

Appendix A Viability Testing Results: 2013



Phase 1						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 450	Affordable 24	Residual value £512,698	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 450 450	Size sq.m 98 44,129	Total sq.m 44,129	£psm £2,152	Total Value £94,966,469
1.2	Intermediate Houses	No. of units 5 5	Size sq.m 84 396	Total sq.m 396	£psm £1,399	Total Value £554,378.55
1.3	Affordable rent Houses	No. of units 19 19	Size sq.m 84 1,585	Total sq.m 1,585	£psm £1,184	Total Value £1,876,358
1.4	District/local centre	Size sq.m 1,208	Total sq.m 1,208	£psm £129	Yield 8%	Total Value £1,947,900
		474		46,111		£99,345,106

Ipswich Garden Suburb Phase 1: 2013 Analysis

2.0 Development Cost					
2.1 Site Acquisition					
2.1.1	Residual land value				£7,470,005
			Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%	
	Site Value				£7,925,735
2.3 Build Costs					
		No. of units	Size sq.m	Cost per sq.m	Total Costs
2.3.1	Private	450	98	£848	£37,407,610
2.3.2	Affordable	24	84	£848	£1,679,781
2.3.3	District/local centre	1	1,329	£712	£945,906
		475	1,510		£40,033,297
2.4 Externals					
2.4.1	Enabling Works				£163,710
2.4.2	Section 278 Highway works				
	Jct Henley Rd & phase 3 development				£350,000
	Jct Henley Rd & phase 1 development				£700,000
	Jct Westerfield Rd & new phase 1 development				
	Junction Westerfield Road and new Development Phase 2				
	Junction Tuddenham Road and new Development Phase 2				
2.4.3	On-site highway works				
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road				£515,554
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)				£828,787
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top				
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)				
	Spine Road Ph2 (Works to existing access off Tuddenham Road)				
	Spine Roads Ph 3 (North of Railway Line)				£85,714
	Acoustic fence to boundary of railway line				£51,429
2.4.4	On-site pedestrian/cycle routes				
2.4.5	Strategic surface water drainage				
	SW Drainage and attenuation - Phase 1				£424,466
	SW Drainage and attenuation - Phase 2A				
	SW Drainage and attenuation - Phase 2B				
	SW Drainage and attenuation - Phase 2C				
	SW Drainage and attenuation - Phase 3				
	Swales / attenuation - Phase 1				£226,711
	Swales / attenuation - Phase 2				
	Swales / attenuation - Phase 3				
	Attenuation area to Phase 2				
	Works to existing watercourses				
	Drainage connection under railway				
2.4.6	Foul Water Drainage				
	On-Site Foul Water Drainage Phase 1				£215,157
	On-Site Foul Water Drainage Phase 2A				
	On-Site Foul Water Drainage Phase 2B				
	On-Site Foul Water Drainage Phase 2C				
	On-Site Foul Water Drainage Phase 3				
2.4.7	Utilities				
	Utilities - Phase 1A				£426,496
	Utilities - Phase 1B				£495,006
	Utilities - Phase 2A				
	Utilities - Phase 2B				
	Utilities - Phase 2C				
	Utilities - Phase 3				
	Off site diversions works				£42,857
	On site diversions works				£0
	Reinforcement works				£1,000,000
	Connection				£14,286
	Upgrade works				£814,098
	Fire hydrants				£7,143
					£65,000
2.4.8	Ecology Mitigation				
2.4.9	Utilities in connection with S278				
	Junction of Henley Road and Phase 3 of development				£35,000
	Junction of Henley Road and Phase 1 of development				£70,000
	Junction Westerfield Road and new Development Phase 1				
	Junction Westerfield Road and new Development Phase 2				
	Junction Westerfield Road and new Development Phase 3				
2.4.10	Site preliminaries				£0
2.4.13	Miscellaneous - contamination				£35,714
					£6,567,127
2.5 Professional Fees					
2.5.1	Professional fees on base build costs		8%		£3,202,664
2.5.2	Professional fees on abnormal costs		12%		£788,055
					£3,990,719
2.6 Additions					
2.6.1	Finance/Legals				£46,429
2.6.2	Public relations				£21,429
2.6.3	Strategic planning and masterplan				£104,932
2.6.4	Site investigation				£119,764
2.6.5	Engineering design				£278,367
2.6.6	Landscape design				£87,828
2.6.7	Ecology				£2,486
2.6.8	Site supervision / general design				£0
2.6.9	Project management				£0
2.6.10	Cost management				£0
2.6.11	Local authority fees				£603,707
					£1,264,941
2.7 Marketing/Sales					
2.7.1	marketing costs as percentage of private sales		3.5%		£3,323,826
2.7.2	residential legal fees		£500	per unit	£237,000
					£3,560,826
2.8 Contingency					

Ipswich Garden Suburb Phase 1: 2013 Analysis

2.8.1	Contingency on build costs	5.0%		£2,001,665
2.8.2	Contingency on abnormal costs	7.5%		£492,535
				£2,494,199
2.9	Policy Costs			
2.9.1	24.5ha Country Park with visitor centre			
2.9.2	Country Park maintenance sum (10 years)			
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost			£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost			
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost			£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost			
2.9.7	Allotments (3ha) capital cost & £30k maintenance			
2.9.8	Indoor Sports (swimming pool)			
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites			£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities			£2,008,333
2.9.11	Library			
2.9.12	1000 sq m community centre			
2.9.13	Temporary community centre			£50,000
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)			
2.9.15	Community Development Officers			£125,000
2.9.16	Rail Crossing Construction			£2,902,500
2.9.17	Fonnerieu surface improvements & ped/cycle bridge			£600,000
2.9.18	Off site cycle and ped improvements			£103,571
2.9.19	Ped & cycle signage			
2.9.20	Westerfield Station			£10,000
2.9.21	UTMC			£250,000
2.9.22	UTMC			£250,000
2.9.23	Offsite S278			£1,000,000
2.9.24	Speed limit changes			£10,000
2.9.25	Ped & Cycle crossings			£160,000
2.9.26	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)			£140,000
2.9.27	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)			£1,091,667
2.9.28	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)			£1,091,667
2.9.29	Off-site bus priority measures (physical)			£125,000
2.9.30	Travel Plan			£163,179
2.9.31	Electric Charging Points			£14,000
2.9.32	Waste transfer contribution			
2.9.33	S106 Monitoring Costs			£14,286
2.9.34	Travel bond			£250,000
				£13,535,069
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)				£78,916,184
3.0	Developers' Profit			
	Private	17%	on gross development value of private	£16,144,300
	Affordable	17%	on gross development value of private	£413,225
	Commercial	15%	on gross development value	£292,185
				£16,849,710
TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£95,765,894
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£3,579,211
4.00	Finance Costs	APR 6%	PCM 0.487%	-£3,579,211
TOTAL PROJECT COSTS [INCLUDING INTEREST]				£99,345,106

This appraisal has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform Ipswich Borough Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards March 2012) valuation and should not be relied upon as such.



Phase 2						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 465	Affordable 9	Residual value £519,536	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 465	Size sq.m 98	Total sq.m 45,523	£psm £2,152	Total Value £97,965,410
1.2	Intermediate Houses	No. of units 2	Size sq.m 84	Total sq.m 159	£psm £1,399	Total Value £221,751.42
1.3	Affordable rent Houses	No. of units 8	Size sq.m 84	Total sq.m 634	£psm £1,184	Total Value £750,543
1.4	District/local centre		Size sq.m 8	Total sq.m 634	£psm Yield	Total Value £0
		474		46,316		£98,937,705
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,569,644
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£8,031,453
2.3 Build Costs						
2.3.1	Private	No. of units 465	Size sq.m 98	Cost per sq.m £848		Total Costs £38,588,903
2.3.2	Affordable	9	84	£848		£671,913
2.3.3	District/local centre					£0
		474	182			£39,260,815
2.4 Externals						
2.4.1	Enabling Works					£163,710
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					£700,000
	Junction Tuddenham Road and new Development Phase 2					£350,000
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					£667,092
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					£606,726
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					£85,714
	Acoustic fence to boundary of railway line					£51,429
2.4.4	On-site pedestrian/cycle routes					
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					£210,110
	SW Drainage and attenuation - Phase 2A					£210,110
	SW Drainage and attenuation - Phase 2B					£219,896
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					£243,942
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					£150,000
	Works to existing watercourses					£8,571
	Drainage connection under railway					£28,571
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					£157,909
	On-Site Foul Water Drainage Phase 2A					£157,909
	On-Site Foul Water Drainage Phase 2B					£165,263
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					£506,629
	Utilities - Phase 2B					£432,458
	Utilities - Phase 2C					£260,030
	Utilities - Phase 3					£796,999
	Off site diversions works					£42,857
	On site diversions works					£0
	Reinforcement works					£1,000,000
	Connection					£14,286
	Upgrade works					£814,098
	Fire hydrants					£7,143
2.4.8	Ecology Mitigation					£65,000
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£35,714
						£8,152,166
2.5 Professional Fees						

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2.5.1	Professional fees on base build costs	8%	£3,140,865
2.5.2	Professional fees on abnormal costs	12%	£978,260
			£4,119,125
2.6	Additions		
2.6.1	Finance/Legals		£46,429
2.6.2	Public relations		£21,429
2.6.3	Strategic planning and masterplan		£104,932
2.6.4	Site investigation		£119,764
2.6.5	Engineering design		£278,367
2.6.6	Landscape design		£87,828
2.6.7	Ecology		£2,486
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£603,707
			£1,264,941
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£3,428,789
2.7.2	residential legal fees	£500 per unit	£237,000
			£3,665,789
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£1,963,041
2.8.2	Contingency on abnormal costs	7.5%	£611,412
			£2,574,453
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		£757,559
2.9.2	Country Park maintenance sum (10 years)		
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		
2.9.8	Indoor Sports (swimming pool)		
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		£372,960
2.9.12	1000 sq m community centre		£520,000
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		£260,000
2.9.15	Community Development Officers		£125,000
2.9.16	Rail Crossing Construction		£2,902,500
2.9.17	Fonnerieu surface improvements & ped/cycle bridge		£600,000
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		£1,091,667
2.9.27	Off-site bus priority measures (physical)		£125,000
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		£14,000
2.9.30	Waste transfer contribution		
2.9.31	S106 Monitoring Costs		£14,286
			£12,535,859
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£79,142,793
3.0	Developers' Profit		
	Private	17%	on gross development value of private
	Affordable	17%	on gross development value of private
	Commercial	15%	on gross development value
			£16,654,120
			£165,290
			£0
			£16,819,410
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£95,962,203
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,975,501
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£2,975,501
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£98,937,705

