Surplus (Deficit) from Input land valuation at 1/5/2024

£569

HCA Development Appraisal Tool INPUT SHEET 1 - SITE DETAILS

Basic Site Details

FULL VIABILITY ASSESSMENT	
Site Address	The Woodyard, The Green, Sarratt WD3 6BH
OS X coordinate	
OS Y coordinate	
Site Reference	Appendix 3
File Source	All contribution CEO 2EE
	AH contribution £58,355
Scheme Description	Erection of 2 storey detached house on land to the side of The Woodyard end of
Date of appraisal	01/05/2024
Gross Site Area (hectares)	0.07
Net Residential Site Area (hectares)	0.07
Author & Organisation	Mark Smith - affordable housing 106
Local Planning Authority	Three Rivers
Land Purchase Price	642,000
Land Purchase date	01/05/2024
Most recent valuation of the site £	642,000
Basis of valuation	Residual
Date of valuation	01/05/2024
Any note on valuation	EUV plus premium of 10%
Developer of sale units	Est plas plantam of 1970
Developer of affordable units	
Manager of affordable units	
HCA Investment Partner (where applicable)	
Note on applicant (eg sub partner status)	
Note on applicant (eg sub partiler status)	

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Complete (Deficit) from lower la	and reduces		10004		CECO									
Surplus (Deficit) from Input la	ınd Valuati				£569									
		Warnin	g:No afford	dable unit	numbers	entered								
HCA Development Apprais	al Tool										Total Un	its input/tra	ansferred	2
SUMMARY SHEET 1 - RE	SIDENTIA	AL MIX	<u>ASSU</u> MP	TIONS										
	3 Afforda	able Tenu	res, 5 OM P	hases & 2	2 Private r	ent								
			o input your				toolkit st	/le') and ha	ve the to	ol summa	rise and no	opulate (st	neet Input) -Setup)
Social Rented	the unit numbers, sizes, values and rent. See the setup sheet, (note if persons and habitable room data required then must be entered he Social Rented]					
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed	3 Bed	4 Bed +						
	Flat Low	Flat Low	3 Bed Flat					Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	rise	rise	House	House	House	House	House	Total
Total Number of Units														0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	
Persons per Unit														
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
														,
Shared Ownership phase 1														
		2 Bed		4 Bed +		2 Bed		4 Bed +			1			
			3 Bed Flat		_		_	Flat High		3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	rise	rise	House	House	House	House	House	Total
Total Number of Units														0
Unit Size (sq m) - NIA														4
Habitable Rooms per Unit														4
Persons per Unit]
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Observed Occurred the Land														1
Shared Ownership phase 2														J
	1 Dod	2 Pod		1 Dod	1 Dod	O Dod	2 Dod	4 Dod						
		2 Bed	3 Bed Flat	4 Bed +		2 Bed		4 Bed + Flat High	2 Rod	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description		rise	Low rise	rise		High rise		rise	House	House	House	House	House	Total
Total Number of Units	1130	1136	LOW HISE	1136	1136	i ligit fise	1136	1130	Touse	i iouse	liouse	Tiouse	Tiouse	10tal
Unit Size (sq m) - NIA														0
Habitable Rooms per Unit														1
Persons per Unit														1
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	J 0
i otal size ioi ullits	U	U	U	U	U	U	U	U	U	U	J	J	U	U
Affordable Rent phase 1														1
Allordable Nellt pliase I														J
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed	3 Bed	4 Bed +						
			3 Bed Flat					Flat High	2 Red	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description		rise	Low rise	rise		High rise		rise	House	House	House	House	House	Total
Total Number of Units	1130	1130	LOW HISC	1100	1100	i ligit fise	1100	1100	110036	1 10036	110036	110036	110036	0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														1
Persons per Unit														1
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
. 5.51 5125 15. 011110	_	•	•	•	•	•	•	•		•	•		•	-

