# **APPENDIX 20**

# **TURNER MORUM APPRAISAL ANALYSIS**

# **REVENUES - £550** psf

BLV - £4.55m / acre

# 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%	£18,613,191	-£18,417,306	£300	£189,478	£523,250	-£340,180	NON-VIABLE
2	TM Site 11 - 100 Unit Replication	100	40%	£37,767,093	-£40,914,817	£300	-£3,147,724	£796,226	-£3,943,951	NON-VIABLE
3	TM Site 15 - 250 Unit Replication	250	40%	£93,855,723	-£103,068,749	£300	-£9,213,026	£1,978,740	-£11,191,765	NON-VIABLE

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Barnet CIL

### 50 Unit Typology - Site 10 TM Sensitivity

50 Unit Typology - Site 10 TM Sensitivity												
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	Market	1	30	893	83	26,802	2,490	£491,377	£550.00	£14,741,298		
Houses	Market	2	0	0	0	0	0	£0	£0.00	£0		
TOTAL MARKET HOUSING		60%	30	893	83	26,802	2,490	£491,377	£550.00	£14,741,298	£14,741,298	
TOTAL AFFORDABLE HOUSING		40%	20	893	83	17,868	1,660	£193,595	£216.69	£3,871,893		£3,871,893
TOTAL GDV			50	893	83	44,671	4,150	£372,264	£416.68	£18,613,191		
Total Gross Area Ha/Acres					0.12	0.28						
Average Market Unit Sales Values per tf2						£550						
Less Fees & Marketing Costs @ Sales Legal Fee									3.00% 0.25%	(£558,396) (£46,533)	(£558,396) (£46,533)	
Standard Construction Costs								GIA ft2	£/ft2			
Build Costs Market Flats - £ per ft2 @								26,802	£223.86	(£5,999,947)	(£5,999,947)	
Build Costs Market Houses- £ per ft2 @								0	£195.60	£0	£0	
Build Costs Affordable Flats - £ per ft2 @								17,868	£223.86	(£3,999,965)		(£3,999,965)
Build Costs Affordable Houses- £ per ft2 @	0							0	£195.60	£0		£0
								44,671	£223.86			
Sustainable Design												
Zero Carbon							£2,799.98	1.4%	(£139,999)	(£139,999)	(£83,999)	(£56,000)
Professional Fees								10.0%	(£1,013,991)	(£1,013,991)	(£608,395)	(£405,596)
								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%	(£2,948,260)			(£2,948,260)	
Developer Profit on Affordable Housing							6.0%	(£232,314)				(£232,314)
							17.1%		(£3,180,573)	(£3,180,573)		
GROSS CLEAN SERVICED LAND VALUE										£3,673,787	£4,495,768	-£821,981
						£/Plot						
Infrastructure Costs						£19,000	(£950,000)					
								(£950,000)				
						£/Plot						
Section 106 Costs						£6,400	(£320,000)	-				
								(£320,000)				
History (2279 Casts						£/Plot £1,000	(650,000)				Costs	nce as % GDV
Highways/S278 Costs						£1,000	(£50,000)	(£50,000)			7.0%	5.7%
						£/Plot		(150,000)			7.0%	5.776
Green Roofs						£2,767	(£138,327)					
								(£138,327)				
						£/Plot						
Accessibility Standards						£1,082	(£54,106)	-				
								(£54,106)			RLV/ Ha	£1,703,350
Community Infrastructure Laws (CIL)				Desmet	Rate per m2 £300.00	<b>m2</b> 2,490	(£747,000)					
Community Infrastructure Levy (CIL)				Barnet Mayoral	£60.00	2,490	(£149,400)					
				wayorar	100.00	2,450	(1145,400)	(£896,400)			BLV as % of GDV:	3%
								()				
Construction Finance Costs (see Tab 6A)							(£1,069,069)	_				
								(£1,069,069)				
									(£3,477,902)	(£3,477,902)		
CROSS BUV										C105 885		
GROSS RLV SDLT								1.0%	£2,000	£195,885		
Agent Fees								1.50%	£2,938			
Legal Fees								0.75%	£1,469			
NET RLV										£189,478	1	
							Gross Ha	BLV per Ha				
Benchmark Land Value							0.1	£4,550,000	£523,250	£529,657		
										/		
Surplus / Deficit			_							(£340,180)		
Viable/ Non-Viable?										NON-VIABLE	1	

