858,514)	(3,234,466)
	114%	(1,377,172)	(1,750,681)	(2,124,191)	(2,497,701)	(2,871,210)	(3,244,720)	(3,618,230)
	116%	(1,775,589)	(2,146,656)	(2,517,723)	(2,888,791)	(3,259,858)	(3,630,925)	(4,001,993)
	118%	(2,174,006)	(2,542,631)	(2,911,256)	(3,279,881)	(3,648,506)	(4,017,131)	(4,385,756)
	120%	(2,572,423)	(2,938,605)	(3,304,788)	(3,670,971)	(4,037,154)	(4,403,336)	(4,769,519)

TABLE 7 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(566,129)	10%	15%	20%	25%	30%	35%	40%
	80%	(3,119,398)	(3,258,274)	(3,397,149)	(3,536,025)	(3,674,900)	(3,813,776)	(3,952,651)
	82%	(2,666,284)	(2,830,332)	(2,994,381)	(3,158,429)	(3,322,478)	(3,486,526)	(3,650,575)
Market Values	84%	(2,213,169)	(2,402,391)	(2,591,612)	(2,780,834)	(2,970,055)	(3,159,277)	(3,348,498)
100%	86%	(1,760,054)	(1,974,449)	(2,188,844)	(2,403,238)	(2,617,633)	(2,832,027)	(3,046,422)
(105% = 5% increase)	88%	(1,306,940)	(1,546,507)	(1,786,075)	(2,025,643)	(2,265,210)	(2,504,778)	(2,744,346)
	90%	(853,833)	(1,118,566)	(1,383,307)	(1,648,047)	(1,912,788)	(2,177,529)	(2,442,269)
	92%	(772,493)	(788,457)	(980,538)	(1,270,452)	(1,560,365)	(1,850,279)	(2,140,193)
	94%	(720,811)	(739,646)	(758,482)	(892,856)	(1,207,943)	(1,523,030)	(1,838,116)
	96%	(669,130)	(690,836)	(712,543)	(734,249)	(855,521)	(1,195,780)	(1,536,040)
	98%	(617,474)	(642,026)	(666,604)	(691,181)	(715,759)	(868,531)	(1,233,964)
	100%	(566,129)	(593,328)	(620,665)	(648,114)	(675,562)	(703,011)	(931,887)
	102%	(514,783)	(544,834)	(574,886)	(605,046)	(635,366)	(665,686)	(696,006)
	104%	(463,437)	(496,341)	(529,245)	(562,149)	(595,169)	(628,360)	(661,551)
	106%	(412,092)	(447,848)	(483,605)	(519,361)	(555,117)	(591,035)	(627,097)
	108%	(360,852)	(399,355)	(437,964)	(476,573)	(515,182)	(553,791)	(592,643)
	110%	(309,811)	(351,021)	(392,323)	(433,785)	(475,246)	(516,708)	(558,189)
	112%	(258,769)	(302,815)	(346,861)	(390,997)	(435,311)	(479,625)	(523,939)
	114%	(207,728)	(254,609)	(301,491)	(348,372)	(395,375)	(442,542)	(489,709)
	116%	(156,687)	(206,404)	(256,121)	(305,838)	(355,555)	(405,459)	(455,478)
	118%	(106,865)	(158,198)	(210,751)	(263,303)	(315,856)	(368,409)	(421,248)
	120%	(60,305)	(110,843)	(165,381)	(220,769)	(276,157)	(331,545)	(387,017)

TABLE 8 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(566,129)	10%	15%	20%	25%	30%	35%	40%
	5,000	(491,816)	(519,015)	(546,214)	(573,413)	(600,830)	(628,279)	(655,727)
	10,000	(417,504)	(444,703)	(471,902)	(499,101)	(526,299)	(553,546)	(580,995)
Grant (£ per unit)	15,000	(343,334)	(370,391)	(397,589)	(424,788)	(451,987)	(479,186)	(506,385)
-	20,000	(269,439)	(296,471)	(323,503)	(350,535)	(377,675)	(404,873)	(432,072)
	25,000	(195,544)	(222,576)	(249,608)	(276,640)	(303,672)	(330,704)	(357,760)
	30,000	(121,650)	(148,682)	(175,714)	(202,746)	(229,778)	(256,810)	(283,842)
	35,000	(54,200)	(78,857)	(103,514)	(128,930)	(155,883)	(182,915)	(209,947)
	40,000	13,034	(11,623)	(36,281)	(60,938)	(85,595)	(110,252)	(136,295)
	45,000	80,139	55,610	30,953	6,295	(18,362)	(43,019)	(67,676)
	50,000	145,850	121,752	97,653	73,529	48,872	24,214	(443)
	55,000	210,907	187,146	163,047	138,948	114,849	90,750	66,478

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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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Appraisal Ref: D2 - Z4 (see Typologies Matrix)
Scheme Typology: Houses No Units: 50
Site Typology: Location / Value Zone: Zone D Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 4

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			50 Units		
AH Policy requirement (% Target)			10%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		90%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			0.00 £ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	13.5	50.0%	2.5	32%	16.0
3 bed House	35.0%	15.8	35.0%	1.8	35%	17.5
3 bed House (with garage)	5.0%	2.3	5.0%	0.3	5%	2.5
4 bed House (with garage)	30.0%	13.5	10.0%	0.5	28%	14.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	45.0	100.0%	5.0	100%	50.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	1,013	10,898	188	2,018	1,200	12,917
3 bed House	1,418	15,258	158	1,695	1,575	16,953
3 bed House (with garage)	239	2,567	27	285	265	2,852
4 bed House (with garage)	1,971	21,216	73	786	2,044	22,001
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	4,640	49,939	445	4,785	5,084	54,724
AH % by floor area:			8.74%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	205,000	2,733	254	2,733	254	3,280,000
3 bed House	240,000	2,667	248	2,667	248	4,200,000
3 bed House (with garage)	285,000	3,167	294	2,689	250	712,500
4 bed House (with garage)	325,000	2,500	232	2,226	207	4,550,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						12,742,500

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	123,000	60%	92,250	45%	143,500	70%	174,250	85%
3 bed House	144,000	60%	108,000	45%	168,000	70%	204,000	85%
3 bed House (with garage)	171,000	60%	128,250	45%	199,500	70%	242,250	85%
4 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Zone D Greenfield CIL Z4 Appraisals v0.1\D2 - Z4
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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**50**
Site Typology:	Location / Value Zone: **Zone D**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Medium Greenfield, CIL Zone 4		

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	13.5	@	205,000		2,767,500
3 bed House	15.8	@	240,000		3,780,000
3 bed House (with garage)	2.3	@	285,000		641,250
4 bed House (with garage)	13.5	@	325,000		4,387,500
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	45.0				11,576,250
Affordable Rent GDV -					
2 bed House	0.5	@	123,000		61,500
3 bed House	0.4	@	144,000		50,400
3 bed House (with garage)	0.1	@	171,000		8,550
4 bed House (with garage)	0.1	@	195,000		19,500
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	1.0				139,950
Social Rent GDV -					
2 bed House	1.3	@	92,250		115,313
3 bed House	0.9	@	108,000		94,500
3 bed House (with garage)	0.1	@	128,250		16,031
4 bed House (with garage)	0.3	@	146,250		36,563
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	2.5				262,406
First Homes GDV -					
2 bed House	0.0	@	143,500		-
3 bed House	0.0	@	168,000		-
3 bed House (with garage)	0.0	@	199,500		-
4 bed House (with garage)	0.0	@	227,500		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.8	@	174,250		130,688
3 bed House	0.5	@	204,000		107,100
3 bed House (with garage)	0.1	@	242,250		18,169
4 bed House (with garage)	0.2	@	276,250		41,438
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	1.5	5.0			297,394
Sub-total GDV Residential	**50**				**12,276,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	466,500
	92 £ psm (total GIA sqm)			9,330 £ per unit (total units)	
Grant	50	units @	0	per unit	-
Total GDV					**12,276,000**

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Scheme Typology:	**Houses**	No Units:	**50**
Site Typology:	Location / Value Zone: **Zone D**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Medium Greenfield, CIL Zone 4		

DEVELOPMENT COSTS

Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	31,750	£		(31,750)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	127,000	£		(127,000)
CIL (Mrkt only inc. garages)	Max			4,640	sqm	0.00	£ psm			-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				50	units @	12,000	per unit			(600,000)
	Sub-total								(600,000)	
S106 analysis:	420,000	£ per ha		4.89%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				5,084	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				1.43	ha @		£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			50	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				1,200	sqm @	1,379	psm			(1,654,800)
3 bed House				1,575	sqm @	1,379	psm			(2,171,925)
3 bed House (EXC. garage)				225	sqm @	1,379	psm			(310,275)
4 bed House (EXC. garage)				1,820	sqm @	1,379	psm			(2,509,780)
5 bed House (EXC. garage)				-	sqm @	1,379	psm			-
1 bed Flat				-	sqm @	1,602	psm			-
2 bed Flat				-	sqm @	1,602	psm			-
3 bed Flat				-	sqm @	1,602	psm			-
Garages for 3B House	2.5	16.0		40	sqm @	500	psm			(20,000)
Garages for 4B House	14.0	16.0		224	sqm @	500	psm			(112,000)
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				5,084	£ per garage	£8,000				
External works				6,778,780	@	12.5%				(847,348)
Ext. Works analysis:						16,947	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				50	units @	1,011	£ per unit			(50,550)
M4(2) Category 2 Housing	Aff units		5	units @		95% @	521	£ per unit		(2,475)
M4(2) Category 2 Housing	OMS units		45	units @		95% @	521	£ per unit		(22,273)
M4(3) Category 3 Housing	Aff units		5	units @		5% @	10,307	£ per unit		(2,577)
M4(3) Category 3 Housing	OMS units		45	units @		5% @	10,307	£ per unit		(23,191)
Future Homes Standard			50	units @			4,350	£ per unit		(217,500)
Urban Greening	No. of storeys	2.0	equals		2,542	sqm footprint	100	£ sqm		(254,200)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses			50	units @			0	£ per unit		-
EV Charging Points - Flats			-	units @		4 flats per charger	0	£ per 4 units		-
Water Efficiency			-	units @			10	£ per unit		-
Building Safety Levy			5,084				17.45	psm levy rate		(88,716)
	Sub-total								(661,481)	
Policy Costs analysis:	(design costs only)					13,230	£ per unit (total units)			
						9.8%	% of BCIS costs			
Contingency (on construction)				8,287,608	@	3.0%				(248,628)

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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**50**
Site Typology:	Location / Value Zone:	**Zone D**	Greenfield/Brownfield: **Greenfield**
Notes/Comments:	Medium Greenfield, CIL Zone 4		

Professional Fees		8,287,608	@	6.5%			(538,695)
Disposal Costs -							
OMS Marketing and Promotion		11,576,250	OMS @	3.00%	6,946	£ per unit	(347,288)
Residential Sales Agent Costs		11,576,250	OMS @	1.00%	2,315	£ per unit	(115,763)
Residential Sales Legal Costs		11,576,250	OMS @	0.25%	579	£ per unit	(28,941)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	50	units (1/2 back during sales period)		@	0	£ per unit PA (£ p	-
Disposal Cost analysis:					10,040	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(201,544)
Developers Profit -							
Profit on OMS		11,576,250		20.00%			(2,315,250)
Margin on AH		699,750		6.00%	on AH values		(41,985)
Profit analysis:		12,276,000		19.20%	blended GDV	(2,357,235)	
		10,537,216		22.37%	on costs	(2,357,235)	
TOTAL COSTS							**(12,894,451)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(618,451)
SDLT		-	@	HMRC formula			-
Acquisition Agent fees		-	@	1.0%			-
Acquisition Legal fees		-	@	0.5%			-
Interest on Land		-	@	7.00%			-
Residual Land Value							**(618,451)**
RLV analysis:	(12,369) £ per plot	(432,916)	£ per ha (net)	(175,199)	£ per acre (net)		
		(324,687)	£ per ha (gross)	(131,399)	£ per acre (gross)		
				-5.04%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		1.43	ha (net)	3.53	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		1.90	ha (gross)	4.71	acres (gross)		
Density analysis:		3,559	sqm/ha (net)	15,502	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	5,648 £ per plot	197,680	£ per ha (net)	80,000	£ per acre (net)		**282,400**
BLV analysis:		148,260	£ per ha (gross)	60,000	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**(630,596)**	£ per ha (net)	**(255,199)**	£ per acre (net)		**(900,851)**

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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone D — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 4

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(255,199)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	0.00	(255,199)	(283,968)	(312,737)	(341,506)	(370,275)	(399,212)	(428,181)
	10.00	(268,989)	(296,992)	(324,995)	(352,998)	(381,030)	(409,229)	(437,427)
CIL £ psm	20.00	(282,780)	(310,017)	(337,254)	(364,491)	(391,817)	(419,245)	(446,673)
0.00	30.00	(296,571)	(323,042)	(349,513)	(375,983)	(402,604)	(429,262)	(455,919)
	40.00	(310,362)	(336,067)	(361,771)	(387,504)	(413,391)	(439,278)	(465,165)
	50.00	(324,153)	(349,091)	(374,030)	(399,061)	(424,178)	(449,294)	(474,411)
	60.00	(337,944)	(362,116)	(386,288)	(410,619)	(434,965)	(459,311)	(483,657)
	70.00	(351,735)	(375,141)	(398,601)	(422,176)	(445,752)	(469,327)	(492,903)
	80.00	(365,526)	(388,166)	(410,928)	(433,733)	(456,539)	(479,344)	(502,149)
	90.00	(379,317)	(401,222)	(423,256)	(445,291)	(467,325)	(489,360)	(511,395)
	100.00	(393,107)	(414,320)	(435,584)	(456,848)	(478,112)	(499,376)	(520,688)
	110.00	(406,925)	(427,418)	(447,912)	(468,406)	(488,899)	(509,393)	(529,986)
	120.00	(420,794)	(440,517)	(460,240)	(479,963)	(499,686)	(519,409)	(539,284)
	130.00	(434,663)	(453,615)	(472,568)	(491,520)	(510,473)	(529,426)	(548,582)
	140.00	(448,531)	(466,714)	(484,896)	(503,078)	(521,260)	(539,488)	(557,880)
	150.00	(462,400)	(479,812)	(497,224)	(514,635)	(532,047)	(549,561)	(567,179)
	160.00	(476,269)	(492,910)	(509,551)	(526,193)	(542,834)	(559,634)	(576,477)
	170.00	(490,138)	(506,009)	(521,879)	(537,750)	(553,639)	(569,707)	(585,775)
	180.00	(504,007)	(519,107)	(534,207)	(549,307)	(564,487)	(579,780)	(595,073)
	190.00	(517,876)	(532,205)	(546,535)	(560,865)	(575,335)	(589,853)	(604,371)
	200.00	(531,745)	(545,304)	(558,863)	(572,439)	(586,183)	(599,926)	(613,670)
	210.00	(545,614)	(558,402)	(571,191)	(584,062)	(597,031)	(609,999)	(622,968)
	220.00	(559,482)	(571,501)	(583,519)	(595,685)	(607,878)	(620,072)	(632,266)
	230.00	(573,351)	(584,599)	(595,889)	(607,307)	(618,726)	(630,145)	(641,564)
	240.00	(587,220)	(597,697)	(608,286)	(618,930)	(629,574)	(640,218)	(650,862)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(255,199)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	8,000	(195,749)	(224,518)	(253,287)	(282,056)	(310,825)	(339,594)	(368,395)
	9,000	(210,611)	(239,380)	(268,149)	(296,919)	(325,688)	(354,457)	(383,342)
Site Specific S106	10,000	(225,474)	(254,243)	(283,012)	(311,781)	(340,550)	(369,319)	(398,288)
12,000	11,000	(240,336)	(269,105)	(297,874)	(326,644)	(355,413)	(384,266)	(413,235)
	12,000	(255,199)	(283,968)	(312,737)	(341,506)	(370,275)	(399,212)	(428,181)
	13,000	(270,061)	(298,830)	(327,599)	(356,368)	(385,190)	(414,159)	(443,128)
	14,000	(284,923)	(313,693)	(342,462)	(371,231)	(400,136)	(429,105)	(458,074)
	15,000	(299,786)	(328,555)	(357,324)	(386,114)	(415,083)	(444,052)	(473,021)
	16,000	(314,648)	(343,418)	(372,187)	(401,060)	(430,029)	(458,998)	(487,967)
	17,000	(329,511)	(358,280)	(387,049)	(416,007)	(444,976)	(473,945)	(502,914)
	18,000	(344,373)	(373,143)	(401,984)	(430,953)	(459,922)	(488,891)	(517,892)
	19,000	(359,236)	(388,005)	(416,931)	(445,900)	(474,869)	(503,838)	(532,923)
	20,000	(374,098)	(402,908)	(431,877)	(460,846)	(489,815)	(518,784)	(547,954)
	21,000	(388,961)	(417,855)	(446,824)	(475,793)	(504,762)	(533,745)	(562,985)
	22,000	(403,832)	(432,801)	(461,770)	(490,739)	(519,708)	(548,776)	(578,016)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(255,199)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	15.0%	(91,229)	(129,108)	(166,986)	(204,865)	(242,743)	(280,790)	(318,868)
	16.0%	(124,023)	(160,080)	(196,136)	(232,193)	(268,250)	(304,474)	(340,731)
Profit	17.0%	(156,817)	(191,052)	(225,286)	(259,521)	(293,756)	(328,159)	(362,594)
20.0%	18.0%	(189,611)	(222,024)	(254,437)	(286,850)	(319,262)	(351,843)	(384,456)
	19.0%	(222,405)	(252,996)	(283,587)	(314,178)	(344,769)	(375,528)	(406,319)
	20.0%	(255,199)	(283,968)	(312,737)	(341,506)	(370,275)	(399,212)	(428,181)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(255,199)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	100,000	(275,199)	(303,968)	(332,737)	(361,506)	(390,275)	(419,212)	(448,181)
	120,000	(295,199)	(323,968)	(352,737)	(381,506)	(410,275)	(439,212)	(468,181)
BLV (£ per acre)	140,000	(315,199)	(343,968)	(372,737)	(401,506)	(430,275)	(459,212)	(488,181)
80,000	160,000	(335,199)	(363,968)	(392,737)	(421,506)	(450,275)	(479,212)	(508,181)
	180,000	(355,199)	(383,968)	(412,737)	(441,506)	(470,275)	(499,212)	(528,181)
	200,000	(375,199)	(403,968)	(432,737)	(461,506)	(490,275)	(519,212)	(548,181)
	220,000	(395,199)	(423,968)	(452,737)	(481,506)	(510,275)	(539,212)	(568,181)
	240,000	(415,199)	(443,968)	(472,737)	(501,506)	(530,275)	(559,212)	(588,181)
	260,000	(435,199)	(463,968)	(492,737)	(521,506)	(550,275)	(579,212)	(608,181)
	280,000	(455,199)	(483,968)	(512,737)	(541,506)	(570,275)	(599,212)	(628,181)
	300,000	(475,199)	(503,968)	(532,737)	(561,506)	(590,275)	(619,212)	(648,181)
	320,000	(495,199)	(523,968)	(552,737)	(581,506)	(610,275)	(639,212)	(668,181)
	340,000	(515,199)	(543,968)	(572,737)	(601,506)	(630,275)	(659,212)	(688,181)
	360,000	(535,199)	(563,968)	(592,737)	(621,506)	(650,275)	(679,212)	(708,181)
	380,000	(555,199)	(583,968)	(612,737)	(641,506)	(670,275)	(699,212)	(728,181)
	400,000	(575,199)	(603,968)	(632,737)	(661,506)	(690,275)	(719,212)	(748,181)

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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1

Scheme Typology: Houses — No Units: 50
Site Typology: Location / Value Zone: Zone D — Greenfield/Brownfield: Greenfield
Notes/Comments: Medium Greenfield, CIL Zone 4

TABLE 5

Balance (RLV - BLV £ per acre (n))	(255,199)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	30	(230,170)	(254,829)	(279,489)	(304,148)	(328,807)	(353,611)	(378,441)
	35	(255,199)	(283,968)	(312,737)	(341,506)	(370,275)	(399,212)	(428,181)
Density (dph)	40	(280,227)	(313,106)	(345,985)	(378,864)	(411,743)	(444,814)	(477,922)
35.0	45	(305,255)	(342,244)	(379,233)	(416,222)	(453,211)	(490,416)	(527,662)
	50	(330,284)	(371,382)	(412,481)	(453,580)	(494,679)	(536,018)	(577,402)
	55	(355,312)	(400,521)	(445,729)	(490,938)	(536,147)	(581,619)	(627,142)
	60	(380,340)	(429,659)	(478,977)	(528,296)	(577,615)	(627,221)	(676,882)
	65	(405,369)	(458,797)	(512,226)	(565,654)	(619,082)	(672,823)	(726,623)
	70	(430,397)	(487,935)	(545,474)	(603,012)	(660,550)	(718,425)	(776,363)
	75	(455,425)	(517,074)	(578,722)	(640,370)	(702,018)	(764,027)	(826,103)
	80	(480,454)	(546,212)	(611,970)	(677,728)	(743,486)	(809,628)	(875,843)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(255,199)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	98%	(205,270)	(234,348)	(263,426)	(292,504)	(321,582)	(350,660)	(379,834)
	100%	(255,199)	(283,968)	(312,737)	(341,506)	(370,275)	(399,212)	(428,181)
Build Cost	102%	(305,127)	(333,587)	(362,048)	(390,554)	(419,212)	(447,870)	(476,529)
100%	104%	(355,055)	(383,207)	(411,485)	(439,833)	(468,181)	(496,529)	(524,948)
(105% = 5% increase)	106%	(405,000)	(433,037)	(461,074)	(489,112)	(517,149)	(545,265)	(573,569)
	108%	(455,210)	(482,937)	(510,664)	(538,391)	(566,207)	(594,198)	(622,190)
	110%	(505,421)	(532,837)	(560,254)	(587,774)	(615,453)	(643,132)	(749,512)
	112%	(555,632)	(582,738)	(609,965)	(637,331)	(664,698)	(710,132)	(1,095,414)
	114%	(605,842)	(632,780)	(659,835)	(686,889)	(713,944)	(1,058,248)	(1,441,316)
	116%	(656,220)	(682,963)	(709,705)	(736,447)	(1,025,526)	(1,406,372)	(1,787,218)
	118%	(706,715)	(733,145)	(759,575)	(997,246)	(1,375,871)	(1,754,495)	(2,133,120)
	120%	(757,210)	(783,327)	(973,410)	(1,349,813)	(1,726,216)	(2,102,619)	(2,479,022)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(255,199)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	80%	(1,133,539)	(1,281,866)	(1,430,194)	(1,578,521)	(1,726,849)	(1,875,176)	(2,023,504)
	82%	(720,735)	(856,370)	(1,029,727)	(1,203,084)	(1,376,440)	(1,549,797)	(1,723,154)
Market Values	84%	(668,682)	(674,788)	(680,894)	(827,646)	(1,026,032)	(1,224,418)	(1,422,804)
100%	86%	(616,630)	(625,628)	(634,626)	(643,623)	(675,624)	(899,038)	(1,122,453)
(105% = 5% increase)	88%	(564,631)	(576,467)	(588,357)	(600,247)	(612,136)	(624,026)	(822,103)
	90%	(512,920)	(527,525)	(542,130)	(556,870)	(571,651)	(586,432)	(601,214)
	92%	(461,210)	(478,687)	(496,165)	(513,643)	(531,166)	(548,839)	(566,512)
	94%	(409,499)	(429,850)	(450,200)	(470,551)	(490,901)	(511,252)	(531,811)
	96%	(357,990)	(381,049)	(404,235)	(427,459)	(450,682)	(473,905)	(497,129)
	98%	(306,594)	(332,508)	(358,422)	(384,366)	(410,463)	(436,559)	(462,655)
	100%	(255,199)	(283,968)	(312,737)	(341,506)	(370,275)	(399,212)	(428,181)
	102%	(203,803)	(235,427)	(267,052)	(298,676)	(330,301)	(361,925)	(393,708)
	104%	(152,548)	(186,887)	(221,366)	(255,846)	(290,326)	(324,806)	(359,286)
	106%	(101,440)	(138,598)	(175,757)	(213,016)	(250,352)	(287,687)	(325,022)
	108%	(52,853)	(90,329)	(130,327)	(170,325)	(210,377)	(250,568)	(290,758)
	110%	(7,154)	(45,285)	(84,898)	(127,735)	(170,572)	(213,448)	(256,494)
	112%	37,055	(2,455)	(42,914)	(85,145)	(130,821)	(176,498)	(222,230)
	114%	81,178	39,297	(2,669)	(45,738)	(91,071)	(139,587)	(188,103)
	116%	125,160	80,903	36,627	(7,795)	(53,758)	(102,675)	(154,030)
	118%	169,143	122,442	75,742	29,041	(17,905)	(66,974)	(119,958)
	120%	213,126	163,982	114,838	65,693	16,549	(33,373)	(85,886)