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Affordable Rent phase 2														1
raiorado rem prideo 2														J
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed	3 Bed	4 Bed +						1
			3 Bed Flat					Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	_		House	House	House	House	House	Total
Total Number of Units														0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit			†											1
Persons per Unit														-
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	-		-	-		-	-	-			-		-	-
Open Market Phase 1:	Build pha	ase 1												1
•														_
	4.5	0.5		4.5	4.5	0.5	0.5	4.5						
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed		4 Bed +	O Dod	2 Dad	4 Dad	E Davi	6 Dadi	
Dramark Time Description			3 Bed Flat		_		_	Flat High		3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	rise	rise	House	House	House	House	House	1
Total Number of Units										1 470 7				1
Unit Size (sq m) - NIA				1		<u> </u>				176.7		-	_	4
Habitable Rooms per Unit						<u> </u>				1		-		4
Persons per Unit										6				
Total size for units	0	0	0	0	0	0	0	0	0	177	0	0	0	177
Open Market Phase 2:	Build pha	2												1
Open warket Fliase 2.	Bullu pila	156 2												J
	I Dod	lo D. d												-
	LIBEA	17 KAN		IA Red +	I1 Red	12 Red	I3 Bed	14 Red +						
	1 Bed	2 Bed Flat Low	3 Bed Flat	4 Bed +	1 Bed Flat High			4 Bed +	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	Flat Low	Flat Low	3 Bed Flat Low rise	Flat Low	Flat High	Flat	Flat High	Flat High		3 Bed House	4 Bed House	5 Bed House	6 Bed+ House	
Property Type Description Total Number of Units			3 Bed Flat Low rise				Flat High	Flat High	2 Bed House	3 Bed House	4 Bed House	5 Bed House	6 Bed+ House	1
Total Number of Units	Flat Low	Flat Low		Flat Low	Flat High	Flat	Flat High	Flat High		House 1				1
Total Number of Units Unit Size (sq m) - NIA	Flat Low	Flat Low		Flat Low	Flat High	Flat	Flat High	Flat High		1 125.3				1
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit	Flat Low	Flat Low		Flat Low	Flat High	Flat	Flat High	Flat High		House 1				1
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit	Flat Low	Flat Low		Flat Low	Flat High	Flat	Flat High	Flat High		House 1 125.3 3 4				125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit	Flat Low rise	Flat Low rise	Low rise	Flat Low rise	Flat High rise	Flat High rise	Flat High rise	Flat High rise	House	1 125.3	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit	Flat Low rise	Flat Low rise	Low rise	Flat Low rise	Flat High rise	Flat High rise	Flat High rise	Flat High rise	House	House 1 125.3 3 4	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Flat Low rise	Flat Low rise	Low rise	Flat Low rise	Flat High rise	Flat High rise	Flat High rise	Flat High rise	House	House 1 125.3 3 4	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Flat Low rise	Flat Low rise	Low rise	Flat Low rise	Flat High rise	Flat High rise	Flat High rise	Flat High rise	House	House 1 125.3 3 4	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Flat Low rise O Build pha	Flat Low rise 0 ase 3	Low rise	Flat Low rise 0 4 Bed +	Flat High rise	Flat High rise	Flat High rise 0 3 Bed	Flat High rise	House 0	House 1 125.3 3 4	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Flat Low rise O Build pha	Flat Low rise 0 ase 3	Low rise 0	Flat Low rise 0 4 Bed +	Flat High rise 0	Flat High rise	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	House 0	House 1 125.3 3 4 125	House 0	House 0	House 0	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3:	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0	O 5 Bed	House 0 6 Bed+	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0	O 5 Bed	House 0 6 Bed+]
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0	O 5 Bed	House 0 6 Bed+]
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0 4 Bed	O 5 Bed	House 0 6 Bed+]
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0 4 Bed	O 5 Bed	House 0 6 Bed+]
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit	Plat Low rise O Build pha 1 Bed Flat Low rise	Plat Low rise O ase 3 2 Bed Flat Low rise	O 3 Bed Flat Low rise	Plat Low rise 0 4 Bed + Flat Low rise	Plat High rise 0 1 Bed Flat High rise	Plat High rise 0 2 Bed Flat High rise	Flat High rise 0 3 Bed Flat High rise	Plat High rise 0 4 Bed + Flat High rise	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House	O 4 Bed House	O 5 Bed House	O 6 Bed+House	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit	Plat Low rise O Build pha 1 Bed Flat Low rise	Plat Low rise O ase 3 2 Bed Flat Low rise O	O 3 Bed Flat Low rise	Plat Low rise 0 4 Bed + Flat Low rise	Plat High rise 0 1 Bed Flat High rise	Plat High rise 0 2 Bed Flat High rise	Flat High rise 0 3 Bed Flat High rise	Plat High rise 0 4 Bed + Flat High rise	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House	O 4 Bed House	O 5 Bed House	O 6 Bed+House	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	O Build pha 1 Bed Flat Low rise 0 Build pha	Plat Low rise O ase 3 2 Bed Flat Low rise O ase 4	O 3 Bed Flat Low rise	Plat Low rise 0 4 Bed + Flat Low rise	Plat High rise 0 1 Bed Flat High rise 0	Plat High rise 0 2 Bed Flat High rise	o 3 Bed Flat High rise 0	Plat High rise 0 4 Bed + Flat High rise 0	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House	O 4 Bed House	O 5 Bed House	O 6 Bed+House	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Plat Low rise O Build phate I Bed Flat Low rise O Build phate I Bed	Plat Low rise 0 ase 3 2 Bed Flat Low rise 0 ase 4	O 3 Bed Flat Low rise	Plat Low rise O 4 Bed + Flat Low rise O 4 Bed +	Plat High rise 0 1 Bed Flat High rise 0	Plat High rise 0 2 Bed Flat High rise 0	7 Plat High rise 0 Plat High rise 1 Plat	Plat High rise 0 4 Bed + Flat High rise 0 4 Bed +	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House 0	O 4 Bed House	O S Bed House	O 6 Bed+House	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 4:	Plat Low rise O Build pha 1 Bed Flat Low rise O Build pha 1 Bed Flat Low rise	Plat Low rise O ase 3 2 Bed Flat Low rise O ase 4 2 Bed Flat Low	O 3 Bed Flat Low rise 0	Plat Low rise O 4 Bed + Flat Low rise O 4 Bed + Flat Low rise	Plat High rise O 1 Bed Flat High rise O 1 Bed Flat High rise	Plat High rise 0 2 Bed Flat High rise 0 2 Bed Flat Flat High rise	7 Plat High rise 0 Plat High rise 0 Plat High rise 0 Plat High rise 1 Plat	Plat High rise O 4 Bed + Flat High rise O 4 Bed + Flat High rise	O 2 Bed House 0 2 Bed 2 Bed	1 125.3 3 4 125 3 Bed House 0	O 4 Bed House 4 Bed 4 Bed	O 5 Bed House 5 Bed 5 Bed	O 6 Bed+ House 0 6 Bed+	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Plat Low rise O Build phate I Bed Flat Low rise O Build phate I Bed	Plat Low rise 0 ase 3 2 Bed Flat Low rise 0 ase 4	O 3 Bed Flat Low rise	Plat Low rise O 4 Bed + Flat Low rise O 4 Bed +	Plat High rise 0 1 Bed Flat High rise 0	Plat High rise 0 2 Bed Flat High rise 0	7 Plat High rise 0 Plat High rise 0 Plat High rise 0 Plat High rise 1 Plat	Plat High rise O 4 Bed + Flat High rise O 4 Bed + Flat High rise	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House 0	O 4 Bed House	O S Bed House	O 6 Bed+House	0