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Phase 3						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 341	Affordable 133	Residual value £511,382	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 341	Size sq.m 98	Total sq.m 33,445	£psm £2,152	Total Value £71,974,587
1.2	Intermediate Houses	No. of units 27	Size sq.m 84	Total sq.m 2,219	£psm £1,399	Total Value £3,104,519.87
1.3	Affordable rent Houses	No. of units 106	Size sq.m 84	Total sq.m 8,878	£psm £1,184	Total Value £10,507,606
1.4	District/local centre	Size sq.m 3,632	Total sq.m 3,632	£psm £129	Yield 8%	Total Value £5,856,600
		474		44,543		£91,443,312
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,450,832
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£7,905,392
2.3 Build Costs						
2.3.1	Private	No. of units 341	Size sq.m 98	Cost per sq.m £848		Total Costs £28,351,031
2.3.2	Affordable	133	84	£848		£9,406,775
2.3.3	District/local centre	1	3,995	£712		£2,843,983
		475	4,177			£40,601,789
2.4 Externals						
2.4.1	Enabling Works					£163,710
2.4.2	Section 278 Highway works					£700,000
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					£1,052,383
	Acoustic fence to boundary of railway line					£85,714
2.4.4	On-site pedestrian/cycle routes					£51,429
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					£329,433
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					£244,345
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					£168,147
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					£796,999
	Off site diversions works					£42,857
	On site diversions works					£0
	Reinforcement works					£1,000,000
	Connection					£14,286
	Upgrade works					£814,098
	Fire hydrants					£7,143
2.4.8	Ecology Mitigation					£65,000
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					£70,000
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					£35,000
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£35,714
						£5,676,257
2.5 Professional Fees						

Ipswich Garden Suburb Phase 3: 2013 Analysis

2.5.1	Professional fees on base build costs	8%	£3,248,143
2.5.2	Professional fees on abnormal costs	12%	£681,151
			£3,929,294
2.6	Additions		
2.6.1	Finance/Legals		£46,429
2.6.2	Public relations		£21,429
2.6.3	Strategic planning and masterplan		£104,932
2.6.4	Site investigation		£119,764
2.6.5	Engineering design		£278,367
2.6.6	Landscape design		£87,828
2.6.7	Ecology		£2,486
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£603,707
			£1,264,941
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£2,519,111
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,756,111
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,030,089
2.8.2	Contingency on abnormal costs	7.5%	£425,719
			£2,455,809
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		£757,559
2.9.2	Country Park maintenance sum (10 years)		
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		£372,960
2.9.12	1000 sq m community centre		£520,000
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		£260,000
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		£100,000
2.9.21	UTMC		£250,000
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		£140,000
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
			£8,542,338
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£72,677,371
3.0	Developers' Profit		
	Private	17%	on gross development value of private
	Affordable	17%	on gross development value of private
	Commercial	15%	on gross development value
			£12,235,680
			£2,314,061
			£878,490.00
			£15,428,231
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£88,105,602
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£3,337,711
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£3,337,711
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£91,443,312

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Phase 4						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 280	Affordable 194	Residual value £519,301	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 280 280	Size sq.m 98 27,407	Total sq.m 27,407	£psm £2,152	Total Value £58,979,175
1.2	Intermediate Houses	No. of units 39 39	Size sq.m 84 3,250	Total sq.m 3,250	£psm £1,399	Total Value £4,545,904.10
1.3	Affordable rent Houses	No. of units 155 155	Size sq.m 84 12,999	Total sq.m 12,999	£psm £1,184	Total Value £15,386,137
1.4	District/local centre	Size sq.m	Total sq.m	£psm	Yield	Total Value
		474	43,656			£78,911,216
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,566,210
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£8,027,809
2.3 Build Costs						
2.3.1	Private	No. of units 280	Size sq.m 98	Cost per sq.m £848		Total Costs £23,232,095
2.3.2	Affordable	194	84	£848		£13,774,206
2.3.3	District/local centre					£0
		474	182			£37,006,301
2.4 Externals						
2.4.1	Enabling Works					£163,710
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£85,714
2.4.4	On-site pedestrian/cycle routes					£51,429
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£42,857
	On site diversions works					£0
	Reinforcement works					£1,000,000
	Connection					£14,286
	Upgrade works					£814,098
	Fire hydrants					£7,143
2.4.8	Ecology Mitigation					£65,000
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£35,714
						£2,279,950
2.5 Professional Fees						

Ipswich Garden Suburb Phase 4: 2013 Analysis

2.5.1	Professional fees on base build costs	8%	£2,960,504
2.5.2	Professional fees on abnormal costs	12%	£273,594
			£3,234,098
2.6	Additions		
2.6.1	Finance/Legals		£46,429
2.6.2	Public relations		£21,429
2.6.3	Strategic planning and masterplan		£104,932
2.6.4	Site investigation		£119,764
2.6.5	Engineering design		£278,367
2.6.6	Landscape design		£87,828
2.6.7	Ecology		£2,486
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£603,707
			£1,264,941
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£2,064,271
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,301,271
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£1,850,315
2.8.2	Contingency on abnormal costs	7.5%	£170,996
			£2,021,311
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		£1,000,000
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
			£7,578,008
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£63,252,090
3.0	Developers' Profit		
Private	17%	on gross development value of private	£10,026,460
Affordable	17%	on gross development value of private	£3,388,447
Commercial	15%	on gross development value	£0
			£13,414,907
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£76,666,997
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,244,219
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£2,244,219
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£78,911,216

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Phase 5						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 270	Affordable 204	Residual value £519,572	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 270 270	Size sq.m 98 26,478	Total sq.m 26,478	£psm £2,152	Total Value £56,979,881
1.2	Intermediate Houses	No. of units 41 41	Size sq.m 84 3,408	Total sq.m 3,408	£psm £1,399	Total Value £4,767,655.52
1.3	Affordable rent Houses	No. of units 163 163	Size sq.m 84 13,634	Total sq.m 13,634	£psm £1,184	Total Value £16,136,680
1.4	District/local centre		Size sq.m	Total sq.m	£psm	Yield Total Value £0
		474		43,520		£77,884,217
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,570,171
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£8,032,011
2.3 Build Costs						
2.3.1	Private	No. of units 270	Size sq.m 98	Cost per sq.m £848		Total Costs £22,444,566
2.3.2	Affordable	204	84	£848		£14,446,119
2.3.3	District/local centre					£0
		474	182			£36,890,685
2.4 Externals						
2.4.1	Enabling Works					£163,710
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£85,714
2.4.4	On-site pedestrian/cycle routes					£51,429
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£42,857
	On site diversions works					£0
	Reinforcement works					£1,000,000
	Connection					£14,286
	Upgrade works					£814,098
	Fire hydrants					£7,143
2.4.8	Ecology Mitigation					£65,000
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£35,714
						£2,279,950
2.5 Professional Fees						

Ipswich Garden Suburb Phase 5: 2013 Analysis

2.5.1	Professional fees on base build costs	8%	£2,951,255
2.5.2	Professional fees on abnormal costs	12%	£273,594
			£3,224,849
2.6	Additions		
2.6.1	Finance/Legals		£46,429
2.6.2	Public relations		£21,429
2.6.3	Strategic planning and masterplan		£104,932
2.6.4	Site investigation		£119,764
2.6.5	Engineering design		£278,367
2.6.6	Landscape design		£87,828
2.6.7	Ecology		£2,486
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£603,707
			£1,264,941
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£1,994,296
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,231,296
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£1,844,534
2.8.2	Contingency on abnormal costs	7.5%	£170,996
			£2,015,531
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		£250,000
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
			£6,828,008
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£62,305,430
3.0	Developers' Profit		
Private	17%	on gross development value of private	£9,686,580
Affordable	17%	on gross development value of private	£3,553,737
Commercial	15%	on gross development value	£0
			£13,240,317
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£75,545,747
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,338,470
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£2,338,470
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£77,884,217

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Phase 6						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 265	Affordable 209	Residual value £516,090 per ha		
1.0 Development Value						
1.1	Private Units Houses	No. of units 265	Size sq.m 98	Total sq.m 26,013	£psm £2,152	Total Value £55,980,234
1.2	Intermediate Houses	No. of units 42	Size sq.m 84	Total sq.m 3,488	£psm £1,399	Total Value £4,878,531.23
1.3	Affordable rent Houses	No. of units 167	Size sq.m 84	Total sq.m 13,951	£psm £1,184	Total Value £16,511,952
1.4	District/local centre	Size sq.m	Total sq.m	£psm	Yield	Total Value £0
		474	43,451			£77,370,717
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,519,434
					Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%
Site Value					£7,978,179	
2.3 Build Costs						
		No. of units	Size sq.m	Cost per sq.m	Total Costs	
2.3.1	Private	265	98	£848	£22,050,802	
2.3.2	Affordable	209	84	£848	£14,782,075	
2.3.3	District/local centre				£0	
		474	182			£36,832,877
2.4 Externals						
2.4.1	Enabling Works					£163,710
2.4.2	Section 278 Highway works					
					Jct Henley Rd & phase 3 development	
					Jct Henley Rd & phase 1 development	
					Jct Westerfield Rd & new phase 1 development	
					Junction Westerfield Road and new Development Phase 2	
					Junction Tuddenham Road and new Development Phase 2	
2.4.3	On-site highway works					
					Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road	
					Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)	
					Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top	
					Spine Roads Ph2 (East of Westerfield Road) (Part 2)	
					Spine Road Ph2 (Works to existing access off Tuddenham Road)	
					Spine Roads Ph 3 (North of Railway Line)	
					Acoustic fence to boundary of railway line	£85,714
2.4.4	On-site pedestrian/cycle routes					£51,429
2.4.5	Strategic surface water drainage					
					SW Drainage and attenuation - Phase 1	
					SW Drainage and attenuation - Phase 2A	
					SW Drainage and attenuation - Phase 2B	
					SW Drainage and attenuation - Phase 2C	
					SW Drainage and attenuation - Phase 3	
					Swales / attenuation - Phase 1	
					Swales / attenuation - Phase 2	
					Swales / attenuation - Phase 3	
					Attenuation area to Phase 2	
					Works to existing watercourses	
					Drainage connection under railway	
2.4.6	Foul Water Drainage					
					On-Site Foul Water Drainage Phase 1	
					On-Site Foul Water Drainage Phase 2A	
					On-Site Foul Water Drainage Phase 2B	
					On-Site Foul Water Drainage Phase 2C	
					On-Site Foul Water Drainage Phase 3	
2.4.7	Utilities					
					Utilities - Phase 1A	
					Utilities - Phase 1B	
					Utilities - Phase 2A	
					Utilities - Phase 2B	
					Utilities - Phase 2C	
					Utilities - Phase 3	
					Off site diversions works	£42,857
					On site diversions works	£0
					Reinforcement works	£1,000,000
					Connection	£14,286
					Upgrade works	£814,098
					Fire hydrants	£7,143
2.4.8	Ecology Mitigation					£65,000
2.4.9	Utilities in connection with S278					
					Junction of Henley Road and Phase 3 of development	
					Junction of Henley Road and Phase 1 of development	
					Junction Westerfield Road and new Development Phase 1	
					Junction Westerfield Road and new Development Phase 2	
					Junction Westerfield Road and new Development Phase 3	
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£35,714
						£2,279,950
2.5 Professional Fees						
2.5.1	Professional fees on base build costs			8%	£2,946,630	

