

Carrow Works, Norwich, NR1 2DD

FINANCIAL VIABILITY REPORT

i2 Development Management and Consultancy on behalf of: Fuel Properties (Norwich) Limited

July 2023

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1. EXECUTIVE SUMMARY

Site Description

1.1 The site which forms the boundary for the proposals is 16.9 hectares (41.76 acres) comprising a mixture of listed and non-listed commercial buildings, among which is Carrow Abbey. A number of units are let to commercial occupiers.

Scheme Proposals

1.2 The mixed-use scheme includes the scheduled ancient monument, the site of Carrow Abbey and will deliver 1,859 residential units and commercial space as summarised below.

Residential		Number of Units
Flats	1B2P	618
	2Bed 3P	313
	2Bed 4P	533
Houses	2Bed 4P	78
	3Bed 5P	81
	3Bed 5P + Study	60
	3Bed 5P + Garage	68
	3Bed 6P + Garage	74
	4Bed 7P + Garage	29
	5Bed 9P + Garage	5

Commercial	Gross Internal Area
	Sq m
New Commercial Space	7,184
Refurbished Commercial Space	5,795
New Industrial Space	1,822
Refurbished Industrial Space	1,182

Policy

1.3 The City of Norwich's planning policy, in line with National Planning Policy, seeks planning contributions from development. The proposed scheme is showing as contributing £7,783,495 towards the Community Infrastructure Levy (LCIL) Scheme. Additional Contributions of £391,952 are identified towards the Recreational

disturbance Avoidance & Mitigation Strategy (RAMS). An allowance is made for Nutrient Neutrality pending further discussions with the Council.

1.4 Planning Policy confirms that the scheme, provided it is satisfactory in planning terms, is not able to deliver additional contributions sought by policy, following viability testing, it is still appropriate for consent to be granted. This Financial Viability Assessment (FVA) is the assessment of the project's ability to deliver additional planning obligations including affordable housing. It is measured as the residual land value that the scheme delivers against the against Benchmark Land Value (BLV).

BLV

1.5 The benchmark land value has been assessed £34.68m which in which is based on the existing use value plus release premium (EUV+) approach sought by policy.
1.6 Some of the buildings have a negligible EUV due to their physical state or former specialist use of the buildings.
1.7 This is not a Market Value for the site which is calculated differently.

GDV

1.8 The Gross Development Value for the site is assessed at £552,351,160. This is comprised of the following:

Residential	£525,335,000
Commercial	£26,666,861
Total	£552,351,160

GDC

1.9 The Gross development Costs excluding Interest costs and negative land value are as follows:

	Total development Costs
Residential	£427,629,318
Commercial	£35,527,678
Tota;l	£463,156,996

1.10 Interest at 8% adds an additional £14,194,224 to the FVA costs to give a total of £477,351,220 before any land value or develop profit.

Summary

1.11	The summary below sets out details of the aggrega	ated totals of the FVA for the scheme
	including interest costs and the allowance for a de	veloper return.
Carrow	Works	
	ed Scheme	
-	el Properties (Norwich) Ltd	
	e Appraisal Summary for Merged Phases 1 2 3 4 5 6 7 8 9	10 11
Currenc		
REVEN	-	£
Sales Va	aluation	~ 525,335,000
Annual I	Rental Income	2,138,507
Net Cap	bital Value	28,606,373
-	s Rental Income	349,298
Purchas	ser's Costs	-1,939,512
NET RE	EALISATION (GDV)	552,351,160
OUTLA	Y	
Acquisi	ition	
Site Pur	rchase Cost	-32,032,695
Site Pur	rchase Fees	547,698
Total Ac	cquisition	-31,484,997
Constru	uction	
Constru	iction Costs	390,912,918
Miscella	aneous Costs	25,091,884
S106 Co	osts	381,982
CIL Cos	sts	7,783,495
	ional Fees	21,566,728
	onstruction	445,736,976
	ing/Letting	
Marketir	ng	8,223,905
Letting		644,619
Disposa		
Sales C		8,551,495
Finance		
Project I	•	158 months
	ate 8.000%, Credit Rate 0.000% (Nominal)	
Total Fir		14,194,224
TOTAL	COSTS (GDC)	445,866,223
PROFIT		106,484,937

Performance Measures

Profit on Cost%	23.88%
Profit on GDV%	19.22%

Conclusion

1.12 The FVA appraisal delivers a negative land value of £31.49 million and in that context represents a negative viability against a Benchmark land value of £34.68 of £66.17 million before it is capable of supporting additional planning obligation and CIL beyond those identified, which in aggregate are £8.15 million.

2. INTRODUCTION

Instruction

- 2.1 Fuel Properties (Norwich) have instructed I2 Development Management (I2 DM) Limited to undertake a Financial Viability Assessment ('FVA') setting out the viability case for the proposed residential-led mixed use development at Carrow Works, Norwich.
- 2.2 This FVA has been produced in accordance with the National Planning Policy Framework 2021 (NPPF), Planning Practice Guidance (PPG), the RICS Guidance Note on Financial Viability in Planning: Conduct and Reporting (1st edition, 2021) and other relevant guidance.
- 2.3 I2 DM can confirm that the RICS member undertaking this FVA is a 'suitably qualified practitioner', as identified in the PPG (Paragraph 20) and as defined in the RICS Financial Viability in Planning: Conduct and Reporting Guidance Note, (1st edition, 2021). The RICS Professional Statement Conflicts of Interest (1st edition, 2017) states that an RICS member must not advise or represent a client where doing so would involve a Conflict of Interest or a significant risk of a Conflict of Interest, other than where all of those who are or may be affected have provided their prior Informed Consent. In accordance with this and the RICS Financial Viability in Planning GN: Conduct and Reporting (1st edition, 2021), para 2.5, I2 DM confirms that no conflict or risk of conflict exists.
- 2.4 In accordance with the RICS Financial Viability in Planning: Conduct and Reporting Guidance Note, May 2019, I2 DM can confirm that in preparing this FVA, no performance related or contingent fees have been agreed. We further acknowledge and confirm that in undertaking this assessment, we have acted objectively, impartially, without interference and with reference to all appropriate sources of information, compliant with paragraph 4.1.8 of the RICS Guidance Note, 2021.

Purpose of this Financial Viability Assessment

- 2.5 FVAs are usually required to determine the ability of development to support contributions to social, economic and environmental infrastructure.
- 2.6 The purpose of this FVA is to set out the factors affecting the proposed development at Carrow Works, Norwich.

2.7 This report and accompanying appraisal are to assist planning discussions with Norwich City Council, the Local Planning Authority. It is not a Royal Institution of Chartered Surveyors (RICS) Valuation Manual (Red Book) compliant valuation report and the figures referred to in this report, are not formal valuations. However, we have provided detailed justification for the indicative values and/or component inputs that have been used. This appraisal may not be used for funding, lending or borrowing purposes.

Confidentiality

- 2.8 This FVA is provided on a strictly confidential basis to Fuel Properties (Norwich) Ltd, our client. It is understood that it will be released to Norwich City Council, the Local Planning Authority and their advisers in support of the site's planning application.
- 2.9 Transparency and fairness are key to the effective operation of the planning process. It is therefore understood that the outputs may be disclosed under the Freedom of Information Act, 2000 or under the Environmental Information Regulations, 2004. Furthermore, the PPG at paragraph 021 states that FVAs may be made publicly available other than in exceptional circumstances.
- 2.10 However, inputs to the FVA may include commercially sensitive information, the public disclosure of which could have commercial consequences for the delivery of the application site. We therefore request that prior to disclosure, the local planning authority confer with the Applicant. An Executive Summary has been provided for the public disclosure purposes.
- 2.11 In releasing the report and supporting information to Fuel Properties (Norwich) Ltd, our client or Norwich City Council, the Local Planning Authority and their advisers, it is requested that any proprietary models be treated in confidence as their release would be commercially prejudicial to the creators of the model. It is requested that disclosure of any financial models under the Planning Guidance, Freedom of Information Act 2000 or the Environmental Information Regulations 2004, be resisted and the request made of I2 DM prior to any disclosure.
- 2.12 While a copy of this report will be provided to Norwich City Council, the Local Planning Authority, I2 DM and the Author of this report do not offer Norwich City Council, their advisors and/or any third parties a professional duty of care.
- 2.13 This report may not be used for any other purposed than that stated.
- 2.14 The Date of the Appraisal is the date of this report, unless otherwise stated.

