



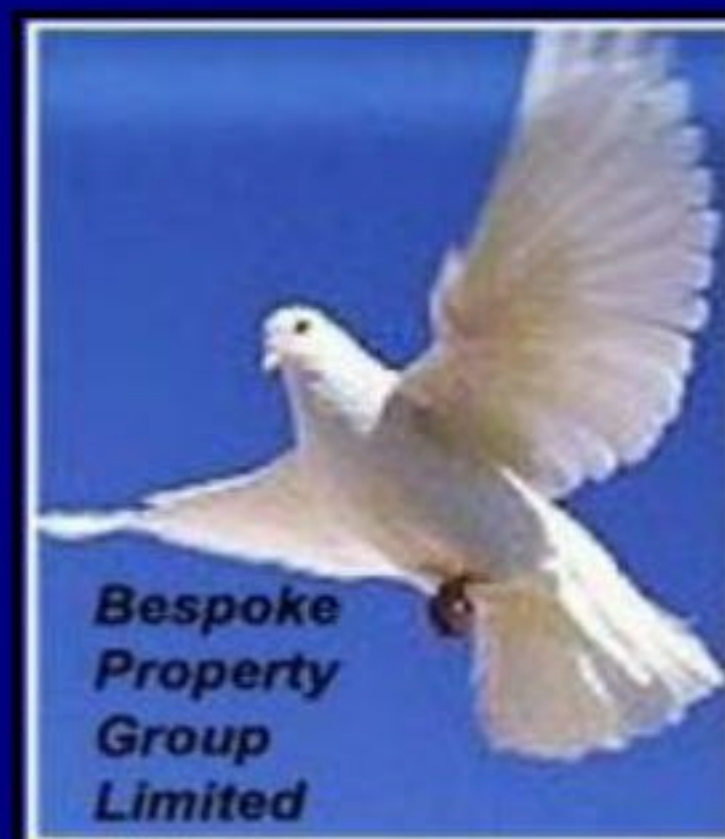
Schedule 1





**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

**THE HOUSING CORPORATION ECONOMIC
APPRAISAL TOOL**



[Click here to proceed](#)

Version 1.3 (October 2007)



**GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	Millbeck House, Oakdale Road, Arnold, NG5 8BX
Site Reference	
Scheme Description	conversion of former care home into 23 flats
Date	01/02/2020
Site Area (hectares)	
Author & Organisation	S106 Management
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 2: Intermediate - Shared Ownership

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

* Other = User-defined

Open Market Housing Type 1: Proposed

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA				46.1739		
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units				23		

Open Market Housing Type 2:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 3:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 4:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 5: freehold ground rent

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						1
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						1

Total number of residential car parking spaces (Open Market and Affordable)
 Value of each residential car parking space (Average value of all parking spaces)

**GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Void / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 1 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		(Housing Corporation Limit of 2.75%)
Management Costs (% of rent)		(% of gross rent per annum)
Void / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 2 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)
Studio	
1 Bed	
2 Bed	
3 Bed	
4 Bed	
Other	
Other	

% of Open Market Value 100.0%

	Start Month	End Month	
Timing of Affordable Housing Tenure 3 Purchase Payment	0	0	(whole number, minimum 0)

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0

Owner-occupied share (%)

Unsold Equity Rent Per Annum (%)

Management Costs (% of rent) (% of gross rent per annum)

Voids / bad debts (% of rent) (% of gross rent per annum)

Repairs Fund (% of rent) (% of gross rent per annum)

Yield (%) (to capitalise the net rent)

	Start Month	End Month	
Timing of Affordable Housing Tenure 4 Purchase Payment			(whole number, minimum 0)

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent) (% of gross rent per annum)

Voids / bad debts (% of rent) (% of gross rent per annum)

Repairs Fund (% of rent) (% of gross rent per annum)

Yield (%) (to capitalise the net rent)

	Start Month	End Month	
Timing of Affordable Housing Tenure 5 Purchase Payment			(whole number, minimum 0)

Open Market Values

		Capital Value (£ psm)
Open Market Housing Type 1:	Proposed	£2,454
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	freehold ground rent	£115,000

