

Nanny Marr , Darfield
VIABILITY ASSESSMENT

Together Housing

11TH DECEMBER 2015

SCHEME MIX

TYPE	BEDS	FLOORS	No UNITS	SIZE SQM	SIZE SQFT	SPEC	HQI	SPEC.		TOTAL SQM	TOTAL SQFT
2B-3P	2	1	20	68	731.95	THG	YES	THG		1360	14639.04
2B-4P	2	2	12	75	807.30	THG	YES	THG		900	9687.60
3B-5P	3	2	8	85	914.94	THG	YES	THG		680	7319.52
TOTAL			40							2940	31646.16

SCHEME COSTS SCHEDULE

SCHEME COSTS	TOTAL	PER PLOT	PER SQM	PER SQFT	% OF TOTAL
BASE BUILD COSTS	£3,866,108	£96,652.70	£1,315.00	£122.17	81.67%
ABNORMALS	£181,866	£4,546.65	£61.86	£5.75	3.84%
SUBTOTAL	£4,047,974	£101,199.35	£1,376.86	£127.91	85.51%
CONTRACT FEES	£162,644.00	£4,066.10	£55.32	£5.14	3.44%
LAND	£200,000	£5,000.00	£68.03	£6.32	4.22%
HA FEES	£226,192	£5,654.80	£76.94	£7.15	4.78%
Capitilised Interest	£96,973.00				
TOTAL	£4,733,783	£118,344.58	£1,610.13	£149.58	97.95%

LAND COSTS SUMMARY

TOTAL	£200,000

ABNORMALS COST	
Site Preparation	
Substructure	
Retaining Works	
Service Abnormals	
Off Site Works	
TOTAL	£181,866.00

SCHEME INCOME SCHEDULE

SCHEME INCOME	TOTAL	PER PLOT	PER SQM	PER SQFT	% OF TOTAL
HCA GRANT FUNDING	£1,200,000	£30,000.00	£408.16	£37.92	25.35%
RENT CAPITALISATION	£3,533,783	£88,344.58	£1,201.97	£111.67	74.65%
TOTAL INCOME	£4,733,783	£118,344.58	£1,610.13	£149.58	100.00%