Ipswich Garden Suburb Phase 6: 2013 Analysis

2.5.2	Professional fees on abnormal costs	12%	£273,594
			£3,220,224
2.6	Additions		
2.6.1	Finance/Legals		£46,429
2.6.2	Public relations		£21,429
2.6.3	Strategic planning and masterplan		£104,932
2.6.4	Site investigation		£119,764
2.6.5	Engineering design		£278,367
2.6.6	Landscape design		£87,828
2.6.7	Ecology		£2,486
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£603,707
			£1,264,941
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£1,959,308
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,196,308
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£1,841,644
2.8.2	Contingency on abnormal costs	7.5%	£170,996
			£2,012,640
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
			£6,578,008
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£61,904,382
3.0	Developers' Profit		
Private	17%	on gross development value of private	£9,516,640
Affordable	17%	on gross development value of private	£3,636,382
Commercial	15%	on gross development value	£0
			£13,153,022
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£75,057,404
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,313,313
4.00	Finance Costs	APR 6%	PCM 0.487% -£2,313,313
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£77,370,717

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Phase 7						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 199	Affordable 275	Residual value £524,172	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 199	Size sq.m 98	Total sq.m 19,510	£psm £2,152	Total Value £41,985,176
1.2	Intermediate Houses	No. of units 55	Size sq.m 84	Total sq.m 4,597	£psm £1,399	Total Value £6,430,791.16
1.3	Affordable rent Houses	No. of units 220	Size sq.m 84	Total sq.m 18,389	£psm £1,184	Total Value £21,765,755
1.4	Return of travel bond payment		Size sq.m	Total sq.m	£psm	Yield Total Value £250,000
		474		42,497		£70,431,722
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,637,189
					Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%
	Site Value					£8,103,118
2.3 Build Costs						
2.3.1	Private	No. of units 199	Size sq.m 98	Cost per sq.m £848		Total Costs £16,538,101
2.3.2	Affordable	275	84	£848		£19,485,463
2.3.3	District/local centre					£0
		474	182			£36,023,564
2.4 Externals						
2.4.1	Enabling Works					£163,710
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£85,714
2.4.4	On-site pedestrian/cycle routes					£51,429
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£42,857
	On site diversions works					£0
	Reinforcement works					£1,000,000
	Connection					£14,286
	Upgrade works					£814,098
	Fire hydrants					£7,143
2.4.8	Ecology Mitigation					£65,000
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£35,714
						£2,279,950
2.5 Professional Fees						

Ipswich Garden Suburb Phase 7: 2013 Analysis

2.5.1	Professional fees on base build costs	8%	£2,881,885
2.5.2	Professional fees on abnormal costs	12%	£273,594
			£3,155,479
2.6	Additions		
2.6.1	Finance/Legals		£46,429
2.6.2	Public relations		£21,429
2.6.3	Strategic planning and masterplan		£104,932
2.6.4	Site investigation		£119,764
2.6.5	Engineering design		£278,367
2.6.6	Landscape design		£87,828
2.6.7	Ecology		£2,486
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£603,707
			£1,264,941
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£1,469,481
2.7.2	residential legal fees	£500 per unit	£237,000
			£1,706,481
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£1,801,178
2.8.2	Contingency on abnormal costs	7.5%	£170,996
			£1,972,174
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		
2.9.13	Library		
2.9.14	1000 sq m community centre		
2.9.15	Temporary community centre		
2.9.16	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.17	Community Development Officers		
2.9.18	Rail Crossing Construction		
2.9.19	Fonnerneau surface improvements & ped/cycle bridge		
2.9.20	Off site cycle and ped improvements		£103,571
2.9.21	Ped & cycle signage		£25,000
2.9.22	Westerfield Station		
2.9.23	UTMC		
2.9.24	Offsite S278		
2.9.25	Speed limit changes		
2.9.26	Ped & Cycle crossings		
2.9.27	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.28	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.29	Off-site bus priority measures (physical)		
2.9.30	Travel Plan		£163,179
2.9.31	Electric Charging Points		
2.9.32	Waste transfer contribution		£30,498
2.9.33	S106 Monitoring Costs		£14,286
			£2,308,246
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£56,348,025
3.0	Developers' Profit		
Private	17%	on gross development value of private	£7,137,480
Affordable	17%	on gross development value of private	£4,793,413
Commercial	15%	on gross development value	£0
			£11,930,893
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£68,278,918
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,152,804
4.00	Finance Costs	APR 6%	PCM 0.487% -£2,152,804
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£70,431,722

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Appendix B Viability Testing Results: Scenario 1 – Present Day Costs & Values (May 2015)



Phase 1						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 469	Affordable 5	Residual value £522,069	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 469 469	Size sq.m 98 45,987	Total sq.m 45,987	£psm £2,415	Total Value £111,059,764
1.2	Intermediate Houses	No. of units 1 1	Size sq.m 84 79	Total sq.m 79	£psm £1,570	Total Value £124,426.04
1.3	Affordable rent Houses	No. of units 4 4	Size sq.m 84 317	Total sq.m 317	£psm £1,328	Total Value £421,134
1.4	District/local centre	Size sq.m 1,208	Total sq.m 1,208	£psm £129	Yield 8%	Total Value £1,947,900
		474	46,384			£113,553,225

Ipswich Garden Suburb Phase 1: Present Day Costs Values

2.0 Development Cost					
2.1 Site Acquisition					
2.1.1	Residual land value				£7,606,549.05
			Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%	
	Site Value				£8,070,609
2.3 Build Costs					
		No. of units	Size sq.m	Cost per sq.m	Total Costs
2.3.1	Private	469	98	£1,014	£46,612,910
2.3.2	Affordable	5	84	£1,014	£401,714
2.3.3	District/local centre	1	1,329	£712	£945,906
		475	1,510		£47,960,530
2.4 Externals					
2.4.1	Enabling Works				£186,777
2.4.2	Section 278 Highway works				
	Jct Henley Rd & phase 3 development				£399,315
	Jct Henley Rd & phase 1 development				£798,630
	Jct Westerfield Rd & new phase 1 development				
	Junction Westerfield Road and new Development Phase 2				
	Junction Tuddenham Road and new Development Phase 2				
2.4.3	On-site highway works				
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road				£588,196
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)				£945,563
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top				
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)				
	Spine Road Ph2 (Works to existing access off Tuddenham Road)				
	Spine Roads Ph 3 (North of Railway Line)				£97,791
	Acoustic fence to boundary of railway line				£58,675
2.4.4	On-site pedestrian/cycle routes				
2.4.5	Strategic surface water drainage				
	SW Drainage and attenuation - Phase 1				£484,273
	SW Drainage and attenuation - Phase 2A				
	SW Drainage and attenuation - Phase 2B				
	SW Drainage and attenuation - Phase 2C				
	SW Drainage and attenuation - Phase 3				
	Swales / attenuation - Phase 1				£258,655
	Swales / attenuation - Phase 2				
	Swales / attenuation - Phase 3				
	Attenuation area to Phase 2				
	Works to existing watercourses				
	Drainage connection under railway				
2.4.6	Foul Water Drainage				
	On-Site Foul Water Drainage Phase 1				£245,473
	On-Site Foul Water Drainage Phase 2A				
	On-Site Foul Water Drainage Phase 2B				
	On-Site Foul Water Drainage Phase 2C				
	On-Site Foul Water Drainage Phase 3				
2.4.7	Utilities				
	Utilities - Phase 1A				£486,589
	Utilities - Phase 1B				£564,752
	Utilities - Phase 2A				
	Utilities - Phase 2B				
	Utilities - Phase 2C				
	Utilities - Phase 3				
	Off site diversions works				£48,896
	On site diversions works				£0
	Reinforcement works				£1,140,900
	Connection				£16,299
	Upgrade works				£928,804
	Fire hydrants				£8,149
					£74,159
2.4.8	Ecology Mitigation				
2.4.9	Utilities in connection with S278				
	Junction of Henley Road and Phase 3 of development				£39,932
	Junction of Henley Road and Phase 1 of development				£79,863
	Junction Westerfield Road and new Development Phase 1				
	Junction Westerfield Road and new Development Phase 2				
	Junction Westerfield Road and new Development Phase 3				
2.4.10	Site preliminaries				£0
2.4.13	Miscellaneous - contamination				£40,746
					£7,492,436
2.5 Professional Fees					
2.5.1	Professional fees on base build costs		8%		£3,836,842
2.5.2	Professional fees on abnormal costs		12%		£899,092
					£4,735,935
2.6 Additions					
2.6.1	Finance/Legals				£52,970
2.6.2	Public relations				£24,448
2.6.3	Strategic planning and masterplan				£119,716
2.6.4	Site investigation				£136,638
2.6.5	Engineering design				£317,589
2.6.6	Landscape design				£100,203
2.6.7	Ecology				£2,837
2.6.8	Site supervision / general design				£0
2.6.9	Project management				£0
2.6.10	Cost management				£0
2.6.11	Local authority fees				£688,769
					£1,443,171
2.7 Marketing/Sales					
2.7.1	marketing costs as percentage of private sales		3.5%		£3,887,092
2.7.2	residential legal fees		£500	per unit	£237,000
					£4,124,092
2.8 Contingency					