	Month	
Timing of First Open Market Housing Sale	16	(whole number, minimum 0)
Timing of Last Open Market Housing Sale	22	(whole number, minimum 0)

Overall Scheme End Date (this must be completed)

Final End Date of Scheme - **scheme built and fully let/sold** Month
22 (whole number, minimum 0)

Social Housing Grant & Other Funding

Affordable Housing Tenure 1: Social Rented
 Affordable Housing Tenure 2: Intermediate - Shared Ownership
 Affordable Housing Tenure 3: Intermediate - Discounted Market Sale
 Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity
 Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Grant per unit (£)

Timing of 1st Payment Timing of 2nd Payment

Timing Social Housing Grant Paid

Other Sources of Funding for A/H (£) **Value (£)**
£0 **Timing of Payment**
(whole number, minimum of 0, maximum of 60)
(could include RSL cross-subsidy from reserves)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Proposed	£1,033	90%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	freehold ground rent		

* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

	Building Costs (£ / car parking space)	% of Building Costs
Residential Car Parking Building Costs (£ / car parking space)		
Building Cost Fees % (Architects, QS etc)	10.00%	(typically around 10%)
Building Contingencies (% of Building Costs)	5.00%	(typically around 5% for new)

Section 106 Payments (£) *

Infrastructure / Public Transport
Community Facilities
Public Realm / Environment
Sustainability Issues
CIL

Cost (£) Month of Payment

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)

Infrastructure Costs
 Contamination Costs
 Demolition Costs
 Other Costs
 Site Specific Sustainability Initiatives**

EITHER

Cost (£) Month of Payment

£147,400

Building Cost Percentage Increase (if any)

Site Specific Sustainability Initiatives (%)**
 Wheelchair provision (%)
 Code for Sustainable Homes (%)
 Other (%)

OR

%

** Only one sustainability initiatives box should have a value / percentage.

Subsidies (possibly EP Gap Funding)

Subsidies for infrastructure, remediation etc.

Amount (£) Month of Payment

OTHER COSTS**SITE ACQUISITION COSTS**

Agents Fees (% of site value)		%	(typically around 1%)
Legal Fees (% of site value)			(typically around 0.75%)
Stamp Duty (% of site value)			
Other Acquisition Costs (£)		Cost (£)	Month of Payment
		£30,000	

FINANCE COSTS

Arrangement Fee (£)		£27,000	
Interest Rate (%)		7.00%	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		£10,000	

Marketing Costs**Affordable Housing Marketing Costs**

Developer cost of sale to RSL (£)		Cost (£)	Timing (month)
RSL on-costs (£)			
Intermediate Housing Sales and Marketing (£)			

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %		3.00%	(typically around 6%)
Legal Fees (per Open Market unit) - £		£1,000	(typically around £600 per unit)

BUILDING PERIOD

		Timing (month)	
Construction Start		1	(whole number, minimum of 0, maximum of 60)
Construction End		18	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

		% of Housing Capital Value	
Open Market Housing (%)		20.00%	(typically around 15%)
Affordable Housing (%)			(typically around 6%)

**GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL**

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)
Size of office scheme (net lettable sq m)

Values

Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs

Office Building Costs (Gross, £ psm)
Office Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
End of Building Period (month)
Timing of Letting / Sale (month)

**Timing
(month)**

Letting, Advertising & Sale fees

Letting fees (% of annual income)
Advertising fees (% of annual income)
Sale fees (% of sale price)

Return for risk / profit (% of value)

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)
Size of retail scheme (net lettable sq m)

Values

Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs

Retail Building Costs (Gross, £ psm)
Retail Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
End of Building Period (month)
Timing of Letting / Sale (month)

**Timing
(month)**

Letting / sale fees

Letting (% of income)
Advertising (% of annual income)
Sale (% of sale price)

Return for risk / profit (% of value)

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)

LEISURE ASSUMPTIONS

Size of Leisure scheme (gross sq m)

Size of Leisure scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Leisure Building Costs (Gross, £ psm)

Leisure Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)