Taylor Wimpey

Barnet CIL

### 100 Unit Typology - Site 11 TM Sensitivity

This is not into the set of the se	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
$\begin{array}{                                    $					904	84		4,032		£550.00			
Dital Arrow         400         500         51         51.00         1.800 <th1.800< th=""> <th1< td=""><td></td><td>WIdTKEL</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th1<></th1.800<>		WIdTKEL											
Dia Goo         Intervention												£29,837,808	
bit form Angelena         0.17         0.43			40%										£7,929,285
				100	904			8,400	£377,671	£417.70	£37,767,093		
$\frac{1}{100} + \frac{1}{100} + \frac{1}$						0.17							
tet ugsire '	Average Market Unit Sales Values per tf2						£550						
idi (0.5)       4.000       6.102.44       (11.02.28)	Less Fees & Marketing Costs @ Sales Legal Fee												
idi (0.5)       4.000       6.102.44       (11.02.28)	Standard Construction Costs								GIA ft2	£/ft2			
$ \frac{1}{1000} \frac{1}{10000} \frac{1}$	Build Costs Market Flats - f per ft2 @										(£11,693,886)	(£11,693,886)	
$ \frac{1}{100} 1$	Build Costs Market Houses- £ per ft2 @												
$ \frac{1}{100} - \frac{1}{100} + 1$	Build Costs Affordable Flats - £ per ft2 @								28,934	£269.44			(£7,795,924)
number bring to storber of socional resources         Number bring (133,450)         Number bring (134,450)	Build Costs Affordable Houses- £ per ft2 @	อ							7,233	£195.60	(£1,414,855)		(£1,414,855)
uo davio 1       92277878       1.64       (12.277)       0       (13.087)       (13.087)       (13.087)         ordenolares       100									90,418	£254.67			
uo davio 1       92277878       1.64       (12.277)       0       (13.087)       (13.087)       (13.087)         ordenolares       100	Sustainable Design												
adds shall describe the shall describe	Zero Carbon							3223.772878	1.4%	(£322,377)	(£322,377)	(£193,426)	(£128,951)
$ \frac{1}{100} 1$													
with latting flequations       i       i       0<	Professional Fees								10.0%	(£2,334,933)	(£2,334,933)	(£1,400,960)	(£933,973)
with a log signation is which is a log series which is a									Per Unit				
$\frac{1}{1000} + \frac{1}{1000} + \frac{1}{10000} + \frac{1}{1000} + \frac{1}{10000} + \frac{1}{1000$	Part L Building Regulations												
velope front on Market Housing velope front on Market Housing         2008         (£5,97,52)         (£5,90,50)	Part F Building Regulations								£0	£0	£0	£0	£0
velope front on Market Housing velope front on Market Housing         2008         (£5,97,52)         (£5,90,50)	Developer Profit												
Non- $(E, A43, 2, 0)$ $(E, C, A43, 2, 0)$ $(E, C, A43, 2, 0)$ $(E, C, A43, 2, 0)$ NOSS CLEAN SERVICED LAND VALUE $(E, S, S, 0)$ $(E, S, S, 0)$ $(E, S, S, 0)$ $(E, C, A43, 2, 0)$ <td>Developer Profit on Market Housing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20.0%</td> <td>(£5,967,562)</td> <td></td> <td></td> <td>(£5,967,562)</td> <td></td>	Developer Profit on Market Housing							20.0%	(£5,967,562)			(£5,967,562)	