Ipswich Garden Suburb Phase 1: Present Day Costs Values

2.8.1	Contingency on build costs	5.0%		£2,398,027
2.8.2	Contingency on abnormal costs	7.5%		£561,933
				£2,959,959
2.9	Policy Costs			
2.9.1	24.5ha Country Park with visitor centre			
2.9.2	Country Park maintenance sum (10 years)			
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost			£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost			
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost			£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost			
2.9.7	Allotments (3ha) capital cost & £30k maintenance			
2.9.8	Indoor Sports (swimming pool)			
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites			£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities			£2,008,333
2.9.11	Library			
2.9.12	1000 sq m community centre			
2.9.13	Temporary community centre			£50,000
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)			
2.9.15	Community Development Officers			£125,000
2.9.16	Rail Crossing Construction			£2,902,500
2.9.17	Fonnerieu surface improvements & ped/cycle bridge			£600,000
2.9.18	Off site cycle and ped improvements			£103,571
2.9.19	Ped & cycle signage			
2.9.20	Westerfield Station			£10,000
2.9.21	UTMC			£250,000
2.9.22	UTMC			£250,000
2.9.23	Offsite S278			£1,000,000
2.9.24	Speed limit changes			£10,000
2.9.25	Ped & Cycle crossings			£160,000
2.9.26	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)			£140,000
2.9.27	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)			£1,091,667
2.9.28	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)			£1,091,667
2.9.29	Off-site bus priority measures (physical)			£125,000
2.9.30	Travel Plan			£163,179
2.9.31	Electric Charging Points			£14,000
2.9.32	Waste transfer contribution			
2.9.33	S106 Monitoring Costs			£14,286
2.9.34	Travel bond			£250,000
				£13,535,069
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)				£90,321,801
3.0	Developers' Profit			
	Private	17%	on gross development value of private	£18,880,160
	Affordable	17%	on gross development value of private	£92,745
	Commercial	15%	on gross development value	£292,185
				£19,265,090
TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£109,586,891
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£3,966,334
4.00	Finance Costs	APR 6%	PCM 0.487%	£-3,966,334
TOTAL PROJECT COSTS [INCLUDING INTEREST]				£113,553,225

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Phase 2						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 474	Affordable 0	Residual value £478,997	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 474	Size sq.m 98	Total sq.m 46,452	£psm £2,415	Total Value £112,181,580
1.2	Intermediate Houses	No. of units 0	Size sq.m 84	Total sq.m 0	£psm £1,570	Total Value £0.00
1.3	Affordable rent Houses	No. of units 0	Size sq.m 84	Total sq.m 0	£psm £1,328	Total Value £0
1.4	District/local centre		Size sq.m	Total sq.m	£psm	Yield Total Value £0
		474		46,452		£112,181,580
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£6,978,992
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£7,404,766
2.3 Build Costs						
2.3.1	Private	No. of units 474	Size sq.m 98	Cost per sq.m £1,014		Total Costs £47,083,747
2.3.2	Affordable	0	84	£1,014		£0
2.3.3	District/local centre					£0
		474	182			£47,083,747
2.4 Externals						
2.4.1	Enabling Works					£186,777
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					£798,630
	Junction Tuddenham Road and new Development Phase 2					£399,315
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					£761,085
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					£692,214
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£97,791
2.4.4	On-site pedestrian/cycle routes					£58,675
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					£239,714
	SW Drainage and attenuation - Phase 2A					£239,714
	SW Drainage and attenuation - Phase 2B					£250,879
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					£278,313
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					£171,135
	Works to existing watercourses					£9,779
	Drainage connection under railway					£32,597
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					£180,158
	On-Site Foul Water Drainage Phase 2A					£180,158
	On-Site Foul Water Drainage Phase 2B					£188,549
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					£578,013
	Utilities - Phase 2B					£493,391
	Utilities - Phase 2C					£296,668
	Utilities - Phase 3					£909,296
	Off site diversions works					£48,896
	On site diversions works					£0
	Reinforcement works					£1,140,900
	Connection					£16,299
	Upgrade works					£928,804
	Fire hydrants					£8,149
2.4.8	Ecology Mitigation					£74,159
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£40,746
						£9,300,806
2.5 Professional Fees						

Ipswich Garden Suburb Phase 2: Present Day Costs Values

2.5.1	Professional fees on base build costs	8%	£3,766,700
2.5.2	Professional fees on abnormal costs	12%	£1,116,097
			£4,882,797
2.6	Additions		
2.6.1	Finance/Legals		£52,970
2.6.2	Public relations		£24,448
2.6.3	Strategic planning and masterplan		£119,716
2.6.4	Site investigation		£136,638
2.6.5	Engineering design		£317,589
2.6.6	Landscape design		£100,203
2.6.7	Ecology		£2,837
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£688,769
			£1,443,171
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£3,926,355
2.7.2	residential legal fees	£500 per unit	£237,000
			£4,163,355
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,354,187
2.8.2	Contingency on abnormal costs	7.5%	£697,560
			£3,051,748
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		£757,559
2.9.2	Country Park maintenance sum (10 years)		
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		
2.9.8	Indoor Sports (swimming pool)		
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		£372,960
2.9.12	1000 sq m community centre		£520,000
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		£260,000
2.9.15	Community Development Officers		£125,000
2.9.16	Rail Crossing Construction		£2,902,500
2.9.17	Fonnerieu surface improvements & ped/cycle bridge		£600,000
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		£1,091,667
2.9.27	Off-site bus priority measures (physical)		£125,000
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		£14,000
2.9.30	Waste transfer contribution		
2.9.31	S106 Monitoring Costs		£14,286
			£12,535,859
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£89,866,250
3.0	Developers' Profit		
Private	17%	on gross development value of private	£19,070,869
Affordable	17%	on gross development value of private	£0
Commercial	15%	on gross development value	£0
			£19,070,869
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£108,937,118
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£3,244,462
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£3,244,462
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£112,181,580

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Phase 3						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 365	Affordable 109	Residual value £507,029	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 365 365	Size sq.m 98 35,768	Total sq.m 35,768	£psm £2,415	Total Value £86,379,617
1.2	Intermediate Houses	No. of units 22 22	Size sq.m 84 1,823	Total sq.m 1,823	£psm £1,570	Total Value £2,861,798.93
1.3	Affordable rent Houses	No. of units 87 87	Size sq.m 84 7,292	Total sq.m 7,292	£psm £1,328	Total Value £9,686,089
1.4	District/local centre	Size sq.m 3,632	Total sq.m 3,632	£psm £129	Yield 8%	Total Value £5,856,600
		474		44,884		£104,784,304
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,387,418
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£7,838,109
2.3 Build Costs						
2.3.1	Private	No. of units 365	Size sq.m 98	Cost per sq.m £1,014		Total Costs £36,254,485
2.3.2	Affordable	109	84	£1,014		£9,239,431
2.3.3	District/local centre	1	3,995	£712		£2,843,983
		475	4,177			£48,337,900
2.4 Externals						
2.4.1	Enabling Works					£186,777
2.4.2	Section 278 Highway works					£798,630
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					£1,200,664
	Acoustic fence to boundary of railway line					£97,791
2.4.4	On-site pedestrian/cycle routes					£58,675
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					£375,850
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					£278,773
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					£191,839
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					£909,296
	Off site diversions works					£48,896
	On site diversions works					£0
	Reinforcement works					£1,140,900
	Connection					£16,299
	Upgrade works					£928,804
	Fire hydrants					£8,149
2.4.8	Ecology Mitigation					£74,159
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					£79,863
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					£39,932
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£40,746
						£6,476,042
2.5 Professional Fees						

Ipswich Garden Suburb Phase 3: Present Day Costs Values

2.5.1	Professional fees on base build costs	8%	£3,867,032
2.5.2	Professional fees on abnormal costs	12%	£777,125
			£4,644,157
2.6	Additions		
2.6.1	Finance/Legals		£52,970
2.6.2	Public relations		£24,448
2.6.3	Strategic planning and masterplan		£119,716
2.6.4	Site investigation		£136,638
2.6.5	Engineering design		£317,589
2.6.6	Landscape design		£100,203
2.6.7	Ecology		£2,837
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£688,769
			£1,443,171
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£3,023,294
2.7.2	residential legal fees	£500 per unit	£237,000
			£3,260,294
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,416,895
2.8.2	Contingency on abnormal costs	7.5%	£485,703
			£2,902,598
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		£757,559
2.9.2	Country Park maintenance sum (10 years)		
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		£372,960
2.9.12	1000 sq m community centre		£520,000
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		£260,000
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		£100,000
2.9.21	UTMC		£250,000
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		£140,000
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
			£8,542,338
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£83,444,609
3.0	Developers' Profit		
Private	17%	on gross development value of private	£14,684,569
Affordable	17%	on gross development value of private	£2,133,141
Commercial	15%	on gross development value	£878,490.00
			£17,696,200
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£101,140,808
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£3,643,496
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£3,643,496
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£104,784,304