2.15 A Glossary of Terms is contained in Appendix 1

Information Provided

2.16	We have been provided with and relied on, the following information from the applicant:	
	Location Plan (Appendix 2)	
	Existing Site Plan (Appendix 3)	
	Proposed Scheme (Appendix 4)	

• Chip Cost Plan Q2 2022 (Appendix 6)

3. SITE

Site Description

- 3.1 The site is roughly triangular shaped and measures approximately 16.9 hectares (41.76 acres). The site slopes down towards the River Wensum which forms the majority of its northern boundary.
- 3.2 The site has a small number of private rights of way for third parties. It is understood that there are no public rights of way over the site.
- 3.3 The site has a number of current uses, mainly manufacturing and industrial with lettings / agreements with a number of third-party businesses. There are a number of listed buildings on site including Carrow Abbey (Grade 1) and a number of other structures used by the former Colman's factory (Grade 2) including an air raid shelter. In addition, a number of other buildings are locally listed.
- 3.4 The image below (looking north) shows the arrangement of buildings on the site, with the listed Abbey buildings in the centre, the old and modern industrial and manufacturing units across the northern riverside area and the higher quality warehouse units on the right (eastern) side adjacent to the railway. The entrance to the site is at the bottom of the image, in the centre.



Source: Google Earth 2023

Ground Conditions

- 3.5 The Site is adjoining the Wensum River and it is therefore anticipated that the ground conditions for the site are likely to reflect alluvial flood plain soils that are likely to require specialist foundations including piling to achieve appropriate stability. The impact of specific foundation typology to address ground conditions represents an abnormal development cost in this FVA.
- 3.6 No allowances have been made of river wall stabilisation works, which needs analysis, which would represent an abnormal development cost.

Contamination risk

- 3.7 The site has a high potential for contamination given the long use of the site for industrial processes. It is assumed that there will be related chemical, hydrocarbon and fuel contamination.
- 3.8 River lands in cities frequently represented a significant transport corridor and wastewater course and land adjoining rivers often became locations for industrial processes that have left contaminants.
- 3.9 The impact of contamination needs to be analysed and represents an abnormal development cost in this FVA.

Conservation Areas

3.10 Part of the site is within the Bracondale Conservation Area. The designation comprises mainly the Carrow Abbey site.

Tree Preservation Orders (TPO)

- 3.11 There are a number of trees on or close to the site. We understand that they do not have TPOs in their own right but there are a number of specimen trees in the inner core of the site.
- 3.12 Any tree protection is an abnormal development cost in any FVA.

Flood Risk

3.13 The site adjoins the River Wensum. The majority of the site is within Flood Zone 1, representing a risk of <0.1% probability of flooding.

3.14	There is a small area to the north east of the site which is at a lower level than most of
	the site, designated at Flood Risk 2 for Fluvial (0.1% - 1% risk) and Tidal (0.1% - 0.5%
	risk) models and Flood Zone 3 for Fluvial models (>1%).
3.15	In that context there are likely to be development costs that relate to the stabilisation of

- the river wall and providing appropriate protection to structures and building occupiers in relation to risk of flooding.
- 3.16 These costs represent an abnormal development cost in this FVA.

Archaeology

3.17	The site is included within an Area of Main Archaeological Interest in the Norwich Local
	Plan. A number of archaeological finds have previously been uncovered at the site
	during construction works including Palaeolithic and Mesolithic flint objects and potential
	remains of a Mammoth.
	remains of a Mammoth.

3.18 The risk associated with the additional costs of determining site archaeology, delays in site clearance prior to construction, monitoring, excavation and storage of any materials found are significant risk to project that represent abnormal development costs that are reflected in the FVA.

Location

3.19	The site is approximately 1.2 miles south east of Norwich City centre by road.
3.20	The primary entrance / egress to/from the site is via Bracondale Road which lies to the south of the Carrow Works site.
3.21	To the south of the site are a number of industrial areas such as Europa Way which has a mix of industrial and trade counter uses. To the east of the site is a mix of residential and commercial uses including the Mustard Mill development. To the north of the site, and separated by the River Wensum, are a number of modern private and affordable housing blocks which back onto Norwich City football club. To the east of the site is an aggregates business and an area of attractive parkland.
3.22	The site is in a location of change with modern apartments and conversions in close proximity, yet a number of older buildings associated with former industries.
3.23	The location plan for the site is attached at Appendix 2.

Communications

- 3.24 Rail: Norwich Rail Station provides direct rail services to a number of key locations. The station is served by Greater Anglia and East Midlands Railway. The typical off-peak service frequency (Monday to Saturday) is:
 1 tph (train per hour) to Liverpool Lime Street (5 ½ hours)
 - 2 tph to London Liverpool Street (1 ³/₄ hours)
 - 1 tph to Stansted Airport (2 hours)
 - 1 tph to Lowestoft. (³/₄ hour)
- 3.25 **Road:** The site has is adjacent to the Norwich outer ring road allowing good accessibility to the site. A number of A roads link Norwich with Peterborough, Cambridge and London.
- 3.26 **Bus:** The City operates a hub and spoke approach to buses with a number of routes running to and from the City Centre from the immediate and outlying districts. There are three bus stops in close proximity to the site. There are also a number of longer distance coaches that connect Norwich with Stansted and Heathrow airport and also London.

Local Amenities

3.27	Local facilities are measured by direct distance or road distance as specified.
3.28	The site is located around half a mile from a Co-op convenience store. A Sainsburys supermarket and Morrisons Supermarket are around a mile away. Further comparison shopping and entertainment can be found in Norwich City Centre to the north.
3.29	Primary schools in the area include Lakenham Primary School and Nursery (0.6 miles walk) to the west and Trowse Primary School (0.8 miles walk) to the south east. The Hewett Academy (1.2-mile walk) to the south west and Notre Dame High School is (0.9 miles walk) to the north west both provide secondary school education.
3.30	Norwich Hospital is 5.5 miles away by road to the south west.

4. PROPOSED DEVELOPMENT

4.1 The proposals are to demolish a number of existing buildings and erect or convert the remainder to provide 1,859 residential apartments and houses, with some commercial uses retained. The residential development elements are as follows:

Site Number	Site Name	Refurbished Apartments	New Build Apartments	Refurb Houses	Houses	Total
1	Gateway	125	62	0	0	187
2	Waterside	0	530	0	0	530
3	Railway Side	0	330	0	0	330
4	Build to Rent	0	250	0	0	250
5	Private Housing	0	77	0	0	77
6	Housing Area 1	0	0	0	110	110
7	Housing Area 2	0	0	0	234	234
8	Abbey Grounds	0	0	6	9	15
9	Abbey Gardens	0	25	0	36	61
10	Food Store and 10 Employment		65	0	0	65
	Mustard Seed					
11	11 Driers		0	0	0	0
	Total	125	1,339	6	389	1,859

4.2 In addition, the application will include the following industrial and commercial space (areas in sq. m).

Commercial Refurbishment Commercial New		Industrial Refurbished	Industrial New
5,795	7,184	1,182	1,822

- 4.3 The proposals will include landscaping.
- 4.4 Full details of the proposals are set out in the planning application.

5. POLICY ASSUMPTIONS

- 5.1 The Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 are the governing pieces of legislation that regulate development and set out the planning application process in England and Wales.
- 5.2 Policy principles relating to viability are set out in the National Planning Policy Framework, (NPPF) and informed by the Planning Practice Guidance, (PPG), updated in July 2021 and June 2021 respectively.
- 5.3 The revised NPPF and PPG have sought to change the emphasis on how viability should be approached in the planning system and the weight that should be given to viability assessments at the plan-making and development decision taking stages.
- 5.4 A summary of the key policy principles are set out below.

National Planning Policy

- 5.5 The NPPF 2021 sets out the government's planning policies for England and how these are expected to be applied. Paragraph 58 states 'where up to date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable.'
- 5.6 It is therefore up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.
- 5.7 Applicants need to also consider the Planning Practice Guidance (updated June 2021) to understand viability in plan making and decision taking. The guidance sets out the following:

Plans should set out the contributions expected from development. This should include setting out the levels and type of affordable housing provision required, along with other infrastructure.

5.8 Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage.

- 5.9 Where a viability assessment is submitted to accompany a planning application this should be based upon, and refer back to, the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then.
- 5.10 The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, and site circumstances including any changes since the plan was brought into force, and the transparency of assumptions behind the evidence submitted as part of the viability assessment.
- 5.11 Plans should set out circumstances where review mechanisms may be appropriate. Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time.
- 5.12 In relation to the Land Value the PPG states that a benchmark land value should be established on the basis of existing use value (EUV) of the land, plus a premium for the landowner. The premium of the landowner should reflect a minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+). These policies are in place to provide clarity and speed up the decision-making process if developers are able to submit policy compliant schemes.