NOIS CLEAN SERVICED LAND VALUE       E4,412,085       (2,222,260       42,820,75         frastructure Costs $\frac{(2)}{(100,000)}$ $((2,00,000)$ $((2,00,000)$ $((2,00,000)$ $((2,00,000)$ $((100,$	Developer Profit on Affordable Housing							6.0%	(£475,757)				(£475,757)
f/Pict $f/Pict$ $f(1,30,000)$								17.1%		(£6,443,319)	(£6,443,319)		
f/Pict $f/Pict$ $f(1,30,000)$	GROSS CLEAN SERVICED LAND VALUE										£4,412,085	£7,232,260	-£2,820,176
frature cosis $= 100 \ (1,90,00) \ (1,90,$							C/Dist						
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	Infrastructura Caste							(61 000 000)					
$ \frac{i}{500} $ $ \frac{i}{500} $ $ \frac{i}{500} $ $ \frac{i}{60000} $ $ \frac{i}{6000} $ $ \frac{i}{6000 $ $ \frac{i}$	initiasti ucture costs						119,000	(11,500,000)	- (£1.900.000)				
$ \frac{6600}{690} = \frac{660,000}{690,000} = \frac{660,000}{690,000} = \frac{660,000}{690,000} = \frac{660,000}{7.9\%} = \frac{600,000}{7.9\%} = 600$							f/Plot		(11,500,000)				
ghway/\$272 Cods	Section 106 Costs							(£640.000)					
$ \frac{f / Pict}{f10,000} = (100,000) - (100$								()	(£640.000)				
$ \frac{1}{1000} = \frac{1}{(100,000)} + \frac{1}{(100,000)$							£/Plot					Fina	ance as %
$ \frac{1}{1} 1$	Highways/S278 Costs							(£100,000)				Costs	GDV
ree a Rods $\frac{f/Plet}{22,767}$ $\frac{(f276,554)}{(f276,554)}$ $(f275,554)$ $(f275,554)$ $(f275,554)$ $(f275,554)$ $(f275,554)$ $(f275,554)$ $(f275,554)$ $(f27,557,527)$ $(f27,5$									(£100,000)			7.9%	7.2%
icrossing							£/Plot						
scessibility Standards	Green Roofs						£2,767	(£276,654)					
									(£276,654)				
multiply infrastructure Levy (CL)       Barnet Mayoral       Rate per m2 m2 (£30.00 (£30.00) (£1,512,000) (£1,512,000) (£1,512,000) (£1,512,000) (£1,814,400)       RLV / Ha (£17,987,527)         mayoral       £60.00       5,040 (£1,512,000) (£1,512,000) (£1,814,400)       BLV as % of GDV:       2%         mstruction Finance Costs (see Tab 68)							£/Plot						
Rate per m2 Mayoral       m2 £300.00       m2 5,040       (£1,512,000) (£302,400)       How manual (£1,814,400)       BLV as % of GDV:       2%         BLV as % of GDV:       2%         mstruction Finance Costs (see Tab 68)       (£2,720,543)       (£7,559,809)       (£7,559,8	Accessibility Standards						£1,082	(£108,212)	-				
munipy infrastructure levy (ClL)       Barnet Mayoral       £ 300.00 5,040       (£1,512,000)       (£1,814,400)       (£1,814,400)       BUV as % of GDV:       2%         onstruction Finance Costs (see Tab 68)									(£108,212)			RLV/ Ha	(£17,987,527)
Mayoral       £60.00       \$,040       (£1,814,400)       Image: Construction Finance Costs (see Tab 68)       ELV as % of GDV:       2%         L													
(£1,814,400)       (£1,814,400)       BLV as % of GDV:       2%         (£2,720,543)       (£7,559,809)       (£7,559,809)       (£7,559,809)       (£7,559,809)         ROSS RLV       -       (£7,559,809)       (£7,559,80	Community Infrastructure Levy (CIL)												