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Unit Size (sq m) - NIA														
Habitable Rooms per Unit														
Persons per Unit														
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Market Phase 5:	Build pha	ise 5]
	1				1									
	1 Bed Flat Low	2 Bed Flat Low	3 Bed Flat		1 Bed Flat High	2 Bed Flat	3 Bed Flat High	4 Bed + Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	_	_	House	House	House	House	House	
Total Number of Units						_								0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														1
Persons per Unit														1
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Private Rental 1	Build pha	ıse 1												1
														J _
	1 Bed	2 Bed		4 Bed +		2 Bed		4 Bed +						
	Flat Low	Flat Low	3 Bed Flat	Flat Low	Flat High	Flat	Flat High	Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	rise	rise	House	House	House	House	House	
Total Number of Units														0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														1
Persons per Unit														1
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Private Rental 2	Build pha	ise 2												1
														•
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed	3 Bed	4 Bed +						
			3 Bed Flat				Flat High		2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise			rise	High rise			House	House	House		House	
Total Number of Units														0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														1
Persons per Unit														
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			t cells for de											
for Parking spaces														
see Input 5 Res Costs cell C73											Total Un	its input		2
33.00.00.00.00.00.00.00.00.00.00.00.00.0											. • • • • • • • • • • • • • • • • • • •	- In Journal		_

RESIDENTIAL VALUE ASSU	JMPTIONS			
		Valuation Basis	Full term yield based on	current rents
Social Rented				
Percentage of target rent that the	ne RP will charge tenants	100%	Default should be 100%	
Type of Unit 1 Bed Flat Low rise 2 Bed Flat Low rise 3 Bed Flat Low rise 4 Bed + Flat Low rise 1 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 4 Bed + Flat High rise 2 Bed House	Rent per Unit per Week (£)	Computed Target Rent per Unit per Week (£)	Gross £ rent per annum pu	Memo - Number of units
3 Bed House 4 Bed House 5 Bed House 6 Bed+ House				
Management Costs (% of rent)		per annum		
Voids / bad debts (% of rent)		per annum		
Repairs Fund (% of rent)		per annum	Total Annual Cost	0%
Rent Yield Capitalisation (%)		per annum Yield is conventionally based		
Type of Unit 1 Bed Flat Low rise 2 Bed Flat Low rise 3 Bed Flat Low rise 4 Bed + Flat Low rise 1 Bed Flat High rise 2 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 3 Bed House 4 Bed House 5 Bed House 6 Bed+ House	This computation takes the	e rent, deducts costs, and capit Total Capital Value (£ psm, NIA)		
Owner Occupier share (%)				
Unsold Equity Rent pa (%)		per annum		
Management Costs (% of rent)		per annum		
Voids / bad debts (% of rent) Rent Yield Capitalisation (%)		per annum per annum	Total Annual Cost	0%
Est. staircasing % of full value (if any)	0%	Forecast total % sold	