The Sub Regional Policy

- 5.13 Joint Core Strategy for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments adopted January 2014. This is the current plan.
- 5.14 The Greater Norwich Local Plan (GNLP) is currently under review and is in its Examination in Public; it is designed to cover the period 2018 to 2038. There has been specific additional consultation in respect of Gypsy and Traveller sites that was concluded in March 2023 with newly submitted additional sites being considered in June 2023. It is anticipated that the GNLP Examination in Public will be rejoined in early 2024.
- 5.15 The GNLP viability study (NPS, December 2020) references the following stated aim in relation to housing:

- 5.16 'To enable delivery of high-quality homes of the right density, size, mix and tenure to meet people's needs throughout their lives and to make efficient use of land.' para 39, p14.
- 5.17 "The NPPF also states that major housing developments should meet the need for affordable homes on-site with at least 10% of the affordable homes available for affordable homeownership with emphasis placed on local plans to identify the amount of affordable houses needed locally.
- 5.18 The Draft GNLP Strategy document identified that 33% of the housing should be affordable and 28% on sites which might be more difficult to develop. While there is an expectation that 33% affordable housing is to be achieved across the whole of the Greater Norwich area, 28% is acceptable in the geographic area of the City Centre". paras 89-90, p.26
- 5.19 Once adopted, this sub regional plan will supersede the operative Local Plan referenced below.
- 5.20 Within the draft GNLP, a site-specific policy has been produced that covers the subject site, with reference GNLP0360/3053/R10
- 5.21 Policy GNLP0360/3053/R10: East Norwich Strategic Regeneration Area incorporating:
 - Land at the Deal Ground, Bracondale and Trowse Pumping Station in Norwich and the former May Gurney site at Trowse in South Norfolk (approx. 21.35 ha)
 - Land at Carrow Works, Norwich (approx. 19.91 ha)
 - Utilities Site, Norwich (approx. 6.92 ha)
 - Land in front of ATB Lawrence Scott (0.39 ha)
- 5.22 The East Norwich Regeneration Area is allocated for residential led mixed use development including housing, community, education and leisure facilities, employment and retail, local greenspace, biodiversity areas and recreational open space as part of a balanced mix, together with all necessary supporting vehicular, pedestrian, cycle and public transport access infrastructure. The site is expected to deliver in the region of 4,000 homes subject to confirmation through detailed master planning as defined in policy 7.1 of this plan.

- 5.23 The development will achieve the following site-specific requirements:
- 5.24 Development must be undertaken comprehensively in accordance with the masterplan for the East Norwich Strategic Regeneration Area required by policy 7.1 (including in accordance with any phasing plan). Proposals should not prejudice future development of or restrict options for the other sites within the East Norwich Regeneration Area.
- 5.25 Development must create an inclusive, resilient and safe community in which people of all ages have good access to high quality homes that meet housing need along with opportunities to access high quality jobs and services.
- 5.26 Co-ordinated delivery of new social (e.g. schools, community facilities and recreational spaces) and economic infrastructure (e.g. transport routes, bridges and utilities) and services, as informed by the detailed masterplan for the East Norwich Strategic Regeneration Area.
- 5.27 Make the most of its riverside location, including provision of a riverside walk along the northern and southern banks of the River Wensum, linking the sites and providing connections to the Football Club and the City Centre as well as the establishment of a recreational route to Whitlingham County Park suitable for accommodating National Cycle Route 1 (NCR1) as part of the integrated access and transportation strategy required by policy 7.1 and the 'River Wensum Strategy'. This will be designed to allow future extension of the pedestrian and cycle network to serve surrounding regeneration opportunity sites east of the city centre should they become available, including improved access routes to Kerrison Road and Hardy Road over or under the railway line north of Trowse Swing Bridge;
- 5.28 Achievement of an exemplar high quality, locally distinctive design of a scale and form which respects its context and setting and makes the most of its riverside setting. Design should also take account of the significance of heritage assets on and off site and protected trees as informed by the coordinated masterplanning process.
- 5.29 There will be the general presumption in favour of the repair and re-use of heritage assets on site as part of any site regeneration, however any application for redevelopment will be considered on its merit. Great weight will be given to the conservation of all designated heritage assets and proposals should provide a suitable setting for designated heritage assets affect by the proposal on an off site including key views from and into the site. Development proposals should draw upon local character and distinctiveness and preserve or enhance the character and appearance of the conservation areas affected, Scheduled monuments, listed building, locally listed

buildings and other non designated heritage assets on and adjacent to the site (including any contribution made to their significance by setting). Development proposals should also consider heritage assets below ground and the impact upon the Broads.

- 5.30 Proposals will maintain the open character of the Yare Valley and preserve long views towards the Broads and open countryside
- 5.31 Development proposals will include protection and enhancement of the existing biodiversity of the site including green infrastructure assets, corridors, trees and open spaces. Development must enhance linkages from the city centre to the Broads, Carrow Abbey Country Wildlife Site, the woodlands, the wider rural area and elsewhere in Norwich. Furthermore Development must secure remediation and long term management of the Carrow Abbey County Wildlife site. Development must also achieve high quality landscaping, planting and biodiversity enhancements, including enhancements to the River Wensum and River Yare and to the locally registered historic park and garden, along with appropriate improved public access.
- 5.32 Be designed to mitigate the impact of vibration, noise generation, light and air pollution from adjacent industrial operations, roads and railways in order to protect the amenity of users and occupiers of the sites.
- 5.33 Proposals for development must ensure that they will not place constraints on the operation of the existing rail connected asphalt and aggregates transhipment operation.
- 5.34 Development proposals must address and remediate site contamination...
- 5.35 An archaeological assessment will be required prior to development...
- 5.36 Site specific flood risk assessment must be undertaken prior to development and the design of the development will need to be flood resilient and incorporate appropriate mitigation measures in order to address flood risk from both river and surface water flooding.
- 5.37 Norfolk Minerals and Waste Core Strategy Policy CS16 and the NPPF 'agent of change' principle applies, as parts of the sites are within the consultation area of a safeguarded mineral infrastructure (aggregate and roadstone railhead and asphalt plant);
- 5.38 These provisions are not yet adopted but indicate the intentions of the Local Planning Authority in relation to development of this site.

Supplementary Planning Documents

5.1 Affordable housing requirements are outlined in Norwich's Affordable Housing Supplementary Planning Document (SPD) adopted in 2019. Key paragraphs from the SPD are included below.

Affordable housing will be required on sites of 10 or more residential units.

The SPD provides guidance on on-site provision, and when it is appropriate to seek commuted sums for off-site provision.

To support the re-use of brownfield land, where vacant buildings are being re-used or redeveloped, any affordable housing contribution should be reduced by a proportionate amount. (NPPF paragraph 63 and Planning Practice Guidance).

Where major housing development is proposed, planning policies and decisions should expect at least 10% of homes to be available for affordable home ownership, subject to some exemptions, or where this would significantly prejudice the ability to meet identified affordable housing needs of specific groups. (NPPF paragraph 64).

on sites of 16 dwellings or more (or over 0.6ha) 33% with approximate 85% social rented and 15% intermediate tenures (numbers rounded upwards from 0.5).

The policy also states that the proportion of affordable housing may be reduced, and the balance of tenures amended, where it can be demonstrated that the site is unviable in prevailing market conditions.

Planning Obligations

- 5.2 The Community Infrastructure Levy (CIL) is a charge on development to help fund infrastructure such as transport schemes and schools which the council, local community and neighbourhoods require to help accommodate new growth from development.
- 5.3 Norwich City Council resolved to adopt CIL at its meeting on 25 June 2013 and has been implementing CIL since 15 July 2013.
- 5.4 We understand that 15% of the CIL collected is allocated and spent locally and is allocated directly to local communities and projects.
- 5.5 The CIL levy is applicable to all development (excluding affordable housing). Rates we have adopted for different elements of the scheme.

Refurbished	New Build	Refurb	Houses	Commercial	Commercial	Industrial	Industrial
Apartments	Apartments	Houses		Refurb	New	Refurbished	New
£103.01	£103.01	£118.87	£118.87	£39.21	£39.21	£7.92	£7.92

- 5.6 CIL is a complex area and the inclusion of the figures set out above does not constitute an offer to pay, but an estimate of this cost for FVA purposes.
- 5.7 CIL Calculation breakdown: (these figures do not include any credits or reliefs that may be due). We have sourced the area numbers from the cost plan detail.