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Phase 4						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 299	Affordable 175	Residual value £502,493	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 299 299	Size sq.m 98 29,265	Total sq.m 29,265 29,265	£psm £2,415	Total Value £70,674,395
1.2	Intermediate Houses	No. of units 35 35	Size sq.m 84 2,933	Total sq.m 2,933 2,933	£psm £1,570	Total Value £4,603,763.49
1.3	Affordable rent Houses	No. of units 140 140	Size sq.m 84 11,731	Total sq.m 11,731 11,731	£psm £1,328	Total Value £15,581,969
1.4	District/local centre		Size sq.m	Total sq.m	£psm	Yield Total Value
		474		43,929		£90,860,128
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,321,330
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£7,767,990
2.3 Build Costs						
2.3.1	Private	No. of units 299	Size sq.m 98	Cost per sq.m £1,014		Total Costs £29,662,761
2.3.2	Affordable	175	84	£1,014		£14,863,433
2.3.3	District/local centre					£0
		474	182			£44,526,193
2.4 Externals						
2.4.1	Enabling Works					£186,777
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					£97,791
	Acoustic fence to boundary of railway line					£58,675
2.4.4	On-site pedestrian/cycle routes					
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£48,896
	On site diversions works					£0
	Reinforcement works					£1,140,900
	Connection					£16,299
	Upgrade works					£928,804
	Fire hydrants					£8,149
2.4.8	Ecology Mitigation					£74,159
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£40,746
						£2,601,195
2.5 Professional Fees						

Ipswich Garden Suburb Phase 4: Present Day Costs Values

2.5.1	Professional fees on base build costs	8%	£3,562,095
2.5.2	Professional fees on abnormal costs	12%	£312,143
			£3,874,239
2.6	Additions		
2.6.1	Finance/Legals		£52,970
2.6.2	Public relations		£24,448
2.6.3	Strategic planning and masterplan		£119,716
2.6.4	Site investigation		£136,638
2.6.5	Engineering design		£317,589
2.6.6	Landscape design		£100,203
2.6.7	Ecology		£2,837
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£688,769
			£1,443,171
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£2,473,604
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,710,604
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,226,310
2.8.2	Contingency on abnormal costs	7.5%	£195,090
			£2,421,399
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		£1,000,000
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
			£7,578,008
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£72,922,799
3.0	Developers' Profit		
Private	17%	on gross development value of private	£12,014,647
Affordable	17%	on gross development value of private	£3,431,574
Commercial	15%	on gross development value	£0
			£15,446,222
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£88,369,021
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,491,107
4.00	Finance Costs	APR 6%	PCM 0.487% -£2,491,107
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£90,860,128

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Phase 5						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 292	Affordable 182	Residual value £509,184	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 292	Size sq.m 98	Total sq.m 28,568	£psm £2,415	Total Value £68,991,672
1.2	Intermediate Houses	No. of units 36	Size sq.m 84	Total sq.m 3,052	£psm £1,570	Total Value £4,790,402.55
1.3	Affordable rent Houses	No. of units 146	Size sq.m 84	Total sq.m 12,207	£psm £1,328	Total Value £16,213,670
1.4	District/local centre		Size sq.m	Total sq.m	£psm	Yield Total Value £0
		474		43,826		£89,995,744
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,418,815
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£7,871,422
2.3 Build Costs						
2.3.1	Private	No. of units 292	Size sq.m 98	Cost per sq.m £1,014		Total Costs £28,956,505
2.3.2	Affordable	182	84	£1,014		£15,466,004
2.3.3	District/local centre					£0
		474	182			£44,422,509
2.4 Externals						
2.4.1	Enabling Works					£186,777
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£97,791
2.4.4	On-site pedestrian/cycle routes					£58,675
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£48,896
	On site diversions works					£0
	Reinforcement works					£1,140,900
	Connection					£16,299
	Upgrade works					£928,804
	Fire hydrants					£8,149
2.4.8	Ecology Mitigation					£74,159
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£40,746
						£2,601,195
2.5 Professional Fees						

Ipswich Garden Suburb Phase 5: Present Day Costs Values

2.5.1	Professional fees on base build costs	8%	£3,553,801
2.5.2	Professional fees on abnormal costs	12%	£312,143
			£3,865,944
2.6	Additions		
2.6.1	Finance/Legals		£52,970
2.6.2	Public relations		£24,448
2.6.3	Strategic planning and masterplan		£119,716
2.6.4	Site investigation		£136,638
2.6.5	Engineering design		£317,589
2.6.6	Landscape design		£100,203
2.6.7	Ecology		£2,837
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£688,769
			£1,443,171
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£2,414,709
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,651,709
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,221,125
2.8.2	Contingency on abnormal costs	7.5%	£195,090
			£2,416,215
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		£250,000
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
			£6,828,008
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£72,100,173
3.0	Developers' Profit		
Private	17%	on gross development value of private	£11,728,584
Affordable	17%	on gross development value of private	£3,570,692
Commercial	15%	on gross development value	£0
			£15,299,277
TOTAL PROJECT COSTS (EXCLUDING INTEREST)			£87,399,449
TOTAL INCOME - TOTAL COSTS (EXCLUDING INTEREST)			£2,596,295
4.00	Finance Costs	APR 6%	PCM 0.487% -£2,596,295
TOTAL PROJECT COSTS (INCLUDING INTEREST)			£89,995,744

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Phase 6						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 289	Affordable 185	Residual value £514,483	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 289	Size sq.m 98	Total sq.m 28,336	£psm £2,415	Total Value £68,430,764
1.2	Intermediate Houses	No. of units 37	Size sq.m 84	Total sq.m 3,091	£psm £1,570	Total Value £4,852,615.57
1.3	Affordable rent Houses	No. of units 148	Size sq.m 84	Total sq.m 12,365	£psm £1,328	Total Value £16,424,237
1.4	District/local centre	Size sq.m	Total sq.m	£psm	Yield	Total Value £0
		474		43,792		£89,707,617
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,496,021
				Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%	
	Site Value					£7,953,338
2.3 Build Costs						
2.3.1	Private	No. of units 289	Size sq.m 98	Cost per sq.m £1,014		Total Costs £28,721,086
2.3.2	Affordable	185	84	£1,014		£15,666,861
2.3.3	District/local centre					£0
		474	182			£44,387,947
2.4 Externals						
2.4.1	Enabling Works					£186,777
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					£97,791
	Acoustic fence to boundary of railway line					£58,675
2.4.4	On-site pedestrian/cycle routes					
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£48,896
	On site diversions works					£0
	Reinforcement works					£1,140,900
	Connection					£16,299
	Upgrade works					£928,804
	Fire hydrants					£8,149
2.4.8	Ecology Mitigation					£74,159
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£40,746
						£2,601,195
2.5 Professional Fees						
2.5.1	Professional fees on base build costs			8%		£3,551,036

Ipswich Garden Suburb Phase 6: Present Day Costs Values

2.5.2	Professional fees on abnormal costs	12%	£312,143
			£3,863,179
2.6	Additions		
2.6.1	Finance/Legals		£52,970
2.6.2	Public relations		£24,448
2.6.3	Strategic planning and masterplan		£119,716
2.6.4	Site investigation		£136,638
2.6.5	Engineering design		£317,589
2.6.6	Landscape design		£100,203
2.6.7	Ecology		£2,837
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£688,769
			£1,443,171
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£2,395,077
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,632,077
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,219,397
2.8.2	Contingency on abnormal costs	7.5%	£195,090
			£2,414,487
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
			£6,578,008
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£71,873,402
3.0	Developers' Profit		
Private	17%	on gross development value of private	£11,633,230
Affordable	17%	on gross development value of private	£3,617,065
Commercial	15%	on gross development value	£0
			£15,250,295
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£87,123,697
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,583,920
4.00	Finance Costs	APR 6%	PCM 0.487% -£2,583,920
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£89,707,617

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Phase 7						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 228	Affordable 246	Residual value £513,335	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 228 228	Size sq.m 98 22,297	Total sq.m 22,297	£psm £2,415	Total Value £53,847,158
1.2	Intermediate Houses	No. of units 49 49	Size sq.m 84 4,122	Total sq.m 4,122	£psm £1,570	Total Value £6,470,154.10
1.3	Affordable rent Houses	No. of units 197 197	Size sq.m 84 16,487	Total sq.m 16,487	£psm £1,328	Total Value £21,898,983
1.4	Return of travel bond payment		Size sq.m	Total sq.m	£psm	Yield Total Value £250,000
		474		42,906		£82,466,296
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,479,295
					Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%
	Site Value					£7,935,592
2.3 Build Costs						
2.3.1	Private	No. of units 228	Size sq.m 98	Cost per sq.m £1,014		Total Costs £22,600,199
2.3.2	Affordable	246	84	£1,014		£20,889,149
2.3.3	District/local centre					£0
		474	182			£43,489,347
2.4 Externals						
2.4.1	Enabling Works					£186,777
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					£97,791
	Acoustic fence to boundary of railway line					£58,675
2.4.4	On-site pedestrian/cycle routes					
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£48,896
	On site diversions works					£0
	Reinforcement works					£1,140,900
	Connection					£16,299
	Upgrade works					£928,804
	Fire hydrants					£8,149
2.4.8	Ecology Mitigation					£74,159
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£40,746
						£2,601,195
2.5 Professional Fees						

Ipswich Garden Suburb Phase 7: Present Day Costs Values

2.5.1	Professional fees on base build costs	8%	£3,479,148
2.5.2	Professional fees on abnormal costs	12%	£312,143
			£3,791,291
2.6	Additions		
2.6.1	Finance/Legals		£52,970
2.6.2	Public relations		£24,448
2.6.3	Strategic planning and masterplan		£119,716
2.6.4	Site investigation		£136,638
2.6.5	Engineering design		£317,589
2.6.6	Landscape design		£100,203
2.6.7	Ecology		£2,837
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£688,769
			£1,443,171
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£1,884,651
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,121,651
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,174,467
2.8.2	Contingency on abnormal costs	7.5%	£195,090
			£2,369,557
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		
2.9.13	Library		
2.9.14	1000 sq m community centre		
2.9.15	Temporary community centre		
2.9.16	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.17	Community Development Officers		
2.9.18	Rail Crossing Construction		
2.9.19	Fonnerneau surface improvements & ped/cycle bridge		
2.9.20	Off site cycle and ped improvements		£103,571
2.9.21	Ped & cycle signage		£25,000
2.9.22	Westerfield Station		
2.9.23	UTMC		
2.9.24	Offsite S278		
2.9.25	Speed limit changes		
2.9.26	Ped & Cycle crossings		
2.9.27	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.28	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.29	Off-site bus priority measures (physical)		
2.9.30	Travel Plan		£163,179
2.9.31	Electric Charging Points		
2.9.32	Waste transfer contribution		£30,498
2.9.33	S106 Monitoring Costs		£14,286
			£2,308,246
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£66,060,050
3.0	Developers' Profit		
Private	17%	on gross development value of private	£9,154,017
Affordable	17%	on gross development value of private	£4,822,753
Commercial	15%	on gross development value	£0
			£13,976,770
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£80,036,821
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,429,475
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£2,429,475
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£82,466,296

