

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 RESIDENTIA Developable Heck LAND VALUE BENC	tares 1 2.47 Acres	Achtevable Cit. Maximum Cit. Smith Hampton
Affordable Housing Per Affordable tennu Affordable tennu Affordable tennu Affordable tennu Affordable tennu Affordable tennu	recentage % 35% no Grant Plus Grant re 1 75% £ 818 818 re 2 0% £ 1,300 £ 1,300 re 3 25% £ 2,433 100% £ 1,222	GDV C 10,456,572
Existing Sqft on S Non Residential Space in	GIL GIA GIL GIA 1 Scheme % 0% 2,470	Benchmark Land Value £ 2,700,000
REVENUE/BUILD COST		
No Beds Private Apartments Private Houses	67 £ 3,933 £ - 0% 88 95 £ 3,575 £ 1,022 65% 10	Ground Limits PD NIA PD Revenue PD Build Cost
Ground Rent		0 £ - TPD Units TOTAL PD NIA Total PD Reverue Total PD build cost 2,470 100% 26 2,470 £ 8,830,744 £ 2,524,340
No Beds Affordable Apartments Affordable Houses	67 £ 1,222 £ - 0% 88 95 £ 1,222 £ 1,022 35% 10	
CODE LEVEL	4 4%	AF Units Total AF NIA Affordable Revenue Standard Cost 1,330 14 1,330 1,624,928 1,359,260 40 3,800 10,455,672 10,455,672 4,038,944
1 2	Rent bscm //Rooms (£) Yield (%) GIA NIA Build £	Cost NIA REVENUE COST -
Professional Fees Abnormals/Seleman Marketing Disposal Fees Contingency	8% 5% 1% 1,50% 5%	PD-COM AF Site Costs 214.375 108.741 £ 323.116 133.964 67.963 £ 201.947 £ 88.307 16.249 £ 104.557 £ 24.374 £ 24.374 161.964 67.963 £ 22.947 £ 623,024 £ 280,916 £ 883,341
SECTION 106 Residential S106 Commercial S.106	Per unit By Sam E 2,000 E 21 E 21 E 21	Section 106 Section 106 Section 106
CIL CIL RATE	CIL SQM	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$
FINANCI	E COSTS	
Finance Costs PROFIT	7%	£ 129,052 £ 57,886 £ 189,738
Private Profit on GDV Affordable Contractor on cost	20% 6%	E 1.766,149 E 97.496.65 € 1.766,149 E 97.496.65 € 97.496
LAND PURCH	ASE	
GROSS LAND VALUE Land Interest Stame Duty VAT on Stamp Purchase Fees Additional Fees	£ 3,069,926 7% 4,00% 0,88% 1,50%	E. 107,447 E. 161,171 E. 24,559 E. 46,049 E. 30,699

RESIDUAL LAND VALUE

Note: Blue assumptions on Data Input Sheet

Black assumptions are based on formula/input page





