APPENDIX 19

TURNER MORUM APPRAISAL ANALYSIS REVENUES - £500 psf

BLV - £4.55m / acre

Turner Morum
Taylor Wimpey
Barnet CIL

SUMMARY

Tab	Description	Total Units	Affordable % (Units)	GDV	Development Costs	Barnet CIL (per sq m)	Residual Land Value	BLV	Surplus / Deficit	Viable/ Non- Viable?
1	TM Site 10 - 50 Unit Replication	50	40%	£17,273,073	-£18,125,274	£300	-£852,201	£523,250	-£1,375,451	NON-VIABLE
2	TM Site 11 - 100 Unit Replication	100	40%	£35,054,565	-£40,383,227	£300	-£5,328,662	£796,226	-£6,124,888	NON-VIABLE
3	TM Site 15 - 250 Unit Replication	250	40%	£87,114,768	-£102,152,365	£300	-£15,037,597	£1,978,740	-£17,016,337	NON-VIABLE

50 Unit Typology - Site 10 TM Sensitivity

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Part													
Part	TOTAL MARKET HOUSING		60%	30	893	83	26.802	2 490	£446 706	£500.00	£13 401 180	£13 401 180	
1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975 1975	TOTAL AFFORDABLE HOUSING											213,401,100	£3.871.893
Section Sec	TOTAL GDV												,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
1.00	Total Gross Area Ha/Acres												
Second	Average Market Unit Sales Values per tf2						£500		•				
18	Less Fees & Marketing Costs @ Sales Legal Fee												
1	Standard Construction Costs Build Costs Market Flats - £ per ft2 @ Build Costs Market Houses- £ per ft2 @ Build Costs Affordable Flats - £ per ft2 @ Build Costs Affordable Houses- £ per ft2 @	g.							26,802 0 17,868 0	£223.86 £195.60 £223.86 £195.60	(£5,999,947) £0 (£3,999,965)	(£5,999,947)	
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## Linkliding Regulations art Railuflage Regulat	Zero Carbon							£2,799.98	1.4%	(£139,999)	(£139,999)	(£83,999)	(£56,000)
## Linkliding Regulations art Railuflage Regulat	Professional Fees								10.0%	(£1,013,991)	(£1,013,991)	(£608,395)	(£405,596)
## Design Republishing										. ,, ,		, , , ,	,,,
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	GROSS CLEAN SERVICED LAND VALUE											£3 467 228	-£821 Q81
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	iiii asti ucture costs						115,000	(1930,000)	(£950.000)				
E C C C C C C C C C							£/Plot		(====)===)				
	Section 106 Costs							(£320,000)					
E1,000 (E50,000) (E50,00									(£320,000)				
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	Highways/S278 Costs						£1,000	(£50,000)	_			Costs	
E2,767									(£50,000)			7.2%	6.3%
(£1,082 (£54,106) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£138,327) (£13													
	Green Roofs						£2,767	(£138,327)	_				
F1,082 (E54,106) (E54,10							- /		(£138,327)				
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Rate per m2 Mayoral E60.00 2,490 (£149,400) (£896,400)	Accessibility Standards						11,082	(£54,100)	(CEA 106)			DIV/ Ha	(67 410 444)
## STATE STA						Rate ner m2	m2		(134,100)			KLV/ Hd	(17,410,444)
Mayoral £60.00 2,490 (£149,400) (£896,400) BLV as % of GDV: 3% onstruction Finance Costs (see Tab 6A) (£1,088,615) (£1,088,615) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£3,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,497,448) (£4,49	Community Infrastructure Levy (CIL)				Barnet			(£747.000)					
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(£1,088,615) (£3,497,448) (£3,497,448) ROSS RLV													
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ROSS RLV OLT gent Fees									(£1,088,615)				
DLT 0.0% £0 gent Fees 1.50% £0 o.75% £0 ET RLV (£852,201) enchmark Land Value 0.1 £4,550,000 £523,250 urplus / Deficit (£1,375,451)										(£3,497,448)	(£3,497,448)		
DLT 0.0% £0 gent Fees 1.50% £0 o.75% £0 ET RLV (£852,201) enchmark Land Value 0.1 £4,550,000 £523,250 urplus / Deficit (£1,375,451)	GROSS RIV										(£852 201)		
gent Fees 1.50% £0 9gal Fees 0.75% £0 ET RLV Gross Ha BLV per Ha enchmark Land Value 0.1 £4,550,000 £523,250 £523,250 urplus / Deficit (£1,375,451)	SDLT								0.0%	£0	(1032,201)	1	
ggal Fees 0.75% £0 ET RLV (£852,201) enchmark Land Value Gross Ha 0.1 BLV per Ha £4,550,000 £523,250 urplus / Deficit (£1,375,451)	Agent Fees												
ET RLV Gross Ha BLV per Ha E523,250 enchmark Land Value 0.1 £4,550,000 £523,250 urplus / Deficit (£1,375,451)	Legal Fees												
Gross Ha BLV per Ha enchmark Land Value 0.1 £4,550,000 £523,250 urplus / Deficit (£1,375,451)	NET RLV										(£852,201)	1	
rplus / Deficit (£1,375,451)										f523.250			
	l							U.2	2-1,050,000	2323,230	2020,200		
	Surplus / Deficit										(£1,375,451)	1	
	Viable/ Non-Viable?											1	