TABLE 8

Balance (RLV - BLV £ per acre (n))	(255,199)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	5,000	(180,881)	(209,650)	(238,419)	(267,189)	(295,958)	(324,727)	(353,496)
	10,000	(106,965)	(135,605)	(164,246)	(192,886)	(221,640)	(250,409)	(279,179)
Grant (£ per unit)	15,000	(37,143)	(63,261)	(90,346)	(118,987)	(147,627)	(176,268)	(204,908)
-	20,000	27,496	2,722	(22,270)	(48,055)	(74,261)	(102,368)	(131,008)
	25,000	91,116	66,407	41,698	16,988	(7,721)	(33,029)	(59,055)
	30,000	154,680	129,971	105,262	80,552	55,843	31,133	6,424
	35,000	218,244	193,535	168,825	144,116	119,407	94,697	69,988
	40,000	281,791	257,098	232,389	207,680	182,970	158,261	133,552
	45,000	345,022	320,350	295,679	271,008	246,337	221,666	196,995
	50,000	408,051	383,397	358,743	334,088	309,434	284,780	260,125
	55,000	470,973	446,315	421,656	396,998	372,339	347,680	323,022

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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260916 Bradford Zone D Greenfield CIL Z4 Appraisals v0.1 - Summary Table

Appraisal Ref:	**D1 - Z4**	**D2 - Z4**
Scheme Typology:	Houses	Houses
No Units:	10	50
Location / Value Zone:	Zone D	Zone D
Greenfield/Brownfield:	Greenfield	Greenfield
Notes/Comments:	Small Greenfield, CIL Zone 4	Medium Greenfield, CIL Zone 4
Total GDV (£)	2,455,200	12,276,000
Policy Assumptions	-	-
AH Target %	10%	10%
Max CIL (£ psm)	-	-
Max CIL (£ per unit)	-	-
Site Specific S106 (£ per unit)	12,000	12,000
Sub-total CIL+S106 (£ per unit)	12,000	12,000
Site Infrastructure (£ per unit)	-	-
Sub-total CIL+S106+Infra. (£ per unit)	12,000	12,000
Profit KPI's	**-**	**-**
Developers Profit (% on OMS)	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%
Developers Profit (% blended)	19.20%	19.20%
Developers Profit (% on costs)	20.51%	22.37%
Developers Profit Total (£)	471,447	2,357,235
Land Value KPI's	**-**	**-**
RLV (£/acre (net))	(446,129)	(175,199)
RLV (£/ha (net))	(1,102,384)	(432,916)
RLV (% of GDV)	-12.83%	-5.04%
RLV Total (£)	(314,967)	(618,451)
BLV (£/acre (net))	120,000	80,000
BLV (£/ha (net))	296,520	197,680
BLV Total (£)	84,720	282,400
Surplus/Deficit (£/acre) [RLV-BLV]	(566,129)	(255,199)
Surplus/Deficit (£/ha)	(1,398,904)	(630,596)
Surplus/Deficit Total (£)	(399,687)	(900,851)
RAG	Not Viable	Not Viable
Interest on development costs	51,695	< These rows for are ease of sense checking
Interest on land	-	< These rows for are ease of sense checking
Interest total per unit	5,169	< These rows for are ease of sense checking

Viable	if RLV > TLV
Marginal	if RLV < TLV, but RLV is positive
Not Viable	if RLV < TLV, and RLV is negative

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260922 Bradford Strategic Site Appraisal v0.1

Appraisal Ref:	**Land north of Westgate Hill Street**			(see Typologies Matrix)
Scheme Typology:	**Houses**	No Units:	**1000**	
Site Typology:	Location / Value Zone: **Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield			

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		1,000	Units		
AH Policy requirement (% Target)		15%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	85%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	4.5%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		0.00	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	255.0	50.0%	75.0	33%	330.0
3 bed House	35.0%	297.5	35.0%	52.5	35%	350.0
3 bed House (with garage)	5.0%	42.5	5.0%	7.5	5%	50.0
4 bed House (with garage)	30.0%	255.0	10.0%	15.0	27%	270.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	850.0	100.0%	150.0	100%	1,000.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	19,125	205,860	5,625	60,547	24,750	266,407
3 bed House	26,775	288,204	4,725	50,859	31,500	339,063
3 bed House (with garage)	4,505	48,491	795	8,557	5,300	57,049
4 bed House (with garage)	37,230	400,740	2,190	23,573	39,420	424,313
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	87,635	943,295	13,335	143,537	100,970	1,086,832
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	230,000	3,067	285	3,067	285	75,900,000
3 bed House	280,000	3,111	289	3,111	289	98,000,000
3 bed House (with garage)	305,000	3,389	315	2,877	267	15,250,000
4 bed House (with garage)	375,000	2,885	268	2,568	239	101,250,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						290,400,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	138,000	60%	103,500	45%	161,000	70%	195,500	85%
3 bed House	168,000	60%	126,000	45%	196,000	70%	238,000	85%
3 bed House (with garage)	183,000	60%	137,250	45%	213,500	70%	259,250	85%
4 bed House (with garage)	225,000	60%	168,750	45%	250,000	70%	318,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%
					* capped @£250K			

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260922 Bradford Strategic Site Appraisal v0.1

Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	255.0	@	230,000		58,650,000
3 bed House	297.5	@	280,000		83,300,000
3 bed House (with garage)	42.5	@	305,000		12,962,500
4 bed House (with garage)	255.0	@	375,000		95,625,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	850.0				250,537,500
Affordable Rent GDV -					
2 bed House	15.0	@	138,000		2,070,000
3 bed House	10.5	@	168,000		1,764,000
3 bed House (with garage)	1.5	@	183,000		274,500
4 bed House (with garage)	3.0	@	225,000		675,000
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	30.0				4,783,500
Social Rent GDV -					
2 bed House	37.5	@	103,500		3,881,250
3 bed House	26.3	@	126,000		3,307,500
3 bed House (with garage)	3.8	@	137,250		514,688
4 bed House (with garage)	7.5	@	168,750		1,265,625
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	75.0				8,969,063
First Homes GDV -					
2 bed House	0.0	@	161,000		-
3 bed House	0.0	@	196,000		-
3 bed House (with garage)	0.0	@	213,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	22.5	@	195,500		4,398,750
3 bed House	15.8	@	238,000		3,748,500
3 bed House (with garage)	2.3	@	259,250		583,313
4 bed House (with garage)	4.5	@	318,750		1,434,375
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	45.0	150.0			10,164,938
Sub-total GDV Residential	**1,000**				**274,455,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	15,945,000
	158 £ psm (total GIA sqm)			15,945 £ per unit (total units)	
Grant	1,000	units @	0	per unit	-
Total GDV					**274,455,000**

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260922 Bradford Strategic Site Appraisal v0.1

Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield				

DEVELOPMENT COSTS

Initial Payments -											
Statutory Planning Fees (Residential)	01-Apr-25						(capped at £411,885)	210,935	£		(210,935)
Planning Application Professional Fees, Surveys and reports							(capped at £1,500,000)	632,805	£		(632,805)
CIL (Mrkt only inc. garages)	Max			87,635	sqm		0.00	£ psm			-
CIL analysis:				0.00%	% of GDV		0	£ per unit (total units)			
Site Specific S106	Year 1						0				-
(strategic site cashflow yrs 1-15)	Year 2						0				-
	Year 3						0				-
	Year 4						0				-
	Year 5						0				-
	Year 6						0				-
	Year 7						396,563				(396,563)
	Year 8						793,125				(793,125)
	Year 9						793,125				(793,125)
	Year 10						793,125				(793,125)
	Year 11						396,563				(396,563)
	Year 12						0				-
	Year 13						0				-
	Year 14						0				-
	Year 15						0				-
Site Specific S106 (installment)				1,000	units @		0	per unit			-
	Sub-total									(3,172,501)	
S106 analysis:	111,038	£ per ha		1.16%	% of GDV		3,173	£ per unit (total units)			
AH Commuted Sum				100,970	sqm (total)			£ psm			-
Comm. Sum analysis:				0.00%	% of GDV						
Construction Costs -											
Site Clearance, Demolition & Remediation				28.57	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0								-
	Year 2		0								-
	Year 3		0								-
	Year 4		0								-
	Year 5		1,369,846								(1,369,846)
	Year 6		6,116,117								(6,116,117)
	Year 7		9,715,146								(9,715,146)
	Year 8		9,571,492								(9,571,492)
	Year 9		9,236,559								(9,236,559)
	Year 10		5,577,991								(5,577,991)
	Year 11		1,919,423								(1,919,423)
	Year 12		1,919,423								(1,919,423)
	Year 13		1,919,423								(1,919,423)
	Year 14		1,252,386								(1,252,386)
	Year 15		1,252,386								(1,252,386)
	Years 1-15			1,000	units @		0	per unit			-
	Sub-total									(49,850,192)	
Infra. Costs analysis:	1,744,757	£ per ha		18.16%	% of GDV		49,850	£ per unit (total units)			
2 bed House				24,750	sqm @		1,379	psm			(34,130,250)
3 bed House				31,500	sqm @		1,379	psm			(43,438,500)
3 bed House (EXC. garage)				4,500	sqm @		1,379	psm			(6,205,500)
4 bed House (EXC. garage)				35,100	sqm @		1,379	psm			(48,402,900)
5 bed House (EXC. garage)				-	sqm @		1,379	psm			-
1 bed Flat				-	sqm @		1,602	psm			-
2 bed Flat				-	sqm @		1,602	psm			-
3 bed Flat				-	sqm @		1,602	psm			-
Garages for 3B House	50.0	16.0		800	sqm @		500	psm			(400,000)
Garages for 4B House	270.0	16.0		4,320	sqm @		500	psm			(2,160,000)
Garages for 5B House	-	16.0		0	sqm @		500	psm			-
Total GIA check:				100,970	£ per garage		£8,000				
External works				134,737,150	@		5.0%				(6,736,858)
Ext. Works analysis:							6,737	£ per unit (total units)			
Policy Costs on design -											
Net Biodiversity costs				1,000	units @		287	£ per unit			(287,000)
M4(2) Category 2 Housing	Aff units	150	units @			95%	@	521	£ per unit		(74,243)
M4(2) Category 2 Housing	OMS units	850	units @			95%	@	521	£ per unit		(420,708)
M4(3) Category 3 Housing	Aff units	150	units @			5%	@	10,307	£ per unit		(77,303)
M4(3) Category 3 Housing	OMS units	850	units @			5%	@	10,307	£ per unit		(438,048)
Future Homes Standard		1,000	units @					4,350	£ per unit		(4,350,000)
Urban Greening	No. of storeys	2.0	equals			50,485	sqm footprint	100	£ sqm		(5,048,500)
Part L/FHS analysis:							3.2%	% of BCIS costs			
EV Charging Points - Houses		1,000	units @					0	£ per unit		-
EV Charging Points - Flats		-	units @			4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @					10	£ per unit		-
Building Safety Levy			100,970					17.45	psm levy rate		(1,761,927)
	Sub-total									(12,457,727)	
Policy Costs analysis:	(design costs only)						12,458	£ per unit (total units)			
							9.2%	% of BCIS costs			
Contingency (on construction)				203,781,926	@		3.0%				(6,113,458)

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260922 Bradford Strategic Site Appraisal v0.1

Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone C**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Large Greenfield				

Professional Fees			203,781,926	@			-
Disposal Costs -							
OMS Marketing and Promotion			250,537,500	OMS @	3.00%	7,516 £ per unit	(7,516,125)
Residential Sales Agent Costs			250,537,500	OMS @	1.00%	2,505 £ per unit	(2,505,375)
Residential Sales Legal Costs			250,537,500	OMS @	0.25%	626 £ per unit	(626,344)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)		1,000	units (1/2 back during sales period) @			0 £ per unit PA (£ p	-
Disposal Cost analysis:						10,658 £ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565% pcm		(281,252)
Developers Profit -							
Profit on OMS			250,537,500		20.00%		(50,107,500)
Margin on AH			23,917,500		6.00% on AH values		(1,435,050)
Profit analysis:			274,455,000		18.78% blended GDV	(51,542,550)	
			224,850,721		22.92% on costs	(51,542,550)	
TOTAL COSTS							**(276,393,271)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							(1,938,271)
SDLT			-	@	HMRC formula		-
Acquisition Agent fees			-	@	1.0%		-
Acquisition Legal fees			-	@	0.5%		-
Interest on Land			-	@	7.00%		-
Residual Land Value							**(1,938,271)**
RLV analysis:	(1,938)	£ per plot	(67,839)	£ per ha (net)	(27,454) £ per acre (net)		
			(40,704)	£ per ha (gross)	(16,473) £ per acre (gross)		
					-0.71% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density			35.0	dph (net)			
Site Area (net)			28.57	ha (net)	70.60 acres (net)		
Net to Gross ratio			60%				
Site Area (gross)			47.62	ha (gross)	117.67 acres (gross)		
Density analysis:			3,534	sqm/ha (net)	15,394 sqft/ac (net)		
			21	dph (gross)			
Benchmark Land Value (net)	10,237	£ per plot	358,295	£ per ha (net)	145,000 £ per acre (net)		**10,237,000**
BLV analysis:			214,977	£ per ha (gross)	87,000 £ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**(426,134)**	£ per ha (net)	**(172,454)**	£ per acre (net)	**(12,175,271)**

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Scheme Typology: Houses — No Units: 1000
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(172,454)	10%	15%	20%	25%	30%	35%	40%
	0.00	(135,443)	(172,454)	(210,785)	(249,116)	(287,447)	(325,780)	(364,114)
	10.00	(147,300)	(184,899)	(222,498)	(260,099)	(297,700)	(335,301)	(372,903)
CIL £ psm	20.00	(160,479)	(197,347)	(234,216)	(271,085)	(307,954)	(344,823)	(381,691)
0.00	30.00	(173,662)	(209,798)	(245,935)	(282,071)	(318,207)	(354,344)	(390,480)
	40.00	(186,845)	(222,249)	(257,653)	(293,057)	(328,461)	(363,865)	(399,269)
	50.00	(200,028)	(234,699)	(269,371)	(304,043)	(338,714)	(373,386)	(408,057)
	60.00	(213,211)	(247,150)	(281,089)	(315,029)	(348,968)	(382,907)	(417,023)
	70.00	(226,394)	(259,601)	(292,808)	(326,014)	(359,221)	(392,428)	(426,390)
	80.00	(239,577)	(272,051)	(304,526)	(337,000)	(369,475)	(401,950)	(435,952)
	90.00	(252,760)	(284,502)	(316,244)	(347,988)	(379,732)	(411,476)	(445,672)
	100.00	(265,946)	(296,957)	(327,968)	(358,980)	(389,991)	(421,002)	(455,556)
	110.00	(279,136)	(309,414)	(339,693)	(369,971)	(400,249)	(430,686)	(465,611)
	120.00	(292,326)	(321,871)	(351,417)	(380,963)	(410,508)	(440,839)	(475,827)
	130.00	(305,516)	(334,328)	(363,141)	(391,954)	(420,767)	(451,209)	(486,212)
	140.00	(318,705)	(346,785)	(374,865)	(402,946)	(431,026)	(461,767)	(496,776)
	150.00	(331,895)	(359,243)	(386,590)	(413,937)	(441,326)	(472,513)	(507,528)
	160.00	(345,085)	(371,700)	(398,315)	(424,930)	(452,136)	(483,453)	(518,482)
	170.00	(358,281)	(384,163)	(410,046)	(435,928)	(463,265)	(494,590)	(529,646)
	180.00	(371,478)	(396,627)	(421,776)	(446,925)	(474,602)	(505,927)	(541,035)
	190.00	(384,675)	(409,091)	(433,507)	(458,043)	(486,154)	(517,475)	(552,660)
	200.00	(397,872)	(421,555)	(445,238)	(469,767)	(497,930)	(529,246)	(564,524)
	210.00	(411,069)	(434,019)	(456,969)	(481,770)	(509,931)	(541,254)	(576,615)
	220.00	(424,267)	(446,483)	(468,721)	(494,007)	(522,159)	(553,520)	(588,954)
	230.00	(437,471)	(458,955)	(481,090)	(506,506)	(534,634)	(566,057)	(601,555)
	240.00	(450,676)	(471,426)	(493,843)	(519,249)	(547,367)	(578,872)	(614,352)

TABLE 2 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(172,454)	10%	15%	20%	25%	30%	35%	40%
	8,000	(247,772)	(286,105)	(324,443)	(362,782)	(401,121)	(440,199)	(485,504)
	9,000	(261,980)	(300,319)	(338,658)	(376,997)	(415,335)	(455,727)	(502,652)
Site Specific S106	10,000	(276,195)	(314,534)	(352,873)	(391,211)	(429,550)	(471,667)	(520,314)
-	11,000	(290,410)	(328,748)	(367,087)	(405,426)	(443,885)	(488,044)	(538,532)
	12,000	(304,624)	(342,963)	(381,302)	(419,641)	(459,095)	(504,856)	(557,363)
	13,000	(318,839)	(357,178)	(395,517)	(433,862)	(474,752)	(522,139)	(576,800)
	14,000	(333,054)	(371,393)	(409,738)	(448,085)	(490,824)	(539,933)	(596,885)
	15,000	(347,268)	(385,615)	(423,961)	(462,663)	(507,320)	(558,287)	(617,535)
	16,000	(361,491)	(399,837)	(438,183)	(478,044)	(524,259)	(577,261)	(638,407)
	17,000	(375,713)	(414,060)	(452,406)	(493,822)	(541,675)	(596,834)	(659,530)
	18,000	(389,936)	(428,282)	(466,629)	(510,025)	(559,603)	(617,043)	(680,938)
	19,000	(404,158)	(442,505)	(481,543)	(526,653)	(578,099)	(637,759)	(702,604)
	20,000	(418,381)	(456,734)	(497,051)	(543,719)	(597,201)	(658,699)	(724,533)
	21,000	(432,609)	(470,965)	(512,957)	(561,255)	(616,907)	(679,864)	(746,755)
	22,000	(446,840)	(485,274)	(529,280)	(579,326)	(637,258)	(701,287)	(769,245)

TABLE 3 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(172,454)	10%	15%	20%	25%	30%	35%	40%
	15.0%	27,066	(15,118)	(57,303)	(99,487)	(141,672)	(190,095)	(238,866)
	16.0%	(5,436)	(45,815)	(86,193)	(126,572)	(170,549)	(217,232)	(263,916)
Profit	17.0%	(37,938)	(76,511)	(115,084)	(155,180)	(199,773)	(244,369)	(288,965)
20.0%	18.0%	(70,440)	(107,207)	(144,072)	(186,492)	(228,998)	(271,506)	(314,015)
	19.0%	(102,941)	(137,903)	(177,386)	(217,804)	(258,222)	(298,643)	(339,064)
	20.0%	(135,443)	(172,454)	(210,785)	(249,116)	(287,447)	(325,780)	(364,114)

TABLE 4 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(172,454)	10%	15%	20%	25%	30%	35%	40%
	100,000	(90,443)	(127,454)	(165,785)	(204,116)	(242,447)	(280,780)	(319,114)
	120,000	(110,443)	(147,454)	(185,785)	(224,116)	(262,447)	(300,780)	(339,114)
BLV (£ per acre)	140,000	(130,443)	(167,454)	(205,785)	(244,116)	(282,447)	(320,780)	(359,114)
145,000	160,000	(150,443)	(187,454)	(225,785)	(264,116)	(302,447)	(340,780)	(379,114)
	180,000	(170,443)	(207,454)	(245,785)	(284,116)	(322,447)	(360,780)	(399,114)
	200,000	(190,443)	(227,454)	(265,785)	(304,116)	(342,447)	(380,780)	(419,114)
	220,000	(210,443)	(247,454)	(285,785)	(324,116)	(362,447)	(400,780)	(439,114)
	240,000	(230,443)	(267,454)	(305,785)	(344,116)	(382,447)	(420,780)	(459,114)
	260,000	(250,443)	(287,454)	(325,785)	(364,116)	(402,447)	(440,780)	(479,114)
	280,000	(270,443)	(307,454)	(345,785)	(384,116)	(422,447)	(460,780)	(499,114)
	300,000	(290,443)	(327,454)	(365,785)	(404,116)	(442,447)	(480,780)	(519,114)
	320,000	(310,443)	(347,454)	(385,785)	(424,116)	(462,447)	(500,780)	(539,114)
	340,000	(330,443)	(367,454)	(405,785)	(444,116)	(482,447)	(520,780)	(559,114)
	360,000	(350,443)	(387,454)	(425,785)	(464,116)	(502,447)	(540,780)	(579,114)
	380,000	(370,443)	(407,454)	(445,785)	(484,116)	(522,447)	(560,780)	(599,114)
	400,000	(390,443)	(427,454)	(465,785)	(504,116)	(542,447)	(580,780)	(619,114)

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Scheme Typology: Houses — No Units: 1000
Site Typology: Location / Value Zone: Zone C — Greenfield/Brownfield: Greenfield
Notes/Comments: Large Greenfield

TABLE 5 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(172,454)	10%	15%	20%	25%	30%	35%	40%
	30	(136,808)	(168,532)	(201,387)	(234,242)	(267,097)	(299,955)	(332,812)
	35	(135,443)	(172,454)	(210,785)	(249,116)	(287,447)	(325,780)	(364,114)
Density (dph)	40	(134,078)	(176,376)	(220,183)	(263,989)	(307,796)	(351,606)	(395,416)
35.0	45	(132,713)	(180,298)	(229,581)	(278,863)	(328,146)	(377,432)	(426,718)
	50	(131,347)	(184,220)	(238,979)	(293,737)	(348,495)	(403,258)	(458,020)
	55	(129,982)	(188,142)	(248,376)	(308,610)	(368,845)	(429,083)	(489,322)
	60	(128,617)	(192,064)	(257,774)	(323,484)	(389,195)	(454,909)	(520,624)
	65	(127,252)	(195,986)	(267,172)	(338,358)	(409,544)	(480,735)	(551,926)
	70	(125,886)	(199,909)	(276,570)	(353,231)	(429,894)	(506,561)	(583,228)
	75	(124,521)	(203,831)	(285,968)	(368,105)	(450,243)	(532,387)	(614,530)
	80	(123,156)	(207,753)	(295,366)	(382,979)	(470,593)	(558,212)	(645,832)