(£2,720,543)       (£2,720,543)       (£7,559,809)         (£2,720,543)       (£7,559,809)       (£7,559,809)         ROSS RLV       (£7,559,809)       (£7,559,809)         Strand Fees       0.0%       £0         1.50%       £0       0.75%         1.50%       £0       0.75%         Strand Fees       0.75%       £0         1.50%       £0       0.75%         Strand Fees       0.75%       £0         1.50%       £0       0.75%         Strand Fees       0.75%       £0         Strand Fees       (£3,147,724)       £3,147,724)         Strand Fees       (£3,147,724)       £3,925,256         Strand Fees       (£3,943,951)       (£3,943,951)					Mayoral	£60.00	5,040	(£302,400)	-				201
(£2,720,543)       (£7,559,809)         ROSS RUV       (£7,559,809)         ROSS RUV       (£3,147,724)         Sent Fees       1.50%       £0         gal Fees       0.75%       £0         endmark Land Value       0.17       £4,550,000       £796,226         rplus / Deficit       (£3,943,951)       (£3,943,951)									(±1,814,400)			BLV as % of GDV:	2%
(£2,720,543)       (£7,559,809)         ROSS RUV       (£7,559,809)         ROSS RUV       (£3,147,724)         Sent Fees       1.50%       £0         gal Fees       0.75%       £0         endmark Land Value       0.17       £4,550,000       £796,226         rplus / Deficit       (£3,943,951)       (£3,943,951)	Construction Einanco Costs (cos T-h CR)							(62 720 542)					
kg7,559,809     (£7,559,809)       ROSS RUV     (£7,559,809)       ROSS RUV     (£7,559,809)       DLT     0.0%     £0       1,50%     £0       1,50%     £0       0,75%     £0       0,75%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £0       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1       1,50%     £1	construction rinance costs (see Tab bb)							(12,720,343)	(£2 720 543)				
NDS RLV     0.0%     £0       1.50%     £1,147,724)       1.50%     £1,550,000       1.50%     £1,550,000       1.50%     £1,550,000       1.50%     £1,593,501									(22),20,3431	(£7.559.809)	(£7.559.809)		
0.1 T     0.0%     £0       sent Fees     1.50%     £0       0.75%     £0     0.75%       (£3,147,724)       ET RLY       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£1,250,000)       (£1,250,000)       (£3,943,951)										···//	,,,,		
0.1 T     0.0%     £0       sent Fees     1.50%     £0       0.75%     £0     0.75%       (£3,147,724)       ET RLY       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£3,147,724)       (£1,250,000)       (£1,250,000)       (£3,943,951)	GROSS RLV										(£3,147,724)		
Specific frees     1.50%     £0       gal Fees     0.75%     £0       ET RLV     (£3,147,724)       enchmark Land Value     Gross Ha 0.17     BLV per Ha £4550,000     £796,226       rplus / Deficit     (£3,943,951)	SDLT								0.0%	£0			
Gross Ha     BLV per Ha     (£3,147,724)       enchmark Land Value     0.17     £4,550,000     £796,226       rrplus / Deficit     (£3,943,951)	Agent Fees												
enchmark Land Value <u>Gross Ha</u> <u>BLV per Ha</u> 0.17 £4,550,000 £796,226 <b>£796,226</b> rrplus / Deficit (£3,943,951)	Legal Fees								0.75%	£0			
enchmark Land Value 0.17 £4,550,000 £796,226 £796,226 Irrplus / Deficit (£3,943,951)	NET RLV										(£3,147,724)		
rrplus / Deficit (£3,943,951)													
	Benchmark Land Value							0.17	£4,550,000	£796,226	£796,226		
NON-VIABLE NON-VIABLE													
	Viable/ Non-Viable?										NON-VIABLE		