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Appendix C Viability testing results: Scenario 2 – Future Costs & Values in 2020



Phase 1						
ITEM						
Summary						
Net Site Area						
	14.57					
Yield	474	Private 474	Affordable 0	Residual value £540,866	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 474 474	Size sq.m 98 46,452	Total sq.m 46,452 46,452	£psm £2,881	Total Value £133,828,212
1.2	Intermediate Houses	No. of units 0 0	Size sq.m 84 0	Total sq.m 0 0	£psm £1,873	Total Value £0.00
1.3	Affordable rent Houses	No. of units 0 0	Size sq.m 84 0	Total sq.m 0 0	£psm £1,585	Total Value £0
1.4	District/local centre	Size sq.m 1,208	Total sq.m 1,208	£psm £129	Yield 8%	Total Value £1,947,900
		474		46,452		£135,776,112

Ipswich Garden Suburb Phase 1: Costs Values Forecast 2020

2.0	Development Cost				
2.1	Site Acquisition				
2.1.1	Residual land value				£7,880,417
			Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value				£8,361,185
2.3	Build Costs				
		No. of units	Size sq.m	Cost per sq.m	Total Costs
2.3.1	Private	474	98	£1,293	£60,074,699
2.3.2	Affordable	0	84	£1,293	£0
2.3.3	District/local centre	1	1,329	£712	£945,906
		475	1,510		£61,020,606
2.4	Externals				
2.4.1	Enabling Works				£223,595
2.4.2	Section 278 Highway works				
	Jct Henley Rd & phase 3 development				£478,030
	Jct Henley Rd & phase 1 development				£956,060
	Jct Westerfield Rd & new phase 1 development				
	Junction Westerfield Road and new Development Phase 2				
	Junction Tuddenham Road and new Development Phase 2				
2.4.3	On-site highway works				
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road				£704,144
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)				£1,131,967
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top				
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)				
	Spine Road Ph2 (Works to existing access off Tuddenham Road)				
	Spine Roads Ph 3 (North of Railway Line)				£117,069
	Acoustic fence to boundary of railway line				£70,241
2.4.4	On-site pedestrian/cycle routes				
2.4.5	Strategic surface water drainage				
	SW Drainage and attenuation - Phase 1				£579,736
	SW Drainage and attenuation - Phase 2A				
	SW Drainage and attenuation - Phase 2B				
	SW Drainage and attenuation - Phase 2C				
	SW Drainage and attenuation - Phase 3				
	Swales / attenuation - Phase 1				£309,642
	Swales / attenuation - Phase 2				
	Swales / attenuation - Phase 3				
	Attenuation area to Phase 2				
	Works to existing watercourses				
	Drainage connection under railway				
2.4.6	Foul Water Drainage				
	On-Site Foul Water Drainage Phase 1				£293,861
	On-Site Foul Water Drainage Phase 2A				
	On-Site Foul Water Drainage Phase 2B				
	On-Site Foul Water Drainage Phase 2C				
	On-Site Foul Water Drainage Phase 3				
2.4.7	Utilities				
	Utilities - Phase 1A				£582,508
	Utilities - Phase 1B				£676,079
	Utilities - Phase 2A				
	Utilities - Phase 2B				
	Utilities - Phase 2C				
	Utilities - Phase 3				
	Off site diversions works				£58,534
	On site diversions works				£0
	Reinforcement works				£1,365,800
	Connection				£19,511
	Upgrade works				£1,111,894
	Fire hydrants				£9,756
					£88,777
2.4.8	Ecology Mitigation				
2.4.9	Utilities in connection with S278				
	Junction of Henley Road and Phase 3 of development				£47,803
	Junction of Henley Road and Phase 1 of development				£95,606
	Junction Westerfield Road and new Development Phase 1				
	Junction Westerfield Road and new Development Phase 2				
	Junction Westerfield Road and new Development Phase 3				
2.4.10	Site preliminaries				£0
2.4.13	Miscellaneous - contamination				£48,779
					£8,969,382
2.5	Professional Fees				
2.5.1	Professional fees on base build costs		8%		£4,881,648
2.5.2	Professional fees on abnormal costs		12%		£1,076,326
					£5,957,974
2.6	Additions				
2.6.1	Finance/Legals				£63,412
2.6.2	Public relations				£29,287
2.6.3	Strategic planning and masterplan				£143,316
2.6.4	Site investigation				£163,573
2.6.5	Engineering design				£380,194
2.6.6	Landscape design				£119,955
2.6.7	Ecology				£3,396
2.6.8	Site supervision / general design				£0
2.6.9	Project management				£0
2.6.10	Cost management				£0
2.6.11	Local authority fees				£824,543
					£1,727,656
2.7	Marketing/Sales				
2.7.1	marketing costs as percentage of private sales		3.5%		£4,683,987
2.7.2	residential legal fees		£500	per unit	£237,000
					£4,920,987
2.8	Contingency				

Ipswich Garden Suburb Phase 1: Costs Values Forecast 2020

2.8.1	Contingency on build costs	5.0%		£3,051,030
2.8.2	Contingency on abnormal costs	7.5%		£672,704
				£3,723,734
2.9	Policy Costs			
2.9.1	24.5ha Country Park with visitor centre			
2.9.2	Country Park maintenance sum (10 years)			
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost			£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost			
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost			£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost			
2.9.7	Allotments (3ha) capital cost & £30k maintenance			
2.9.8	Indoor Sports (swimming pool)			
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites			£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities			£2,008,333
2.9.11	Library			
2.9.12	1000 sq m community centre			
2.9.13	Temporary community centre			£50,000
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)			
2.9.15	Community Development Officers			£125,000
2.9.16	Rail Crossing Construction			£2,902,500
2.9.17	Fonnerieu surface improvements & ped/cycle bridge			£600,000
2.9.18	Off site cycle and ped improvements			£103,571
2.9.19	Ped & cycle signage			
2.9.20	Westerfield Station			£10,000
2.9.21	UTMC			£250,000
2.9.22	UTMC			£250,000
2.9.23	Offsite S278			£1,000,000
2.9.24	Speed limit changes			£10,000
2.9.25	Ped & Cycle crossings			£160,000
2.9.26	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)			£140,000
2.9.27	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)			£1,091,667
2.9.28	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)			£1,091,667
2.9.29	Off-site bus priority measures (physical)			£125,000
2.9.30	Travel Plan			£163,179
2.9.31	Electric Charging Points			£14,000
2.9.32	Waste transfer contribution			
2.9.33	S106 Monitoring Costs			£14,286
2.9.34	Travel bond			£250,000
				£13,535,069
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)				£108,216,594
3.0	Developers' Profit			
	Private	17%	on gross development value of private	£22,750,796
	Affordable	17%	on gross development value of private	£0
	Commercial	15%	on gross development value	£292,185
				£23,042,981
TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£131,259,575
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£4,516,537
4.00	Finance Costs	APR 6%	PCM 0.487%	-£4,516,537
TOTAL PROJECT COSTS [INCLUDING INTEREST]				£135,776,112

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Phase 2						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 474	Affordable 0	Residual value £454,552	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 474	Size sq.m 98	Total sq.m 46,452	£psm £2,881	Total Value £133,828,212
1.2	Intermediate Houses	No. of units 0	Size sq.m 84	Total sq.m 0	£psm £1,873	Total Value £0.00
1.3	Affordable rent Houses	No. of units 0	Size sq.m 84	Total sq.m 0	£psm £1,585	Total Value £0
1.4	District/local centre		Size sq.m	Total sq.m	£psm	Yield Total Value £0
		474		46,452		£133,828,212
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£6,622,829
					Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%
	Site Value					£7,026,874
2.3 Build Costs						
2.3.1	Private	No. of units 474	Size sq.m 98	Cost per sq.m £1,293		Total Costs £60,074,699
2.3.2	Affordable	0	84	£1,293		£0
2.3.3	District/local centre					£0
		474	182			£60,074,699
2.4 Externals						
2.4.1	Enabling Works					£223,595
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					£956,060
	Junction Tuddenham Road and new Development Phase 2					£478,030
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					£911,114
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					£828,666
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£117,069
2.4.4	On-site pedestrian/cycle routes					£70,241
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					£286,968
	SW Drainage and attenuation - Phase 2A					£286,968
	SW Drainage and attenuation - Phase 2B					£300,334
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					£333,176
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					£204,870
	Works to existing watercourses					£11,707
	Drainage connection under railway					£39,023
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					£215,672
	On-Site Foul Water Drainage Phase 2B					£215,672
	On-Site Foul Water Drainage Phase 2C					£225,716
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					£691,954
	Utilities - Phase 2B					£590,651
	Utilities - Phase 2C					£355,149
	Utilities - Phase 3					£1,088,541
	Off site diversions works					£58,534
	On site diversions works					£0
	Reinforcement works					£1,365,800
	Connection					£19,511
	Upgrade works					£1,111,894
	Fire hydrants					£9,756
2.4.8	Ecology Mitigation					£88,777
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£48,779
						£11,134,229
2.5 Professional Fees						

Ipswich Garden Suburb Phase 2: Costs Values Forecast 2020

2.5.1	Professional fees on base build costs	8%	£4,805,976
2.5.2	Professional fees on abnormal costs	12%	£1,336,107
			£6,142,083
2.6	Additions		
2.6.1	Finance/Legals		£63,412
2.6.2	Public relations		£29,267
2.6.3	Strategic planning and masterplan		£143,316
2.6.4	Site investigation		£163,573
2.6.5	Engineering design		£380,194
2.6.6	Landscape design		£119,955
2.6.7	Ecology		£3,396
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£824,543
			£1,727,656
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£4,683,987
2.7.2	residential legal fees	£500 per unit	£237,000
			£4,920,987
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£3,003,735
2.8.2	Contingency on abnormal costs	7.5%	£835,067
			£3,838,802
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		£757,559
2.9.2	Country Park maintenance sum (10 years)		
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		
2.9.8	Indoor Sports (swimming pool)		
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		£372,960
2.9.12	1000 sq m community centre		£520,000
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		£260,000
2.9.15	Community Development Officers		£125,000
2.9.16	Rail Crossing Construction		£2,902,500
2.9.17	Fonnerieu surface improvements & ped/cycle bridge		£600,000
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		£1,091,667
2.9.27	Off-site bus priority measures (physical)		£125,000
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		£14,000
2.9.30	Waste transfer contribution		
2.9.31	S106 Monitoring Costs		£14,286
			£12,535,859
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£107,401,190
3.0	Developers' Profit		
Private	17%	on gross development value of private	£22,750,796
Affordable	17%	on gross development value of private	£0
Commercial	15%	on gross development value	£0
			£22,750,796
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£130,151,987
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£3,676,225
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£3,676,225
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£133,828,212