TABLE 6 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(172,454)	10%	15%	20%	25%	30%	35%	40%
	98%	(99,388)	(132,767)	(169,618)	(208,206)	(246,795)	(285,383)	(323,972)
	100%	(135,443)	(172,454)	(210,785)	(249,116)	(287,447)	(325,780)	(364,114)
Build Cost	102%	(175,818)	(213,894)	(251,969)	(290,045)	(328,120)	(366,196)	(404,272)
100%	104%	(217,523)	(255,341)	(293,159)	(330,976)	(368,798)	(406,621)	(447,153)
(105% = 5% increase)	106%	(259,238)	(296,802)	(334,367)	(371,931)	(409,496)	(448,589)	(493,970)
	108%	(300,967)	(338,274)	(375,581)	(412,894)	(450,850)	(494,729)	(544,794)
	110%	(342,710)	(379,765)	(416,820)	(453,938)	(496,379)	(544,651)	(600,513)
	112%	(384,466)	(421,266)	(458,072)	(498,871)	(545,559)	(599,234)	(659,884)
	114%	(426,244)	(462,792)	(502,161)	(547,433)	(599,150)	(658,269)	(721,384)
	116%	(468,038)	(506,214)	(550,197)	(600,148)	(657,604)	(719,442)	(785,098)
	118%	(510,980)	(553,799)	(602,178)	(657,836)	(718,593)	(782,697)	(945,851)
	120%	(558,181)	(605,182)	(658,972)	(718,745)	(781,537)	(866,727)	(1,149,324)

TABLE 7 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(172,454)	10%	15%	20%	25%	30%	35%	40%
	80%	(803,534)	(820,961)	(892,368)	(1,002,980)	(1,113,619)	(1,224,283)	(1,334,969)
	82%	(710,976)	(731,850)	(753,430)	(775,891)	(854,832)	(983,873)	(1,112,962)
Market Values	84%	(623,299)	(647,279)	(672,105)	(697,756)	(724,434)	(752,386)	(891,259)
100%	86%	(545,569)	(569,163)	(595,103)	(623,501)	(653,206)	(684,127)	(716,610)
(105% = 5% increase)	88%	(478,067)	(501,320)	(526,664)	(554,521)	(585,430)	(619,174)	(654,428)
	90%	(419,415)	(441,901)	(466,427)	(493,840)	(524,007)	(557,660)	(595,190)
	92%	(362,320)	(387,977)	(413,634)	(439,685)	(469,438)	(502,382)	(539,298)
	94%	(305,252)	(334,080)	(362,907)	(391,735)	(420,562)	(452,749)	(488,978)
	96%	(248,196)	(280,192)	(312,188)	(344,183)	(376,179)	(408,174)	(443,406)
	98%	(191,155)	(226,319)	(261,484)	(296,648)	(331,813)	(366,977)	(402,142)
	100%	(135,443)	(172,454)	(210,785)	(249,116)	(287,447)	(325,780)	(364,114)
	102%	(86,122)	(122,018)	(160,102)	(201,600)	(243,099)	(284,597)	(326,095)
	104%	(36,801)	(75,437)	(114,074)	(154,085)	(198,751)	(243,417)	(288,083)
	106%	12,502	(28,871)	(70,243)	(111,616)	(154,408)	(202,237)	(250,071)
	108%	61,805	17,693	(26,419)	(70,530)	(114,642)	(161,073)	(212,069)
	110%	111,108	64,257	17,406	(29,445)	(76,295)	(123,146)	(174,070)
	112%	160,399	110,813	61,226	11,640	(37,949)	(87,539)	(137,129)
	114%	209,686	157,362	105,037	52,713	388	(51,936)	(104,260)
	116%	258,973	203,911	148,848	93,785	38,723	(16,340)	(71,402)
	118%	308,260	250,460	192,659	134,858	77,057	19,257	(38,544)
	120%	357,541	297,006	236,470	175,931	115,392	54,853	(5,686)

TABLE 8 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	(172,454)	10%	15%	20%	25%	30%	35%	40%
	5,000	(73,999)	(107,155)	(140,311)	(178,082)	(216,412)	(254,743)	(293,074)
	10,000	(12,575)	(45,730)	(78,886)	(112,042)	(145,400)	(183,730)	(222,060)
Grant (£ per unit)	15,000	48,841	15,686	(17,470)	(50,627)	(83,784)	(116,941)	(151,066)
-	20,000	110,235	77,078	43,920	10,763	(22,394)	(55,551)	(88,708)
	25,000	171,625	138,467	105,310	72,152	38,991	5,830	(27,330)
	30,000	233,000	199,839	166,678	133,518	100,357	67,196	34,036
	35,000	294,366	261,205	228,045	194,884	161,723	128,559	95,393
	40,000	355,732	322,569	289,402	256,236	223,070	189,904	156,738
	45,000	417,080	383,913	350,747	317,581	284,415	251,249	218,083
	50,000	478,424	445,258	412,092	378,926	345,759	312,585	279,412
	55,000	539,769	506,603	473,432	440,259	407,085	373,911	340,738

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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260922 Bradford Strategic Site Appraisal v0.1 - Summary Table

Appraisal Ref:	**Land north of Westgate Hill Street**
Scheme Typology:	Houses
No Units:	1000
Location / Value Zone:	Zone C
Greenfield/Brownfield:	Greenfield
Notes/Comments:	Large Greenfield
Total GDV (£)	274,455,000
Policy Assumptions	-
AH Target %	15%
Max CIL (£ psm)	-
Max CIL (£ per unit)	-
Site Specific S106 (£ per unit)	3,173
Sub-total CIL+S106 (£ per unit)	3,173
Site Infrastructure (£ per unit)	49,850
Sub-total CIL+S106+Infra. (£ per unit)	53,023
Profit KPI's	-
Developers Profit (% on OMS)	20.0%
Developers Profit (% on AH)	6.0%
Developers Profit (% blended)	18.78%
Developers Profit (% on costs)	22.92%
Developers Profit Total (£)	51,542,550
Land Value KPI's	-
RLV (£/acre (net))	(27,454)
RLV (£/ha (net))	(67,839)
RLV (% of GDV)	-0.71%
RLV Total (£)	(1,938,271)
BLV (£/acre (net))	145,000
BLV (£/ha (net))	358,295
BLV Total (£)	10,237,000
Surplus/Deficit (£/acre) [RLV-BLV]	(172,454)
Surplus/Deficit (£/ha)	(426,134)
Surplus/Deficit Total (£)	(12,175,271)
RAG	Not Viable

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261012 Bradford Pragmatic Strategic Site Appraisal v0.2

Appraisal Ref:	**Land north of Westgate Hill Street**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Pragmatic				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			1,000	Units		
AH Policy requirement (% Target)			15%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)		85%			
AH tenure split %	Affordable Rent:			20.0%		
	Social Rent:			50.0%	70.0%	% Rented
	First Homes:			0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	4.5%	% of total (>10% First Homes PPG 023)
			100%	100.0%		
CIL Rate (£ psm)			0.00	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
2 bed House	30.0%	255.0	50.0%	75.0	33%	330.0
3 bed House	35.0%	297.5	35.0%	52.5	35%	350.0
3 bed House (with garage)	5.0%	42.5	5.0%	7.5	5%	50.0
4 bed House (with garage)	30.0%	255.0	10.0%	15.0	27%	270.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	850.0	100.0%	150.0	100%	1,000.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	19,125	205,860	5,625	60,547	24,750	266,407
3 bed House	26,775	288,204	4,725	50,859	31,500	339,063
3 bed House (with garage)	4,505	48,491	795	8,557	5,300	57,049
4 bed House (with garage)	37,230	400,740	2,190	23,573	39,420	424,313
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	0	0	0	0	0	0
2 bed Flat	0	0	0	0	0	0
3 bed Flat	0	0	0	0	0	0
	87,635	943,295	13,335	143,537	100,970	1,086,832
AH % by floor area:			13.21%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	250,000	3,333	310	3,333	310	82,500,000
3 bed House	300,000	3,333	310	3,333	310	105,000,000
3 bed House (with garage)	325,000	3,611	335	3,066	285	16,250,000
4 bed House (with garage)	395,000	3,038	282	2,705	251	106,650,000
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	100,000	1,818	169	1,545	144	0
2 bed Flat	120,000	1,846	172	1,569	146	0
3 bed Flat	140,000	1,750	163	1,488	138	0
						310,400,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	150,000	60%	112,500	45%	175,000	70%	212,500	85%
3 bed House	180,000	60%	135,000	45%	210,000	70%	255,000	85%
3 bed House (with garage)	195,000	60%	146,250	45%	227,500	70%	276,250	85%
4 bed House (with garage)	237,000	60%	177,750	45%	250,000	70%	335,750	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	60,000	60%	45,000	45%	70,000	70%	85,000	85%
2 bed Flat	72,000	60%	54,000	45%	84,000	70%	102,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Pragmatic				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	255.0	@	250,000		63,750,000
3 bed House	297.5	@	300,000		89,250,000
3 bed House (with garage)	42.5	@	325,000		13,812,500
4 bed House (with garage)	255.0	@	395,000		100,725,000
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	0.0	@	100,000		-
2 bed Flat	0.0	@	120,000		-
3 bed Flat	0.0	@	140,000		-
	850.0				267,537,500
Affordable Rent GDV -					
2 bed House	15.0	@	150,000		2,250,000
3 bed House	10.5	@	180,000		1,890,000
3 bed House (with garage)	1.5	@	195,000		292,500
4 bed House (with garage)	3.0	@	237,000		711,000
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	0.0	@	60,000		-
2 bed Flat	0.0	@	72,000		-
3 bed Flat	0.0	@	84,000		-
	30.0				5,143,500
Social Rent GDV -					
2 bed House	37.5	@	112,500		4,218,750
3 bed House	26.3	@	135,000		3,543,750
3 bed House (with garage)	3.8	@	146,250		548,438
4 bed House (with garage)	7.5	@	177,750		1,333,125
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	0.0	@	45,000		-
2 bed Flat	0.0	@	54,000		-
3 bed Flat	0.0	@	63,000		-
	75.0				9,644,063
First Homes GDV -					
2 bed House	0.0	@	175,000		-
3 bed House	0.0	@	210,000		-
3 bed House (with garage)	0.0	@	227,500		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	70,000		-
2 bed Flat	0.0	@	84,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	22.5	@	212,500		4,781,250
3 bed House	15.8	@	255,000		4,016,250
3 bed House (with garage)	2.3	@	276,250		621,563
4 bed House (with garage)	4.5	@	335,750		1,510,875
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	0.0	@	85,000		-
2 bed Flat	0.0	@	102,000		-
3 bed Flat	0.0	@	119,000		-
	45.0	150.0			10,929,938
Sub-total GDV Residential	**1,000**				**293,255,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	17,145,000
	170 £ psm (total GIA sqm)			17,145 £ per unit (total units)	
Grant	1,000	units @	0	per unit	-
Total GDV					**293,255,000**

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Scheme Typology:	**Houses**		No Units:	**1000**	
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Pragmatic				

DEVELOPMENT COSTS											
Initial Payments -											
Statutory Planning Fees (Residential)	01-Apr-25						(capped at £411,885)	210,935	£		(210,935)
Planning Application Professional Fees, Surveys and reports							(capped at £1,500,000)	632,805	£		(632,805)
CIL (Mrkt only inc. garages)	Max			87,635	sqm		0.00	£ psm			-
CIL analysis:				0.00%	% of GDV		0	£ per unit (total units)			
Site Specific S106	Year 1						0				-
(strategic site cashflow yrs 1-15)	Year 2						0				-
	Year 3						0				-
	Year 4						0				-
	Year 5						0				-
	Year 6						0				-
	Year 7						396,563				(396,563)
	Year 8						793,125				(793,125)
	Year 9						793,125				(793,125)
	Year 10						793,125				(793,125)
	Year 11						396,563				(396,563)
	Year 12						0				-
	Year 13						0				-
	Year 14						0				-
	Year 15						0				-
Site Specific S106 (installment)				1,000	units @		0	per unit			-
	Sub-total									(3,172,501)	
S106 analysis:	111,038	£ per ha		1.08%	% of GDV		3,173	£ per unit (total units)			
AH Commuted Sum				100,970	sqm (total)			£ psm			-
Comm. Sum analysis:				0.00%	% of GDV						
Construction Costs -											
Site Clearance, Demolition & Remediation				28.57	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0								-
	Year 2		0								-
	Year 3		0								-
	Year 4		0								-
	Year 5		1,369,846								(1,369,846)
	Year 6		6,116,117								(6,116,117)
	Year 7		9,715,146								(9,715,146)
	Year 8		9,571,492								(9,571,492)
	Year 9		9,236,559								(9,236,559)
	Year 10		5,577,991								(5,577,991)
	Year 11		1,919,423								(1,919,423)
	Year 12		1,919,423								(1,919,423)
	Year 13		1,919,423								(1,919,423)
	Year 14		1,252,386								(1,252,386)
	Year 15		1,252,386								(1,252,386)
	Years 1-15			1,000	units @		0	per unit			-
	Sub-total									(49,850,192)	
Infra. Costs analysis:	1,744,757	£ per ha		17.00%	% of GDV		49,850	£ per unit (total units)			
2 bed House				24,750	sqm @		1,379	psm			(34,130,250)
3 bed House				31,500	sqm @		1,379	psm			(43,438,500)
3 bed House (EXC. garage)				4,500	sqm @		1,379	psm			(6,205,500)
4 bed House (EXC. garage)				35,100	sqm @		1,379	psm			(48,402,900)
5 bed House (EXC. garage)				-	sqm @		1,379	psm			-
1 bed Flat				-	sqm @		1,602	psm			-
2 bed Flat				-	sqm @		1,602	psm			-
3 bed Flat				-	sqm @		1,602	psm			-
Garages for 3B House	50.0	16.0		800	sqm @		500	psm			(400,000)
Garages for 4B House	270.0	16.0		4,320	sqm @		500	psm			(2,160,000)
Garages for 5B House	-	16.0		0	sqm @		500	psm			-
Total GIA check:				100,970	£ per garage		£8,000				
External works				134,737,150	@		5.0%				(6,736,858)
Ext. Works analysis:							6,737	£ per unit (total units)			
Policy Costs on design -											
Net Biodiversity costs				1,000	units @		287	£ per unit			(287,000)
M4(2) Category 2 Housing	Aff units	150	units @			95%	@	521	£ per unit		(74,243)
M4(2) Category 2 Housing	OMS units	850	units @			95%	@	521	£ per unit		(420,708)
M4(3) Category 3 Housing	Aff units	150	units @			5%	@	10,307	£ per unit		(77,303)
M4(3) Category 3 Housing	OMS units	850	units @			5%	@	10,307	£ per unit		(438,048)
Future Homes Standard		1,000	units @					4,350	£ per unit		(4,350,000)
Urban Greening	No. of storeys	2.0	equals			50,485	sqm footprint	100	£ sqm		(5,048,500)
Part L/FHS analysis:							3.2%	% of BCIS costs			
EV Charging Points - Houses		1,000	units @					0	£ per unit		-
EV Charging Points - Flats		-	units @			4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @					10	£ per unit		-
Building Safety Levy			100,970					17.45	psm levy rate		(1,761,927)
	Sub-total									(12,457,727)	
Policy Costs analysis:	(design costs only)						12,458	£ per unit (total units)			
							9.2%	% of BCIS costs			
Contingency (on construction)				203,781,926	@		3.0%				(6,113,458)

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Scheme Typology:	**Houses**		No Units:	**1000**		
Site Typology:	Location / Value Zone:	**Zone B**	Greenfield/Brownfield:	**Greenfield**		
Notes/Comments:	Pragmatic					

Professional Fees		203,781,926	@			-
Disposal Costs -						
OMS Marketing and Promotion		267,537,500	OMS @	3.00%	8,026 £ per unit	(8,026,125)
Residential Sales Agent Costs		267,537,500	OMS @	1.00%	2,675 £ per unit	(2,675,375)
Residential Sales Legal Costs		267,537,500	OMS @	0.25%	669 £ per unit	(668,844)
Affordable Sale Legal Costs					lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	1,000	units (1/2 back during sales period) @			0 £ per unit PA (£ p	-
Disposal Cost analysis:					11,380 £ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565% pcm		(257,612)
Developers Profit -						
Profit on OMS		267,537,500		20.00%		(53,507,500)
Margin on AH		25,717,500		6.00% on AH values		(1,543,050)
Profit analysis:		293,255,000		18.77% blended GDV	(55,050,550)	
		225,549,581		24.41% on costs	(55,050,550)	
TOTAL COSTS						**(280,600,131)**

RESIDUAL LAND VALUE (RLV)						
Residual Land Value (gross)						12,654,869
SDLT		12,654,869	@	HMRC formula		(622,243)
Acquisition Agent fees		12,654,869	@	1.0%		(126,549)
Acquisition Legal fees		12,654,869	@	0.5%		(63,274)
Interest on Land		12,654,869	@	7.00%		(885,841)
Residual Land Value						**10,956,962**
RLV analysis:	10,957 £ per plot	383,494	£ per ha (net)	155,198 £ per acre (net)		
		230,096	£ per ha (gross)	93,119 £ per acre (gross)		
				3.74% % RLV / GDV		

BENCHMARK LAND VALUE (BLV)						
Residential Density		35.0	dph (net)			
Site Area (net)		28.57	ha (net)	70.60 acres (net)		
Net to Gross ratio		60%				
Site Area (gross)		47.62	ha (gross)	117.67 acres (gross)		
Density analysis:		3,534	sqm/ha (net)	15,394 sqft/ac (net)		
		21	dph (gross)			
Benchmark Land Value (net)	10,237 £ per plot	358,295	£ per ha (net)	145,000 £ per acre (net)		**10,237,000**
BLV analysis:		214,977	£ per ha (gross)	87,000 £ per acre (gross)		

BALANCE						
Surplus/(Deficit)		**25,199**	£ per ha (net)	**10,198** £ per acre (net)		**719,962**

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261012 Bradford Pragmatic Strategic Site Appraisal v0.2

Scheme Typology: Houses — No Units: 1000
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Pragmatic

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	10,198	10%	15%	20%	25%	30%	35%	40%
	0.00	45,719	10,198	(25,323)	(60,844)	(96,365)	(131,886)	(171,076)
	10.00	34,326	(562)	(35,450)	(70,338)	(105,226)	(140,114)	(179,856)
CIL £ psm	20.00	22,933	(11,322)	(45,577)	(79,832)	(114,087)	(149,036)	(188,637)
0.00	30.00	11,540	(22,083)	(55,705)	(89,327)	(122,949)	(158,549)	(197,418)
	40.00	146	(32,843)	(65,832)	(98,821)	(131,810)	(168,061)	(206,199)
	50.00	(11,247)	(43,603)	(75,959)	(108,315)	(140,671)	(177,574)	(214,979)
	60.00	(22,640)	(54,363)	(86,086)	(117,809)	(150,412)	(187,086)	(223,760)
	70.00	(34,036)	(65,125)	(96,214)	(127,303)	(160,656)	(196,598)	(232,541)
	80.00	(45,434)	(75,889)	(106,345)	(136,801)	(170,902)	(206,111)	(241,322)
	90.00	(56,832)	(86,654)	(116,477)	(146,674)	(181,151)	(215,627)	(250,104)
	100.00	(68,230)	(97,419)	(126,608)	(157,655)	(191,399)	(225,144)	(258,889)
	110.00	(79,628)	(108,184)	(136,740)	(168,635)	(201,648)	(234,661)	(267,673)
	120.00	(91,026)	(118,948)	(147,335)	(179,616)	(211,897)	(244,177)	(276,458)
	130.00	(102,424)	(129,713)	(159,048)	(190,597)	(222,145)	(253,694)	(285,243)
	140.00	(113,822)	(140,478)	(170,761)	(201,577)	(232,394)	(263,210)	(294,027)
	150.00	(125,220)	(152,389)	(182,473)	(212,558)	(242,643)	(272,727)	(302,812)
	160.00	(136,618)	(164,834)	(194,186)	(223,539)	(252,891)	(282,244)	(311,596)
	170.00	(148,665)	(177,282)	(205,900)	(234,519)	(263,140)	(291,760)	(320,381)
	180.00	(161,848)	(189,733)	(217,618)	(245,504)	(273,389)	(301,277)	(329,165)
	190.00	(175,031)	(202,184)	(229,337)	(256,490)	(283,643)	(310,795)	(337,950)
	200.00	(188,214)	(214,634)	(241,055)	(267,475)	(293,896)	(320,317)	(346,737)
	210.00	(201,397)	(227,085)	(252,773)	(278,461)	(304,149)	(329,838)	(355,526)
	220.00	(214,580)	(239,536)	(264,491)	(289,447)	(314,403)	(339,359)	(364,314)
	230.00	(227,763)	(251,986)	(276,210)	(300,433)	(324,656)	(348,880)	(373,103)
	240.00	(240,946)	(264,437)	(287,928)	(311,419)	(334,910)	(358,401)	(381,892)

TABLE 2 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	10,198	10%	15%	20%	25%	30%	35%	40%
	8,000	(52,519)	(88,040)	(123,562)	(161,453)	(202,518)	(243,584)	(284,649)
	9,000	(64,803)	(100,324)	(135,845)	(175,654)	(216,719)	(257,784)	(298,850)
Site Specific S106	10,000	(77,086)	(112,608)	(148,789)	(189,855)	(230,920)	(271,985)	(313,050)
-	11,000	(89,370)	(124,891)	(162,990)	(204,055)	(245,121)	(286,186)	(327,251)
	12,000	(101,653)	(137,175)	(177,191)	(218,256)	(259,321)	(300,387)	(341,452)
	13,000	(113,937)	(150,326)	(191,391)	(232,457)	(273,523)	(314,591)	(355,659)
	14,000	(126,221)	(164,527)	(205,593)	(246,662)	(287,730)	(328,798)	(369,867)
	15,000	(138,506)	(178,732)	(219,801)	(260,869)	(301,937)	(343,006)	(384,074)
	16,000	(151,871)	(192,940)	(234,008)	(275,076)	(316,145)	(357,213)	(398,282)
	17,000	(166,079)	(207,147)	(248,215)	(289,284)	(330,352)	(371,421)	(412,489)
	18,000	(180,286)	(221,354)	(262,423)	(303,491)	(344,560)	(385,628)	(426,699)
	19,000	(194,494)	(235,562)	(276,630)	(317,699)	(358,767)	(399,840)	(441,340)
	20,000	(208,701)	(249,769)	(290,838)	(331,906)	(372,980)	(414,054)	(456,752)
	21,000	(222,908)	(263,977)	(305,047)	(346,121)	(387,195)	(428,269)	(472,573)
	22,000	(237,116)	(278,188)	(319,262)	(360,336)	(401,410)	(442,484)	(488,825)

TABLE 3 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	10,198	10%	15%	20%	25%	30%	35%	40%
	15.0%	219,255	174,093	128,931	83,769	38,608	(6,554)	(51,716)
	16.0%	184,547	141,314	98,080	54,847	11,613	(31,621)	(74,854)
Profit	17.0%	149,840	108,535	67,229	25,924	(15,381)	(56,687)	(97,992)
20.0%	18.0%	115,133	75,756	36,379	(2,999)	(42,376)	(81,753)	(121,130)
	19.0%	80,426	42,977	5,528	(31,921)	(69,370)	(106,819)	(144,384)
	20.0%	45,719	10,198	(25,323)	(60,844)	(96,365)	(131,886)	(171,076)