		Existing sq. m	Flats Residential	Houses residential	Commercial	Industrial	
			Proposed	Proposed	Proposed	Proposed	Net additional
Parcel		Sq. m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
1	Gateway	15,317	15,893	0	5,130	0	5,706
2	Waterside	19,853	42,850	0	2,833	0	25,830
3	Railway Side	707	25,707	0	839	0	25,839
4	Build to Rent	19,423	19,517	0	0	0	94
5	Private Housing	0	6,435	0	0	0	6,435
6	Housing Area 1	10,095	0	12,842	0	0	2,747
7	Housing Area 2	23,624	0	22,713	0	0	-911
8	Abbey Grounds	5,531	0	1,500	0	0	-4,031
9	Abbey Gardens	0	2,275	3,765	0	0	6,040
10	Food Store and Employment	867	5,454	0	2,203	1,182	7,972
11	Mustard Seed Driers	872	0	0	1,974		1,102
	Totals	96,290	118,131	40,820	12,979	1,182	76,823
	Split of	Proposed Uses	68.24%	23.58%	7.50%	0.68%	
	Split of Net	additional area	52,424	18,115	5,760	525	
	CIL	rates per sq. m	103.01	118.87	39.21	7.92	
	Potential CIL Liability		£5,400,175	£2,153,318	£225,848	£4,154	£7,783,495

Table 5.1 GIA Existing and Proposed

- 5.8 A Recreational Access Mitigation Strategy (RAMS) tariff is sought by Norwich Council in order to reduce the impact of people on nearby Special Areas of Conservation. The rate from April 2023 is £210.84 per residential unit. Based on 1,859 units this would equate to £391,952.
- 5.9 No allowance has been made for Nitrogen Neutrality. Mitigation costs are in the process of being determined by Norwich in conjunction with neighbouring local authorities. Indicative costs have been discussed in a range from £2,500 per dwelling to £5,500 per

dwelling, dependent on available mitigation capacity which must be operative before occupation.

6. METHODOLOGY

Viability Threshold

6.1 The Gross Development Value (GDV) of any development is determined by the market; it sets the limit within which all costs associated with delivery of the development must come in order for the development to be viable – the Viability Threshold. Development costs include land costs, construction costs and planning obligations and developer's risk profit. Where the Viability Threshold is the same as the GDV the scheme will progress. The Viability Threshold for any scheme is identified in Figure 1.





6.2 As figure 2 shows, if the Benchmark Land Value is not achieved, or the developer cannot secure an appropriate return on risked capital, or if planning obligations are in excess of what the value of the scheme can bear, the development will not take place because the Viability Threshold is in excess of the Gross Development Value.

Figure 2: Unviable Development



6.3 In assessing whether a scheme will progress it is assumed that a developer will carry out proper and reasonable due diligence in respect of market demand, prices, construction costs and make a reasoned site assessment of factors that might affect delivery. The developer would also make an allowance for any planning obligations required to secure a planning consent. These factors will determine, along with market conditions, the risk that a developer would be prepared to take to purchase the land at a level that would be acceptable to the vendor, and to expend money and time promoting development.

7. BENCHMARK LAND VALUE

Methodology

- 7.1 In assessing the Benchmark Land Value we have had regard to the NPPF (2021), the PPG (2021), and other relevant professional guidance. In relation to this guidance, we have looked to first establish the EUV of the site and then applied an appropriate premium to provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.
- 7.2 This is detailed below.

Existing Use Value

- 7.3 The PPG (2021) states that benchmark land value should:
 - Be based upon existing use value;
 - Allow for a premium to landowners (including equity resulting from those building their own homes)
- 7.4 The RICS Assessing viability in planning under the National Planning Policy Framework 2019 for England 1st edition, March 2021 sets out the professional guidance for assessing viability in concert with the RICS Financial Viability in Planning, Conduct and Reporting Guidance Note published in May 2019.
- 7.5 In terms of market evidence, the PPG recognises that this can be used as a cross-check of benchmark land value but should not be used in place of benchmark land value.

Premium

7.6 The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.

Alternative Use Value

7.7 If applying alternative uses when establishing benchmark land value these should be limited to those uses which would fully comply with up-to-date development plan

policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan.

Price Paid

7.8	The price paid for the land (or the price expected to be paid through an option or conditional agreement) should be reported as appropriate (see PPG, paragraph 016) to improve transparency.
7.9	We understand that the site is subject to an option agreement with the land owner. We do not have details of the terms of that agreement.
7.10	The PPG is clear that the price paid is not allowable evidence for the assessment of

Assessment of Benchmark Land Value

7.11 In this context we propose a Benchmark Land Value of **£34.68m** based on the EUV+ premium methodology. Please see calculation below which are set out in appendix 5.

BLV and cannot be used to justify failing to comply with policy.

Industrial and warehouse market

- 7.12 The Norfolk Investment Framework (May 2022) identifies Norfolk as having limited commercial property availability, the main reason for low vacancy rates. Light industrial, industrial and office vacancy rates are low, at <2%, <6% and <2% respectively.
- 7.13 However, the stock is identified as characteristically poor in quality "only 2% of industrial, 7% of light industrial and 6% of office space is Grade A and B vs 11%, 3% and 29% nationally".
- 7.14 The size of units and accessibility of the units also determines the rental and therefore investment value. The 40,000 to 60,000 sq. ft units on the subject site currently have good proximity to the city centre, key to last mile delivery, which is balanced by their distance from the outer ring road and the faster road network which faces the distribution and employment focus areas across the East Anglia region.
- 7.15 Comparables on the market relevant to the various types and conditions of buildings on the subject site are outlined below.

Address	Area (sq. ft)	Rent £ pa	Rent £ psf	Comment
	,		par	
Unit 32A, Hewett Yard, Hall Road, Norwich, NR1 2SE	281	£3,500	£12.46	Lock-up industrial/office unit, flat roof and a single timber door. Vehicular access via the main courtyard serving the estate and parking provision for one vehicle. Utilities are electricity only, with access to communal toilets.
Unit 31, Hewett Yard, Norwich, NR1 2SE	214	£2,500	£11.68	Lock-up industrial/small unit with a flat roof. vehicular access via the main courtyard serving the estate and parking provision for one vehicle. Communal toilet facilities on site.
Abbey Farm Commercial Park NR10 3JU	4,721	£41,300	£8.75	The property comprises an end of terrace light industrial unit with steel portal frame construction and brick elevations. The principal attributes are: Large open plan warehouse area Disable WC Parking for 8 cars 2 loading doors
Europa Way, 36a Martineau Lane	3,109	£27,000	£8.68	Clear span warehouse with fitted offices
1 Burnet Road, Sweet Briar Road Industrial Estate, Norwich, Norfolk, NR3 2BS	4,018	£34,200	£8.51	New units with electrically operated doors. Steel framed structure
7 & 8 Ramirez Road NR13 6GD	8,082	£65,000	£8.04	Detached self-contained warehouse. The unit currently has a trade counter, office, storage and WCs under a mezzanine to the front of the building. The warehouse has LED lighting fitted throughout with two large roller shutter doors, at each end. Customer parking to the front, with a self-contained yard area to the rear. Minimum eaves are 5.25m, with a maximum height of 8.2m. Concrete floors Max eaves height of 8.20m Parking to the front Yard to the rear Trade Counter
Unit D9, Pinetrees Business Park NR7 9BB	5,299	£42,000	£7.93	Semi detached warehouse unit of steel portal frame construction, with the following attributes and specification: Profiled metal cladding to the roof and elevations Eaves heights of 6.04 m (5.14 m to underside of frame) Roller shutter access door (3.98m wide by 4.97m high) Translucent roof panels 2 storey office and welfare block including staff room/kitchen Toilets on ground floor including accessible facilities Forecourt parking (6 parking spaces or 12 if double parked) Concreted access to loading door
14D Wendover Road, NR 13 6LH	7,300	£55,000	£7.53	Self-contained office / warehousing / storage
Technology House, Roundtree Way, Norwich, Norfolk, NR7 8SH	4,692	£34,000	£7.25	Detached open plan warehouse. Parking for 12 cars.
Unit 8 Murrayfield Road, Union Park, Norwich NR6 6NQ	4,112	£28,784	£7.00	Clear span warehouse with 5.6 metre eaves, ancillary office and WC facilities Close to A140 and Norwich Airport
White Lodge Industrial Estate, Hall Road,	14,834 – 54,758	£126,000 - £465,000	£12.00	Under offer. New, high specification warehouses with 10m eaves height, Loading doors, first floor offices, car parking, Easy access to the A47 and outer ring road. Unit 16 - 17,601 sq. ft (1,635 sq. m) Unit 17A - 14,834 sq. ft (1,387 sq. m) Unit 17B - 25,090 sq. ft (2,331 sq. m) Total - 54,758 sq. ft (5,105 sq. m)

Table 7.1 Commercial Comparables

7.16 In conclusion, higher quality new space or small suites are available at £12.00 per sq.
 ft, but the majority of available space is being marketed within a range of £7.00 to £8.50

per sq. ft. We would regard well located good quality second hand space as capable of achieving $\pounds 10.00$.

