

100% Open Market Sheltered  
Chichester Local Plan Retirement Living Appraisal  
£8k Nutrient / Water Neutrality

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Development Pro Forma  
CRL  
March 17, 2023

**100% Open Market Sheltered  
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**Table of Land Cost and Land Cost**

Construction: Rate /m <sup>2</sup>	Sales: Rate /m <sup>2</sup>						
	-10.000%	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
	5,625.00 /m <sup>2</sup>	5,781.25 /m <sup>2</sup>	5,937.50 /m <sup>2</sup>	6,093.75 /m <sup>2</sup>	6,250.00 /m <sup>2</sup>	6,406.25 /m <sup>2</sup>	6,562.50 /m <sup>2</sup>
-10.000%	(£903,128)	(£1,193,200)	(£1,483,271)	(£1,773,342)	(£2,063,413)	(£2,353,484)	(£2,643,554)
1,617.30 /m <sup>2</sup>	(£903,128)	(£1,193,200)	(£1,483,271)	(£1,773,342)	(£2,063,413)	(£2,353,484)	(£2,643,554)
-7.500%	(£691,896)	(£981,967)	(£1,272,039)	(£1,562,110)	(£1,852,181)	(£2,142,252)	(£2,432,323)
1,662.23 /m <sup>2</sup>	(£691,896)	(£981,967)	(£1,272,039)	(£1,562,110)	(£1,852,181)	(£2,142,252)	(£2,432,323)
-5.000%	(£480,664)	(£770,735)	(£1,060,807)	(£1,350,878)	(£1,640,949)	(£1,931,020)	(£2,221,092)
1,707.15 /m <sup>2</sup>	(£480,664)	(£770,735)	(£1,060,807)	(£1,350,878)	(£1,640,949)	(£1,931,020)	(£2,221,092)
-2.500%	(£269,432)	(£559,503)	(£849,575)	(£1,139,646)	(£1,429,717)	(£1,719,788)	(£2,009,860)
1,752.08 /m <sup>2</sup>	(£269,432)	(£559,503)	(£849,575)	(£1,139,646)	(£1,429,717)	(£1,719,788)	(£2,009,860)
0.000%	(£50,741)	(£348,271)	(£638,343)	(£928,414)	(£1,218,485)	(£1,508,556)	(£1,798,628)
1,797.00 /m <sup>2</sup>	(£50,741)	(£348,271)	(£638,343)	(£928,414)	(£1,218,485)	(£1,508,556)	(£1,798,628)
+2.500%	£181,036	(£133,454)	(£427,111)	(£717,182)	(£1,007,253)	(£1,297,324)	(£1,587,395)
1,841.93 /m <sup>2</sup>	£181,036	(£133,454)	(£427,111)	(£717,182)	(£1,007,253)	(£1,297,324)	(£1,587,395)
+5.000%	£415,830	£93,402	(£214,892)	(£505,950)	(£796,021)	(£1,086,092)	(£1,376,163)
1,886.85 /m <sup>2</sup>	£415,830	£93,402	(£214,892)	(£505,950)	(£796,021)	(£1,086,092)	(£1,376,163)
+7.500%	£650,625	£328,197	£5,769	(£294,718)	(£584,789)	(£874,860)	(£1,164,931)
1,931.78 /m <sup>2</sup>	£650,625	£328,197	£5,769	(£294,718)	(£584,789)	(£874,860)	(£1,164,931)
+10.000%	£885,420	£562,992	£240,563	(£77,269)	(£373,557)	(£663,628)	(£953,699)
1,976.70 /m <sup>2</sup>	£885,420	£562,992	£240,563	(£77,269)	(£373,557)	(£663,628)	(£953,699)
+12.500%	£1,120,215	£797,786	£475,358	£152,930	(£159,790)	(£452,396)	(£742,467)
2,021.63 /m <sup>2</sup>	£1,120,215	£797,786	£475,358	£152,930	(£159,790)	(£452,396)	(£742,467)

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

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 /m<sup>2</sup>**

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 <sup>2</sup>	6,875.00 /m <sup>2</sup>	7,031.25 /m <sup>2</sup>
(£2,933,624)	(£3,223,694)	(£3,513,769)
(£2,933,624)	(£3,223,694)	(£3,513,769)
(£2,722,393)	(£3,012,463)	(£3,302,533)
(£2,722,393)	(£3,012,463)	(£3,302,533)
(£2,511,163)	(£2,801,232)	(£3,091,302)
(£2,511,163)	(£2,801,232)	(£3,091,302)
(£2,299,931)	(£2,590,002)	(£2,880,072)
(£2,299,931)	(£2,590,002)	(£2,880,072)
(£2,088,699)	(£2,378,770)	(£2,668,841)
(£2,088,699)	(£2,378,770)	(£2,668,841)
(£1,877,467)	(£2,167,538)	(£2,457,609)
(£1,877,467)	(£2,167,538)	(£2,457,609)
(£1,666,235)	(£1,956,306)	(£2,246,377)
(£1,666,235)	(£1,956,306)	(£2,246,377)
(£1,455,003)	(£1,745,074)	(£2,035,145)
(£1,455,003)	(£1,745,074)	(£2,035,145)
(£1,243,771)	(£1,533,842)	(£1,823,913)
(£1,243,771)	(£1,533,842)	(£1,823,913)
(£1,032,539)	(£1,322,610)	(£1,612,681)
(£1,032,539)	(£1,322,610)	(£1,612,681)