TABLE 4 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	10,198	10%	15%	20%	25%	30%	35%	40%
	100,000	90,719	55,198	19,677	(15,844)	(51,365)	(86,886)	(126,076)
	120,000	70,719	35,198	(323)	(35,844)	(71,365)	(106,886)	(146,076)
BLV (£ per acre)	140,000	50,719	15,198	(20,323)	(55,844)	(91,365)	(126,886)	(166,076)
145,000	160,000	30,719	(4,802)	(40,323)	(75,844)	(111,365)	(146,886)	(186,076)
	180,000	10,719	(24,802)	(60,323)	(95,844)	(131,365)	(166,886)	(206,076)
	200,000	(9,281)	(44,802)	(80,323)	(115,844)	(151,365)	(186,886)	(226,076)
	220,000	(29,281)	(64,802)	(100,323)	(135,844)	(171,365)	(206,886)	(246,076)
	240,000	(49,281)	(84,802)	(120,323)	(155,844)	(191,365)	(226,886)	(266,076)
	260,000	(69,281)	(104,802)	(140,323)	(175,844)	(211,365)	(246,886)	(286,076)
	280,000	(89,281)	(124,802)	(160,323)	(195,844)	(231,365)	(266,886)	(306,076)
	300,000	(109,281)	(144,802)	(180,323)	(215,844)	(251,365)	(286,886)	(326,076)
	320,000	(129,281)	(164,802)	(200,323)	(235,844)	(271,365)	(306,886)	(346,076)
	340,000	(149,281)	(184,802)	(220,323)	(255,844)	(291,365)	(326,886)	(366,076)
	360,000	(169,281)	(204,802)	(240,323)	(275,844)	(311,365)	(346,886)	(386,076)
	380,000	(189,281)	(224,802)	(260,323)	(295,844)	(331,365)	(366,886)	(406,076)
	400,000	(209,281)	(244,802)	(280,323)	(315,844)	(351,365)	(386,886)	(426,076)

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Scheme Typology: Houses — No Units: 1000
Site Typology: Location / Value Zone: Zone B — Greenfield/Brownfield: Greenfield
Notes/Comments: Pragmatic

TABLE 5 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	10,198	10%	15%	20%	25%	30%	35%	40%
	30	18,473	(11,973)	(42,420)	(72,866)	(103,313)	(133,759)	(167,351)
	35	45,719	10,198	(25,323)	(60,844)	(96,365)	(131,886)	(171,076)
Density (dph)	40	72,964	32,369	(8,226)	(48,822)	(89,417)	(130,012)	(174,801)
35.0	45	100,210	54,540	8,870	(36,799)	(82,469)	(128,139)	(178,526)
	50	127,455	76,711	25,967	(24,777)	(75,521)	(126,265)	(182,251)
	55	154,701	98,882	43,064	(12,755)	(68,573)	(124,392)	(185,976)
	60	181,946	121,053	60,160	(733)	(61,626)	(122,519)	(189,701)
	65	209,192	143,224	77,257	11,290	(54,678)	(120,645)	(193,426)
	70	236,437	165,396	94,354	23,312	(47,730)	(118,772)	(197,151)
	75	263,683	187,567	111,450	35,334	(40,782)	(116,898)	(200,876)
	80	290,928	209,738	128,547	47,357	(33,834)	(115,025)	(204,601)

TABLE 6 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	10,198	10%	15%	20%	25%	30%	35%	40%
	98%	81,756	46,012	10,268	(25,475)	(61,219)	(96,964)	(132,710)
	100%	45,719	10,198	(25,323)	(60,844)	(96,365)	(131,886)	(171,076)
Build Cost	102%	9,681	(25,617)	(60,915)	(96,213)	(131,511)	(170,384)	(211,191)
100%	104%	(26,361)	(61,436)	(96,512)	(131,587)	(170,216)	(210,765)	(251,315)
(105% = 5% increase)	106%	(62,416)	(97,269)	(132,121)	(170,575)	(210,867)	(251,159)	(291,451)
	108%	(98,472)	(133,101)	(171,450)	(211,485)	(251,521)	(291,558)	(331,594)
	110%	(134,540)	(172,858)	(212,637)	(252,416)	(292,195)	(331,973)	(371,752)
	112%	(174,785)	(214,306)	(253,827)	(293,347)	(332,872)	(372,397)	(411,923)
	114%	(216,499)	(255,767)	(295,034)	(334,302)	(373,569)	(412,837)	(453,772)
	116%	(258,229)	(297,238)	(336,248)	(375,261)	(414,277)	(453,830)	(499,722)
	118%	(299,968)	(338,726)	(377,484)	(416,242)	(455,000)	(498,941)	(549,421)
	120%	(341,724)	(380,224)	(418,731)	(457,239)	(499,142)	(547,624)	(603,726)

TABLE 7 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	10,198	10%	15%	20%	25%	30%	35%	40%
	80%	(546,159)	(558,095)	(571,040)	(585,100)	(600,343)	(616,251)	(632,699)
	82%	(474,181)	(487,195)	(501,219)	(516,335)	(532,747)	(550,697)	(570,312)
Market Values	84%	(411,934)	(425,918)	(439,968)	(455,951)	(473,365)	(492,262)	(512,908)
100%	86%	(350,973)	(368,348)	(385,723)	(403,098)	(420,497)	(440,098)	(461,688)
(105% = 5% increase)	88%	(290,033)	(310,793)	(331,556)	(352,320)	(373,084)	(393,849)	(415,327)
	90%	(229,115)	(253,263)	(277,412)	(301,560)	(325,708)	(349,856)	(374,005)
	92%	(168,203)	(195,736)	(223,271)	(250,805)	(278,340)	(305,875)	(333,410)
	94%	(112,253)	(138,996)	(169,149)	(200,066)	(230,983)	(261,901)	(292,818)
	96%	(59,585)	(89,255)	(118,924)	(149,327)	(183,627)	(217,927)	(252,229)
	98%	(6,930)	(39,526)	(72,122)	(104,718)	(137,314)	(173,969)	(211,652)
	100%	45,719	10,198	(25,323)	(60,844)	(96,365)	(131,886)	(171,076)
	102%	98,367	59,921	21,475	(16,970)	(55,416)	(93,862)	(132,308)
	104%	151,005	109,634	68,264	26,893	(14,477)	(55,848)	(97,218)
	106%	203,636	159,342	115,047	70,753	26,458	(17,836)	(62,130)
	108%	256,268	209,049	161,831	114,613	67,394	20,176	(27,043)
	110%	308,899	258,757	208,614	158,472	108,330	58,187	8,045
	112%	361,521	308,456	255,391	202,325	149,260	96,195	43,130
	114%	414,138	358,150	302,161	246,173	190,185	134,196	78,208
	116%	466,756	407,844	348,932	290,021	231,109	172,197	113,286
	118%	519,373	457,538	395,703	333,868	272,034	210,199	148,364
	120%	571,990	507,232	442,474	377,716	312,958	248,200	183,442

TABLE 8 — Affordable Housing - % on site 15%

Balance (RLV - BLV £ per acre (n))	10,198	10%	15%	20%	25%	30%	35%	40%
	5,000	107,131	71,609	36,086	564	(34,959)	(70,481)	(106,004)
	10,000	168,521	132,999	97,476	61,954	26,431	(9,091)	(44,614)
Grant (£ per unit)	15,000	229,911	194,388	158,864	123,338	87,812	52,285	16,759
-	20,000	291,282	255,756	220,230	184,704	149,178	113,652	78,125
	25,000	352,649	317,122	281,596	246,070	210,544	175,012	139,480
	30,000	414,015	378,485	342,953	307,421	271,889	236,357	200,825
	35,000	475,362	439,830	404,298	368,766	333,234	297,702	262,170
	40,000	536,707	501,175	465,643	430,111	394,579	359,039	323,500
	45,000	598,052	562,520	526,985	491,445	455,905	420,365	384,826
	50,000	659,391	623,851	588,311	552,771	517,231	481,692	446,152
	55,000	720,717	685,177	649,637	614,097	578,557	543,018	507,473

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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261012 Bradford Pragmatic Strategic Site Appraisal v0.2 - Summary Table

Appraisal Ref:	**Land north of Westgate Hill Street**
Scheme Typology:	Houses
No Units:	1000
Location / Value Zone:	Zone B
Greenfield/Brownfield:	Greenfield
Notes/Comments:	Pragmatic
Total GDV (£)	293,255,000
Policy Assumptions	-
AH Target %	15%
Max CIL (£ psm)	-
Max CIL (£ per unit)	-
Site Specific S106 (£ per unit)	3,173
Sub-total CIL+S106 (£ per unit)	3,173
Site Infrastructure (£ per unit)	49,850
Sub-total CIL+S106+Infra. (£ per unit)	53,023
Profit KPI's	-
Developers Profit (% on OMS)	20.0%
Developers Profit (% on AH)	6.0%
Developers Profit (% blended)	18.77%
Developers Profit (% on costs)	24.41%
Developers Profit Total (£)	55,050,550
Land Value KPI's	-
RLV (£/acre (net))	155,198
RLV (£/ha (net))	383,494
RLV (% of GDV)	3.74%
RLV Total (£)	10,956,962
BLV (£/acre (net))	145,000
BLV (£/ha (net))	358,295
BLV Total (£)	10,237,000
Surplus/Deficit (£/acre) [RLV-BLV]	10,198
Surplus/Deficit (£/ha)	25,199
Surplus/Deficit Total (£)	719,962
RAG	Viable

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Appendix 7 – Older Persons' Housing Typology Appraisals

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260916 Bradford Older Persons Housing Appraisals v0.1

Appraisal Ref:	**AI**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**125**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Older Persons Housing				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			125	Units	
AH Policy requirement (% Target)			10%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		90%		
AH tenure split %	Affordable Rent:			20.0%	
	Social Rent:			50.0%	70.0% % Rented
	First Homes:			0.0%	
	Other Intermediate (LCHO/Sub-Market etc.):			30.0%	3.0% % of total (>10% First Homes PPG 023)
			100%	100.0%	
CIL Rate (£ psm)			0.00	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
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
3 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	67.5	60.0%	7.5	60%	75.0
2 bed Flat	40.0%	45.0	40.0%	5.0	40%	50.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	112.5	100.0%	12.5	100%	125.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	50.0	538	85.0%		58.8	633
2 bed Flat	75.0	807	85.0%		88.2	950
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
3 bed House (with garage)	0	0	0	0	0	0
4 bed House (with garage)	0	0	0	0	0	0
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	4,368	47,013	441	4,749	4,809	51,762
2 bed Flat	3,441	37,041	441	4,749	3,882	41,789
3 bed Flat	0	0	0	0	0	0
	7,809	84,053	882	9,498	8,691	93,551
AH % by floor area:			10.15%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	0
3 bed House	475,000	5,278	490	5,278	490	0
3 bed House (with garage)	500,000	5,556	516	4,717	438	0
4 bed House (with garage)	580,000	4,462	414	3,973	369	0
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	250,000	4,545	422	3,864	359	18,750,000
2 bed Flat	337,500	5,192	482	4,413	410	16,875,000
3 bed Flat	350,000	4,375	406	3,719	345	0
						35,625,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	150,000	60%	112,500	45%	175,000	70%	212,500	85%
2 bed Flat	202,500	60%	151,875	45%	236,250	70%	286,875	85%
3 bed Flat	210,000	60%	157,500	45%	245,000	70%	297,500	85%

* capped @£250K

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**125**
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Older Persons Housing			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	0.0	@	320,000		-
3 bed House	0.0	@	475,000		-
3 bed House (with garage)	0.0	@	500,000		-
4 bed House (with garage)	0.0	@	580,000		-
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	67.5	@	250,000		16,875,000
2 bed Flat	45.0	@	337,500		15,187,500
3 bed Flat	0.0	@	350,000		-
	112.5				32,062,500
Affordable Rent GDV -					
2 bed House	0.0	@	192,000		-
3 bed House	0.0	@	285,000		-
3 bed House (with garage)	0.0	@	300,000		-
4 bed House (with garage)	0.0	@	348,000		-
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	1.5	@	150,000		225,000
2 bed Flat	1.0	@	202,500		202,500
3 bed Flat	0.0	@	210,000		-
	2.5				427,500
Social Rent GDV -					
2 bed House	0.0	@	144,000		-
3 bed House	0.0	@	213,750		-
3 bed House (with garage)	0.0	@	225,000		-
4 bed House (with garage)	0.0	@	261,000		-
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	3.8	@	112,500		421,875
2 bed Flat	2.5	@	151,875		379,688
3 bed Flat	0.0	@	157,500		-
	6.3				801,563
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	175,000		-
2 bed Flat	0.0	@	236,250		-
3 bed Flat	0.0	@	245,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.0	@	272,000		-
3 bed House	0.0	@	403,750		-
3 bed House (with garage)	0.0	@	425,000		-
4 bed House (with garage)	0.0	@	493,000		-
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	2.3	@	212,500		478,125
2 bed Flat	1.5	@	286,875		430,313
3 bed Flat	0.0	@	297,500		-
	3.8	12.5			908,438
Sub-total GDV Residential	**125**				**34,200,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,425,000
	164 £ psm (total GIA sqm)			11,400 £ per unit (total units)	
Grant	125	units @	0	per unit	-
Total GDV					**34,200,000**

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Scheme Typology:	**Houses**		No Units:	**125**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Older Persons Housing				

DEVELOPMENT COSTS										
Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	45,560	£		(45,560)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	136,680	£		(136,680)
CIL (Mrkt only inc. garages)	Max		7,809	sqm		0.00	£ psm			-
CIL analysis:			0.00%	% of GDV		0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)			125	units @		12,000	per unit			(1,500,000)
	Sub-total								(1,500,000)	
S106 analysis:	420,000	£ per ha	4.39%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum			8,691	sqm (total)			£ psm			-
Comm. Sum analysis:			0.00%	% of GDV						
Construction Costs -										
Site Clearance, Demolition & Remediation			3.57	ha @			£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15		125	units @		0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha	0.00%	% of GDV		0	£ per unit (total units)			
2 bed House			-	sqm @		1,559	psm			-
3 bed House			-	sqm @		1,559	psm			-
3 bed House (EXC. garage)			-	sqm @		1,559	psm			-
4 bed House (EXC. garage)			-	sqm @		1,559	psm			-
5 bed House (EXC. garage)			-	sqm @		1,559	psm			-
1 bed Flat			4,809	sqm @		1,942	psm			(9,338,735)
2 bed Flat			3,882	sqm @		1,942	psm			(7,539,529)
3 bed Flat			-	sqm @		1,942	psm			-
Garages for 3B House	-	16.0	0	sqm @		500	psm			-
Garages for 4B House	-	16.0	0	sqm @		500	psm			-
Garages for 5B House	-	16.0	0	sqm @		500	psm			-
Total GIA check:			8,691	£ per garage		£8,000				
External works			16,878,265	@		10.0%				(1,687,826)
Ext. Works analysis:						13,503	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs			125	units @		1,011	£ per unit			(126,375)
M4(2) Category 2 Housing	Aff units	13	units @		0%	@	521	£ per unit		-
M4(2) Category 2 Housing	OMS units	113	units @		0%	@	521	£ per unit		-
M4(3) Category 3 Housing	Aff units	13	units @		0%	@	10,307	£ per unit		-
M4(3) Category 3 Housing	OMS units	113	units @		0%	@	10,307	£ per unit		-
Future Homes Standard			125	units @			4,350	£ per unit		(543,750)
Urban Greening	No. of storeys	4.0	equals		2,173	sqm footprint	100	£ sqm		(217,279)
Part L/FHS analysis:						3.2%	% of BCIS costs			
EV Charging Points - Houses		-	units @				0	£ per unit		-
EV Charging Points - Flats		125	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			8,691				17.45	psm levy rate		(151,661)
	Sub-total								(1,039,065)	
Policy Costs analysis:	(design costs only)					8,313	£ per unit (total units)			
						6.2%	% of BCIS costs			
Contingency (on construction)			19,605,157	@		3.0%				(588,155)

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Scheme Typology:	**Houses**		No Units:	**125**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Older Persons Housing				

Professional Fees			19,605,157	@	6.5%		(1,274,335)
Disposal Costs -							
OMS Marketing and Promotion			32,062,500	OMS @	3.00%	7,695 £ per unit	(961,875)
Residential Sales Agent Costs			32,062,500	OMS @	1.00%	2,565 £ per unit	(320,625)
Residential Sales Legal Costs			32,062,500	OMS @	0.25%	641 £ per unit	(80,156)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)		125	units (1/2 back during sales period)		4,500	375 £ per unit PA (£ p	(281,250)
Disposal Cost analysis:						10,981 £ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565% pcm		(395,013)
Developers Profit -							
Profit on OMS			32,062,500		20.00%		(6,412,500)
Margin on AH			2,137,500		6.00%	on AH values	(128,250)
Profit analysis:			34,200,000		19.13%	blended GDV (6,540,750)	
			25,198,806		25.96%	on costs (6,540,750)	
TOTAL COSTS							**(31,739,556)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							2,460,444
SDLT			2,460,444	@	HMRC formula		(112,522)
Acquisition Agent fees			2,460,444	@	1.0%		(24,604)
Acquisition Legal fees			2,460,444	@	0.5%		(12,302)
Interest on Land			2,460,444	@	7.00%		(172,231)
Residual Land Value							**2,138,784**
RLV analysis:	17,110 £ per plot		598,860	£ per ha (net)	242,355	£ per acre (net)	
			538,974	£ per ha (gross)	218,120	£ per acre (gross)	
					6.25%	% RLV / GDV	

BENCHMARK LAND VALUE (BLV)							
Residential Density			35.0	dph (net)			
Site Area (net)			3.57	ha (net)	8.83	acres (net)	
Net to Gross ratio			90%				
Site Area (gross)			3.97	ha (gross)	9.81	acres (gross)	
Density analysis:			2,434	sqm/ha (net)	10,601	sqft/ac (net)	
			32	dph (gross)			
Benchmark Land Value (net)	24,710 £ per plot		864,850	£ per ha (net)	350,000	£ per acre (net)	**3,088,750**
BLV analysis:			778,365	£ per ha (gross)	315,000	£ per acre (gross)	

BALANCE					
Surplus/(Deficit)	**(265,990)**	£ per ha (net)	**(107,645)**	£ per acre (net)	**(949,966)**

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**125**
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Older Persons Housing			

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(107,645)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	(107,645)	(142,439)	(177,233)	(212,027)	(246,822)	(281,616)	(316,410)
	10.00	(115,586)	(149,939)	(184,292)	(218,645)	(252,998)	(287,351)	(321,704)
CIL £ psm	20.00	(123,526)	(157,438)	(191,350)	(225,262)	(259,174)	(293,086)	(327,091)
0.00	30.00	(131,467)	(164,938)	(198,408)	(231,879)	(265,350)	(298,821)	(332,568)
	40.00	(139,408)	(172,437)	(205,467)	(238,497)	(271,526)	(304,556)	(338,126)
	50.00	(147,348)	(179,937)	(212,525)	(245,114)	(277,702)	(310,291)	(343,726)
	60.00	(155,289)	(187,436)	(219,584)	(251,731)	(283,878)	(316,026)	(349,326)
	70.00	(163,230)	(194,936)	(226,642)	(258,348)	(290,054)	(321,761)	(355,383)
	80.00	(171,171)	(202,436)	(233,701)	(264,966)	(296,231)	(327,606)	(361,503)
	90.00	(179,111)	(209,935)	(240,759)	(271,583)	(302,407)	(333,540)	(367,623)
	100.00	(187,052)	(217,435)	(247,817)	(278,200)	(308,583)	(339,586)	(373,777)
	110.00	(194,993)	(224,934)	(254,876)	(284,817)	(314,759)	(345,653)	(379,932)
	120.00	(202,934)	(232,434)	(261,934)	(291,435)	(320,935)	(351,879)	(386,086)
	130.00	(210,874)	(239,933)	(268,993)	(298,052)	(327,208)	(358,540)	(392,241)
	140.00	(218,815)	(247,433)	(276,051)	(304,669)	(333,599)	(365,208)	(398,395)
	150.00	(226,756)	(254,933)	(283,110)	(311,286)	(340,118)	(371,875)	(404,550)
	160.00	(234,696)	(262,432)	(290,168)	(317,904)	(346,688)	(378,543)	(410,705)
	170.00	(242,637)	(269,932)	(297,226)	(324,528)	(353,561)	(385,210)	(416,859)
	180.00	(250,578)	(277,431)	(304,285)	(331,407)	(360,742)	(391,878)	(423,014)
	190.00	(258,519)	(284,931)	(311,343)	(338,378)	(367,922)	(398,545)	(429,169)
	200.00	(266,459)	(292,430)	(318,433)	(345,418)	(375,102)	(405,213)	(435,323)
	210.00	(274,400)	(299,930)	(325,574)	(352,685)	(382,283)	(411,880)	(441,478)
	220.00	(282,341)	(307,471)	(332,918)	(360,379)	(389,463)	(418,548)	(447,632)
	230.00	(290,299)	(315,013)	(340,393)	(368,072)	(396,644)	(425,215)	(453,787)
	240.00	(298,284)	(322,555)	(347,901)	(375,765)	(403,824)	(431,883)	(459,942)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(107,645)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	(56,800)	(91,594)	(126,389)	(161,183)	(195,977)	(230,771)	(265,565)
	9,000	(69,511)	(104,306)	(139,100)	(173,894)	(208,688)	(243,482)	(278,277)
Site Specific S106	10,000	(82,223)	(117,017)	(151,811)	(186,605)	(221,399)	(256,194)	(290,988)
12,000	11,000	(94,934)	(129,728)	(164,522)	(199,316)	(234,110)	(268,905)	(303,699)
	12,000	(107,645)	(142,439)	(177,233)	(212,027)	(246,822)	(281,616)	(316,410)
	13,000	(120,356)	(155,150)	(189,944)	(224,739)	(259,533)	(294,327)	(329,288)
	14,000	(133,067)	(167,861)	(202,656)	(237,450)	(272,244)	(307,038)	(342,619)
	15,000	(145,778)	(180,572)	(215,367)	(250,161)	(284,955)	(319,749)	(356,628)
	16,000	(158,489)	(193,284)	(228,078)	(262,872)	(297,666)	(332,743)	(371,343)
	17,000	(171,201)	(205,995)	(240,789)	(275,583)	(310,377)	(346,151)	(386,121)
	18,000	(183,912)	(218,706)	(253,500)	(288,294)	(323,088)	(360,531)	(400,899)
	19,000	(196,623)	(231,417)	(266,211)	(301,005)	(336,237)	(375,309)	(415,677)
	20,000	(209,334)	(244,128)	(278,922)	(313,717)	(349,743)	(390,087)	(430,455)
	21,000	(222,045)	(256,839)	(291,634)	(326,505)	(364,497)	(404,865)	(445,233)
	22,000	(234,756)	(269,550)	(304,345)	(339,850)	(379,275)	(419,643)	(460,011)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(107,645)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	49,489	5,965	(37,559)	(81,083)	(124,607)	(168,131)	(211,654)
	16.0%	18,062	(23,716)	(65,494)	(107,272)	(149,050)	(190,828)	(232,605)
Profit	17.0%	(13,365)	(53,397)	(93,429)	(133,461)	(173,493)	(213,525)	(253,557)
20.0%	18.0%	(44,791)	(83,077)	(121,364)	(159,650)	(197,936)	(236,222)	(274,508)
	19.0%	(76,218)	(112,758)	(149,298)	(185,839)	(222,379)	(258,919)	(295,459)
	20.0%	(107,645)	(142,439)	(177,233)	(212,027)	(246,822)	(281,616)	(316,410)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(107,645)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	142,355	107,561	72,767	37,973	3,178	(31,616)	(66,410)
	120,000	122,355	87,561	52,767	17,973	(16,822)	(51,616)	(86,410)
BLV (£ per acre)	140,000	102,355	67,561	32,767	(2,027)	(36,822)	(71,616)	(106,410)
350,000	160,000	82,355	47,561	12,767	(22,027)	(56,822)	(91,616)	(126,410)
	180,000	62,355	27,561	(7,233)	(42,027)	(76,822)	(111,616)	(146,410)
	200,000	42,355	7,561	(27,233)	(62,027)	(96,822)	(131,616)	(166,410)
	220,000	22,355	(12,439)	(47,233)	(82,027)	(116,822)	(151,616)	(186,410)
	240,000	2,355	(32,439)	(67,233)	(102,027)	(136,822)	(171,616)	(206,410)
	260,000	(17,645)	(52,439)	(87,233)	(122,027)	(156,822)	(191,616)	(226,410)
	280,000	(37,645)	(72,439)	(107,233)	(142,027)	(176,822)	(211,616)	(246,410)
	300,000	(57,645)	(92,439)	(127,233)	(162,027)	(196,822)	(231,616)	(266,410)
	320,000	(77,645)	(112,439)	(147,233)	(182,027)	(216,822)	(251,616)	(286,410)
	340,000	(97,645)	(132,439)	(167,233)	(202,027)	(236,822)	(271,616)	(306,410)
	360,000	(117,645)	(152,439)	(187,233)	(222,027)	(256,822)	(291,616)	(326,410)
	380,000	(137,645)	(172,439)	(207,233)	(242,027)	(276,822)	(311,616)	(346,410)
	400,000	(157,645)	(192,439)	(227,233)	(262,027)	(296,822)	(331,616)	(366,410)