Estimated Rental Value

- 7.17 As set out in Section 2 of this report the existing use of the site is mixed, but predominantly industrial, within a secure site perimeter managed by entrance staff. Many of the buildings are designed for the Colman's mustard or other food manufacturing and bottling processes, which required multiple levels. There are also a number of vacant buildings, some incapable of occupation without works of repair, or too specialised for use beyond their original design.
- 7.18 In descending order of value, the buildings fit generally into four groups:
 - 1 Modern or refurbished warehouses on the eastern side of the site
 - 2 Industrial buildings of modern design but dated condition capable of use as storage or production facilities with minimal repair by an incoming tenant
 - 3 Open sided canopies for dry storage
 - 4 Historic or modern buildings incapable of current use and beyond economic repair or too specialised, destined for demolition or conversion.
- 7.19 For the most valuable elements on site, we note that the large industrial units within building 224 are available to let on 18-month leases at an inclusive rate of £6.00 per sq. ft and consider that higher exclusive rents would be achievable on longer term 3 to 5-year leases, given the shortage of supply in the Norwich area.
- 7.20 Each unit provides mostly column free accommodation with eaves heights ranging from 6.25m up to 7.3m. With the exception of Unit 4, all have their own loading doors, but these do not have dock levellers, height or access that admits easy access by articulated vehicles. Unit 4 can only be accessed via Unit 3.
- 7.21 As a benchmark, the better quality warehouse accommodation at White Lodge Trading Estate has 10 m eaves heights, dedicated car parking, doors orientated towards open HGV turning areas, and this is being marketed at £8.50 per sq. ft. Current letting for the units within building 224 is on a short term basis pending demolition for redevelopment, but does not provide the same quality of accommodation as at White Lodge Trading

Estate, so in our opinion a longer lease for a tenant would not be expected to achieve more than \pounds 7.00 per square foot.

7.22 For the remaining buildings on site, we have assumed rates based on the categories outlined, of £3.50 per sq. ft on usable space on the assumption of a 3-month rent free and 18-month lease terms, and £1.50 for informal storage in yards, unused buildings or under open-sided canopies.

Table 7.2 Industrial Buildings Typology rents

Cate	gory	Rental Rate per ft ²
1	Modern or refurbished warehouses	£7.00
2	Industrial buildings of modern design but dated condition	£3.50
3	Open sided canopies	£1.50
4	Buildings incapable of current use	£0.00

7.23 The application of these rates to each building generates the following ERVs:

Building	GIA (sq. ft)	Configuration allowance	Category	Rent PSF	Estimated Rental Value	Comment
5	13,982		4	£0.00	£0	
35	9,386		4	£0.00	£0	
92	8,353		4	£0.00	£0	
201	25,521		2	£3.50	£89,324	
202	51,904		2	£3.50	£181,664	East of site
203	19,084		4	£0.00	£0	
204	99,179	-50%	2	£3.50	£173,563	large, long building with upper level, good loading bays
207	8,310		3	£1.50	£12,465	
209	14,101	-30%	2	£3.50	£34,547	6 levels
213	27,147		3	£1.50	£40,721	
214	15,866		2	£3.50	£55,531	refectory
217	88,997		2	£3.50	£311,490	
218	2,067		4	£0.00	£0	
224	241,286		1	£7.00	£1,689,002	Usable buildings, but with below average loading facilities

Table 7.3 Existing Building ERVs

Building	GIA (sq. ft)	Configuration	Category	Rent	Estimated	Comment
		allowance		PSF	Rental Value	
251	140		4	£0.00	£0	
252	721		4	£0.00	£0	
253	517		4	£0.00	£0	
254	209,070	-50%	2	£3.50	£365,873	Large scale, but multiple levels and bespoke manufacturing spaces
255	8,880		4	£0.00	£0	
256	732		4	£0.00	£0	
258	9,332		4	£0.00	£0	Railway building - potential asbestos
259	441		2	£3.50	£1,544	
260	398		2	£3.50	£1,393	
261	1,076		2	£3.50	£3,766	
725	3,929		3	£1.50	£5,894	
107A	26,490		4	£0.00	£0	
206a	10,958		4	£0.00	£0	
206b/c	31,571		4	£0.00	£0	
206d	9,784		4	£0.00	£0	
212A	5,963		4	£0.00	£0	
212B	5,888		4	£0.00	£0	
214A	8,493		1	£7.00	£59,451	
256a	334		4	£0.00	£0	
39A	10,538		4	£0.00	£0	
39F	7,169		4	£0.00	£0	
7/7A/8A/80	55,962		4	£0.00	£0	
The Lodge House	2,885		4	£0.00	£0	
TOTALS	1,036,454			2.92	£3,026,226	

7.24 In arriving at these figures, we have considered the condition of the existing properties and the range of sizes. We have also had regard to the quantum of overall space.

7.25 The existing site plan extract below shows the location of each numbered building.



Table 7.4 Existing Site Building Identification numbers

Estimated Capitalisation Rate

- 7.26 Given the size of the site it is unlikely that one occupier would lease the entire site and it more likely to be let to several occupiers for storage purposes on short term leases. The poor condition of many of the buildings and the likelihood of income voids also impacts on the achievable yield. We have adopted a yield of 9% to reflect these factors, mitigated to an extent by the low rents assigned.
- 7.27 This shows a 200-basis point margin above Knight Frank's May estimate of UK 'Good Secondary Estates' which has been stable for more than 6 months at 7.00%.

Adjusted Market Evidence

- 7.28 We have undertaken a review of comparable rent and yield levels. In line with the PPG (2021) we have adjusted the evidence in order to determine the level at which a landowner would reasonably dispose of the site. We have looked at variables such as location, specification, quantum of development, date and planning status.
- 7.29 Most of the comparables listed are superior to the buildings on the Carrow Works site and have been purpose built. The Clear Span Warehouse in Europa Way is one of the closest comparables in terms of location and space but is still superior to the Carrow Works buildings.
- 7.30 Based on the above we consider that a landowner would dispose of the site for **£34.68m** net of purchaser's costs. This reflects a premium of 20% above the existing use value.

8. DEVELOPMENT ASSUMPTIONS

Residential Value/ Commercial Value Calculation

- 8.1 I2DM assesses potential gross development values in a number of ways. The optimal method is by reference to recent local transactions of new build property as well as locally available, new build property currently on the market. I2DM also considers physically comparable modern stock to assist in assessing potential new build pricing. I2DM has expended considerable time in assessing the local market dynamics, especially as they have developed over time.
- 8.2 The primary market for the proposed development is residential, but the local market context for the commercial elements is also considered herein.
- 8.3 From the macro to micro view, the market is assessed as follows:
 - Macro-economic outlook with general UK factors affecting housing development and sales.
 - Borough or District level data providing a context to the location and a reference point for comparison with the data used to form the Local Plan policies.
 - Local comparables relevant to the pricing of unit mix at the subject property and the derivation of sales velocity.
- 8.4 In conjunction with the below specific data gathering, I2DM has analysed Land Registry, Rightmove, Nationwide, Halifax and Zoopla data to help provide a general overview and understanding of values in the Norwich area. I2DM also confirms pricing assessments with local agents active in the local markets to ensure statistical analysis is determined in the context of active local market knowledge.
- 8.5 The macro level outlook for the residential property market carries the following key features
 - Interest rates now at 5%, a 15-year high, affecting mortgage payments and future mortgage availability, although the proportion of the population owning their homes outright is now higher than those funded by mortgages. The graph below illustrates the 4.75% rise in Bank of England Interest Base Rate since December 21, the impact of which is not yet fully felt until those with short term fixed rates see these expire.



Source: Bank of England

General inflation (CPI) was as high as 10.4% in the 12 months to February 2023 without similar wage increases. This has begun to ease since, but the 12 months to April 2023 still shows an 8.7% rise. The main contributor is falling energy costs.