Tab 1

100 Unit Typology - Site 11 TM Sensitivity				A	A		T-1-111-1-1-1-1-					
Unit Type	Tenure	Beds	Units	(ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable
Flats	Market	1	48	904	84	43,400	4,032	£452,088	£500.00	£21,700,224		
Houses	Market	2	12	904	84	10,850	1,008	£452,088	£500.00	£5,425,056		
OTAL MARKET HOUSING		60%	60	904	84	54,251	5,040	£452,088	£500.00	£27,125,280	£27,125,280	
OTAL AFFORDABLE HOUSING		40%	40	904	84	36,167	3,360	£198,232	£219.24	£7,929,285		£7,929,285
TOTAL GDV			100	904	84	90,418	8,400	£350,546	£387.70	£35,054,565		
Total Gross Area Ha/Acres					0.17	0.43						
Average Market Unit Sales Values per tf2						£500						
Less Fees & Marketing Costs @ Sales Legal Fee									3.00% 0.25%	(£1,051,637) (£87,636)	(£1,051,637) (£87,636)	
-								GIA ft2		(- , ,	, . , ,	
Standard Construction Costs Build Costs Market Flats - £ per ft2 @								43,400	£/ft2 £269.44	(£11,693,886)	(£11,693,886)	
uild Costs Market Houses- £ per ft2 @								10,850	£195.60	(£2,122,283)	(£2,122,283)	
uild Costs Affordable Flats - £ per ft2 @								28,934	£269.44	(£7,795,924)	(,,,	(£7,795,924)
Build Costs Affordable Houses- £ per ft2 @	a							7,233	£195.60	(£1,414,855)		(£1,414,855)
								90,418	£254.67	Ī		
iustainable Design												
ero Carbon							3223.772878	1.4%	(£322,377)	(£322,377)	(£193,426)	(£128,951)
Professional Fees								10.0%	(£2,334,933)	(£2,334,933)	(£1,400,960)	(£933,973)
								Per Unit		Ī	1	
Part L Building Regulations								£0	£0	£0	£0	£0
Part F Building Regulations								£0	£0	£0	£0	£0
Developer Profit											1	
Developer Profit on Market Housing							20.0%	(£5,425,056)			(£5,425,056)	
Developer Profit on Affordable Housing							6.0%	(£475,757)				(£475,757)
							16.8%		(£5,900,813)	(£5,900,813)		
GROSS CLEAN SERVICED LAND VALUE										£2,330,219	£5,150,395	-£2,820,176
						£/Plot						
Infrastructure Costs						£19,000	(£1,900,000)					
						•		(£1,900,000)				
						£/Plot						
Section 106 Costs						£6,400	(£640,000)	_				
								(£640,000)				
						£/Plot						ince as %
Highways/S278 Costs						£1,000	(£100,000)	- (5400,000)			Costs	GDV
						£/Plot		(£100,000)			8.2%	8.0%
Green Roofs						£/Plot £2,767	(£276,654)					
sieen noois						12,707	(1270,034)	(£276,654)				
						£/Plot		(1270,034)				
Accessibility Standards						£1,082	(£108,212)					
•						,		(£108,212)			RLV/ Ha	(£30,450,394)
					Rate per m2	m2		, , ,				
Community Infrastructure Levy (CIL)				Barnet	£300.00	5,040	(£1,512,000)				I	
				Mayoral	£60.00	5,040	(£302,400)	_				
								(£1,814,400)			BLV as % of GDV:	2%
Construction Finance Costs (see Tab 6B)						,	(£2,819,615)	(63.840.645)			I	
								(£2,819,615)	(£7,658,881)	(£7,658,881)	I	
									(±/,658,881)	(£7,658,881)		
GROSS RLV										(£5,328,662)		
DLT								0.0%	£0			
Agent Fees								1.50%	£0			
Legal Fees								0.75%	£0			
NET RLV								D114		(£5,328,662)		
Danah wasak Janah Walisa							Gross Ha	BLV per Ha	6706 226	5705 225		
Benchmark Land Value							0.17	£4,550,000	£796,226	£796,226		
Surplus / Deficit										(£6,124,888)	1	
Viable/ Non-Viable?										NON-VIABLE		
able/ Non-Viable:										INOIN-VIABLE		