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology: Houses — No Units: 125
Site Typology: Location / Value Zone: All Zones — Greenfield/Brownfield: Greenfield
Notes/Comments: Older Persons Housing

TABLE 5

Balance (RLV - BLV £ per acre (n))	(107,645)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	30	(142,267)	(172,091)	(201,914)	(231,738)	(261,561)	(291,385)	(321,209)
	35	(107,645)	(142,439)	(177,233)	(212,027)	(246,822)	(281,616)	(316,410)
Density (dph)	40	(73,023)	(112,787)	(152,552)	(192,317)	(232,082)	(271,847)	(311,611)
35.0	45	(38,400)	(83,136)	(127,871)	(172,607)	(217,342)	(262,077)	(306,813)
	50	(3,778)	(53,484)	(103,190)	(152,896)	(202,602)	(252,308)	(302,014)
	55	30,844	(23,833)	(78,509)	(133,186)	(187,863)	(242,539)	(297,216)
	60	65,466	5,819	(53,828)	(113,476)	(173,123)	(232,770)	(292,417)
	65	100,088	35,470	(29,147)	(93,765)	(158,383)	(223,001)	(287,619)
	70	134,710	65,122	(4,466)	(74,055)	(143,643)	(213,232)	(282,820)
	75	169,333	94,774	20,215	(54,344)	(128,903)	(203,462)	(278,021)
	80	203,955	124,425	44,895	(34,634)	(114,164)	(193,693)	(273,223)

TABLE 6

Balance (RLV - BLV £ per acre (n))	(107,645)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	98%	(66,062)	(100,821)	(135,580)	(170,339)	(205,098)	(239,857)	(274,616)
	100%	(107,645)	(142,439)	(177,233)	(212,027)	(246,822)	(281,616)	(316,410)
Build Cost	102%	(149,228)	(184,057)	(218,886)	(253,716)	(288,545)	(323,374)	(360,860)
100%	104%	(190,810)	(225,675)	(260,539)	(295,404)	(330,475)	(368,960)	(409,410)
(105% = 5% increase)	106%	(232,393)	(267,293)	(302,193)	(337,673)	(377,018)	(417,509)	(458,000)
	108%	(273,976)	(308,961)	(344,934)	(384,995)	(425,526)	(466,058)	(506,590)
	110%	(315,719)	(352,316)	(392,889)	(433,462)	(474,034)	(514,607)	(555,179)
	112%	(360,088)	(400,702)	(441,315)	(481,929)	(522,542)	(563,175)	(604,026)
	114%	(408,433)	(449,087)	(489,741)	(530,396)	(571,107)	(611,999)	(652,890)
	116%	(456,777)	(497,472)	(538,168)	(578,957)	(619,889)	(660,822)	(701,755)
	118%	(505,121)	(545,857)	(586,724)	(627,698)	(668,672)	(709,645)	(750,628)
	120%	(553,466)	(594,409)	(635,424)	(676,439)	(717,454)	(758,469)	(799,769)

TABLE 7

Balance (RLV - BLV £ per acre (n))	(107,645)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	80%	(636,062)	(645,063)	(654,064)	(663,065)	(672,066)	(681,067)	(690,070)
	82%	(579,177)	(591,339)	(603,500)	(615,661)	(627,823)	(639,984)	(652,145)
Market Values	84%	(522,400)	(537,636)	(552,936)	(568,258)	(583,579)	(598,901)	(614,222)
100%	86%	(465,853)	(484,230)	(502,608)	(520,985)	(539,363)	(557,818)	(576,300)
(105% = 5% increase)	88%	(409,306)	(430,825)	(452,344)	(473,863)	(495,382)	(516,901)	(538,420)
	90%	(352,758)	(377,419)	(402,079)	(426,740)	(451,400)	(476,061)	(500,722)
	92%	(302,283)	(326,402)	(351,815)	(379,617)	(407,419)	(435,221)	(463,023)
	94%	(253,599)	(280,285)	(306,971)	(333,993)	(363,438)	(394,382)	(425,325)
	96%	(204,948)	(234,336)	(263,725)	(293,113)	(322,502)	(353,561)	(387,627)
	98%	(156,296)	(188,388)	(220,479)	(252,570)	(284,662)	(316,753)	(350,040)
	100%	(107,645)	(142,439)	(177,233)	(212,027)	(246,822)	(281,616)	(316,410)
	102%	(58,993)	(96,490)	(133,987)	(171,484)	(208,982)	(246,479)	(283,976)
	104%	(10,377)	(50,542)	(90,742)	(130,942)	(171,141)	(211,341)	(251,541)
	106%	38,042	(4,756)	(47,554)	(90,399)	(133,301)	(176,204)	(219,107)
	108%	86,462	40,974	(4,514)	(50,003)	(95,491)	(141,067)	(186,673)
	110%	134,881	86,703	38,525	(9,653)	(57,831)	(106,009)	(154,238)
	112%	183,300	132,432	81,564	30,696	(20,172)	(71,039)	(121,907)
	114%	231,720	178,162	124,604	71,046	17,488	(36,070)	(89,628)
	116%	280,139	223,891	167,643	111,395	55,148	(1,100)	(57,348)
	118%	328,558	269,621	210,683	151,745	92,807	33,869	(25,069)
	120%	376,873	315,350	253,722	192,094	130,467	68,839	7,211

TABLE 8

Balance (RLV - BLV £ per acre (n))	(107,645)	Affordable Housing - % on site 10%					
		10%	15%	20%	25%	30%	35%	40%
	5,000	(44,085)	(78,880)	(113,674)	(148,468)	(183,262)	(218,056)	(252,851)
	10,000	19,188	(15,540)	(50,268)	(84,996)	(119,724)	(154,497)	(189,291)
Grant (£ per unit)	15,000	82,390	47,662	12,934	(21,794)	(56,522)	(91,251)	(125,979)
-	20,000	145,592	110,864	76,136	41,408	6,680	(28,048)	(62,777)
	25,000	208,794	174,066	139,338	104,610	69,882	35,154	425
	30,000	271,958	237,266	202,540	167,812	133,084	98,356	63,628
	35,000	334,834	300,142	265,450	230,758	196,067	161,375	126,683
	40,000	397,695	363,009	328,323	293,634	258,942	224,250	189,559
	45,000	460,274	425,588	390,903	356,217	321,532	286,846	252,161
	50,000	522,853	488,168	453,482	418,797	384,111	349,425	314,724
	55,000	585,294	550,585	515,875	481,166	446,456	411,747	377,037

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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260916 Bradford Older Persons Housing Appraisals v0.1

Appraisal Ref:	**AK**				(see Typologies Matrix)
Scheme Typology:	**Houses**		No Units:	**125**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Older Persons Housing				

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		125	Units		
AH Policy requirement (% Target)		10%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	90%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		0.00	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
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
3 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	67.5	60.0%	7.5	60%	75.0
2 bed Flat	40.0%	45.0	40.0%	5.0	40%	50.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	112.5	100.0%	12.5	100%	125.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	55.0	592	85.0%		64.7	696
2 bed Flat	65.0	700	85.0%		76.5	823
3 bed Flat	80.0	861	85.0%		94.1	1,013

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	50.0	538	85.0%		58.8	633
2 bed Flat	75.0	807	85.0%		88.2	950
3 bed Flat	80.0	861	85.0%		94.1	1,013

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
3 bed House (with garage)	0	0	0	0	0	0
4 bed House (with garage)	0	0	0	0	0	0
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	4,368	47,013	441	4,749	4,809	51,762
2 bed Flat	3,441	37,041	441	4,749	3,882	41,789
3 bed Flat	0	0	0	0	0	0
	7,809	84,053	882	9,498	8,691	93,551
AH % by floor area:			10.15%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	0
3 bed House	475,000	5,278	490	5,278	490	0
3 bed House (with garage)	500,000	5,556	516	4,717	438	0
4 bed House (with garage)	580,000	4,462	414	3,973	369	0
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	250,000	4,545	422	3,864	359	18,750,000
2 bed Flat	337,500	5,192	482	4,413	410	16,875,000
3 bed Flat	350,000	4,375	406	3,719	345	0
						35,625,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	150,000	60%	112,500	45%	175,000	70%	212,500	85%
2 bed Flat	202,500	60%	151,875	45%	236,250	70%	286,875	85%
3 bed Flat	210,000	60%	157,500	45%	245,000	70%	297,500	85%

* capped @£250K

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**125**
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Older Persons Housing			

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	0.0	@	320,000		-
3 bed House	0.0	@	475,000		-
3 bed House (with garage)	0.0	@	500,000		-
4 bed House (with garage)	0.0	@	580,000		-
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	67.5	@	250,000		16,875,000
2 bed Flat	45.0	@	337,500		15,187,500
3 bed Flat	0.0	@	350,000		-
	112.5				32,062,500
Affordable Rent GDV -					
2 bed House	0.0	@	192,000		-
3 bed House	0.0	@	285,000		-
3 bed House (with garage)	0.0	@	300,000		-
4 bed House (with garage)	0.0	@	348,000		-
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	1.5	@	150,000		225,000
2 bed Flat	1.0	@	202,500		202,500
3 bed Flat	0.0	@	210,000		-
	2.5				427,500
Social Rent GDV -					
2 bed House	0.0	@	144,000		-
3 bed House	0.0	@	213,750		-
3 bed House (with garage)	0.0	@	225,000		-
4 bed House (with garage)	0.0	@	261,000		-
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	3.8	@	112,500		421,875
2 bed Flat	2.5	@	151,875		379,688
3 bed Flat	0.0	@	157,500		-
	6.3				801,563
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	175,000		-
2 bed Flat	0.0	@	236,250		-
3 bed Flat	0.0	@	245,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.0	@	272,000		-
3 bed House	0.0	@	403,750		-
3 bed House (with garage)	0.0	@	425,000		-
4 bed House (with garage)	0.0	@	493,000		-
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	2.3	@	212,500		478,125
2 bed Flat	1.5	@	286,875		430,313
3 bed Flat	0.0	@	297,500		-
	3.8	12.5			908,438
Sub-total GDV Residential	**125**				**34,200,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,425,000
	164 £ psm (total GIA sqm)			11,400 £ per unit (total units)	
Grant	125	units @	0	per unit	-
Total GDV					**34,200,000**

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Scheme Typology:	**Houses**		No Units:	**125**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Older Persons Housing				

DEVELOPMENT COSTS											
Initial Payments -											
Statutory Planning Fees (Residential)	01-Apr-25						(capped at £411,885)	45,560	£		(45,560)
Planning Application Professional Fees, Surveys and reports							(capped at £1,500,000)	136,680	£		(136,680)
CIL (Mrkt only inc. garages)	Max			7,809	sqm		0.00	£ psm			-
CIL analysis:				0.00%	% of GDV		0	£ per unit (total units)			
Site Specific S106	Year 1						0				-
(strategic site cashflow yrs 1-15)	Year 2						0				-
	Year 3						0				-
	Year 4						0				-
	Year 5						0				-
	Year 6						0				-
	Year 7						0				-
	Year 8						0				-
	Year 9						0				-
	Year 10						0				-
	Year 11						0				-
	Year 12						0				-
	Year 13						0				-
	Year 14						0				-
	Year 15						0				-
Site Specific S106 (installment)				125	units @		12,000	per unit			(1,500,000)
	Sub-total									(1,500,000)	
S106 analysis:	420,000	£ per ha		4.39%	% of GDV		12,000	£ per unit (total units)			
AH Commuted Sum				8,691	sqm (total)			£ psm			-
Comm. Sum analysis:				0.00%	% of GDV						
Construction Costs -											
Site Clearance, Demolition & Remediation				3.57	ha @		123,550	£ per ha (if brownfield)			(441,250)
Strategic Site Infra. costs	Year 1		0								-
	Year 2		0								-
	Year 3		0								-
	Year 4		0								-
	Year 5		0								-
	Year 6		0								-
	Year 7		0								-
	Year 8		0								-
	Year 9		0								-
	Year 10		0								-
	Year 11		0								-
	Year 12		0								-
	Year 13		0								-
	Year 14		0								-
	Year 15		0								-
	Years 1-15			125	units @		0	per unit			-
	Sub-total									-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV		0	£ per unit (total units)			
2 bed House				-	sqm @		1,379	psm			-
3 bed House				-	sqm @		1,379	psm			-
3 bed House (EXC. garage)				-	sqm @		1,379	psm			-
4 bed House (EXC. garage)				-	sqm @		1,379	psm			-
5 bed House (EXC. garage)				-	sqm @		1,379	psm			-
1 bed Flat				4,809	sqm @		1,942	psm			(9,338,735)
2 bed Flat				3,882	sqm @		1,942	psm			(7,539,529)
3 bed Flat				-	sqm @		1,942	psm			-
Garages for 3B House	-	16.0		0	sqm @		500	psm			-
Garages for 4B House	-	16.0		0	sqm @		500	psm			-
Garages for 5B House	-	16.0		0	sqm @		500	psm			-
Total GIA check:				8,691	£ per garage		£8,000				
External works				16,878,265	@		10.0%				(1,687,826)
Ext. Works analysis:							13,503	£ per unit (total units)			
Policy Costs on design -											
Net Biodiversity costs				125	units @		287	£ per unit			(35,875)
M4(2) Category 2 Housing	Aff units	13	units @		0%	@	521	£ per unit			-
M4(2) Category 2 Housing	OMS units	113	units @		0%	@	521	£ per unit			-
M4(3) Category 3 Housing	Aff units	13	units @		0%	@	10,307	£ per unit			-
M4(3) Category 3 Housing	OMS units	113	units @		0%	@	10,307	£ per unit			-
Future Homes Standard		125	units @				4,350	£ per unit			(543,750)
Urban Greening	No. of storeys	4.0	equals		2,173	sqm footprint	100	£ sqm			(217,279)
Part L/FHS analysis:							3.2%	% of BCIS costs			
EV Charging Points - Houses		-	units @				0	£ per unit			-
EV Charging Points - Flats		125	units @		4	flats per charger	0	£ per 4 units			-
Water Efficiency		-	units @				10	£ per unit			-
Building Safety Levy			8,691				8.73	psm levy rate			(75,874)
	Sub-total									(872,778)	
Policy Costs analysis:	(design costs only)						6,982	£ per unit (total units)			
							5.2%	% of BCIS costs			
Contingency (on construction)			19,880,120	@			5.0%				(994,006)

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**125**		
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Brownfield**		
Notes/Comments:	Older Persons Housing					

Professional Fees		19,880,120	@	6.5%			(1,292,208)
Disposal Costs -							
OMS Marketing and Promotion		32,062,500	OMS @	3.00%	7,695	£ per unit	(961,875)
Residential Sales Agent Costs		32,062,500	OMS @	1.00%	2,565	£ per unit	(320,625)
Residential Sales Legal Costs		32,062,500	OMS @	0.25%	641	£ per unit	(80,156)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	125	units (1/2 back during sales period)		4,500	375	£ per unit PA (£ p	(328,125)
Disposal Cost analysis:					10,981	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(402,179)
Developers Profit -							
Profit on OMS		32,062,500		20.00%			(6,412,500)
Margin on AH		2,137,500		6.00%	on AH values		(128,250)
Profit analysis:		34,200,000		19.13%	blended GDV	(6,540,750)	
		25,951,533		25.20%	on costs	(6,540,750)	
TOTAL COSTS							**(32,492,283)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							1,707,717
SDLT		1,707,717	@	HMRC formula			(74,886)
Acquisition Agent fees		1,707,717	@	1.0%			(17,077)
Acquisition Legal fees		1,707,717	@	0.5%			(8,539)
Interest on Land		1,707,717	@	7.00%			(119,540)
Residual Land Value							**1,487,675**
RLV analysis:	11,901 £ per plot	416,549	£ per ha (net)	168,575	£ per acre (net)		
		374,894	£ per ha (gross)	151,718	£ per acre (gross)		
				4.35%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		3.57	ha (net)	8.83	acres (net)		
Net to Gross ratio		90%					
Site Area (gross)		3.97	ha (gross)	9.81	acres (gross)		
Density analysis:		2,434	sqm/ha (net)	10,601	sqft/ac (net)		
		32	dph (gross)				
Benchmark Land Value (net)	24,710 £ per plot	864,850	£ per ha (net)	350,000	£ per acre (net)		**3,088,750**
BLV analysis:		778,365	£ per ha (gross)	315,000	£ per acre (gross)		

BALANCE						
Surplus/(Deficit)	**(448,301)**	£ per ha (net)	**(181,425)**	£ per acre (net)		**(1,601,075)**

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Scheme Typology:	**Houses**		No Units:	**125**
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Older Persons Housing			

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	(181,425)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	(181,425)	(216,540)	(251,654)	(286,769)	(321,884)	(359,466)	(400,062)
	10.00	(189,411)	(224,082)	(258,753)	(293,424)	(328,227)	(366,134)	(406,216)
CIL £ psm	20.00	(197,397)	(231,625)	(265,852)	(300,079)	(334,658)	(372,802)	(412,371)
0.00	30.00	(205,383)	(239,167)	(272,951)	(306,734)	(341,229)	(379,470)	(418,526)
	40.00	(213,369)	(246,709)	(280,049)	(313,389)	(347,799)	(386,138)	(424,681)
	50.00	(221,355)	(254,252)	(287,148)	(320,045)	(354,775)	(392,806)	(430,836)
	60.00	(229,341)	(261,794)	(294,247)	(326,783)	(361,956)	(399,474)	(436,991)
	70.00	(237,328)	(269,337)	(301,346)	(333,669)	(369,137)	(406,142)	(443,157)
	80.00	(245,314)	(276,879)	(308,444)	(340,691)	(376,318)	(412,810)	(449,347)
	90.00	(253,300)	(284,421)	(315,543)	(347,731)	(383,499)	(419,478)	(455,537)
	100.00	(261,286)	(291,964)	(322,642)	(355,214)	(390,679)	(426,145)	(461,726)
	110.00	(269,272)	(299,506)	(329,929)	(362,907)	(397,860)	(432,813)	(467,916)
	120.00	(277,258)	(307,049)	(337,337)	(370,601)	(405,041)	(439,516)	(474,106)
	130.00	(285,244)	(314,591)	(344,846)	(378,295)	(412,222)	(446,222)	(480,296)
	140.00	(293,230)	(322,134)	(352,574)	(385,988)	(419,403)	(452,927)	(486,485)
	150.00	(301,216)	(329,862)	(360,781)	(393,682)	(426,591)	(459,633)	(492,675)
	160.00	(309,202)	(337,738)	(368,987)	(401,376)	(433,812)	(466,339)	(498,865)
	170.00	(317,188)	(345,716)	(377,194)	(409,070)	(441,034)	(473,044)	(505,055)
	180.00	(325,205)	(354,038)	(385,401)	(416,763)	(448,255)	(479,750)	(511,245)
	190.00	(333,468)	(362,758)	(393,607)	(424,497)	(455,476)	(486,455)	(517,434)
	200.00	(341,894)	(371,477)	(401,814)	(432,235)	(462,698)	(493,161)	(523,624)
	210.00	(350,373)	(380,197)	(410,024)	(439,972)	(469,919)	(499,867)	(529,814)
	220.00	(359,605)	(388,916)	(418,278)	(447,709)	(477,141)	(506,572)	(536,004)
	230.00	(368,838)	(397,636)	(426,531)	(455,446)	(484,362)	(513,278)	(542,194)
	240.00	(378,070)	(406,384)	(434,784)	(463,184)	(491,583)	(519,983)	(548,383)

TABLE 2

Balance (RLV - BLV £ per acre (n))	(181,425)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	(130,498)	(165,504)	(200,519)	(235,634)	(270,749)	(305,864)	(341,715)
	9,000	(143,210)	(178,216)	(213,303)	(248,418)	(283,533)	(318,647)	(355,725)
Site Specific S106	10,000	(155,922)	(190,972)	(226,087)	(261,202)	(296,316)	(331,678)	(370,504)
12,000	11,000	(168,641)	(203,756)	(238,871)	(273,985)	(309,100)	(345,139)	(385,283)
	12,000	(181,425)	(216,540)	(251,654)	(286,769)	(321,884)	(359,466)	(400,062)
	13,000	(194,209)	(229,323)	(264,438)	(299,553)	(335,040)	(374,245)	(414,840)
	14,000	(206,992)	(242,107)	(277,222)	(312,337)	(348,563)	(389,024)	(429,619)
	15,000	(219,776)	(254,891)	(290,006)	(325,149)	(363,208)	(403,803)	(444,416)
	16,000	(232,560)	(267,675)	(302,789)	(338,464)	(377,987)	(418,582)	(459,278)
	17,000	(245,344)	(280,458)	(315,573)	(352,171)	(392,766)	(433,361)	(474,141)
	18,000	(258,127)	(293,242)	(328,497)	(366,950)	(407,545)	(448,224)	(489,003)
	19,000	(270,911)	(306,026)	(341,887)	(381,729)	(422,324)	(463,086)	(503,866)
	20,000	(283,695)	(318,810)	(355,912)	(396,508)	(437,169)	(477,949)	(518,728)
	21,000	(296,479)	(331,846)	(370,691)	(411,286)	(452,032)	(492,811)	(533,591)
	22,000	(309,263)	(345,311)	(385,470)	(426,115)	(466,894)	(507,674)	(548,453)

TABLE 3

Balance (RLV - BLV £ per acre (n))	(181,425)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	(24,291)	(68,136)	(111,980)	(155,825)	(199,669)	(243,513)	(287,358)
	16.0%	(55,718)	(97,817)	(139,915)	(182,014)	(224,112)	(266,210)	(308,309)
Profit	17.0%	(87,145)	(127,497)	(167,850)	(208,202)	(248,555)	(288,907)	(329,432)
20.0%	18.0%	(118,572)	(157,178)	(195,785)	(234,391)	(272,998)	(311,605)	(351,620)
	19.0%	(149,998)	(186,859)	(223,720)	(260,580)	(297,441)	(334,653)	(375,841)
	20.0%	(181,425)	(216,540)	(251,654)	(286,769)	(321,884)	(359,466)	(400,062)

TABLE 4

Balance (RLV - BLV £ per acre (n))	(181,425)	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	68,575	33,460	(1,654)	(36,769)	(71,884)	(109,466)	(150,062)
	120,000	48,575	13,460	(21,654)	(56,769)	(91,884)	(129,466)	(170,062)
BLV (£ per acre)	140,000	28,575	(6,540)	(41,654)	(76,769)	(111,884)	(149,466)	(190,062)
350,000	160,000	8,575	(26,540)	(61,654)	(96,769)	(131,884)	(169,466)	(210,062)
	180,000	(11,425)	(46,540)	(81,654)	(116,769)	(151,884)	(189,466)	(230,062)
	200,000	(31,425)	(66,540)	(101,654)	(136,769)	(171,884)	(209,466)	(250,062)
	220,000	(51,425)	(86,540)	(121,654)	(156,769)	(191,884)	(229,466)	(270,062)
	240,000	(71,425)	(106,540)	(141,654)	(176,769)	(211,884)	(249,466)	(290,062)
	260,000	(91,425)	(126,540)	(161,654)	(196,769)	(231,884)	(269,466)	(310,062)
	280,000	(111,425)	(146,540)	(181,654)	(216,769)	(251,884)	(289,466)	(330,062)
	300,000	(131,425)	(166,540)	(201,654)	(236,769)	(271,884)	(309,466)	(350,062)
	320,000	(151,425)	(186,540)	(221,654)	(256,769)	(291,884)	(329,466)	(370,062)
	340,000	(171,425)	(206,540)	(241,654)	(276,769)	(311,884)	(349,466)	(390,062)
	360,000	(191,425)	(226,540)	(261,654)	(296,769)	(331,884)	(369,466)	(410,062)
	380,000	(211,425)	(246,540)	(281,654)	(316,769)	(351,884)	(389,466)	(430,062)
	400,000	(231,425)	(266,540)	(301,654)	(336,769)	(371,884)	(409,466)	(450,062)