HCA Development Apprasial	Model v3			Printed 10/01/2024			
			implied real value				
Estimated long term house infla	tion %	-10.0%	growth (above rate of interest)	house price inflation is set to			
Staircasing equivalent to initial tranche of	0%	This inflates the present value o	,				
Initial tranche plus staircasing estimate	0%	Adding future estimated capital staircasing gain (if any) to initial tranche					
osumato	076	Adding future estimated capital	Staircasting gain (in arry)	to initial transfer			
Shared Ownership phase 2	This computation takes the	rent deducte costs and conite	liana tha nat income atra	oom. An actimated adjustma			
	inis computation takes the	e rent, deducts costs, and capital	lises the het income stre	eam. An estimated adjustme Capital value of net			
				rental stream			
		T / 10 " 1) / 1	Total Net Rent after	(£ per Unit) on Full term			
Type of Unit	100% Share valuation	Total Capital Value (£ psm, NIA)	costs (£ per Unit)	yield based on current rents basis			
1 Bed Flat Low rise							
2 Bed Flat Low rise3 Bed Flat Low rise							
4 Bed + Flat Low rise							
1 Bed Flat High rise							
2 Bed Flat High rise							
3 Bed Flat High rise 4 Bed + Flat High rise							
2 Bed House							
3 Bed House							
4 Bed House							
5 Bed House 6 Bed+ House							
		_					
Owner Occupier share (%)							
Unsold Equity Rent pa (%)		per annum					
Management Costs (% of rent)		per annum					
Voids / bad debts (% of rent)		per annum	Total Annual Cost	0%			
Rent Yield Capitalisation (%)		per annum					
Est. staircasing % of full value (0%	0%	Forecast total % sold				
Average year of staircase	0						
			implied real value growth (above rate of				
Estimated long term house infla	0%	-10.0%	interest)	house price inflation is set to			
Staircasing equivalent to initial							
tranche of Initial tranche plus staircasing	0%	This inflates the present value of	of staircasing by the amo	ount of 'real' houseprice infla			
estimate	0%	Adding future estimated capital	staircasing gain (if any)	to initial tranche			
Affordable Rent phase 1							
Percentage of market rent	80.0%						
	4000/ 1445//55 5	0, 1, 5, 1, 1, 1	T / / A / D / / O				
Type of Unit	100% MARKET Rent per Unit per Week (£)	Chargeable Rent per Unit per Week (£)	Total Annual Rent (£ per Unit)	Memo - Number of units			
1 Bed Flat Low rise	Omit por Wook (2)	₩ 66K (≈)	por orm,	Weille Hallier of allie			
2 Bed Flat Low rise							
3 Bed Flat Low rise							
4 Bed + Flat Low rise 1 Bed Flat High rise							
2 Bed Flat High rise							
3 Bed Flat High rise							
4 Bed + Flat High rise 2 Bed House							
3 Bed House							
4 Bed House							
5 Bed House							

