

Appendix 5:Borehamwood Stripped appraisal

@ 20% GDV,
Original land values,
8% professional fees,
5% abnormal,
1% marketing costs.
1.5% disposal fees.

Scheme Name Local Authority	Borehamwood Hertsmere	TEST Herts C3U SCHEME C3U
TOTAL RESIDENTIAL Developable Heck LAND VALUE BENC	tares 1 2.47 Acres	Achievable Cil. Maximum Cil. Lambert Smith Hampton
Affordable Housing Per Affordable tennu Affordable tennu Affordable tennu Affordable tennu Affordable tennu Affordable tennu	centage % 35% no Grant Plus Grant re 1 75% € 816 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	GDV £ 10,455.672. Residual Cost £ 5.522.101. Residual Return (Cost) \$ 3.7%. Residual Profit £ 1,853.644. Residual Land Value £ 2,700.000. RLV ser heo 2,700.000.
Existing Sqft on S Non Residential Space in	Itle %	Benchmark Land Value £ 2,700,000 Benchmark per Hec
REVENUE/BUILD COST		
No Beds Private Apartments Private Houses	Av. Unit (Sqm) Rev D/Sam Build Coet Mix Net to Gross 67 £ 3,933 £ - 0% 65% 65% 55 £ 3,575 £ 1,022 65% 100%	PD Units
Ground Rent	E 100 5.5% GIA 2.470	0
No Beds Affordable Apartments Affordable Houses	Av.Unit (Sam) Rev £/Som Build Cost Mix Gross to Net 67 £ 1,222 £ - 0% 85% 95 £ 1,222 £ 1,022 35% 100%	0 - £ - £ - 14 1,330 £ 1,624,928 £ 1,359,260
CODE LEVEL	1,330	T AF Units Total AF NIA Affordable Revenue Standard Cost 14 1,330 € 1,624,928 € 1,359,260 € 1,555,344 40 3,800 € 10,455,672 € 4,038,944
1 2	Rent bsgm //Rooms (E)	NIA REVENUE COST -
Professional Fees Abnormals/Dernals Marketina Disposal Fees Contingency	8 % 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	PD+COM
SECTION 106 Residential S106 Commercial S.106	Per unt By Sam E 2,000 E 21 E 21	Section 106 Section 106 Section 106
CIL CIL RATE	Cit. SQM Cit. psem 2.470 £ 135	CIL CIL CIL CIL CIL CIL TOTAL CIL E 332,479 E E 332,479 E 3,687,187 E 1,648,176 E 6,335,383
FINANCI	E COSTS	
Finance Costs PROFIT	7%	E 129,052 £ 57,686 £ Finance Cost 186,738
Private Profit on GDV Affordable Contractor on cost	20% 6%	E 1,766,149 E 97,495.65 E 97,496 E 1,853,644
LAND PURCH	ASE	
GROSS LAND VALUE Land Interest Stamp Duty VAT on Stamp Purchase Fees Additional Fees	£ 3,069,926 7% 4,00% 0,00% 1,50% 1%	E. 107.447 E. 161.171 £ 24.559 £ 46.049 £ 30.659

RESIDUAL LAND VALUE

Note: Blue assumptions on Data Input Sheet

Black assumptions are based on formula/input page