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Scheme Typology: Houses — No Units: 125
Site Typology: Location / Value Zone: All Zones — Greenfield/Brownfield: Brownfield
Notes/Comments: Older Persons Housing

TABLE 5 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(181,425)	10%	15%	20%	25%	30%	35%	40%
	30	(212,847)	(242,945)	(273,044)	(303,142)	(333,423)	(366,599)	(401,395)
	35	(181,425)	(216,540)	(251,654)	(286,769)	(321,884)	(359,466)	(400,062)
Density (dph)	40	(150,003)	(190,134)	(230,265)	(270,396)	(310,528)	(352,333)	(398,728)
35.0	45	(118,581)	(163,729)	(208,876)	(254,024)	(299,171)	(345,609)	(397,394)
	50	(87,170)	(137,323)	(187,487)	(237,651)	(287,815)	(339,082)	(396,061)
	55	(55,778)	(110,918)	(166,098)	(221,278)	(276,458)	(332,555)	(394,727)
	60	(24,386)	(84,512)	(144,709)	(204,905)	(265,102)	(326,029)	(393,393)
	65	7,006	(58,106)	(123,320)	(188,533)	(253,746)	(319,537)	(392,060)
	70	38,398	(31,701)	(101,930)	(172,160)	(242,389)	(313,105)	(390,726)
	75	69,790	(5,295)	(80,541)	(155,787)	(231,033)	(306,672)	(389,392)
	80	101,182	21,110	(59,152)	(139,414)	(219,677)	(300,240)	(388,059)

TABLE 6 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(181,425)	10%	15%	20%	25%	30%	35%	40%
	98%	(139,001)	(173,970)	(208,998)	(244,077)	(279,155)	(314,234)	(350,581)
	100%	(181,425)	(216,540)	(251,654)	(286,769)	(321,884)	(359,466)	(400,062)
Build Cost	102%	(224,010)	(259,160)	(294,311)	(329,641)	(368,269)	(408,905)	(449,589)
100%	104%	(266,594)	(301,781)	(337,473)	(376,988)	(417,666)	(458,486)	(499,349)
(105% = 5% increase)	106%	(309,179)	(345,336)	(385,623)	(426,394)	(467,299)	(508,205)	(549,110)
	108%	(353,414)	(394,176)	(435,082)	(476,029)	(516,976)	(557,923)	(598,870)
	110%	(402,697)	(443,686)	(484,675)	(525,664)	(566,653)	(607,642)	(648,881)
	112%	(452,206)	(493,237)	(534,268)	(575,299)	(616,332)	(657,627)	(698,923)
	114%	(501,715)	(542,788)	(583,861)	(624,951)	(666,289)	(707,627)	(748,965)
	116%	(551,224)	(592,339)	(633,487)	(674,867)	(716,247)	(757,627)	(799,186)
	118%	(600,733)	(641,938)	(683,360)	(724,782)	(766,204)	(807,744)	(849,511)
	120%	(650,305)	(691,769)	(733,233)	(774,698)	(816,216)	(858,026)	(899,836)

TABLE 7 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(181,425)	10%	15%	20%	25%	30%	35%	40%
	80%	(725,301)	(734,517)	(743,733)	(752,992)	(762,340)	(771,689)	(781,038)
	82%	(668,012)	(680,411)	(692,810)	(705,208)	(717,607)	(730,040)	(742,593)
Market Values	84%	(610,724)	(626,305)	(641,886)	(657,468)	(673,049)	(688,631)	(704,212)
100%	86%	(553,731)	(572,368)	(591,004)	(609,727)	(628,491)	(647,256)	(666,020)
(105% = 5% increase)	88%	(496,791)	(518,591)	(540,390)	(562,190)	(583,989)	(605,880)	(627,827)
	90%	(439,851)	(464,814)	(489,777)	(514,740)	(539,703)	(564,666)	(589,635)
	92%	(382,976)	(411,038)	(439,164)	(467,290)	(495,416)	(523,542)	(551,668)
	94%	(328,498)	(357,513)	(388,671)	(419,840)	(451,130)	(482,419)	(513,709)
	96%	(279,380)	(309,052)	(339,332)	(372,645)	(406,949)	(441,296)	(475,749)
	98%	(230,402)	(262,796)	(295,190)	(327,697)	(362,910)	(400,360)	(437,809)
	100%	(181,425)	(216,540)	(251,654)	(286,769)	(321,884)	(359,466)	(400,062)
	102%	(132,618)	(170,331)	(208,119)	(245,955)	(283,790)	(321,626)	(362,314)
	104%	(83,891)	(124,311)	(164,730)	(205,150)	(245,697)	(286,254)	(326,897)
	106%	(35,164)	(78,290)	(121,417)	(164,543)	(207,670)	(250,881)	(294,159)
	108%	13,564	(32,270)	(78,104)	(123,937)	(169,771)	(215,605)	(261,507)
	110%	62,291	13,750	(34,790)	(83,331)	(131,872)	(180,413)	(228,953)
	112%	111,018	59,771	8,523	(42,725)	(93,973)	(145,221)	(196,469)
	114%	159,533	105,749	51,836	(2,119)	(56,074)	(110,029)	(163,984)
	116%	208,036	151,558	95,079	38,487	(18,175)	(74,837)	(131,499)
	118%	256,466	197,366	138,193	79,020	19,724	(39,645)	(99,014)
	120%	304,770	243,070	181,306	119,439	57,571	(4,453)	(66,529)

TABLE 8 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	(181,425)	10%	15%	20%	25%	30%	35%	40%
	5,000	(117,782)	(152,787)	(187,793)	(222,846)	(257,961)	(293,075)	(328,325)
	10,000	(54,218)	(89,224)	(124,229)	(159,234)	(194,240)	(229,245)	(264,267)
Grant (£ per unit)	15,000	9,346	(25,660)	(60,665)	(95,671)	(130,676)	(165,681)	(200,687)
-	20,000	72,909	37,904	2,899	(32,107)	(67,112)	(102,118)	(137,123)
	25,000	136,168	101,246	66,324	31,403	(3,548)	(38,554)	(73,559)
	30,000	199,279	164,415	129,550	94,634	59,712	24,790	(10,131)
	35,000	262,204	227,339	192,475	157,611	122,747	87,882	53,018
	40,000	324,964	290,131	255,298	220,465	185,632	150,799	115,943
	45,000	387,609	352,776	317,943	283,110	248,277	213,444	178,611
	50,000	450,146	415,319	380,491	345,664	310,836	276,009	241,182
	55,000	512,537	477,710	442,882	408,055	373,227	338,400	303,573

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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Appraisal Ref: AM (see Typologies Matrix)
Scheme Typology: Houses No Units: 100
Site Typology: Location / Value Zone: All Zones Greenfield/Brownfield: Greenfield
Notes/Comments: Older Persons Housing - Extra Care

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		100	Units		
AH Policy requirement (% Target)		10%			
Open Market Sale (OMS) housing	Open Market Sale (OMS)	90%			
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)		0.00	£ psm		

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
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
3 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	54.0	60.0%	6.0	60%	60.0
2 bed Flat	40.0%	36.0	40.0%	4.0	40%	40.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	90.0	100.0%	10.0	100%	100.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	60.0	646	85.0%		70.6	760
2 bed Flat	80.0	861	85.0%		94.1	1,013
3 bed Flat	90.0	969	85.0%		105.9	1,140

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	60.0	646	85.0%		70.6	760
2 bed Flat	80.0	861	85.0%		94.1	1,013
3 bed Flat	90.0	969	85.0%		105.9	1,140

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
3 bed House (with garage)	0	0	0	0	0	0
4 bed House (with garage)	0	0	0	0	0	0
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	3,812	41,029	424	4,559	4,235	45,588
2 bed Flat	3,388	36,471	376	4,052	3,765	40,523
3 bed Flat	0	0	0	0	0	0
	7,200	77,500	800	8,611	8,000	86,111
AH % by floor area:			10.00%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	0
3 bed House	475,000	5,278	490	5,278	490	0
3 bed House (with garage)	500,000	5,556	516	4,717	438	0
4 bed House (with garage)	580,000	4,462	414	3,973	369	0
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	310,000	5,167	480	4,392	408	18,600,000
2 bed Flat	420,000	5,250	488	4,463	415	16,800,000
3 bed Flat	140,000	1,556	145	1,322	123	0
						35,400,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	186,000	60%	139,500	45%	217,000	70%	263,500	85%
2 bed Flat	252,000	60%	189,000	45%	250,000	70%	357,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Older Persons Housing - Extra Care				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	0.0	@	320,000		-
3 bed House	0.0	@	475,000		-
3 bed House (with garage)	0.0	@	500,000		-
4 bed House (with garage)	0.0	@	580,000		-
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	54.0	@	310,000		16,740,000
2 bed Flat	36.0	@	420,000		15,120,000
3 bed Flat	0.0	@	140,000		-
	90.0				31,860,000
Affordable Rent GDV -					
2 bed House	0.0	@	192,000		-
3 bed House	0.0	@	285,000		-
3 bed House (with garage)	0.0	@	300,000		-
4 bed House (with garage)	0.0	@	348,000		-
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	1.2	@	186,000		223,200
2 bed Flat	0.8	@	252,000		201,600
3 bed Flat	0.0	@	84,000		-
	2.0				424,800
Social Rent GDV -					
2 bed House	0.0	@	144,000		-
3 bed House	0.0	@	213,750		-
3 bed House (with garage)	0.0	@	225,000		-
4 bed House (with garage)	0.0	@	261,000		-
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	3.0	@	139,500		418,500
2 bed Flat	2.0	@	189,000		378,000
3 bed Flat	0.0	@	63,000		-
	5.0				796,500
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	217,000		-
2 bed Flat	0.0	@	250,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.0	@	272,000		-
3 bed House	0.0	@	403,750		-
3 bed House (with garage)	0.0	@	425,000		-
4 bed House (with garage)	0.0	@	493,000		-
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	1.8	@	263,500		474,300
2 bed Flat	1.2	@	357,000		428,400
3 bed Flat	0.0	@	119,000		-
	3.0	10.0			902,700
Sub-total GDV Residential	**100**				**33,984,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,416,000
	177 £ psm (total GIA sqm)			14,160 £ per unit (total units)	
Grant	100	units @	0	per unit	-
Total GDV					**33,984,000**

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	**Houses**	No Units:	**100**
Site Typology:	Location / Value Zone: **All Zones**	Greenfield/Brownfield:	**Greenfield**
Notes/Comments:	Older Persons Housing - Extra Care		

DEVELOPMENT COSTS

Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	40,835	£		(40,835)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	122,505	£		(122,505)
CIL (Mrkt only inc. garages)	Max			7,200	sqm	0.00	£ psm			-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				100	units @	12,000	per unit			(1,200,000)
	Sub-total								(1,200,000)	
S106 analysis:	420,000	£ per ha		3.53%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				8,000	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				2.86	ha @		£ per ha (if brownfield)			-
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			100	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				-	sqm @	1,379	psm			-
3 bed House				-	sqm @	1,379	psm			-
3 bed House (EXC. garage)				-	sqm @	1,379	psm			-
4 bed House (EXC. garage)				-	sqm @	1,379	psm			-
5 bed House (EXC. garage)				-	sqm @	1,379	psm			-
1 bed Flat				4,235	sqm @	1,942	psm			(8,224,941)
2 bed Flat				3,765	sqm @	1,942	psm			(7,311,059)
3 bed Flat				-	sqm @	1,942	psm			-
Garages for 3B House	-	16.0		0	sqm @	500	psm			-
Garages for 4B House	-	16.0		0	sqm @	500	psm			-
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				8,000	£ per garage	£8,000				
External works				15,536,000	@	10.0%				(1,553,600)
Ext. Works analysis:						15,536	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				100	units @	1,011	£ per unit			(101,100)
M4(2) Category 2 Housing	Aff units	10	units @		0%	@	521	£ per unit		-
M4(2) Category 2 Housing	OMS units	90	units @		0%	@	521	£ per unit		-
M4(3) Category 3 Housing	Aff units	10	units @		0%	@	10,307	£ per unit		-
M4(3) Category 3 Housing	OMS units	90	units @		0%	@	10,307	£ per unit		-
Future Homes Standard		100	units @				4,350	£ per unit		(435,000)
Urban Greening	No. of storeys	4.0	equals		2,000	sqm footprint	100	£ sqm		(200,000)
Part L/FHS analysis:						2.8%	% of BCIS costs			
EV Charging Points - Houses		-	units @				0	£ per unit		-
EV Charging Points - Flats		100	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			8,000				17.45	psm levy rate		(139,600)
	Sub-total								(875,700)	
Policy Costs analysis:	(design costs only)					8,757	£ per unit (total units)			
						5.6%	% of BCIS costs			
Contingency (on construction)			17,965,300	@		3.0%				(538,959)

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Older Persons Housing - Extra Care				

Professional Fees		17,965,300	@	6.5%			(1,167,745)
Disposal Costs -							
OMS Marketing and Promotion		31,860,000	OMS @	3.00%	9,558	£ per unit	(955,800)
Residential Sales Agent Costs		31,860,000	OMS @	1.00%	3,186	£ per unit	(318,600)
Residential Sales Legal Costs		31,860,000	OMS @	0.25%	797	£ per unit	(79,650)
Affordable Sale Legal Costs						lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)	100	units (1/2 back during sales period)		4,500	375	£ per unit PA (£ p	(450,000)
Disposal Cost analysis:					13,641	£ per unit (exc. EPC)	
Interest (on Development Costs) -		7.00%	APR	0.565%	pcm		(169,289)
Developers Profit -							
Profit on OMS		31,860,000		20.00%			(6,372,000)
Margin on AH		2,124,000		6.00%	on AH values		(127,440)
Profit analysis:		33,984,000		19.13%	blended GDV	(6,499,440)	
		23,018,682		28.24%	on costs	(6,499,440)	
TOTAL COSTS							**(29,518,122)**

RESIDUAL LAND VALUE (RLV)							
Residual Land Value (gross)							4,465,878
SDLT		4,465,878	@	HMRC formula			(212,794)
Acquisition Agent fees		4,465,878	@	1.0%			(44,659)
Acquisition Legal fees		4,465,878	@	0.5%			(22,329)
Interest on Land		4,465,878	@	7.00%			(312,611)
Residual Land Value							**3,873,484**
RLV analysis:	38,735 £ per plot	1,355,720	£ per ha (net)	548,652	£ per acre (net)		
		1,016,790	£ per ha (gross)	411,489	£ per acre (gross)		
				11.40%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)							
Residential Density		35.0	dph (net)				
Site Area (net)		2.86	ha (net)	7.06	acres (net)		
Net to Gross ratio		75%					
Site Area (gross)		3.81	ha (gross)	9.41	acres (gross)		
Density analysis:		2,800	sqm/ha (net)	12,197	sqft/ac (net)		
		26	dph (gross)				
Benchmark Land Value (net)	24,710 £ per plot	864,850	£ per ha (net)	350,000	£ per acre (net)		**2,471,000**
BLV analysis:		648,638	£ per ha (gross)	262,500	£ per acre (gross)		

BALANCE							
Surplus/(Deficit)		**490,870**	£ per ha (net)	**198,652**	£ per acre (net)		**1,402,484**

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Greenfield**	
Notes/Comments:	Older Persons Housing - Extra Care				

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	198,652	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	198,652	157,175	115,690	74,160	32,629	(8,901)	(50,432)
	10.00	189,678	148,700	107,688	66,658	25,627	(15,403)	(56,453)
CIL £ psm	20.00	180,704	140,217	99,686	59,156	18,626	(21,904)	(62,474)
0.00	30.00	171,730	131,715	91,684	51,654	11,624	(28,406)	(68,496)
	40.00	162,743	123,213	83,683	44,153	4,623	(34,923)	(74,518)
	50.00	153,741	114,711	75,681	36,651	(2,379)	(41,446)	(80,540)
	60.00	144,738	106,209	67,679	29,149	(9,381)	(47,970)	(86,561)
	70.00	135,736	97,707	59,677	21,647	(16,404)	(54,493)	(92,583)
	80.00	126,734	89,205	51,675	14,146	(23,429)	(61,017)	(98,605)
	90.00	117,732	80,703	43,673	6,632	(30,454)	(67,540)	(104,626)
	100.00	108,730	72,201	35,671	(895)	(37,480)	(74,064)	(110,648)
	110.00	99,728	63,699	27,660	(8,422)	(44,505)	(80,587)	(116,687)
	120.00	90,726	55,197	19,631	(15,950)	(51,530)	(87,111)	(122,730)
	130.00	81,724	46,681	11,602	(23,477)	(58,556)	(93,634)	(128,774)
	140.00	72,722	38,150	3,573	(31,004)	(65,581)	(100,176)	(134,818)
	150.00	63,695	29,619	(4,456)	(38,531)	(72,606)	(106,723)	(140,862)
	160.00	54,662	21,089	(12,485)	(46,058)	(79,636)	(113,270)	(146,905)
	170.00	45,630	12,558	(20,514)	(53,585)	(86,687)	(119,818)	(152,949)
	180.00	36,597	4,027	(28,543)	(61,112)	(93,738)	(126,365)	(158,993)
	190.00	27,564	(4,504)	(36,572)	(68,665)	(100,789)	(132,912)	(165,036)
	200.00	18,532	(13,034)	(44,601)	(76,219)	(107,840)	(139,460)	(171,102)
	210.00	9,499	(21,565)	(52,658)	(83,774)	(114,891)	(146,007)	(177,170)
	220.00	467	(30,103)	(60,716)	(91,329)	(121,942)	(152,558)	(183,237)
	230.00	(8,566)	(38,665)	(68,774)	(98,883)	(128,992)	(159,131)	(189,304)
	240.00	(17,621)	(47,227)	(76,832)	(106,438)	(136,043)	(165,704)	(195,372)

TABLE 2

Balance (RLV - BLV £ per acre (n))	198,652	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	248,508	207,031	165,554	124,076	82,599	41,110	(420)
	9,000	236,044	194,567	153,090	111,612	70,135	28,607	(12,923)
Site Specific S106	10,000	223,580	182,103	140,626	99,149	57,635	16,104	(25,426)
12,000	11,000	211,116	169,639	128,162	86,662	45,132	3,601	(37,929)
	12,000	198,652	157,175	115,690	74,160	32,629	(8,901)	(50,432)
	13,000	186,188	144,711	103,187	61,657	20,126	(21,404)	(62,976)
	14,000	173,724	132,215	90,684	49,154	7,623	(33,919)	(75,521)
	15,000	161,242	119,712	78,181	36,651	(4,880)	(46,464)	(88,067)
	16,000	148,739	107,209	65,678	24,148	(17,407)	(59,010)	(100,612)
	17,000	136,236	94,706	53,176	11,645	(29,952)	(71,555)	(113,161)
	18,000	123,734	82,203	40,673	(895)	(42,498)	(84,100)	(125,752)
	19,000	111,231	69,700	28,162	(13,441)	(55,043)	(96,650)	(138,343)
	20,000	98,728	57,197	15,617	(25,986)	(67,588)	(109,241)	(150,934)
	21,000	86,225	44,674	3,071	(38,531)	(80,139)	(121,832)	(163,525)
	22,000	73,722	32,128	(9,474)	(51,076)	(92,730)	(134,423)	(176,159)

TABLE 3

Balance (RLV - BLV £ per acre (n))	198,652	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	393,829	341,508	289,180	236,806	184,433	132,059	79,686
	16.0%	354,793	304,642	254,482	204,277	154,072	103,867	53,662
Profit	17.0%	315,758	267,775	219,784	171,748	123,711	75,675	27,639
20.0%	18.0%	276,723	230,908	185,086	139,218	93,351	47,483	1,615
	19.0%	237,687	194,042	150,388	106,689	62,990	19,291	(24,408)
	20.0%	198,652	157,175	115,690	74,160	32,629	(8,901)	(50,432)

TABLE 4

Balance (RLV - BLV £ per acre (n))	198,652	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	448,652	407,175	365,690	324,160	282,629	241,099	199,568
	120,000	428,652	387,175	345,690	304,160	262,629	221,099	179,568
BLV (£ per acre)	140,000	408,652	367,175	325,690	284,160	242,629	201,099	159,568
350,000	160,000	388,652	347,175	305,690	264,160	222,629	181,099	139,568
	180,000	368,652	327,175	285,690	244,160	202,629	161,099	119,568
	200,000	348,652	307,175	265,690	224,160	182,629	141,099	99,568
	220,000	328,652	287,175	245,690	204,160	162,629	121,099	79,568
	240,000	308,652	267,175	225,690	184,160	142,629	101,099	59,568
	260,000	288,652	247,175	205,690	164,160	122,629	81,099	39,568
	280,000	268,652	227,175	185,690	144,160	102,629	61,099	19,568
	300,000	248,652	207,175	165,690	124,160	82,629	41,099	(432)
	320,000	228,652	187,175	145,690	104,160	62,629	21,099	(20,432)
	340,000	208,652	167,175	125,690	84,160	42,629	1,099	(40,432)
	360,000	188,652	147,175	105,690	64,160	22,629	(18,901)	(60,432)
	380,000	168,652	127,175	85,690	44,160	2,629	(38,901)	(80,432)
	400,000	148,652	107,175	65,690	24,160	(17,371)	(58,901)	(100,432)

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Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: All Zones — Greenfield/Brownfield: Greenfield
Notes/Comments: Older Persons Housing - Extra Care

TABLE 5 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	198,652	10%	15%	20%	25%	30%	35%	40%
	30	120,273	84,721	49,163	13,565	(22,032)	(57,630)	(93,227)
	35	198,652	157,175	115,690	74,160	32,629	(8,901)	(50,432)
Density (dph)	40	277,031	229,629	182,217	134,754	87,290	39,827	(7,637)
35.0	45	355,410	302,082	248,744	195,348	141,952	88,555	35,159
	50	433,789	374,536	315,271	255,942	196,613	137,284	77,954
	55	512,168	446,989	381,799	316,536	251,274	186,012	120,750
	60	590,547	519,443	448,326	377,131	305,935	234,740	163,545
	65	668,925	591,896	514,853	437,725	360,597	283,469	206,341
	70	747,304	664,350	581,380	498,319	415,258	332,197	249,136
	75	825,683	736,804	647,907	558,913	469,919	380,925	291,931
	80	904,062	809,257	714,434	619,507	524,581	429,654	334,727