6 Bed+ House	Nation that whom offered black	words are higher than Coaid routes	th on the coet never not see	should be lever
Man. Costs (% of AFFORDABL		rents are higher than Social rentas per annum	then the cost percentages s	rrioula de lower
Voids / bad debts (% of AR)		per annum		
Repairs Fund (% of AR)		per annum	Total Annual Cost	0%
Rent Yield Capitalisation (%)]		
Affordable Rent phase 2 Percentage of market rent	80.0%			
3				
	Charreshla Bant nar	Charrentle Bont nor Unit nor	Total Annual Dont (C	
Type of Unit	Chargeable Rent per Unit per Week (£)	Chargeable Rent per Unit per Week (£)	Total Annual Rent (£ per Unit)	Memo - Number of units
1 Bed Flat Low rise 2 Bed Flat Low rise				
3 Bed Flat Low rise 4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise 3 Bed Flat High rise				
4 Bed + Flat High rise 2 Bed House				
3 Bed House				
4 Bed House 5 Bed House				
6 Bed+ House				
Man. Costs (% of AFFORDABL		rents are higher than Social rentas per annum	then the cost percentages s	snoula be lower
Voids / bad debts (% of AR)		per annum		
Repairs Fund (% of AR)		per annum	Total Annual Cost	0%
Rent Yield Capitalisation (%)]		
Trent Tield Capitalisation (70)		1		
Open Market Values				
Open Market Phase 1:	Build phase 1		Capital (Sales) Value	
Type of Unit	Sales Value per unit £	Unit size	(£ psm)	No of units
1 Bed Flat Low rise2 Bed Flat Low rise				
3 Bed Flat Low rise 4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise3 Bed Flat High rise				
4 Bed + Flat High rise 2 Bed House				
3 Bed House	1,150,000	176.7	6,508	1
4 Bed House 5 Bed House				
6 Bed+ House			6,508.2	1
Open Market Phase 2:	Build phase 2		-,	
Open Market Phase 2:	Build phase 2			
Type of Unit 1 Bed Flat Low rise	Sales Value per unit £			
2 Bed Flat Low rise 3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				

2 Bed Flat High rise3 Bed Flat High rise4 Bed + Flat High rise2 Bed House				
3 Bed House	809,400	125.3	6,460	1
4 Bed House		·		
5 Bed House				
6 Bed+ House				
			6,459.7	1

Open Market Phase 3: Build phase 3

Type of Unit 1 Bed Flat Low rise 2 Bed Flat Low rise 3 Bed Flat Low rise 4 Bed + Flat Low rise 1 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 4 Bed + Flat High rise 2 Bed House 5 Bed House 5 Bed House

Open Market Phase 4: Build phase 4

Type of Unit	Sales Value per unit £
ed Flat Low rise	
ed Flat Low rise	
ed Flat Low rise	
ed + Flat Low rise	
ed Flat High rise	
ed Flat High rise	
ed Flat High rise	
ed + Flat High rise	
ed House	

Build phase 5

Type of Unit	Sales Value per unit £
1 Bed Flat Low rise	
2 Bed Flat Low rise	
3 Bed Flat Low rise	
4 Bed + Flat Low rise	
1 Bed Flat High rise	
2 Bed Flat High rise	
3 Bed Flat High rise	
4 Bed + Flat High rise	
2 Bed House	
3 Bed House	
4 Bed House	
5 Bed House	
6 Bed+ House	

Private Rental 1 Build phase 1

Open Market Phase 5:

	Rent per unit per week		Memo - Number of	
Type of Unit	(£)	Gross £ rent per annum pu	units	
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
1 Red + Flat Low rise				

1 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 4 Bed + Flat High rise 2 Bed House 3 Bed House 4 Bed House 5 Bed House 6 Bed+ House Management Costs (% of rent) Voids / bad debts (% of rent) Repairs Fund (% of rent) Yield (%)		to capitalise the net rent) See	Total Annual Cost 0% user guidance
Private Rental 2 Build phase 2	2		
Type of Unit 1 Bed Flat Low rise 2 Bed Flat Low rise 3 Bed Flat Low rise 4 Bed + Flat Low rise 1 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 4 Bed + Flat High rise 2 Bed House 3 Bed House 5 Bed House 6 Bed + House Management Costs (% of rent) Voids / bad debts (% of rent) Repairs Fund (% of rent)	Rent per Unit per Week (£)	Gross £ rent per annum pu	Memo - Number of units Total Annual Cost 0%
Ground rents Social Pented		Average ground rent per unit per annum (£)	(where applicable)
Social Rented Shared Ownership Affordable Rent			
Open market (all phases)			
Yield (%)		(to capitalise the ground rents)	
Value of each residential car pa	rking space	£0	(Only where sold separately -will be phased as for (see Input 5 Res Costs cell C73 for parking numbers & co

