

100% Open Market Sheltered
Chichester Local Plan Retirement Living Appraisal
£4k Nutrient / Water Neutrality

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Development Pro Forma
CRL
March 17, 2023

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Table of Land Cost and Land Cost

Construction: Rate /m ²	Sales: Rate /m ²						
	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
	5,625.00 /m ²	5,781.25 /m ²	5,937.50 /m ²	6,093.75 /m ²	6,250.00 /m ²	6,406.25 /m ²	6,562.50 /m ²
-10.000%	(£1,082,535)	(£1,372,606)	(£1,662,677)	(£1,952,748)	(£2,242,819)	(£2,532,890)	(£2,822,959)
1,617.30 /m ²	(£1,082,535)	(£1,372,606)	(£1,662,677)	(£1,952,748)	(£2,242,819)	(£2,532,890)	(£2,822,959)
-7.500%	(£871,303)	(£1,161,374)	(£1,451,445)	(£1,741,516)	(£2,031,588)	(£2,321,659)	(£2,611,729)
1,662.23 /m ²	(£871,303)	(£1,161,374)	(£1,451,445)	(£1,741,516)	(£2,031,588)	(£2,321,659)	(£2,611,729)
-5.000%	(£660,071)	(£950,142)	(£1,240,213)	(£1,530,284)	(£1,820,355)	(£2,110,427)	(£2,400,498)
1,707.15 /m ²	(£660,071)	(£950,142)	(£1,240,213)	(£1,530,284)	(£1,820,355)	(£2,110,427)	(£2,400,498)
-2.500%	(£448,838)	(£738,910)	(£1,028,981)	(£1,319,052)	(£1,609,123)	(£1,899,195)	(£2,189,266)
1,752.08 /m ²	(£448,838)	(£738,910)	(£1,028,981)	(£1,319,052)	(£1,609,123)	(£1,899,195)	(£2,189,266)
0.000%	(£237,248)	(£527,678)	(£817,749)	(£1,107,820)	(£1,397,891)	(£1,687,963)	(£1,978,034)
1,797.00 /m ²	(£237,248)	(£527,678)	(£817,749)	(£1,107,820)	(£1,397,891)	(£1,687,963)	(£1,978,034)
+2.500%	(£17,351)	(£316,446)	(£606,517)	(£896,588)	(£1,186,659)	(£1,476,731)	(£1,766,802)
1,841.93 /m ²	(£17,351)	(£316,446)	(£606,517)	(£896,588)	(£1,186,659)	(£1,476,731)	(£1,766,802)
+5.000%	£216,412	(£100,064)	(£395,285)	(£685,356)	(£975,427)	(£1,265,499)	(£1,555,570)
1,886.85 /m ²	£216,412	(£100,064)	(£395,285)	(£685,356)	(£975,427)	(£1,265,499)	(£1,555,570)
+7.500%	£451,206	£128,778	(£182,146)	(£474,124)	(£764,195)	(£1,054,266)	(£1,344,338)
1,931.78 /m ²	£451,206	£128,778	(£182,146)	(£474,124)	(£764,195)	(£1,054,266)	(£1,344,338)
+10.000%	£686,001	£363,573	£41,144	(£262,892)	(£552,963)	(£843,034)	(£1,133,106)
1,976.70 /m ²	£686,001	£363,573	£41,144	(£262,892)	(£552,963)	(£843,034)	(£1,133,106)
+12.500%	£920,796	£598,367	£275,939	(£43,879)	(£341,731)	(£631,802)	(£921,874)
2,021.63 /m ²	£920,796	£598,367	£275,939	(£43,879)	(£341,731)	(£631,802)	(£921,874)

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Original Values are varied by Steps of 2.500%.

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Heading	Phase	Rate	No. of Steps
1 Bed Flats	1	£6,250.00	4.50 Up & Down
2 Bed Flats	1	£6,250.00	4.50 Up & Down

Construction: Rate /m²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
1 Bed Flats	1	£1,797.00	4.50 Up & Down
2 Bed Flats	1	£1,797.00	4.50 Up & Down

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+7.500%	+10.000%	+12.500%
6,718.75 /m ²	6,875.00 /m ²	7,031.25 /m ²
(£3,113,029)	(£3,403,105)	(£3,693,176)
(£3,113,029)	(£3,403,105)	(£3,693,176)
(£2,901,798)	(£3,191,868)	(£3,481,944)
(£2,901,798)	(£3,191,868)	(£3,481,944)
(£2,690,568)	(£2,980,637)	(£3,270,707)
(£2,690,568)	(£2,980,637)	(£3,270,707)
(£2,479,337)	(£2,769,407)	(£3,059,476)
(£2,479,337)	(£2,769,407)	(£3,059,476)
(£2,268,105)	(£2,558,176)	(£2,848,246)
(£2,268,105)	(£2,558,176)	(£2,848,246)
(£2,056,873)	(£2,346,944)	(£2,637,015)
(£2,056,873)	(£2,346,944)	(£2,637,015)
(£1,845,641)	(£2,135,712)	(£2,425,783)
(£1,845,641)	(£2,135,712)	(£2,425,783)
(£1,634,409)	(£1,924,480)	(£2,214,551)
(£1,634,409)	(£1,924,480)	(£2,214,551)
(£1,423,177)	(£1,713,248)	(£2,003,319)
(£1,423,177)	(£1,713,248)	(£2,003,319)
(£1,211,945)	(£1,502,016)	(£1,792,087)
(£1,211,945)	(£1,502,016)	(£1,792,087)