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Phase 3						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 379	Affordable 95		Residual value £512,913 per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 379 379	Size sq.m 98 37,162	Total sq.m 37,162	£psm £2,881	Total Value £107,062,570
1.2	Intermediate Houses	No. of units 19 19	Size sq.m 84 1,585	Total sq.m 1,585	£psm £1,873	Total Value £2,968,707.43
1.3	Affordable rent Houses	No. of units 76 76	Size sq.m 84 6,341	Total sq.m 6,341	£psm £1,585	Total Value £10,047,933
1.4	District/local centre		Size sq.m 3,632	Total sq.m 3,632	£psm £129	Yield 8% Total Value £5,856,600
		474		45,088		£125,935,810
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,473,142
					Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%
	Site Value					£7,929,064
2.3 Build Costs						
2.3.1	Private	No. of units 379	Size sq.m 98	Cost per sq.m £1,293		Total Costs £48,059,759
2.3.2	Affordable	95	84	£1,293		£10,251,041
2.3.3	District/local centre	1	3,995	£712		£2,843,983
		475	4,177			£61,154,784
2.4 Externals						
2.4.1	Enabling Works					£223,595
2.4.2	Section 278 Highway works					£956,060
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					£1,437,345
	Acoustic fence to boundary of railway line					£117,069
2.4.4	On-site pedestrian/cycle routes					£70,241
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					£449,940
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					£333,726
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					£229,655
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					£1,088,541
	Off site diversions works					£58,534
	On site diversions works					£0
	Reinforcement works					£1,365,800
	Connection					£19,511
	Upgrade works					£1,111,894
	Fire hydrants					£9,756
2.4.8	Ecology Mitigation					£88,777
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					£95,606
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 2					£47,803
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£48,779
						£7,752,632
2.5 Professional Fees						

Ipswich Garden Suburb Phase 3: Costs Values Forecast 2020

2.5.1	Professional fees on base build costs	8%	£4,892,383
2.5.2	Professional fees on abnormal costs	12%	£930,316
			£5,822,699
2.6	Additions		
2.6.1	Finance/Legals		£63,412
2.6.2	Public relations		£29,267
2.6.3	Strategic planning and masterplan		£143,316
2.6.4	Site investigation		£163,573
2.6.5	Engineering design		£380,194
2.6.6	Landscape design		£119,955
2.6.7	Ecology		£3,396
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£824,543
			£1,727,656
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£3,747,190
2.7.2	residential legal fees	£500 per unit	£237,000
			£3,984,190
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£3,057,739
2.8.2	Contingency on abnormal costs	7.5%	£581,447
			£3,639,187
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		£757,559
2.9.2	Country Park maintenance sum (10 years)		
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		£372,960
2.9.12	1000 sq m community centre		£520,000
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		£260,000
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		£100,000
2.9.21	UTMC		£250,000
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		£140,000
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
			£8,542,338
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£100,552,549
3.0	Developers' Profit		
Private	17%	on gross development value of private	£18,200,637
Affordable	17%	on gross development value of private	£2,212,829
Commercial	15%	on gross development value	£878,490.00
			£21,291,956
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£121,844,505
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£4,091,305
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£4,091,305
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£125,935,810

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Phase 4						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 310	Affordable 164	Residual value £501,247	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 310 310	Size sq.m 98 30,426	Total sq.m 30,426	£psm £2,681	Total Value £87,657,479
1.2	Intermediate Houses	No. of units 33 33	Size sq.m 84 2,735	Total sq.m 2,735	£psm £1,873	Total Value £5,121,020.32
1.3	Affordable rent Houses	No. of units 131 131	Size sq.m 84 10,939	Total sq.m 10,939	£psm £1,585	Total Value £17,332,684
1.4	District/local centre		Size sq.m	Total sq.m	£psm	Yield Total Value
		474		44,099		£110,111,183
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,303,173
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£7,748,725
2.3 Build Costs						
2.3.1	Private	No. of units 310	Size sq.m 98	Cost per sq.m £1,293		Total Costs £39,348,928
2.3.2	Affordable	164	84	£1,293		£17,683,046
2.3.3	District/local centre					£0
		474	182			£57,031,974
2.4 Externals						
2.4.1	Enabling Works					£223,595
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£117,069
2.4.4	On-site pedestrian/cycle routes					£70,241
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£58,534
	On site diversions works					£0
	Reinforcement works					£1,365,800
	Connection					£19,511
	Upgrade works					£1,111,894
	Fire hydrants					£9,756
2.4.8	Ecology Mitigation					£88,777
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£48,779
						£3,113,956
2.5 Professional Fees						

Ipswich Garden Suburb Phase 4: Costs Values Forecast 2020

2.5.1	Professional fees on base build costs	8%	£4,562,568
2.5.2	Professional fees on abnormal costs	12%	£373,675
			£4,936,233
2.6	Additions		
2.6.1	Finance/Legals		£63,412
2.6.2	Public relations		£29,267
2.6.3	Strategic planning and masterplan		£143,316
2.6.4	Site investigation		£163,573
2.6.5	Engineering design		£380,194
2.6.6	Landscape design		£119,955
2.6.7	Ecology		£3,396
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£824,543
			£1,727,656
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£3,068,012
2.7.2	residential legal fees	£500 per unit	£237,000
			£3,305,012
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,851,599
2.8.2	Contingency on abnormal costs	7.5%	£233,547
			£3,085,145
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		£1,000,000
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
			£7,578,008
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£88,526,709
3.0	Developers' Profit		
Private	17%	on gross development value of private	£14,901,771
Affordable	17%	on gross development value of private	£3,817,130
Commercial	15%	on gross development value	£0
			£18,718,901
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£107,245,610
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,865,573
4.00	Finance Costs	APR 6%	PCM 0.487%
			£2,865,573
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£110,111,183

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Phase 5						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 303	Affordable 171	Residual value £502,422	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 303 303	Size sq.m 98 29,729	Total sq.m 29,729	£psm £2,881	Total Value £85,650,056
1.2	Intermediate Houses	No. of units 34 34	Size sq.m 84 2,854	Total sq.m 2,854	£psm £1,873	Total Value £5,343,673.38
1.3	Affordable rent Houses	No. of units 137 137	Size sq.m 84 11,414	Total sq.m 11,414	£psm £1,585	Total Value £18,086,279
1.4	District/local centre		Size sq.m	Total sq.m	£psm	Yield Total Value £0
		474		43,997		£109,080,008
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,320,293
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£7,766,890
2.3 Build Costs						
2.3.1	Private	No. of units 303	Size sq.m 98	Cost per sq.m £1,293		Total Costs £38,447,808
2.3.2	Affordable	171	84	£1,293		£18,451,874
2.3.3	District/local centre					£0
		474	182			£56,899,682
2.4 Externals						
2.4.1	Enabling Works					£223,595
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£117,069
2.4.4	On-site pedestrian/cycle routes					£70,241
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£58,534
	On site diversions works					£0
	Reinforcement works					£1,365,800
	Connection					£19,511
	Upgrade works					£1,111,894
	Fire hydrants					£9,756
2.4.8	Ecology Mitigation					£88,777
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£48,779
						£3,113,956
2.5 Professional Fees						

Ipswich Garden Suburb Phase 5: Costs Values Forecast 2020

2.5.1	Professional fees on base build costs	8%	£4,551,975
2.5.2	Professional fees on abnormal costs	12%	£373,675
			£4,925,649
2.6	Additions		
2.6.1	Finance/Legals		£63,412
2.6.2	Public relations		£29,267
2.6.3	Strategic planning and masterplan		£143,316
2.6.4	Site investigation		£163,573
2.6.5	Engineering design		£380,194
2.6.6	Landscape design		£119,955
2.6.7	Ecology		£3,396
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£824,543
			£1,727,656
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£2,997,752
2.7.2	residential legal fees	£500 per unit	£237,000
			£3,234,752
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,844,984
2.8.2	Contingency on abnormal costs	7.5%	£233,547
			£3,078,531
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		£250,000
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
			£6,828,008
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£87,575,123
3.0	Developers' Profit		
Private	17%	on gross development value of private	£14,560,509
Affordable	17%	on gross development value of private	£3,983,092
Commercial	15%	on gross development value	£0
			£18,543,601
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£106,118,725
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,961,283
4.00	Finance Costs	APR 6%	PCM 0.487% -£2,961,283
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£109,080,008

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Phase 6						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 301	Affordable 173	Residual value £505,873	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 301	Size sq.m 98	Total sq.m 29,497	£psm £2,881	Total Value £84,980,915
1.2	Intermediate Houses	No. of units 35	Size sq.m 84	Total sq.m 2,893	£psm £1,873	Total Value £5,417,891.06
1.3	Affordable rent Houses	No. of units 138	Size sq.m 84	Total sq.m 11,573	£psm £1,585	Total Value £18,337,477
1.4	District/local centre	Size sq.m	Total sq.m	£psm	Yield	Total Value £0
		474		43,963		£108,736,283
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,370,575
				Plus Purchaser Costs (SDLT, Legals & Agents fees)	5.75%	
	Site Value					£7,820,238
2.3 Build Costs						
2.3.1	Private	No. of units 301	Size sq.m 98	Cost per sq.m £1,293		Total Costs £38,147,434
2.3.2	Affordable	173	84	£1,293		£18,708,150
2.3.3	District/local centre					£0
		474	182			£56,855,584
2.4 Externals						
2.4.1	Enabling Works					£223,595
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£117,089
2.4.4	On-site pedestrian/cycle routes					£70,241
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£58,534
	On site diversions works					£0
	Reinforcement works					£1,365,800
	Connection					£19,511
	Upgrade works					£1,111,894
	Fire hydrants					£9,756
2.4.8	Ecology Mitigation					£88,777
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£48,779
						£3,113,956
2.5 Professional Fees						
2.5.1	Professional fees on base build costs			8%		£4,548,447