			Month number		
Date of scheme appraisal	01-May-24	from Site Sheet	0		
BLUI DING DEDIOD	Annualid Fund Data format (if out a invature or mind on a DD(MM))	Λ			
BUILDING PERIOD	Any valid Excel Date format (if entry is not recognised: use DD/MM/Y	r)			
					No. of
			Construction Start	Construction End	units in
	Construction Start Date	Construction End Date	Month no.	Month no.	tenure
Affordable Low rise flats					0
Affordable High rise flats Affordable Houses					0
Affordable Low rise flats ph 2					0
Affordable High rise flats ph 2					0
Affordable Houses ph 2					0
OM 1:Build phase 1	01-Oct-24	30-Apr-25	5	12	1
OM 2:Build phase 2	01-Oct-24	30-Apr-25	5	12	1
OM 3:Build phase 3					0
OM 4:Build phase 4					0
OM 5:Build phase 5					0
Private Rental 1Build phase 1					0
Private Rental 2Build phase 2					No. of
					units in
	RP Purchase (transfer) start date	Purchase end date	Start Month	End Month	tenure
Social Rented RP Purchase	, , ,				
Payment					0
					No. of
					units in
	RP Purchase (transfer) start date	Purchase end date	Start Month	End Month	tenure
Shared Ownership phase 1					
Purchase Payment					0
Shared Ownership phase 2 Purchase Payment					0
Affordable Rent phase 1					O
Purchase Payment					0
Affordable Rent phase 2					·
Purchase Payment					0
					No. of Monthly
	On an Market C. L. Cl. J. D. J.	0-1- 5-10-1	04484 (1	Ford Mar (I	units in Sales
	Open Market Sale Start Date	Sale End Date	Start Month	End Month	tenure rate
OM Sales1:Build phase 1	01-May-25	31-Jul-25	12	15	1 0.25
OM Sales2:Build phase 2	01-May-25	31-Jul-25	12	15	1 0.25

HCA Development Apprasial Mod	el				Printed 10/01/2024
OM Sales3:Build phase 3					
OM Sales4:Build phase 4					
OM Sales5:Build phase 5					
	First Rental Start Date	Final Rental Start Date	Start Month	End Month	units in
	T iist Neiltai Stait Date	I mai Nemai Start Date	Julian Month	Liid Month	units in
Private Rental 1Build phase 1					0
Private Rental 2Build phase 2					0
	Start Date	Month			
First Ground rent payment		0			0

		Building Cost £ per Sq m GROSS area			Maximum height in
Social Rented	Low rise flats	m GROSS area	Adjustment		floors (flats only)
Social Nemieu	High rise flats			l	
	Houses				
Shared Ownership phase 1	Low rise flats				
onared Ownership phase 1	High rise flats				
	Houses				
hared Ownership phase 2	Low rise flats				
naied Ownership phase 2	High rise flats				
	Houses				
Affordable Rent phase 1	Low rise flats				
mordable Kent phase 1	High rise flats				
	Houses				
Affordable Bont phase 2	Low rise flats				
Affordable Rent phase 2					
	High rise flats				
	Houses			l	
pen Market Phase 1:	Low rise flats		Ι	1	
pen Market Filase 1.	High rise flats			1	
Open Market Phase 1:	Houses	1,741.59			
pen Market Phase 2:	Low rise flats	1,741.59		l	
pen Market Friase 2.	High rise flats				
pen Market Phase 2:	Houses	1,741.59			
· ·	Low rise flats	1,741.59			
Open Market Phase 3:					
	High rise flats				
Open Market Phase 4:	Houses				
Open Market Phase 4:	Low rise flats				
	High rise flats				
Doon Market Dhara 5	Houses				
Open Market Phase 5:	Low rise flats				
	High rise flats				
	Houses				
miyota Dantal 1 Dhana 1	Law via a flat-			1	
Private Rental 1 Phase 1	Low rise flats				
	High rise flats				
Division Deviated O. Division O.	Houses				
Private Rental 2 Phase 2	Low rise flats				
	High rise flats				
	Houses			1	

		0/					
Fees & Contingencies as % of B		%					
	Architects, QS, Project Management)	10.00%					
Building Contingencies (% of Build		5.00%	04 May 04	00 May 24			
* This section excludes Affordable	Housing section 106 payments	All dates must be between	01-May-24	02-May-34			
							Cookman
External Works & Infrastructure					Month of Payment	Month of	Cost per unit (all
Costs (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Start	Payment End	tenures)
Site Preparation/Demolition	Common on mataro or issue	0001 (2)	r aymont otart bate	r ayment end date	J.u		101101100)
Roads and Sewers							
Services (Power, Water, Gas, Telo	o and IT)						
Strategic Landscaping	,						
Off Site Works							
Public Open Space							
Site Specific Sustainability Initiative	es						
Plot specific external works							
Other 2							
Other 3							
							Cost per
0:4- Al(0)	O	0 4 (0)	Day was and Otant Date	Decimo ant and data	Month of Payment	Month of	unit (all
Site Abnormals (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Start	Payment End	tenures)
De-canting tenants Decontamination							
Other							
Other 2							
Other 2							
		Building Costs					
		(£ / car parking space)	Payment Date		Month of Payment		
Residential Car Parking Building C	Costs (average cost / car parking space)						
Total number of residential car par	king spaces		(Open Market and Afford	dable)			
Sustainability							
	6		Additional information				
	affordable rented units are to be built	4					
	intermediate tenure units are to be built	4					
Enter the Code level to which the r Certification Costs	market sale units are to be built	4					
Gertilication Gosts							
					Month of Payment	Month of	
Statutory Payments (£)	Additional information	Cost (£)	Payment start date	Payment end date	Start	Payment End	Per unit
Education				,			