Source: ONS

- Supply remaining constricted, both for housing and for materials.
- Further interest rate rises affecting mortgage approvals.
- Demand patterns distorted by Help to Buy scheme now ended.
- Political uncertainty in the UK Government and the ongoing war in Ukraine, part of the reason for disrupted global financial stability, energy costs and supply problems.
- 8.6 Rightmove has become a national marketplace for most residential property and has established market commentary based partly on Land Registry data and a wide range of observed behaviour. Its macro level assessment of the residential market issues in June 2023 highlights the following factors:

- "The average price of property coming to the market jumps by 1.8% (+£6,647) this month to reach a new record of £372,894 in a delayed response to the higher-thanexpected level of market activity since the start of the year:
- This 1.8% monthly increase is the biggest of the year so far, and is significantly higher than the historic average May rise of 1.0%
- Agreed sales numbers are currently just 3% behind the last more normal prepandemic market of 2019;
- The discount from final asking price to agreed sale price has steadied at an average of 3.1%, in line with normal market levels, reflecting home-mover confidence in the outlook for the market;
- Whilst increased price confidence appears to be more justified in the lower and middle market sectors, there are some signs of over-optimism in the top-of-the-ladder sector, as some discretionary buyers hang back:
- Buyer demand is 1% lower than in 2019 for top-of-the-ladder properties, compared with 3% above 2019's level in the second-stepper sector, and 6% above in the first-time-buyer sector
- Average mortgage rates are remaining steady despite another increase in the Bank of England base rate:
- An average 5-year fixed, 15% deposit mortgage is now 4.56%, compared to 5.89% last October"
- 8.7 Whilst this agency website hints at optimism with a focus on increased asking prices, the continued existence of downward negotiation between offer agreement and final sale is a key message from the market. This is consistent with recently published data from mortgage providers.
- 8.8 Halifax reports the first annual decrease in a decade, showing -1% in the 12 months to May 2023.
- 8.9 Nationwide's view is that prices are 3.4% down over the same period, falling at the fastest rate since the 2008 financial crisis.
- 8.10 The consensus is that prices have further to fall and interest rates are expected to rise again, but opinions vary on the scale of the reduction from peak.
- 8.11 In conclusion, the macro level outlook remains uncertain for investors and developers, rendered more so by consultation on legislation affecting development cost and the management flexibility. There are some reductions in energy prices, but the cost of living remains higher than before Covid-19.
- 8.12 Inflationary environments can stimulate investment in real estate as a hedge against inflation, but in this case, it appears that the reductions in house prices may be seen in
real terms rather than nominal. Some markets have seen reductions in price to achieve sales, but even the positive commentary from Rightmove concedes that prices are not expected to increase, let alone at the same rate as they have done.

8.13 As mentioned earlier, the pandemic changed the demand for housing towards any property with amenity space, driving headline grabbing growth, but not necessarily in the flats and maisonettes subsector. Consideration of the Land Registry data for Norwich helps to provide context for the subject development.

Land Registry Values Breakdown

8.14 Land Registry data for transactions in Norwich from January 2016 to March 2023 comprise nearly 15,000 property transactions. Land Registry information is unspecific regarding unit sizes, bedroom numbers and data are often more historic or time-lagged than other sources. However, it provides average house prices and Housing Price Indices (HPI) for different building types that assist in placing growth and volume of sales in a borough context and as trends over the longer term, as the graphs below show.





Table 8.1Average Values

Туре	Average Price Mar 23	HPI March 23
Detached	£476,228	153.09
Semi Detached	£292,538	153.02
Terraced	£261,921	148.52
All Types	£246,837	145.84
Flats & Maisonettes	£162,534	134.97

- 8.15 While the average prices show the benchmarks reached at the height of the market, the indices provide the clearest picture of relative growth between building types across the borough, indicating that 'All Types' HPI has risen 29% over the 5 years from January 2018 to March 2023 of which 24% is from March 2020 when the pandemic began,
- 8.16 This growth is primarily driven by detached, semi-detached and terraced housing, in line with a national picture of preference for dwellings with private amenity. By contrast, flat and maisonette prices have grown, but well below average at 19% over the same period since March 2018. Semi-detached property grew in value by 35%.
- 8.17 It is expected that new build properties will still command a premium over second hand modern properties in the subject location, but in many cases urban areas see older properties being as attractive due to their amenity, space and historic appearance.

- 8.18 In terms of location, Norwich apparently follows the pattern of higher values towards the west of the city centre, but the pattern is not uniform.
- 8.19 While average price behaviour across the borough forms a helpful generalised reference point from a large data sample, there are strong pricing variances, across Norwich based on location and quality of housing. It is therefore helpful to find closer context for the subject property's location by the relative pricing relationship between neighbouring locations by referencing comparable transactions and marketing prices around the proposed development's location/

Comparable Values – New Build and Second Hand

- 8.20 In selecting compatible developments from which to draw conclusions for the subject property, new build examples in the nearby area have been assessed, as well as similar property in other parts of Norwich and similar formats of large-scale development in other locations.
- 8.21 Variations by sales date have been reduced by indexing sale prices from their sale dates, using an appropriate hpi index for each type. This brings transactions up to date, with the caveat that a marked downturn has recently been seen in the first half of 2023, and the indices will lag the current position.
- 8.22 Second hand properties are relevant where the data sample of new build transactions for the particular type is limited, such as for the larger houses. These vary widely based on building style and plot size so are subject to a degree of interpretation in their application to the subject development.

1 Allison Bank, Geoffrey Watling Way, NR1

8.23 This development is on the north Bank of the River Wensum, adjacent to Norwich City football stadium. Some variation in the pricing of the units will be due to varying visibility of the river, but many units are south facing and of good internal specification, although the exterior appearance is basic.



8.24 We are aware of the following achieved prices:

Allison Ba 1GW	nk, Geof	frey Watling	ı Way, Norv	vich, NR1					A	Average of Indexed
Unit	Beds	Sold Price	Price per ft²	Price per m²	Size ft²	Size m²	Date Sold	Days on market	Average of Indexed Price	Price per sq. ft
51	2	210,000	247	2,658	850	79.0	04-Jun-21	22	231,019	272
45	2	215,000	256	2,756	839	77.9	20-Aug-21	134	234,285	279
86	2	240,000	286	3,077	839	77.9	14-Sep-21	132	259,288	309
22	1	110,000	319	3,437	344	32.0	22-Sep-21	118	118,840	345
41	1	175,100	280	3,019	624	58.0	24-Sep-21	273	189,172	303
63	1	158,000	258	2,772	613	56.9	24-Sep-21	180	170,698	278
70	1	142,000	249	2,679	570	53.0	05-Nov-21	180	151,604	266
43	1	165,000	307	3,300	538	50.0	24-Mar-22	365	175,687	326
19	2	210,000	257	2,763	818	76.0	24-Jun-22	50	215,755	264
77	1	181,150	306	3,294	592	55.0	26-Aug-22		186,142	314
23	1	160,000	280	3,019	570	53.0	31-Aug-22	365	164,410	288
71	2	246,000	317	3,417	775	72.0	06-Sep-22	22	249,138	321
52	2	230,000	310	3,333	742	68.9	16-Sep-22	50	232,934	314
61	2	238,000	233	2,505	1,022	94.9	22-Dec-22	22	236,441	231
Averages	2	191,446	279	3,002	695	64.6	26-Feb-22	147	201,101	294

Table 8.2	Allicon	Pank	Average	Dricoo
I able 0.2	AIIISUII	Dalin	Average	FIICES

8.25 Despite the beneficial orientation of this block, we would regard these units as being less attractive to the proposed due to the disruption of football games in a stadium yet enjoying the same advantages of the river frontage and proximity to the city centre. We also note that unit sizes vary and suggest that given the later higher prices, the indexed average of 294 per sq. ft (3,165 per sq. m) could be exceeded in the proposed scheme.

2 - Ashman Bank, Geoffrey Watling Way, Norwich NR1

8.26 In the same location, having the same design and with the same benefits as Allison Bank, this development is on the corner of Geoffrey Watling Way and Carrow Road, opposite the southern entrance to the football stadium.



8.27 We are aware of the following achieved prices:

Unit	Beds	Sold Price	Price per ft²	Price per m²	Size ft ²	Size m²	Date Sold	Days on market	Average of Indexed Price	Average of Indexed Price per sq. ft
38	1	145,000	269	2,900	538	50.0	08-Mar-21	50	164,570	306
89	2	205,000	284	3,060	721	67.0	19-Apr-21	56	229,980	319
91	2	230,000	301	3,239	764	71.0	30-Sep-21	104	248,484	325
57	1	115,000	334	3,594	344	32.0	10-Dec-21	28	124,892	363
32	1	175,000	313	3,365	559	51.9	29-Apr-22		183,170	327
14	1	167,500	283	3,045	592	55.0	20-May-22		173,663	293
28	2	375,000	396	4,267	946	87.9	25-May-22	36	388,798	411
60	1	166,000	291	3,132	570	53.0	11-Jul-22	113	169,619	297
59	1	170,000	316	3,400	538	50.0	01-Feb-23		168,638	313
54	1	170,000	316	3,400	538	50.0	17-Feb-23		168,638	313
31	2	410,000	302	3,254	1,356	126.0	03-Mar-23	36	410,000	302
65	1	173,000	342	3,681	505	46.9	09-Mar-23	218	173,000	342
verages	1	208,458	312	3,361	664	61.7	13-May-22	80	216,954	326

Table 8.3 Ashman Bank Average Prices

8.28 Small 1-bed flats being recently sold for £313 to £342 per sq. ft indicate that values in excess of £342 per sq. (£3,681 per sq. m) could be achievable in the proposed scheme.