Ipswich Garden Suburb Phase 6: Costs Values Forecast 2020

2.5.2	Professional fees on abnormal costs	12%	£373,675
£4,922,121			
2.6	Additions		
2.6.1	Finance/Legals		£63,412
2.6.2	Public relations		£29,267
2.6.3	Strategic planning and masterplan		£143,316
2.6.4	Site investigation		£163,573
2.6.5	Engineering design		£380,194
2.6.6	Landscape design		£119,955
2.6.7	Ecology		£3,396
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£824,543
£1,727,656			
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£2,974,332
2.7.2	residential legal fees	£500 per unit	£237,000
£3,211,332			
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,842,779
2.8.2	Contingency on abnormal costs	7.5%	£233,547
£3,076,326			
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		£2,261,429
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		£2,008,333
2.9.11	Library		
2.9.12	1000 sq m community centre		
2.9.13	Temporary community centre		
2.9.14	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.15	Community Development Officers		
2.9.16	Rail Crossing Construction		
2.9.17	Fonnerneau surface improvements & ped/cycle bridge		
2.9.18	Off site cycle and ped improvements		£103,571
2.9.19	Ped & cycle signage		£25,000
2.9.20	Westerfield Station		
2.9.21	UTMC		
2.9.22	Offsite S278		
2.9.23	Speed limit changes		
2.9.24	Ped & Cycle crossings		
2.9.25	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.26	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.27	Off-site bus priority measures (physical)		
2.9.28	Travel Plan		£163,179
2.9.29	Electric Charging Points		
2.9.30	Waste transfer contribution		£30,498
2.9.31	S106 Monitoring Costs		£14,286
2.9.32	Travel bond		
£6,578,008			
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			
£87,305,222			
3.0	Developers' Profit		
	Private	17% on gross development value of private	£14,446,755.49
	Affordable	17% on gross development value of private	£4,038,413
	Commercial	15% on gross development value	£0
£18,485,168			
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			
£105,790,390			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			
£2,945,893			
4.00	Finance Costs	APR 6%	PCM 0.487%
			£-2,945,893
TOTAL PROJECT COSTS [INCLUDING INTEREST]			
£108,736,283			

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Phase 7						
ITEM						
Summary						
Net Site Area	14.57					
Yield	474	Private 249	Affordable 225	Residual value £504,298	per ha	
1.0 Development Value						
1.1	Private Units Houses	No. of units 249	Size sq.m 98	Total sq.m 24,387	£psm £2,881	Total Value £70,259,811
1.2	Intermediate Houses	No. of units 45	Size sq.m 84	Total sq.m 3,765	£psm £1,873	Total Value £7,050,680.15
1.3	Affordable rent Houses	No. of units 180	Size sq.m 84	Total sq.m 15,060	£psm £1,585	Total Value £23,863,841
1.4	Return of travel bond payment		Size sq.m 180	Total sq.m 15,060	£psm	Yield Total Value £250,000
		474		43,213		£101,424,332
2.0 Development Cost						
2.1	Site Acquisition					
2.1.1	Residual land value					£7,347,625
				Plus Purchaser Costs (SDLT, Legals & Agents fees)		5.75%
	Site Value					£7,795,889
2.3 Build Costs						
2.3.1	Private	No. of units 249	Size sq.m 98	Cost per sq.m £1,293		Total Costs £31,539,217
2.3.2	Affordable	225	84	£1,293		£24,346,223
2.3.3	District/local centre					£0
		474	182			£55,885,440
2.4 Externals						
2.4.1	Enabling Works					£223,595
2.4.2	Section 278 Highway works					
	Jct Henley Rd & phase 3 development					
	Jct Henley Rd & phase 1 development					
	Jct Westerfield Rd & new phase 1 development					
	Junction Westerfield Road and new Development Phase 2					
	Junction Tuddenham Road and new Development Phase 2					
2.4.3	On-site highway works					
	Spine Roads Ph 1 (West of Westerfield Road) off Westerfield Road					
	Spine Roads Ph 1 (West of Westerfield Road) (remaining link to Henley Road)					
	Spine Roads Ph 2 (East of Westerfield Road) (Part 1) - top					
	Spine Roads Ph 2 (East of Westerfield Road) (Part 2)					
	Spine Road Ph 2 (Works to existing access off Tuddenham Road)					
	Spine Roads Ph 3 (North of Railway Line)					
	Acoustic fence to boundary of railway line					£117,069
2.4.4	On-site pedestrian/cycle routes					£70,241
2.4.5	Strategic surface water drainage					
	SW Drainage and attenuation - Phase 1					
	SW Drainage and attenuation - Phase 2A					
	SW Drainage and attenuation - Phase 2B					
	SW Drainage and attenuation - Phase 2C					
	SW Drainage and attenuation - Phase 3					
	Swales / attenuation - Phase 1					
	Swales / attenuation - Phase 2					
	Swales / attenuation - Phase 3					
	Attenuation area to Phase 2					
	Works to existing watercourses					
	Drainage connection under railway					
2.4.6	Foul Water Drainage					
	On-Site Foul Water Drainage Phase 1					
	On-Site Foul Water Drainage Phase 2A					
	On-Site Foul Water Drainage Phase 2B					
	On-Site Foul Water Drainage Phase 2C					
	On-Site Foul Water Drainage Phase 3					
2.4.7	Utilities					
	Utilities - Phase 1A					
	Utilities - Phase 1B					
	Utilities - Phase 2A					
	Utilities - Phase 2B					
	Utilities - Phase 2C					
	Utilities - Phase 3					
	Off site diversions works					£58,534
	On site diversions works					£0
	Reinforcement works					£1,365,800
	Connection					£19,511
	Upgrade works					£1,111,894
	Fire hydrants					£9,756
2.4.8	Ecology Mitigation					£88,777
2.4.9	Utilities in connection with S278					
	Junction of Henley Road and Phase 3 of development					
	Junction of Henley Road and Phase 1 of development					
	Junction Westerfield Road and new Development Phase 1					
	Junction Westerfield Road and new Development Phase 2					
	Junction Westerfield Road and new Development Phase 3					
2.4.10	Site preliminaries					£0
2.4.13	Miscellaneous - contamination					£48,779
						£3,113,956
2.5 Professional Fees						

Ipswich Garden Suburb Phase 7: Costs Values Forecast 2020

2.5.1	Professional fees on base build costs	8%	£4,470,835
2.5.2	Professional fees on abnormal costs	12%	£373,675
			£4,844,510
2.6	Additions		
2.6.1	Finance/Legals		£63,412
2.6.2	Public relations		£29,267
2.6.3	Strategic planning and masterplan		£143,316
2.6.4	Site investigation		£163,573
2.6.5	Engineering design		£380,194
2.6.6	Landscape design		£119,955
2.6.7	Ecology		£3,396
2.6.8	Site supervision / general design		£0
2.6.9	Project management		£0
2.6.10	Cost management		£0
2.6.11	Local authority fees		£824,543
			£1,727,656
2.7	Marketing/Sales		
2.7.1	marketing costs as percentage of private sales	3.5%	£2,459,093
2.7.2	residential legal fees	£500 per unit	£237,000
			£2,696,093
2.8	Contingency		
2.8.1	Contingency on build costs	5.0%	£2,794,272
2.8.2	Contingency on abnormal costs	7.5%	£233,547
			£3,027,819
2.9	Policy Costs		
2.9.1	24.5ha Country Park with visitor centre		
2.9.2	Country Park maintenance sum (10 years)		£436,189
2.9.3	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision (15ha) capital cost		£828,724
2.9.4	Formal open space (incl sports pitches), parks & gardens, play areas and youth provision maintenance cost		£225,719
2.9.5	Natural, semi-natural and amenity green space (22ha) capital cost		£85,714
2.9.6	Natural, semi-natural and amenity green space maintenance cost		£76,219
2.9.7	Allotments (3ha) capital cost & £30k maintenance		£116,033
2.9.8	Indoor Sports (swimming pool)		£203,114
2.9.9	3No primary schools (proportionate contribution) with nurseries on 2ha sites		
2.9.10	1200 place secondary school (proportionate contribution of school build cost) with additional £1m payment providing additional sports facilities		
2.9.13	Library		
2.9.14	1000 sq m community centre		
2.9.15	Temporary community centre		
2.9.16	500sqm Community Centre (potential shared use with CP visitor centre)		
2.9.17	Community Development Officers		
2.9.18	Rail Crossing Construction		
2.9.19	Fonnerneau surface improvements & ped/cycle bridge		
2.9.20	Off site cycle and ped improvements		£103,571
2.9.21	Ped & cycle signage		£25,000
2.9.22	Westerfield Station		
2.9.23	UTMC		
2.9.24	Offsite S278		
2.9.25	Speed limit changes		
2.9.26	Ped & Cycle crossings		
2.9.27	Road safety improvements in Westerfield village (£80k) & The Crofts (£200k)		
2.9.28	Bus service for 5 years (£3.125m) including c. 5 shelters (£75k)		
2.9.29	Off-site bus priority measures (physical)		
2.9.30	Travel Plan		£163,179
2.9.31	Electric Charging Points		
2.9.32	Waste transfer contribution		£30,498
2.9.33	S106 Monitoring Costs		£14,286
			£2,308,246
TOTAL DEVELOPMENT COSTS (Land, build, externals, professionals, marketing/sales, contingency, policy)			£81,399,609
3.0	Developers' Profit		
Private	17%	on gross development value of private	£11,944,168
Affordable	17%	on gross development value of private	£5,255,469
Commercial	15%	on gross development value	£0
			£17,199,636
TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£98,599,246
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£2,825,086
4.00	Finance Costs	APR 6%	PCM 0.487%
			-£2,825,086
TOTAL PROJECT COSTS [INCLUDING INTEREST]			£101,424,332

This appraisal has been prepared by Peter Brett Associates on behalf of Ipswich Borough Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform Ipswich Borough Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.