Sport & Recreation Social Infrastructure							
Public Realm							
Affordable Housing		£58,355	01-Oct-24	30-Apr-25	5	12	29,178
Transport				,			
Highway							
Health							
Public Art							
Flood work							
Community Infrastructure Levy	per sq metre						
Other Tariff	per sq metre						
CIL		£46,785	01-Oct-24	30-Apr-25	5	12	23,393
Co2							

OTHER COSTS

SITE PURCHASE COSTS	%
Agents Fees (% of site cost)	1.00%
Legal Fees (% of site cost)	0.75%
Stamp Duty (% of site cost)	6.86%

				Month of Payment	Month of
Comment on nature of issue	Cost (£)	Payment start date	Payment end date	Start	Payment End

FINANCE COSTS

Other Acquisition Costs (£)

Arrangement Fee (£)		
Interest Rate (%)		10.00%
Misc Fees - Surveyors etc (£)	'	
Credit balance reinvestment %		0.00%

MARKETING COSTS

Affordable Housing Ma	arketing Costs
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			Month of Payment	Month of
Cost (£)	Payment start date	Payment end date	Start	Payment End

Expected 4%

Developer cost of sale to RP (£) RP purchase costs (£)	ing (C)	£0 £0	
Intermediate Housing Sales and Marketi	ing (£)	£0	
Open Market Housing Marketing Costs			
Sales Fees (agents fees & marketing fee Legal Fees (per Open Market unit) - £	es) - %	2.50% £2,000	
Agents Private Rental Intial Letting fees	- %	0.00%	
DEVELOPER'S OVERHEAD A	ND RETURN FOR RISK (be	efore taxation)	
Developer O/head (£)			
Open Market Housing (% GDV)	20.00%	20.0%	

195,940

per open market home

Private Rental (% Cost)
Affordable Housing (% Cost)

6.00%

SCHEME

Site Address The Woodyard, The Green, Sarratt WD3 6BH

Site Reference Appendix 3

File Source AH contribution £58,355

Scheme Description Erection of 2 storey detached house on land to the side of The Woodyard

Date of appraisal 01/05/2024 Net Residential Site Area (hectares) 0.072

Author & Organisation Mark Smith - affordable housing 106

HCA Investment Partner (where applicable) 0

Housing Mix (Affordable + Open Market)

Total Number of Units	2	units
Total Number of Open Market Units	2	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	302	sq m
Total Habitable Rooms	10	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	0.0%	
% Social Rented within the Affordable Hous	-	by number of units
% Social Rented within the Affordable Hous	-	by NIA of Units (sq m)
% Social Rented within the Affordable Hous	-	by habitable rooms
Density	28	units/ hectare
Total Number of A/H Persons	0	Persons
Number of Social and Affordable Rent	0	Persons
Number of Intermediate	0	Persons
Total Number of Open Market Persons	#REF!	Persons
Total Number of Persons	#REF!	Persons
Gross site Area	0.07	hectares
Net Site Area	0.07	hectares
Net Internal Housing Area / Hectare	4,194	sq m / hectare

AH Residential Values

Full term yield based

Type of Unit	Social Rented	Shared Ownership phase 1	Affordable Rent phase 1	Shared Ownership phase 2	Affordable Rent phase 2
1 Bed Flat Low rise	£0	£0	£0	£0	£0
2 Bed Flat Low rise	£0	£0	£0	£0	£0
3 Bed Flat Low rise	£0	£0	£0	£0	£0
4 Bed + Flat Low rise	£0	£0	£0	£0	£0
1 Bed Flat High rise	£0	£0	£0	£0	£0
2 Bed Flat High rise	£0	£0	£0	£0	£0
3 Bed Flat High rise	£0	£0	£0	£0	£0
4 Bed + Flat High rise	£0	£0	£0	£0	£0
2 Bed House	£0	£0	£0	£0	£0
3 Bed House	£0	£0	£0	£0	£0
4 Bed House	£0	£0	£0	£0	£0
5 Bed House	£0	£0	£0	£0	£0
6 Bed+ House	£0	£0	£0	£0	£0
	£0	£0	£0	£0	£0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)	£0
RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	£0
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)	£0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Open Market Phase 1:	177	£6,508	£1,150,000
Open Market Phase 2:	125	£6,460	£809,400
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
Total	302	-	£1,959,400