3 – Aldwych House, 57 Bethel Street, Norwich NR2

8.29 This smaller 47-unit development illustrates values for one bedroom and two-bedroom flats close to the centre of Norwich.



8.30 The price for a one-bedroom flat has risen to £175,000 in 2022, but current marketing of a one-bedroom unit indicates that price reductions have been necessary in the first half of 2023, with A1 bed flat now being

reductions have been necessary in the first half of 2023, with A1 bed flat now being marketed for £149,000.

Table 8.4	Aldwych	House	Average	Prices
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Aldwych	Idwych House,57, Bethel Street, Norwich, NR2 1NW											
Unit	Beds	Sold Price	Price per ft²	Price per m²	Size ft ²	Size m²	Date Sold	Days on market	Average of Indexed Price	Average of Indexed Price per sq. ft		
38	1	145,000	269	2,900	538	50.0	08-Mar-21	50	164,570	306		

Unit	Beds	Sold Price	Price per ft²	Price per m²	Size ft ²	Size m²	Date Sold	Days on market	Average of Indexed Price	Average of Indexed Price per sq. ft
89	2	205,000	284	3,060	721	67.0	19-Apr-21	56	229,980	319
91	2	230,000	301	3,239	764	71.0	30-Sep-21	104	248,484	325
57	1	115,000	334	3,594	344	32.0	10-Dec-21	28	124,892	363
32	1	175,000	313	3,365	559	51.9	29-Apr-22		183,170	327
Averages	1	208,458	312	3,361	664	61.7	13-May-22	80	216,954	326

4 – Printworks Drive, St James Quay, Norwich NR3

8.31 These transactions with the St James' Quay development demonstrate recent higher value transactions for riverside residential accommodation, albeit in a location that is currently more attractive, close to views of Norwich Cathedral to the south.



Table 8.5 Printworks Average Prices

Unit	Beds	Sold Price	Price per ft²	Price per m²	Size ft ²	Size m²	Date Sold	Days on market	Average of Indexed Price	Average of Indexed Price per sq. ft
7	3	274,950	433	4,660	635	59.0	30-Jun-21	316	302,470	476
23	3	264,950	417	4,491	635	59.0	30-Jun-21	316	291,469	459
11	3	394,950	422	4,540	936	87.0	11-Aug-21		430,376	460
27	3	399,950	427	4,597	936	87.0	17-Aug-21		435,825	46
55	3	464,950	520	5,602	893	83.0	23-Sep-21		502,316	562
57	3	394,950	422	4,540	936	87.0	15-Oct-21		420,331	44
67	3	394,950	422	4,540	936	87.0	01-Nov-21		421,661	450
45	3	339,950	421	4,533	807	75.0	29-Nov-21		362,941	450
39	3	269,950	425	4,575	635	59.0	30-Nov-21	316	288,207	454
43	3	374,603	400	4,306	936	87.0	17-Dec-21		406,825	434
41	3	459,950	515	5,542	893	83.0	22-Dec-21		499,513	559
9	3	449,950	504	5,421	893	83.0	14-Feb-22		478,451	53
65	3	469,950	526	5,662	893	83.0	24-Mar-22		500,388	56
47	3	354,950	379	4,080	936	87.0	31-Mar-22		377,939	40
63	3	364,950	390	4,195	936	87.0	17-Jun-22		374,951	40

Unit	Beds	Sold Price	Price per ft ²	Price per m²	Size ft ²	Size m²	Date Sold	Days on market	Average of Indexed Price	Average of Indexed Price per sq. ft
49	1	245,000	446	4,804	548	50.9	30-Jun-22		251,714	459
31	3	349,950	374	4,022	936	87.0	29-Jul-22		357,580	382
61	3	359,950	384	4,137	936	87.0	29-Jul-22		367,798	393
15	3	354,950	379	4,080	936	87.0	12-Aug-22		364,732	389
Averages	3	367,566	432	4,649	852	79.2	12-Jan-22	316	391,341	460

- 8.32 The table below shows predominantly 3-bedroom apartments, many of which are relatively small for a 3 bed flat compared with national standards. This may have the effect of raising the value per square foot, but is also a factor of location, quality of build and the time period and market dynamics during which these transactions took place.
- 8.33 An indexed average of £460 per square foot (£4,951 per square metre) Is higher than we would expect to see achieved at Carrow works, particularly for the mix of Twobedroom units planned for the subject site.

5 - Platemakers Court, St James Quay, Norwich, NR3

8.34 A mixture of relatively small sized 1-, 2- and 3bedroom units in the St James' Quay development north of the city centre, with sales taking place over market's peak in 2021 and 2022.



Platemak	ers Court,	Norwich, NR	3 1FR						
Unit	Beds	Sold Price	Price per ft²	Price per m²	Size ft²	Size m²	Date Sold	Average of Indexed Price	Average of Indexed Price per sq. ft
4	1	219,950	401	4,313	548	50.9	13-Dec-21	238,869	435
11	3	277,200	326	3,509	850	79.0	13-Dec-21	301,043	354
8	3	318,950	400	4,310	796	74.0	16-Dec-21	346,385	435
3	1	204,950	373	4,019	548	50.9	17-Dec-21	222,579	405
5	3	280,950	330	3,556	850	79.0	17-Dec-21	305,116	359
6	1	176,551	322	3,462	548	50.9	17-Dec-21	191,737	349
14	3	323,950	407	4,378	796	74.0	17-Dec-21	351,815	442
16	1	214,950	392	4,215	548	50.9	17-Dec-21	233,439	425
17	3	301,950	355	3,822	850	79.0	17-Dec-21	327,922	386

Table 8.6 Platemakers Average Prices

Unit	Beds	Sold Price	Price per ft ²	Price per m²	Size ft²	Size m²	Date Sold	Average of Indexed Price	Average of Indexed Price per sq ft
18	1	183,950	335	3,607	548	50.9	17-Dec-21	199,773	36
21	3	349,950	412	4,430	850	79.0	20-Dec-21	380,051	44
10	1	209,950	382	4,117	548	50.9	21-Dec-21	228,009	41
19	3	407,400	498	5,361	818	76.0	28-Jan-22	445,237	54
2	3	310,113	389	4,191	796	74.0	31-Jan-22	338,915	42
9	1	219,950	401	4,313	548	50.9	10-Feb-22	233,882	42
15	1	214,950	392	4,215	548	50.9	11-Mar-22	228,872	41
13	1	219,950	417	4,489	527	49.0	05-Apr-22	230,218	43
20	2	275,950	450	4,841	613	56.9	14-Apr-22	288,833	47
22	1	188,950	366	3,937	516	47.9	20-Jun-22	194,128	37
12	1	178,950	326	3,509	548	50.9	21-Jun-22	183,854	33
7	1	205,000	389	4,184	527	49.0	15-Jul-22	209,470	39
1	1	200,000	379	4,082	527	49.0	17-Aug-22	205,512	39
Averages	2	249,294	384	4,130	648	60.2	12-Feb-22	267,530	411

- 8.35 These units are a useful indication of peak values for 1 and 2-bed units in a modern development.
- 8.36 With indexed average values at £411 per square foot (£4,424 per sq. m), it seems that the 1-bed units average is below this, as shown below in the table of split averages:

Table 8.7	Platemakers	Summary A	verage Price)S

Beds	Sold Price	Price per ft²	Price per m²	Size ft²	Size m²	Date Sold	Average of Indexed Price	Average of Indexed Price per sq. ft	Averag e of Indexed Price per sq. m
1	202,927	375	4,035	541	50.2	09-Mar-22	215,411	398	4,282
2	275,950	450	4,841	613	56.9	14-Apr-22	288,833	471	5,067
3	321,308	390	4,195	826	76.7	27-Dec-21	349,560	424	4,564

8.37 Given the softening of the market since these transactions, as shown in the timing of the sales above, the locational differences and the scale of delivery presented by Carrow Works, we are of the opinion that values per sq. ft at the proposed development are more similar to the units on Geoffrey Watling Way and on the south bank of the Wensum near the subject site.