Tab 2

250 Unit Typology - Site 11 TM Sensitivity	1											
Unit Type	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable
Flats Houses	Market Market	1 2	120 30	899 899	84 84	107,855 26,964	10,020 2,505	£449,397 £449,397	£500.00 £500.00	£53,927,640 £13,481,910		
TOTAL MARKET HOUSING		60%	150	899	84	134,819	12,525	£449,397	£500.00	£67,409,550	£67,409,550	
TOTAL AFFORDABLE HOUSING		40%	100	899	84	89,879	8,350	£197,052	£219.24	£19,705,218	207,403,330	£19,705,218
TOTAL GDV			250	899	84	224,699	20,875	£348,459	£387.70	£87,114,768		
Total Gross Area Ha/Acres					0.43	1.07						
Average Market Unit Sales Values per tf2						£500						
Less Fees & Marketing Costs @									3.00%	(£2,613,443)	(£2,613,443)	
Sales Legal Fee									0.25%	(£217,787)	(£217,787)	
Standard Construction Costs								GIA ft2	£/ft2	/	/	
Build Costs Market Flats - £ per ft2 @ Build Costs Market Houses- £ per ft2 @								107,855 26,964	£269.44 £195.60	(£29,060,700) (£5,274,126)	(£29,060,700) (£5,274,126)	
Build Costs Affordable Flats - £ per ft2 @								71,904	£269.44	(£19,373,800)	(23,274,120)	(£19,373,800)
Build Costs Affordable Houses- £ per ft2 (<u>a</u>							17,976	£195.60	(£3,516,084)		(£3,516,084)
								224,699	£254.67			
Sustainable Design												
Zero Carbon							3204.583753	1.4%	(£801,146)	(£801,146)	(£480,688)	(£320,458)
Professional Fees								10.0%	(£5,802,586)	(£5,802,586)	(£3,481,551)	(£2,321,034)
								Per Unit				
Part L Building Regulations								£0	£0	£0	£0	£0
Part F Building Regulations								£0	£0	£0	£0	£0
Developer Profit												
Developer Profit on Market Housing							20.0% 6.0%	(£13,481,910) (£1,182,313)			(£13,481,910)	(01 102 212)
Developer Profit on Affordable Housing							16.8%	(£1,182,313)	(£14,664,223)	(£14,664,223)		(£1,182,313)
GROSS CLEAN SERVICED LAND VALUE									(== 1,== 1,===1)	£5,790,874	£12,799,345	-£7,008,472
GROSS CLEAR SERVICES EARD VALUE						-1-1				13,730,074	112,755,545	-17,000,472
Infrastructure Costs						£/Plot £19,000	(£4,750,000)					
minustrated costs						213,000	(24)750,000)	(£4,750,000)				
						£/Plot						
Section 106 Costs						£6,400	(£1,600,000)					
						£/Plot		(£1,600,000)			Eina	nce as %
Highways/S278 Costs						£1,000	(£250,000)				Costs	GDV
						,	(====)	(£250,000)			10.0%	10.1%
						£/Plot					,	
Green Roofs						£2,767	(£691,635)	_				
						£/Plot		(£691,635)				
Accessibility Standards						£1,082	(£270,530)					
recessioney standards						21,002	(2270,550)				RLV/ Ha	(£34,578,099)
					Rate per m2	m2						
Community Infrastructure Levy (CIL)				Barnet	£300.00	12,525	(£3,757,500)					
				Mayoral	£60.00	12,525	(£751,500)				BLV as % of GDV:	2%
								(14,303,000)			DLV dS /6 UI GDV:	4/0
Construction Finance Costs (see Tab 6C)							(£8,757,305)	_				
								(£8,757,305)				
									(£20,828,470)	(£20,828,470)		
GROSS RLV										(£15,037,597)		
SDLT								0.0%	£0	,	1	
Agent Fees								1.50%	£0			
Legal Fees								0.75%	£0	(645 027 507)		
NET RLV							Gross Ha	BLV per Ha		(£15,037,597)		
Benchmark Land Value							0.43	£4,550,000	£1,978,740	£1,978,740		
Surplus / Deficit										(£17,016,337)		
Viable/ Non-Viable?										NON-VIABLE	l	

Tab 3