Monthly Sales rate 0.25 0.25

	Average value (£ per unit)
Open Market Phase 1:	£1,150,000
Open Market Phase 2:	£809,400
Open Market Phase 3:	03
Open Market Phase 4:	£0
Open Market Phase 5:	£0

Capital Value of Private Rental

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING

£0

Ground	rent
--------	------

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
TOTAL CAPITALISED ANNUAL GROUND RENT	£0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£1,959,400
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Non-Residential Values

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
Community Use	£0	£0
Leisure	£0	
Industrial	£0	
Retail	£0	
Office	£0	

TOTAL VALUE OF SCHEME £1,959,400

Residential Building, Marketing & Section 106 Costs

Residential Building, Marketing & S	Section 106 Costs	<u>s</u>	
			Per sq meter
Affordable Housing Build Costs	£0		4.740
Open Market Housing Build Costs	£525,960	CE2E 060	- 1,742
		£525,960	
Residential Car Parking Build Costs		£0	
Fotomod Works & Infrastructure Conta (C)			D
External Works & Infrastructure Costs (£)		£0	Per unit
Site Preparation/Demolition Roads and Sewers		£0	
Services (Power, Water, Gas, Telco and IT)		£0	
Strategic Landscaping		£0	
Off Site Works		£0	
Public Open Space		£0	
Site Specific Sustainability Initiatives		£0	
Plot specific external works		£0	
Other 2		£0	
Other 3		£0	
Other site costs			
Building Contingencies	5.0%	£26,298	13,149
Fees and certification	0.070	£55,226	27,613
Other Acquisition Costs (£)		£0	
. , ,			
Site Abnormals (£)			
De-canting tenants		£0	
Decontamination		£0	
Other Other 2		£0 £0	
Other 2		LU	
Total Building Costs inc Fees		£607,484	303,742
Statutory 106 Costs (£)			
Education		£0	
Sport & Recreation		£0	
Social Infrastructure		£0	
Public Realm		£0	
Affordable Housing		£58,355	29,178
Transport		£0	
Highway		£0	
Health Public Art		£0 £0	
Flood work		£0	
Community Infrastructure Levy		£0	
Other Tariff		£0	
CIL		£46,785	23,393
Co2		£0	

Statutory 106 costs £105,140

 Marketing (Open Market Housing ONLY)
 per OM unit

 Sales/letting Fees
 2.5%
 £48,985
 24,493

 Legal Fees (per Open Market unit):
 £2,000
 £4,000
 2,000

Marketing (Affordable Housing) per affordable unit

 $\begin{array}{ll} \text{Developer cost of sale to RP }(\pounds) & \pounds 0 \\ \text{RP purchase costs }(\pounds) & \pounds 0 \\ \text{Intermediate Housing Sales and Marketing }(\pounds) & \pounds 0 \\ \end{array}$

Total Marketing Costs £52,985

Non-Residential Building & Marketing Costs

Building Costs

 $\begin{array}{ccc} \text{Office} & & £0 \\ \text{Retail} & & £0 \\ \text{Industrial} & & £0 \\ \text{Leisure} & & £0 \\ \text{Community-use} & & £0 & £0 \\ \end{array}$

Professional Fees (Building, Letting & Sales)

 Office
 £0

 Retail
 £0

 Industrial
 £0

 Leisure
 £0

 Community-use
 £0

Total Non-Residential Costs £0

TOTAL DIRECT COSTS: £765,609

Finance and acquisition costs

8,916,667 8,916,667 per Gross ha 321,000 £642,000 per OM home Land Value 321,000 Arrangement Fee £0 0.0% of interest Misc Fees (Surveyors etc) £0 0.00% of scheme value £6,420 Agents Fees Legal Fees £4,815 Stamp Duty £44,041

£103,994

£0

£0

Total Finance and Acquisition Costs £801,270

Developer's return for risk and profit

Residential

Total Interest Paid

Market Housing Return (inc OH) on Value

20.0%
£391,880

195,940 per OM unit
per affordable unit
Return on sale of Private Rent

0.0%
£0

#DIV/0!
per PR unit

Non-residential

 Office
 £0

 Retail
 £0

 Industrial
 £0

 Leisure
 £0

 Community-use
 £0

Total Operating Profit £391,880

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

Surplus/(Deficit) at completion 31/7/2025 £641

Present Value of Surplus (Deficit) at 1/5/2024 £569 £284 per unit

Scheme Investment IRR 46.0% (before Developer's returns and interest to avoid double counting

Measures

Site Value as a Percentage of Total Scheme Value 32.8%
Site Value per hectare £8,902