TABLE 6 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	198,652	10%	15%	20%	25%	30%	35%	40%
	98%	245,513	204,036	162,559	121,081	79,604	38,116	(3,414)
	100%	198,652	157,175	115,690	74,160	32,629	(8,901)	(50,432)
Build Cost	102%	151,733	110,203	68,672	27,142	(14,412)	(56,015)	(97,617)
100%	104%	104,716	63,185	21,606	(19,996)	(61,599)	(103,247)	(144,940)
(105% = 5% increase)	106%	57,625	16,022	(25,580)	(67,227)	(108,920)	(150,631)	(192,434)
	108%	10,438	(31,208)	(72,901)	(114,594)	(156,388)	(198,203)	(240,133)
	110%	(36,882)	(78,575)	(120,342)	(162,144)	(204,035)	(245,996)	(288,083)
	112%	(84,296)	(126,099)	(167,937)	(209,868)	(251,898)	(294,046)	(337,156)
	114%	(131,855)	(173,770)	(215,721)	(257,799)	(300,009)	(343,521)	(392,204)
	116%	(179,602)	(221,622)	(263,728)	(305,976)	(349,904)	(399,262)	(448,990)
	118%	(227,524)	(269,691)	(311,994)	(356,907)	(406,320)	(456,087)	(505,916)
	120%	(275,654)	(318,016)	(363,919)	(413,378)	(463,183)	(513,013)	(562,842)

TABLE 7 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	198,652	10%	15%	20%	25%	30%	35%	40%
	80%	(418,418)	(428,036)	(437,654)	(447,271)	(456,889)	(466,506)	(476,124)
	82%	(346,922)	(360,130)	(373,625)	(387,121)	(400,681)	(414,242)	(427,870)
Market Values	84%	(284,108)	(299,100)	(314,093)	(329,522)	(345,416)	(362,405)	(379,876)
100%	86%	(222,993)	(241,333)	(259,673)	(278,013)	(296,389)	(314,788)	(333,803)
(105% = 5% increase)	88%	(162,222)	(183,871)	(205,540)	(227,209)	(248,878)	(270,609)	(292,340)
	90%	(101,688)	(126,659)	(151,643)	(176,627)	(201,611)	(226,648)	(251,694)
	92%	(41,360)	(69,647)	(97,934)	(126,220)	(154,519)	(182,867)	(211,214)
	94%	18,799	(12,782)	(44,363)	(75,947)	(107,586)	(139,224)	(170,862)
	96%	78,857	43,987	9,084	(25,837)	(60,759)	(95,680)	(130,644)
	98%	138,804	100,604	62,404	24,204	(13,996)	(52,254)	(90,516)
	100%	198,652	157,175	115,690	74,160	32,629	(8,901)	(50,432)
	102%	258,437	213,638	168,840	124,041	79,242	34,394	(10,467)
	104%	318,165	270,096	221,981	173,861	125,741	77,622	29,497
	106%	377,806	326,423	275,041	223,659	172,240	120,799	69,358
	108%	437,446	382,750	328,054	273,359	218,663	163,967	109,214
	110%	497,020	439,062	381,068	323,059	265,050	207,041	149,032
	112%	556,534	495,270	434,006	372,742	311,437	250,114	188,792
	114%	616,048	551,478	486,908	422,337	357,767	293,188	228,552
	116%	675,563	607,686	539,809	471,933	404,056	336,179	268,303
	118%	734,999	663,868	592,711	521,528	450,345	379,162	307,979
	120%	794,406	719,974	645,543	571,112	496,634	422,145	347,655

TABLE 8 — Affordable Housing - % on site 10%

Balance (RLV - BLV £ per acre (n))	198,652	10%	15%	20%	25%	30%	35%	40%
	5,000	261,062	219,585	178,108	136,631	95,154	53,676	12,172
	10,000	323,348	281,905	240,463	199,021	157,564	116,086	74,609
Grant (£ per unit)	15,000	385,579	344,137	302,695	261,252	219,810	178,368	136,925
-	20,000	447,720	406,294	364,868	323,443	282,017	240,591	199,157
	25,000	509,788	468,362	426,936	385,511	344,085	302,659	261,233
	30,000	571,856	530,430	489,003	447,576	406,148	364,721	323,293
	35,000	633,778	592,351	550,923	509,496	468,068	426,641	385,213
	40,000	695,698	654,271	612,843	571,416	529,988	488,561	447,133
	45,000	757,618	716,191	674,745	633,297	591,850	550,402	508,955
	50,000	819,427	777,979	736,532	695,084	653,637	612,189	570,742
	55,000	881,214	839,766	798,319	756,871	715,424	673,977	632,529

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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260916 Bradford Older Persons Housing Appraisals v0.1

Appraisal Ref:	**AO**			(see Typologies Matrix)
Scheme Typology:	**Houses**	No Units:	**100**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Older Persons Housing - Extra Care			

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			100	Units	
AH Policy requirement (% Target)			10%		
Open Market Sale (OMS) housing	Open Market Sale (OMS)		90%		
AH tenure split %	Affordable Rent:		20.0%		
	Social Rent:		50.0%	70.0%	% Rented
	First Homes:		0.0%		
	Other Intermediate (LCHO/Sub-Market etc.):		30.0%	3.0%	% of total (>10% First Homes PPG 023)
		100%	100.0%		
CIL Rate (£ psm)			0.00	£ psm	

Unit Mix -	OMS Unit mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units
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
3 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
4 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
5 bed House (with garage)	0.0%	0.0	0.0%	0.0	0%	0.0
1 bed Flat	60.0%	54.0	60.0%	6.0	60%	60.0
2 bed Flat	40.0%	36.0	40.0%	4.0	40%	40.0
3 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0
Total number of units	100.0%	90.0	100.0%	10.0	100%	100.0

OMS Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	60.0	646	85.0%		70.6	760
2 bed Flat	80.0	861	85.0%		94.1	1,013
3 bed Flat	90.0	969	85.0%		105.9	1,140

AH Floor areas, per Unit -	Net area per unit (sqm)	(sqft)	Net to Gross % %	Garage area (sqm)	Gross (GIA) per unit (sqm)	(sqft)
2 bed House	75.0	807			75.0	807
3 bed House	90.0	969			90.0	969
3 bed House (with garage)	90.0	969		16.0	106.0	1,141
4 bed House (with garage)	130.0	1,399		16.0	146.0	1,572
5 bed House (with garage)	160.0	1,722		16.0	176.0	1,894
1 bed Flat	60.0	646	85.0%		70.6	760
2 bed Flat	80.0	861	85.0%		94.1	1,013
3 bed Flat	90.0	969	85.0%		105.9	1,140

Total Gross Overall Floor areas -	OMS Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)
2 bed House	0	0	0	0	0	0
3 bed House	0	0	0	0	0	0
3 bed House (with garage)	0	0	0	0	0	0
4 bed House (with garage)	0	0	0	0	0	0
5 bed House (with garage)	0	0	0	0	0	0
1 bed Flat	3,812	41,029	424	4,559	4,235	45,588
2 bed Flat	3,388	36,471	376	4,052	3,765	40,523
3 bed Flat	0	0	0	0	0	0
	7,200	77,500	800	8,611	8,000	86,111
AH % by floor area:			10.00%	AH % by floor area (difference due to mix)		

Open Market Sales values (£) -	£ OMS (per unit)	£ psm (net)	£ psf (net)	£ psm (gross)	£ psf (gross)	total MV £ (no AH)
2 bed House	320,000	4,267	396	4,267	396	0
3 bed House	475,000	5,278	490	5,278	490	0
3 bed House (with garage)	500,000	5,556	516	4,717	438	0
4 bed House (with garage)	580,000	4,462	414	3,973	369	0
5 bed House (with garage)	700,000	4,375	406	3,977	370	0
1 bed Flat	310,000	5,167	480	4,392	408	18,600,000
2 bed Flat	420,000	5,250	488	4,463	415	16,800,000
3 bed Flat	140,000	1,556	145	1,322	123	0
						35,400,000

Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £*	% of MV	Other Int. £	% of MV
2 bed House	192,000	60%	144,000	45%	224,000	70%	272,000	85%
3 bed House	285,000	60%	213,750	45%	250,000	70%	403,750	85%
3 bed House (with garage)	300,000	60%	225,000	45%	250,000	70%	425,000	85%
4 bed House (with garage)	348,000	60%	261,000	45%	250,000	70%	493,000	85%
5 bed House (with garage)	420,000	60%	315,000	45%	250,000	70%	595,000	85%
1 bed Flat	186,000	60%	139,500	45%	217,000	70%	263,500	85%
2 bed Flat	252,000	60%	189,000	45%	250,000	70%	357,000	85%
3 bed Flat	84,000	60%	63,000	45%	98,000	70%	119,000	85%

* capped @£250K

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	**Houses**		No Units:	**100**	
Site Typology:	Location / Value Zone:	**All Zones**	Greenfield/Brownfield:	**Brownfield**	
Notes/Comments:	Older Persons Housing - Extra Care				

GROSS DEVELOPMENT VALUE					
OMS GDV -	(part houses due to % mix)				
2 bed House	0.0	@	320,000		-
3 bed House	0.0	@	475,000		-
3 bed House (with garage)	0.0	@	500,000		-
4 bed House (with garage)	0.0	@	580,000		-
5 bed House (with garage)	0.0	@	700,000		-
1 bed Flat	54.0	@	310,000		16,740,000
2 bed Flat	36.0	@	420,000		15,120,000
3 bed Flat	0.0	@	140,000		-
	90.0				31,860,000
Affordable Rent GDV -					
2 bed House	0.0	@	192,000		-
3 bed House	0.0	@	285,000		-
3 bed House (with garage)	0.0	@	300,000		-
4 bed House (with garage)	0.0	@	348,000		-
5 bed House (with garage)	0.0	@	420,000		-
1 bed Flat	1.2	@	186,000		223,200
2 bed Flat	0.8	@	252,000		201,600
3 bed Flat	0.0	@	84,000		-
	2.0				424,800
Social Rent GDV -					
2 bed House	0.0	@	144,000		-
3 bed House	0.0	@	213,750		-
3 bed House (with garage)	0.0	@	225,000		-
4 bed House (with garage)	0.0	@	261,000		-
5 bed House (with garage)	0.0	@	315,000		-
1 bed Flat	3.0	@	139,500		418,500
2 bed Flat	2.0	@	189,000		378,000
3 bed Flat	0.0	@	63,000		-
	5.0				796,500
First Homes GDV -					
2 bed House	0.0	@	224,000		-
3 bed House	0.0	@	250,000		-
3 bed House (with garage)	0.0	@	250,000		-
4 bed House (with garage)	0.0	@	250,000		-
5 bed House (with garage)	0.0	@	250,000		-
1 bed Flat	0.0	@	217,000		-
2 bed Flat	0.0	@	250,000		-
3 bed Flat	0.0	@	98,000		-
	0.0				-
Other Intermediate GDV -					
2 bed House	0.0	@	272,000		-
3 bed House	0.0	@	403,750		-
3 bed House (with garage)	0.0	@	425,000		-
4 bed House (with garage)	0.0	@	493,000		-
5 bed House (with garage)	0.0	@	595,000		-
1 bed Flat	1.8	@	263,500		474,300
2 bed Flat	1.2	@	357,000		428,400
3 bed Flat	0.0	@	119,000		-
	3.0	10.0			902,700
Sub-total GDV Residential	**100**				**33,984,000**
AH on-site cost analysis:				£MV (no AH) less £GDV (inc. AH)	1,416,000
	177 £ psm (total GIA sqm)			14,160 £ per unit (total units)	
Grant	100	units @	0	per unit	-
Total GDV					**33,984,000**

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Scheme Typology:	**Houses**	No Units:	**100**
Site Typology:	Location / Value Zone: **All Zones**	Greenfield/Brownfield:	**Brownfield**
Notes/Comments:	Older Persons Housing - Extra Care		

DEVELOPMENT COSTS

Initial Payments -										
Statutory Planning Fees (Residential)	01-Apr-25					(capped at £411,885)	40,835	£		(40,835)
Planning Application Professional Fees, Surveys and reports						(capped at £1,500,000)	122,505	£		(122,505)
CIL (Mrkt only inc. garages)	Max			7,200	sqm	0.00	£ psm			-
CIL analysis:				0.00%	% of GDV	0	£ per unit (total units)			
Site Specific S106	Year 1					0				-
(strategic site cashflow yrs 1-15)	Year 2					0				-
	Year 3					0				-
	Year 4					0				-
	Year 5					0				-
	Year 6					0				-
	Year 7					0				-
	Year 8					0				-
	Year 9					0				-
	Year 10					0				-
	Year 11					0				-
	Year 12					0				-
	Year 13					0				-
	Year 14					0				-
	Year 15					0				-
Site Specific S106 (installment)				100	units @	12,000	per unit			(1,200,000)
	Sub-total								(1,200,000)	
S106 analysis:	420,000	£ per ha		3.53%	% of GDV	12,000	£ per unit (total units)			
AH Commuted Sum				8,000	sqm (total)		£ psm			-
Comm. Sum analysis:				0.00%	% of GDV					
Construction Costs -										
Site Clearance, Demolition & Remediation				2.86	ha @	123,550	£ per ha (if brownfield)			(353,000)
Strategic Site Infra. costs	Year 1		0							-
	Year 2		0							-
	Year 3		0							-
	Year 4		0							-
	Year 5		0							-
	Year 6		0							-
	Year 7		0							-
	Year 8		0							-
	Year 9		0							-
	Year 10		0							-
	Year 11		0							-
	Year 12		0							-
	Year 13		0							-
	Year 14		0							-
	Year 15		0							-
	Years 1-15			100	units @	0	per unit			-
	Sub-total								-	
Infra. Costs analysis:	-	£ per ha		0.00%	% of GDV	0	£ per unit (total units)			
2 bed House				-	sqm @	1,942	psm			-
3 bed House				-	sqm @	1,942	psm			-
3 bed House (EXC. garage)				-	sqm @	1,942	psm			-
4 bed House (EXC. garage)				-	sqm @	1,942	psm			-
5 bed House (EXC. garage)				-	sqm @	1,942	psm			-
1 bed Flat				4,235	sqm @	1,942	psm			(8,224,941)
2 bed Flat				3,765	sqm @	1,942	psm			(7,311,059)
3 bed Flat				-	sqm @	1,942	psm			-
Garages for 3B House	-	16.0		0	sqm @	500	psm			-
Garages for 4B House	-	16.0		0	sqm @	500	psm			-
Garages for 5B House	-	16.0		0	sqm @	500	psm			-
Total GIA check:				8,000	£ per garage	£8,000				
External works				15,536,000	@	10.0%				(1,553,600)
Ext. Works analysis:						15,536	£ per unit (total units)			
Policy Costs on design -										
Net Biodiversity costs				100	units @	287	£ per unit			(28,700)
M4(2) Category 2 Housing	Aff units	10	units @		0%	@	521	£ per unit		-
M4(2) Category 2 Housing	OMS units	90	units @		0%	@	521	£ per unit		-
M4(3) Category 3 Housing	Aff units	10	units @		0%	@	10,307	£ per unit		-
M4(3) Category 3 Housing	OMS units	90	units @		0%	@	10,307	£ per unit		-
Future Homes Standard			100	units @			4,350	£ per unit		(435,000)
Urban Greening	No. of storeys	4.0	equals		2,000	sqm footprint	100	£ sqm		(200,000)
Part L/FHS analysis:						2.8%	% of BCIS costs			
EV Charging Points - Houses		-	units @				0	£ per unit		-
EV Charging Points - Flats		100	units @		4	flats per charger	0	£ per 4 units		-
Water Efficiency		-	units @				10	£ per unit		-
Building Safety Levy			8,000				8.73	psm levy rate		(69,840)
	Sub-total								(733,540)	
Policy Costs analysis:	(design costs only)					7,335	£ per unit (total units)			
						4.7%	% of BCIS costs			
Contingency (on construction)				18,176,140	@	5.0%				(908,807)

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology:	Houses		No Units:	100	
Site Typology:	Location / Value Zone:	All Zones	Greenfield/Brownfield:	Brownfield	
Notes/Comments:	Older Persons Housing - Extra Care				

Professional Fees			18,176,140	@	6.5%			(1,181,449)
Disposal Costs -								
OMS Marketing and Promotion			31,860,000	OMS @	3.00%	9,558	£ per unit	(955,800)
Residential Sales Agent Costs			31,860,000	OMS @	1.00%	3,186	£ per unit	(318,600)
Residential Sales Legal Costs			31,860,000	OMS @	0.25%	797	£ per unit	(79,650)
Affordable Sale Legal Costs							lump sum	(10,000)
Empty Property Costs (SC, Council Tax proxy)		100	units (1/2 back during sales period)		4,500	375	£ per unit PA (£ p	(525,000)
Disposal Cost analysis:						13,641	£ per unit (exc. EPC)	
Interest (on Development Costs) -			7.00%	APR	0.565%	pcm		(178,900)
Developers Profit -								
Profit on OMS			31,860,000		20.00%			(6,372,000)
Margin on AH			2,124,000		6.00%	on AH values		(127,440)
Profit analysis:			33,984,000		19.13%	blended GDV	(6,499,440)	
			23,697,686		27.43%	on costs	(6,499,440)	
TOTAL COSTS								**(30,197,126)**

RESIDUAL LAND VALUE (RLV)								
Residual Land Value (gross)								3,786,874
SDLT			3,786,874	@	HMRC formula			(178,844)
Acquisition Agent fees			3,786,874	@	1.0%			(37,869)
Acquisition Legal fees			3,786,874	@	0.5%			(18,934)
Interest on Land			3,786,874	@	7.00%			(265,081)
Residual Land Value								**3,286,146**
RLV analysis:	32,861	£ per plot	1,150,151	£ per ha (net)	465,460	£ per acre (net)		
			862,613	£ per ha (gross)	349,095	£ per acre (gross)		
					9.67%	% RLV / GDV		

BENCHMARK LAND VALUE (BLV)								
Residential Density			35.0	dph (net)				
Site Area (net)			2.86	ha (net)	7.06	acres (net)		
Net to Gross ratio			75%					
Site Area (gross)			3.81	ha (gross)	9.41	acres (gross)		
Density analysis:			2,800	sqm/ha (net)	12,197	sqft/ac (net)		
			26	dph (gross)				
Benchmark Land Value (net)	24,710	£ per plot	864,850	£ per ha (net)	350,000	£ per acre (net)		**2,471,000**
BLV analysis:			648,638	£ per ha (gross)	262,500	£ per acre (gross)		

BALANCE					
Surplus/(Deficit)	**285,301**	£ per ha (net)	**115,460**	£ per acre (net)	**815,146**

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260916 Bradford Older Persons Housing Appraisals v0.1

Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: All Zones — Greenfield/Brownfield: Brownfield
Notes/Comments: Older Persons Housing - Extra Care

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above.
Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre (n))	115,460	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	0.00	115,460	73,806	32,152	(9,502)	(51,234)	(92,965)	(134,748)
	10.00	106,460	65,306	24,152	(17,025)	(58,255)	(99,485)	(140,787)
CIL £ psm	20.00	97,460	56,806	16,152	(24,549)	(65,277)	(106,007)	(146,826)
0.00	30.00	88,459	48,306	8,152	(32,072)	(72,299)	(112,549)	(152,864)
	40.00	79,459	39,805	130	(39,595)	(79,321)	(119,091)	(158,903)
	50.00	70,459	31,305	(7,895)	(47,119)	(86,342)	(125,632)	(164,942)
	60.00	61,459	22,802	(15,920)	(54,642)	(93,368)	(132,174)	(170,980)
	70.00	52,459	14,276	(23,945)	(62,165)	(100,413)	(138,716)	(177,038)
	80.00	43,459	5,750	(31,969)	(69,689)	(107,458)	(145,258)	(183,098)
	90.00	34,441	(2,777)	(39,994)	(77,212)	(114,503)	(151,800)	(189,158)
	100.00	25,413	(11,303)	(48,019)	(84,755)	(121,549)	(158,342)	(195,218)
	110.00	16,385	(19,830)	(56,044)	(92,304)	(128,594)	(164,898)	(201,278)
	120.00	7,357	(28,356)	(64,069)	(99,852)	(135,639)	(171,463)	(207,338)
	130.00	(1,671)	(36,883)	(72,117)	(107,400)	(142,684)	(178,028)	(213,398)
	140.00	(10,699)	(45,409)	(80,168)	(114,949)	(149,729)	(184,593)	(219,463)
	150.00	(19,727)	(53,943)	(88,220)	(122,497)	(156,797)	(191,158)	(225,546)
	160.00	(28,755)	(62,498)	(96,271)	(130,045)	(163,867)	(197,723)	(231,628)
	170.00	(37,783)	(71,052)	(104,323)	(137,593)	(170,937)	(204,288)	(237,711)
	180.00	(46,840)	(79,607)	(112,374)	(145,162)	(178,007)	(210,857)	(243,794)
	190.00	(55,898)	(88,162)	(120,426)	(152,737)	(185,077)	(217,446)	(249,877)
	200.00	(64,956)	(96,716)	(128,477)	(160,312)	(192,147)	(224,036)	(255,959)
	210.00	(74,013)	(105,271)	(136,557)	(167,887)	(199,217)	(230,626)	(262,052)
	220.00	(83,071)	(113,826)	(144,637)	(175,462)	(206,305)	(237,215)	(268,159)
	230.00	(92,129)	(122,397)	(152,717)	(183,037)	(213,402)	(243,805)	(274,266)
	240.00	(101,187)	(130,982)	(160,797)	(190,612)	(220,499)	(250,394)	(280,373)

TABLE 2

Balance (RLV - BLV £ per acre (n))	115,460	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	8,000	165,360	123,768	82,153	40,499	(1,155)	(42,810)	(84,541)
	9,000	152,896	111,304	69,652	27,999	(13,655)	(55,348)	(97,080)
Site Specific S106	10,000	140,432	98,806	57,152	15,498	(26,156)	(67,887)	(109,619)
12,000	11,000	127,960	86,306	44,652	2,998	(38,695)	(80,426)	(122,168)
	12,000	115,460	73,806	32,152	(9,502)	(51,234)	(92,965)	(134,748)
	13,000	102,960	61,306	19,652	(22,041)	(63,772)	(105,504)	(147,329)
	14,000	90,459	48,806	7,152	(34,580)	(76,311)	(118,084)	(159,909)
	15,000	77,959	36,305	(5,387)	(47,119)	(88,850)	(130,665)	(172,493)
	16,000	65,459	23,805	(17,926)	(59,657)	(101,420)	(143,245)	(185,118)
	17,000	52,959	11,267	(30,465)	(72,196)	(114,000)	(155,825)	(197,743)
	18,000	40,459	(1,272)	(43,004)	(84,755)	(126,581)	(168,433)	(210,368)
	19,000	27,920	(13,811)	(55,543)	(97,336)	(139,161)	(181,058)	(223,011)
	20,000	15,382	(26,350)	(68,091)	(109,916)	(151,747)	(193,683)	(235,684)
	21,000	2,843	(38,889)	(80,672)	(122,497)	(164,372)	(206,308)	(248,356)
	22,000	(9,696)	(51,428)	(93,252)	(135,077)	(176,997)	(218,967)	(261,034)

TABLE 3

Balance (RLV - BLV £ per acre (n))	115,460	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	15.0%	310,636	258,139	205,642	153,145	100,570	47,996	(4,631)
	16.0%	271,601	221,272	170,944	120,616	70,210	19,804	(30,654)
Profit	17.0%	232,566	184,406	136,246	88,086	39,849	(8,389)	(56,678)
20.0%	18.0%	193,530	147,539	101,548	55,557	9,488	(36,581)	(82,701)
	19.0%	154,495	110,673	66,850	23,027	(20,873)	(64,773)	(108,725)
	20.0%	115,460	73,806	32,152	(9,502)	(51,234)	(92,965)	(134,748)