## Taylor Wimpey

Barnet CIL

### 250 Unit Typology - Site 11 TM Sensitivity

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	Market	1	120	899	84	107,855	10,020	£494,337	£550.00	£59,320,404		
Houses	Market	2	30	899	84	26,964	2,505	£494,337	£550.00	£14,830,101		
TOTAL MARKET HOUSING		60%	150	899	84	134,819	12,525	£494,337	£550.00	£74,150,505	£74,150,505	
TOTAL AFFORDABLE HOUSING		40%	100 250	899 899	84	89,879	8,350	£197,052	£219.24 £417.70	£19,705,218		£19,705,218
TOTAL GDV Total Gross Area Ha/Acres		1	250	899	84 0.43	224,699 1.07	20,875	£375,423	±417.70	£93,855,723		
Average Market Unit Sales Values per tf2					0.45	£550		I				
Less Fees & Marketing Costs @ Sales Legal Fee									3.00% 0.25%	(£2,815,672) (£234,639)	(£2,815,672) (£234,639)	
										(1234,033)	(1234,033)	
Standard Construction Costs Build Costs Market Flats - f per ft2 @								GIA ft2 107,855	£/ft2 £269.44	(£29,060,700)	(£29,060,700)	
Build Costs Market Houses- £ per ft2 @								26,964	£195.60	(£5,274,126)	(£5,274,126)	
Build Costs Affordable Flats - £ per ft2 @								71,904	£269.44	(£19,373,800)	, ,	(£19,373,800)
Build Costs Affordable Houses- £ per ft2 @	ō							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)
							5204.365735					
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	£O	£0
Developer Profit							20.0%	(64.4.000.404)			(614.020.406)	
Developer Profit on Market Housing Developer Profit on Affordable Housing							20.0% 6.0%	(£14,830,101) (£1,182,313)			(£14,830,101)	(£1 103 212)
Developer Profit on Attornable Housing							17.1%	(11,102,313)	(£16,012,414)	(£16,012,414)		(£1,182,313)
GROSS CLEAN SERVICED LAND VALUE									, .,,,	£10,964,557	£17,973,028	-£7,008,472
SHOLD CLEAR SERVICED LAND VALUE										110,004,007	111,573,020	-11,000,472
Infrastructure Costs						£/Plot £19,000	(£4,750,000)					
initiasti ucture COSIS						119,000	(14,750,000)	(£4,750,000)				
						£/Plot		(				
Section 106 Costs						£6,400	(£1,600,000)					
								(£1,600,000)				
History (5279 Costs						£/Plot	(6350.000)					ance as %
Highways/S278 Costs						£1,000	(£250,000)	(£250,000)			Costs 9.3%	GDV 8.6%
						£/Plot		(1230,000)			3.3/0	0.0/0
Green Roofs						£2,767	(£691,635)					
							/	(£691,635)				
						£/Plot						
Accessibility Standards						£1,082	(£270,530)					
					Data a ser 2	- 2		(£270,530)			RLV/ Ha	(£21,184,828)
Community Infrastructure Levy (CIL)				Barnet	Rate per m2 £300.00	m2 12,525	(£3,757,500)					
community initiastracture Levy (CIL)				Mayoral	£60.00	12,525	(£3,757,500) (£751,500)					
				,			(=/)	(£4,509,000)			BLV as % of GDV:	2%
							(£8,106,417)					
Construction Finance Costs (see Tab 6C)							(10,100,417)	•				
Construction Finance Costs (see Tab 6C)							(10,100,417)	(£8,106,417)	(630 177 692)	(000 177 592)		
Construction Finance Costs (see Tab 6C)							(10,100,417)	(£8,106,417)	(£20,177,582)	(£20,177,582)		
							(10,100,417)	(£8,106,417)	(£20,177,582)	(£20,177,582) (£9,213,026)		
GROSS RLV							(10,100,417)	(£8,106,417)	(£20,177,582) £0			
GROSS RLV SDLT Agent Fees							(10,100,417)	0.0% 1.50%	£0 £0			
GROSS RLV SDLT Agent Fees Legal Fees							(10,100,417)	0.0%	£0	(£9,213,026)		
								0.0% 1.50% 0.75%	£0 £0			
GROSS RLV SDLT Agent Fees Legal Fees NET RLV							<u>Gross Ha</u>	0.0% 1.50% 0.75% <u>BLV per Ha</u>	£0 £0 £0	(£9,213,026) (£9,213,026)		
GROSS RLV SDLT Agent Fees Legal Fees NET RLV								0.0% 1.50% 0.75%	£0 £0	(£9,213,026)		
GROSS RLV SDLT Agent Fees Legal Fees							<u>Gross Ha</u>	0.0% 1.50% 0.75% <u>BLV per Ha</u>	£0 £0 £0	(£9,213,026) (£9,213,026)		