TABLE 4

Balance (RLV - BLV £ per acre (n))	115,460	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	100,000	365,460	323,806	282,152	240,498	198,766	157,035	115,252
	120,000	345,460	303,806	262,152	220,498	178,766	137,035	95,252
BLV (£ per acre)	140,000	325,460	283,806	242,152	200,498	158,766	117,035	75,252
350,000	160,000	305,460	263,806	222,152	180,498	138,766	97,035	55,252
	180,000	285,460	243,806	202,152	160,498	118,766	77,035	35,252
	200,000	265,460	223,806	182,152	140,498	98,766	57,035	15,252
	220,000	245,460	203,806	162,152	120,498	78,766	37,035	(4,748)
	240,000	225,460	183,806	142,152	100,498	58,766	17,035	(24,748)
	260,000	205,460	163,806	122,152	80,498	38,766	(2,965)	(44,748)
	280,000	185,460	143,806	102,152	60,498	18,766	(22,965)	(64,748)
	300,000	165,460	123,806	82,152	40,498	(1,234)	(42,965)	(84,748)
	320,000	145,460	103,806	62,152	20,498	(21,234)	(62,965)	(104,748)
	340,000	125,460	83,806	42,152	498	(41,234)	(82,965)	(124,748)
	360,000	105,460	63,806	22,152	(19,502)	(61,234)	(102,965)	(144,748)
	380,000	85,460	43,806	2,152	(39,502)	(81,234)	(122,965)	(164,748)
	400,000	65,460	23,806	(17,848)	(59,502)	(101,234)	(142,965)	(184,748)

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Scheme Typology: Houses — No Units: 100
Site Typology: Location / Value Zone: All Zones — Greenfield/Brownfield: Brownfield
Notes/Comments: Older Persons Housing - Extra Care

TABLE 5

Balance (RLV - BLV £ per acre (n))	115,460	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	30	41,606	5,903	(29,800)	(65,544)	(101,314)	(137,088)	(172,938)
	35	115,460	73,806	32,152	(9,502)	(51,234)	(92,965)	(134,748)
Density (dph)	40	189,313	141,709	94,104	46,500	(1,154)	(48,847)	(96,559)
35.0	45	263,143	209,612	156,057	102,502	48,927	(4,728)	(58,383)
	50	336,963	277,515	218,009	158,503	98,998	39,390	(20,226)
	55	410,784	345,417	279,961	214,505	149,049	83,508	17,930
	60	484,604	413,303	341,914	270,507	199,100	127,627	56,087
	65	558,424	481,181	403,866	326,509	249,152	171,745	94,244
	70	632,244	549,059	465,818	382,511	299,203	215,864	132,401
	75	706,064	616,938	527,771	438,512	349,254	259,982	170,557
	80	779,884	684,816	589,723	494,514	399,305	304,096	208,714

TABLE 6

Balance (RLV - BLV £ per acre (n))	115,460	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	98%	163,210	121,618	80,006	38,353	(3,301)	(44,955)	(86,685)
	100%	115,460	73,806	32,152	(9,502)	(51,234)	(92,965)	(134,748)
Build Cost	102%	67,605	25,949	(15,782)	(57,514)	(99,278)	(141,103)	(182,976)
100%	104%	19,669	(22,063)	(63,807)	(105,632)	(147,464)	(189,399)	(231,398)
(105% = 5% increase)	106%	(28,343)	(70,161)	(111,986)	(153,886)	(195,821)	(237,883)	(280,044)
	108%	(76,516)	(118,374)	(160,309)	(202,306)	(244,381)	(286,585)	(329,341)
	110%	(124,796)	(166,731)	(208,791)	(250,923)	(293,174)	(336,334)	(384,355)
	112%	(173,215)	(215,276)	(257,464)	(299,766)	(343,354)	(392,073)	(441,802)
	114%	(221,802)	(264,006)	(306,358)	(350,409)	(399,823)	(449,588)	(499,862)
	116%	(270,587)	(312,965)	(358,108)	(407,578)	(457,374)	(507,688)	(558,487)
	118%	(319,662)	(365,825)	(415,333)	(465,179)	(515,519)	(566,323)	(617,126)
	120%	(373,542)	(423,088)	(472,989)	(523,355)	(574,159)	(624,962)	(675,935)

TABLE 7

Balance (RLV - BLV £ per acre (n))	115,460	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	80%	(518,567)	(528,591)	(538,616)	(548,641)	(558,666)	(568,690)	(578,715)
	82%	(445,852)	(459,686)	(473,586)	(487,547)	(501,576)	(515,678)	(529,781)
Market Values	84%	(374,040)	(391,680)	(409,401)	(427,146)	(444,969)	(462,879)	(480,887)
100%	86%	(307,746)	(326,611)	(346,210)	(367,412)	(389,023)	(410,719)	(432,499)
(105% = 5% increase)	88%	(246,611)	(268,480)	(290,377)	(312,321)	(334,965)	(359,037)	(384,604)
	90%	(185,779)	(210,960)	(236,141)	(261,381)	(286,639)	(311,967)	(338,184)
	92%	(125,202)	(153,682)	(182,162)	(210,682)	(239,240)	(267,839)	(296,486)
	94%	(64,833)	(96,601)	(128,368)	(160,185)	(192,028)	(223,908)	(255,842)
	96%	(4,623)	(39,671)	(74,728)	(109,848)	(144,968)	(180,142)	(215,350)
	98%	55,473	17,145	(21,244)	(59,634)	(98,033)	(136,506)	(174,984)
	100%	115,460	73,806	32,152	(9,502)	(51,234)	(92,965)	(134,748)
	102%	175,335	130,418	85,474	40,487	(4,499)	(49,518)	(94,591)
	104%	235,166	186,926	138,686	90,445	42,157	(6,162)	(54,486)
	106%	294,897	243,402	191,869	140,305	88,741	37,162	(14,490)
	108%	354,589	299,778	244,966	190,155	135,276	80,388	25,500
	110%	414,254	356,154	298,026	239,898	181,771	123,600	65,388
	112%	473,823	412,450	351,077	289,642	228,198	166,754	105,275
	114%	533,391	468,709	404,027	339,345	274,625	209,865	145,105
	116%	592,959	524,968	456,977	388,985	320,994	252,976	184,899
	118%	652,420	581,187	509,927	438,626	367,325	296,024	224,694
	120%	711,880	637,344	562,808	488,266	413,656	339,045	264,435

TABLE 8

Balance (RLV - BLV £ per acre (n))	115,460	Affordable Housing - % on site 10%						
		10%	15%	20%	25%	30%	35%	40%
	5,000	177,915	136,323	94,731	53,090	11,436	(30,218)	(71,912)
	10,000	240,313	198,735	157,143	115,551	73,958	32,366	(9,280)
Grant (£ per unit)	15,000	302,558	261,012	219,465	177,919	136,371	94,778	53,186
-	20,000	364,782	323,258	281,711	240,165	198,618	157,071	115,525
	25,000	426,875	385,358	343,842	302,325	260,808	219,292	177,771
	30,000	488,968	447,451	405,934	364,418	322,901	281,384	239,868
	35,000	550,943	509,440	467,938	426,435	384,933	343,430	301,928
	40,000	612,896	571,393	529,890	488,388	446,885	405,383	363,880
	45,000	674,838	633,334	591,830	550,326	508,822	467,318	425,814
	50,000	736,664	695,160	653,656	612,152	570,648	529,144	487,640
	55,000	798,490	756,986	715,482	673,978	632,474	590,970	549,466

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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260916 Bradford Older Persons Housing Appraisals v0.1 - Summary Table

Appraisal Ref:	**AI**	**AK**	**AM**	**AO**
Scheme Typology:	Houses	Houses	Houses	Houses
No Units:	125	125	100	100
Location / Value Zone:	All Zones	All Zones	All Zones	All Zones
Greenfield/Brownfield:	Greenfield	Brownfield	Greenfield	Brownfield
Notes/Comments:	Older Persons Housing	Older Persons Housing	Older Persons Housing - Extra Care	Older Persons Housing - Extra Care
Total GDV (£)	34,200,000	34,200,000	33,984,000	33,984,000
Policy Assumptions	-	-	-	-
AH Target %	10%	10%	10%	10%
Max CIL (£ psm)	-	-	-	-
Max CIL (£ per unit)	-	-	-	-
Site Specific S106 (£ per unit)	12,000	12,000	12,000	12,000
Sub-total CIL+S106 (£ per unit)	12,000	12,000	12,000	12,000
Site Infrastructure (£ per unit)	-	-	-	-
Sub-total CIL+S106+Infra. (£ per unit)	12,000	12,000	12,000	12,000
Profit KPI's	-	-	-	-
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	19.13%	19.13%	19.13%	19.13%
Developers Profit (% on costs)	25.96%	25.20%	28.24%	27.43%
Developers Profit Total (£)	6,540,750	6,540,750	6,499,440	6,499,440
Land Value KPI's	-	-	-	-
RLV (£/acre (net))	242,355	168,575	548,652	465,460
RLV (£/ha (net))	598,860	416,549	1,355,720	1,150,151
RLV (% of GDV)	6.25%	4.35%	11.40%	9.67%
RLV Total (£)	2,138,784	1,487,675	3,873,484	3,286,146
BLV (£/acre (net))	350,000	350,000	350,000	350,000
BLV (£/ha (net))	864,850	864,850	864,850	864,850
BLV Total (£)	3,088,750	3,088,750	2,471,000	2,471,000
Surplus/Deficit (£/acre) [RLV-BLV]	(107,645)	(181,425)	198,652	115,460
Surplus/Deficit (£/ha)	(265,990)	(448,301)	490,870	285,301
Surplus/Deficit Total (£)	(949,966)	(1,601,075)	1,402,484	815,146
RAG	Marginal	Marginal	Viable	Viable
Interest on development costs	395,013	< These rows for are ease of sense checking - do not print these rows in the summary t		
Interest on land	172,231	< These rows for are ease of sense checking - do not print these rows in the summary t		
Interest total per unit	4,538	< These rows for are ease of sense checking - do not print these rows in the summary t		

Viable	if RLV > TLV
Marginal	LV < TLV, but RLV is positive
Not Viable	< TLV, and RLV is negative

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Strategic Sites – Delivery Review

This is an initial set of questions to facilitate understanding and is not intended to be exhaustive and it is in the interests of the landowner(s)/site promotor(s) to provide full transparent information in accordance with the Planning Practice Guidance.

There will be an opportunity to discuss key aspects in more detail at the one-to-one meetings.

Important Instructions

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- Please change the header to include the AS number and your Site Name.
- Please do not change any of the formatting or delete any of the table, headers or footers.
- In the source of information column, please insert the filename of the document you are supplying
- Please complete as much of the pro-forma as is possible based on current information available. Inadequate responses may lead to further questions and/or sites being unable to be allocated.

Item/Questions	Response(s)	Source(s) of information / Filename
Preliminary Information		
1. Site Ref / Name	**LP ref. H911** **Land north of Westgate Hill Street**	
2. Please provide a Site Location Plan	Yes	Location Plan ref. 22-5628-01C
3. Site Promotor - Insert contact name, title, company, email, telephone for main contact(s)	Hallam Land Tailors Corner, No 1 Thirsk Row, Leeds, LS1 4DP.	
4. Planning Consultant - Insert contact name, title, company, email, telephone for main contact(s)	Suzanne Yates Lichfields, 3rd Floor, 2 Bond Court, Leeds, LS1 2JZ. Suzanne.yates@lichfields.uk 0113 397 1397	

Item/Questions	Response(s)	Source(s) of information / Filename
5. Landowner(s) - Insert contact name, title, company, email, telephone for main contact(s)	Margaret Elizabeth Cuff and Ronald John Cuff 10 Rocky Drive, Haywards Heath, West Sussex RH16 4WQ David Alan Butterfield Westfield Farm, Westgate Hill Street, Bradford. Michael Andrew Gordon 77 Towngate, Mirfield, WF14 9JG. Hallam Land Management Ltd. Isaacs Building, 4 Charles Street, Sheffield, S1 2HS. City of Bradford Metropolitan District Council City Hall, Bradford, West Yorkshire, BD1 1HY.	
6. Developer(s) - Insert contact name, title, company, email, telephone for main contact(s)	N/A	
7. Other Key Contacts / Interested Parties - Insert contact name, title, company, email, telephone for main contact(s) – please explain relationship/role	N/A	
Scheme Details		

Item/Questions	Response(s)	Source(s) of information / Filename
8. Please provide a red-line site plan – showing the gross site area (ha/acres)	Yes	Location Plan ref. 22-5628-01C
9. Please provide any masterplan(s) – showing the net phase/plot areas (ha/acres) by proposed uses	Yes	Land Budget by Land Ownership (Table) ref. 22-5628-11G Land Budget by Land Ownership (Illustrative Masterplan) ref. 22-5628-16
10. Please provide any land budget(s) – showing the net phase/plot areas (ha/acres) by proposed uses	Yes	Land Budget by Land Ownership (Table) ref. 22-5628-11G
11. What is the proposed development density (dwellings per ha)?	The density of the site varies across the scheme in accordance with the Building Height & Density Parameter Plan.	Building Height & Density Parameter Plan ref. 22-5628-12E
12. How many C3 residential units are being proposed?	Up to 1,000	
13. Please provide any proposed residential scheme mix breakdown (e.g. number of units, apartments/houses, number of bedrooms)	Given the scheme is in outline only at this time, it is assumed that the detailed mix with have regard to the emerging SHMA policy.	
14. Please provide details of any proposed residential unit size assumptions (e.g. nationally described standards or other)	The scheme will comply with the prevailing national and local standards and regulations with respect of NDSS, M4(2) and M4(3).	
15. What is scale/use of any commercial / employment uses? What is total site size in hectares?	The commercial element of the scheme comprises a parcel of land totalling c. 9.2 hectares gross.	
Land Assembly		
16. Please provide a landownership plan - clearly identifying the landowners and their respective ownership areas (ha)	Yes	Land Budget by Land Ownership ref. 22-5628-15
17. Please confirm that all the landowners are “willing landowners”. Please specify the circumstances if	All landowners are willing landowners.	

Item/Questions	Response(s)	Source(s) of information / Filename
some are not willing landowners		
18. Please confirm the details of any land/cost equalisation; collaboration; memorandum of understanding or other agreement(s) between the landowners. If none currently exist, state 'none'.	There is a shared commitment to collaboration and equalisation between the landowners.	
19. Please confirm the lawful existing use(s) of the site e.g. agricultural land (what Agricultural Land Classification?)	The site comprises agricultural land and woodland plantation.	
20. Please provide an 'existing use plan' if not all agricultural use – identifying the relevant existing (commercial / employment) uses etc. (note, there is no need to do this for farm buildings part of the 'agricultural' use)	No	
21. Please confirm the existing use value of the relevant land e.g. £xx,000 per acre (gross) for agricultural / £yyy,000 per acre (net developable) for industrial etc.	The minimum estimated existing use value is £10,000 per acre (gross) for agricultural and £30,000 per acre for pony paddock land.	
22. Please confirm what 'premium' as defined by the Viability PPG is required by the landowner(s) e.g.Y x EUV for agricultural or + Z% for employment land etc.	The minimum expected premium is x 10 of the existing use value.	
Infrastructure Costs		
23. Have you completed the Infrastructure and S106 spreadsheet pro-forma – to schedule the key infrastructure requirements/assumptions?	Yes. In line with the Aspinall Verdi Local Plan and CIL Viability Assessment January 2020 report, page 53 outlines an assumed S106 cost of £6k per dwelling for developments over 100 units. As identified on the Council's Community Infrastructure Levy	

Item/Questions	Response(s)	Source(s) of information / Filename
	Boundaries Plan the site is located in Residential CIL Zone 4 which is zero rated "0sqm".	
24. Please confirm the level of confidence in these costs i.e. do they include contingencies?	We continue to undertake cost analysis, however as per the completed accompanying "Infrastructure and S106 Assumptions" proforma, Brookbanks have provided indicative high level cost estimates at this time. These costs do not contain contingencies, and are subject to further review.	
Planning Policy / Consents		
25. Affordable Housing Target – please confirm the % affordable housing in your appraisals. Is this policy compliant? – if not what is your current assessment of the viable % target?	We believe the scheme is deliverable at the 15% policy compliant level set out in the Draft Bradford District Local Plan Preferred Options (Regulation 18) February 2021. Policy HO5: Affordable Housing identifies the site in Affordable Housing Area Zone 3: Outer Bradford & Keighley where for greenfield sites the target is set at 15%.	
26. Affordable Housing Tenure Mix – please confirm the affordable housing tenure mix incorporated you're your appraisal assumptions.	The current Draft Bradford District Local Plan Preferred Options (Regulation 18) February 2021 Policy HO5 Affordable Housing sets out a "starting point" tenure mix of 65% Rented and 35% Home Ownership products.	
27. Please confirm you acknowledge and will comply with Affordable Housing Policies	Yes.	
28. What Affordable Housing [transfer values] have been assumed for the S106 affordable housing?	We have estimated an initial blended transfer value of between 50- 55% of OMV.	
29. Are there any relevant planning applications / consents on the site? –	There is a live outline planning application (ref. 24/04889/MAO) for the following:	

Item/Questions	Response(s)	Source(s) of information / Filename
please provide the Ref; Description; Date etc.	"Outline planning application for up to 1,000 new dwellings (Use Class C3), 95,000 sqft of employment floorspace (Use Class B2 and/or B8), land for a primary school (Use Class F1) and a neighbourhood centre (up to 1,000 sqm) with potential uses including: commercial, business and service (Use Class E); local community use (Use Class F2); residential (Use Class C3); and pubs/ drinking establishments (Use Class Sui Generis). Including associated landscaping and infrastructure (all matters reserved except access to the site, but not within). This application is accompanied by an Environmental Statement. The application was validated on 13 January 2025.	
Financial Viability / Funding		
30. What Profit assumptions have been made? e.g. 20% Open Market Sale and 6% Affordable Housing (as per the PPG – please describe the rationale for any differing assumptions	20% on Market Housing GDV, 6% on Affordable Housing GDV and 15% on Non-Residential GDV.	
31. Please describe your housing trajectory assumption(s) e.g. X No. developers / outlets and Y sales per month/per annum etc.	Please refer to delivery trajectory set out in the "Infrastructure and S106 Assumptions" pro-forma.	
32. Please provide any phasing plan(s)	We have agreed with the Council in respect of planning application ref. 24/04889/MAO that the Phasing Plan will be subject to a condition requiring its submission alongside the first Reserved Matters application.	
33. Please describe any onerous cashflow issues	The proposed cashflow forecast for this site is	

Item/Questions	Response(s)	Source(s) of information / Filename
e.g. up-front infrastructure etc. – how can these be overcome?	showing the early activities comprising archaeological investigations and mitigation works, cut and fill earthworks to form appropriate development platforms, early payments to utilities companies to secure diversions at the site access and electrical capacity. This is a typical cost trajectory for strategic sites where up-front infrastructure is essential for a subsequent successful build-out.	
Delivery Mechanism		
34. How is it intended to deliver the housing? E.g. master-developer role; sell to house-builders; JV with landowner etc.	It is envisaged that the site will be sold to a single housebuilder with potential for multiple sales outlets at any one time, however this is not confirmed at this time. The site could be sold in parcels to multiple housebuilders.	
35. Are there any current Subject to Planning, Option, Promotion Agreement(s) on the site?	Yes.	
36. Please provide details of the relevant parties; and the price paid or expected to be paid.	This is confidential information which we do not have the necessary consents to disclose.	
37. Is this net or gross of planning policy costs?	As above.	
38. Is there a guaranteed minimum price, of so how much?	As above.	
39. Are there any other constraints to delivery e.g. ransom strips etc.	There are no ransom strips constraining delivery of the site.	
40. Would you be willing to enter S106 Agreement(s) with review mechanisms for future phases?	Subject to further discussion.	
Overall Comments / Conclusions		

Item/Questions	Response(s)	Source(s) of information / Filename
41. Any final comments on Deliverability / Viability?	None.	

20260902 Infrastructure and S106 Assumptions - Westgate Hill, Bradford - Westgate Hill, Bradford

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
1					2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
2		**Item**	**Source**	**No. / £**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**Total (check)**
3																							
4	**A**	**Development Trajectory (1,000 units)**	**Brookbanks Infrastructure Cost Estimate and Anticipated Development Profile**	**1,000**							**70**	**100**	**100**	**120**	**120**	**120**	**120**	**120**	**65**	**65**			1,000
5																							-
6	**B**	**Strategic Infrastructure Costs***																					-
7		Land Preparation & Enabling Works		8,452,226							1,056,528	2,113,057	2,113,057	2,113,057	1,056,528							-	8,452,226
8		Highway Works		12,287,612							1,535,952	3,071,903	3,071,903	3,071,903	1,535,952							-	12,287,612
9		Flood Risk & Drainage		7,183,416						718,342	1,436,683	1,436,683	1,436,683	1,436,683	718,342							-	7,183,416
10		Utilities		1,829,107						261,301	522,602	522,602	522,602									-	1,829,107
11		Landscaping		3,779,634								419,959	419,959	419,959	419,959	419,959	419,959	419,959	419,959	419,959		-	3,779,634
12		Archaeology and Ecology		650,000						260,000	260,000	130,000										-	650,000
13		Plot Abnormals		10,975,190	-	-	-	-	-	-	768,263	1,097,519	1,097,519	1,317,023	1,317,023	1,317,023	1,317,023	1,317,023	713,387	713,387		-	10,975,190
14		Professional Fees		4,743,007						130,204	586,089	923,423	909,769	877,934	530,187	182,441	182,441	182,441	119,039	119,039			4,743,007
15		**Total Infrastructure Costs**	**CF to appraisal**	**49,900,191**	-	-	-	-	-	**1,369,846**	**6,166,117**	**9,715,146**	**9,571,492**	**9,236,559**	**5,577,991**	**1,919,423**	**1,919,423**	**1,919,423**	**1,252,386**	**1,252,386**		-	49,900,191
16		**Total per unit**		**49,900**		**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**88,087**	**97,151**	**95,715**	**76,971**	**46,483**								#DIV/0!
17																							-
18	**C**	**District Council S106/S278 Contributions ****																					-
19		Section 106 contributions		3,172,500							396,563	793,125	793,125	793,125	396,563								3,172,500
20																							-
21																							-
22																							-
23																							-
24																							-
25																							-
26																							-
27																							-
28		**Sub-Total District S106**		**3,172,500**	-	-	-	-	-	-	**396,563**	**793,125**	**793,125**	**793,125**	**396,563**	-	-	-				-	3,172,500
29		**Total per unit**		**3,173**		**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**5,665**	**7,931**	**7,931**	**6,609**	**3,305**								#DIV/0!
30																							-
31																							-
32																	-	-				-	-
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37																	-	-				-	-
38					-											-	-	-				-	-
39																							-
40		**Sub-Total County S106 (Not relevant)**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41		**Total per unit (Not relevant)**		-		**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	-	-	-	-	-	-	-	-	-	-	**#DIV/0!**	**#DIV/0!**	#DIV/0!
42																							-
43	**E**	**Total S106 (C+D)**	**CF to appraisal**	**3,172,500**	-	-	-	-	-	-	**396,563**	**793,125**	**793,125**	**793,125**	**396,563**	-	-	-				-	3,172,500
44		**Total per unit**		**3,173**		**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**5,665**	**7,931**	**7,931**	**6,609**	**3,305**	-	-	-	-	-	**#DIV/0!**	**#DIV/0!**	#DIV/0!
45																							-
46		**Total Infrastructure and S106 (E+B)**		**53,072,691**	-	-	-	-	-	**1,369,846**	**6,562,679**	**10,508,271**	**10,364,617**	**10,029,684**	**5,974,553**	**1,919,423**	**1,919,423**	**1,919,423**	**1,252,386**	**1,252,386**		-	53,072,691
47		**Total per unit**		**53,073**		**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**93,753**	**105,083**	**103,646**	**83,581**	**49,788**	**15,995**	**15,995**	**15,995**	**19,267**	**19,267**	**#DIV/0!**	**#DIV/0!**	#DIV/0!
48																							
49		**Notes**																					
50		* These are infrastructure costs which are over and above 'normal' BCIS build costs and 'normal' 15% externals allowance e.g. Spine Roads, Electricity Substation reinforcements etc.																					
51		** These are social infrastructure costs and other S106 /S278 contributions required e.g. Health centres, Schools etc.																					

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