6 - Robinson Bank, Geoffrey Watling Way, Norwich, NR1 1GG

8.38 This modern development by Taylor Wimpey has recently been re-clad to comply with post-Grenfell fire regulations but displays similar value levels to the other buildings in the location.



8.39 A 2-bed 54 sq. m flat sold for £203,000 In November 2021. Applying the HPI index, the transmission of transmission of the transmission of transmission of the transmission of the transmission of the transmission of transmi

in November 2021. Applying the HPI index, this rises to a current-day value of \pounds 216,000, equating to \pounds 373 per sq. ft, or \pounds 4,013 per sq. m.

7 - Codde Close, Cringleford, NR4 6TS - on the market

- 8.40 A 2022 development by St Giles on the south western edge of Norwich, close to the main A47 outer ring road.
- 8.41 A 2-bed property has driveway parking and is being marketed for £335,000, expected to sell below this.



8.42 This location is arguably inferior to the subject site's location, but as a 2-bed 4-person property would command a higher price than the 2-bed, 3-person units in the proposed development.

8 – Fishergate, Norwich, NR3 1UE - on the market

8.43 Modern 3-bed, 1-bathroom maisonette close to the city centre, being marketed at £350,000 with garage and shared garden.





and dated in its design then the proposed development, so a 3-bed unit at Carrow Works would be expected to be exceed £350,000.

9 - St Andrew's Park, Salhouse Road, Norwich, NR13 6LA - on the market

8.45 A recent development by Halsbury Homes in Sprowston, north east Norwich, approximately 4.5 miles from the proposed development, 3 & 4 bed homes being marketed at prices between £450,000 and £575,000 with incentives of up to £20,000.



Table 8.8 Sprowston Average Prices

Beds	Bathrooms	Marketing Price	Comment
2	2	£315,000	Semi-detached, 2 double bedrooms
3	2	£365,000	Terraced
3	2	£340,000	End of terrace
3	2	£355,000	Semi-detached with garage
4	2	£560,000	Detached
4	2	£575,000	Detached, with garage

8.46 These units are a smaller scale development than at the subject property are in a less valuable area of Norwich further from the city centre and may be expected to sell at or below asking price in the current market. Our view is that while the 2-bed unit gives slightly more utility than the 2-bed units in the proposed development, the 3 and 4-bed units in the proposed development would command higher values, mostly due to their location.

10 – Earlham Road, Norwich NR2 – second hand sales

- 8.47 Victorian semi-detached houses in the western quadrant of the city, with substantial gardens to the rear.
- 8.48 The large sizes suppress the rate per sq. ft, and all are considerably larger than the 1,400 sq. ft houses proposed in the subject development. The new build status of the proposed 5-bed units would be expected to achieve a premium,



the location factors probably balance (city centre vs suburbs), but the smaller built plot size would suggest lower pricing overall, resulting in a price per sq. ft around the £420 level (£4,500 per sq. m).

Earlham Road, Norwich, NR2 3RG										
Address	Bed s	Sold Price	Pric e per ft²	Price per m²	Size ft²	Size m²	Date Sold	Days on mkt	Ave. Indexed Price	Ave. Indexed Price per sq. ft
161	5	675,000	405	4,355	1,668	155.0	25-Jun-21	161	775,819	465
143	5	742,000	316	3,404	2,346	217.9	28-Jun-21	161	852,826	363
67	5	525,000	282	3,035	1,862	173.0	16-Dec-22	191	517,084	278
Averages	5	647,333	334	3,598	1,959	182	44,553	171	715,243	369

Table 8.9 Earlham Road Average Prices

Residential Value Conclusion

8.49 Looking at wider sales data and the above tables outlining overall and pricing per sq. m for selected comparables, considering the location, situation, unit sizes, scale, specification, amenity provision, housebuilder profile of the proposals at Carrow Works, applying discounts discussed above and taking the trend data into account, our view of achievable pricing for the units in the proposed development is given below.

Table 8.10 Residential Average New Build Prices

Туре	Beds / Persons	Price £	Average Size ft²	Average Size m²	Value per ft²	Value per m²
Flat	1B2P	190,000	554	52	343	3,689
Flat	2B3P	250,000	678	63	369	3,968
Flat	2B4P	280,000	775	72	348	3,750
House	2B 3P	310,000	850	79	353	3,797
House	3B 5P	420,000	1,114	104	359	3,865
House	3B 5P + Study	455,000	1,119	104	402	4,327
House	3B 5P + Garage	485,000	1,109	103	446	4,806
House	3B 6P + Garage	565,000	1,302	121	422	4,545
House	4B 7P + Garage	590,000	1,346	125	427	4,600
House	5B 9P + Garage	650,000	1,432	133	419	4,511

Comparable Values – Commercial - Offices

- 8.50 The proposed development comprises office elements in the north-western corner of the site, understood to be finished to Category A specification.
- 8.51 As mentioned in the discussion of industrial values in relation to the benchmark land value, high quality office space in Norfolk is limited. CoStar's commentary gives context to consideration of individual rates per sq. ft in the development:

- 8.52 At 9.2 million sq. ft, Norwich has one of the UK's smallest office markets. Office demand is mostly from government and service industries as well as the medical sector thanks to Norwich Research Park.
- 8.53 Insurance and pensions giant Aviva and computing firm HP are among the most notable local office tenants. The local office vacancy rate (currently 4.6%) has risen since the pandemic struck and firms increasingly adopted hybrid working. Aviva's departure from Willow House (62,000 SF) at Broadland Business Park and Marsh's later decision to move its staff there from Victoria House (112,000 SF) in the city centre negatively impacted net absorption in 2022.
- 8.54 Norwich office vacancies continue to trend below the national average (7.1%) though, aided by a lack of deliveries and conversions to other uses. St Crispin's House was removed from the market's stock in early 2022 after planning consent was granted for a 684- bed student accommodation scheme on its site.
- 8.55 Average office rents in Norwich are rising at annualised rate of 0.6% (matching the national average), though local office landlords are likely offering generous incentives packages. Recent performance has not been visible over the long term, with growth averaging 2.7% over the past decade (versus 3.5% across the UK). Norwich is among the nation's most affordable office markets for occupiers with an average rent of £13.80/SF. Grade A (4 & 5 Star) rents stand at £18.40 per sq. ft.
- 8.56 In keeping with the picture across the country's more secondary office markets, investment activity remains subdued. Spending has amounted to £14.0 million over the past 12 months, down from around £40 million in 2019. Volumes were lifted at the tail end of 2022 when GSA acquired St Crispin's House for £12.1 million to redevelop it for student housing.





8.58 The office space below is being marketed for rent or as under offer.

Address	Details	Size (Sq. ft)	Size (Sq. m)	Status / Let Date	Rent	ft	Rent per sq. m
3 St James Court, Whitefriars, Norwich NR3 1RJ	Part Second floor of modern block, also occupied by Barclays and Countrywide.	2,228	207	On Market	£36,762	£16.50	£177.61
Unit 18 Meridian Way	6 months rent free – part of unit.	4,500		Let Q4 2022	£78,750	£17.50	£188.37
Unit 21 Meridian Way	6 months rent free	13,000		Under offer	£227,500	£17.50	£188.37

Table 8.11 Office Comparables Rents

- 8.59 Pre-let space is also being marketed in Norwich for high quality similar space, at F1 and F2, expected to achieve higher rates per sq. ft than the good accommodation outlined above, but not expected to provide a sufficiently high profit margin above build costs to be brough forward as an office scheme on its own in the short term.
- 8.60 The following capital transactions for various types and sizes of office accommodation have been considered:

Address	Details	Size (Sq. ft)	Size (Sq. m)	Status	Price	Price per sq. ft	Price per sq. m
The Old School, School Lane, Thorpe St Andrew, Norwich, NR7 OEP	Self-contained building. Not listed. Conservation area. Parking for 8 cars	2,831	263.0	Under Offer	£500,000	£176.62	£1,901
3 St Benedict's View, Grapes Hill, Norwich NR2 4HH	Refurbished office accommodation on ground, first and mezzanine floors, fully fitted kitchen,WC facilities with shower on ground and first floors.	841	78.2	For Sale	£225,000	£267.37	£2,878
9 Chalk Hill House, Rosary Road NR1 1SZ	Modern 3 storey office of brick elevations below pitched tiled roof. Gas- fired central heating, double glazed windows, suspended ceiling to ground and first floors, carpet tiled floors, intruder and fire alarms and a kitchenette.	1,058	98.3	Under Offer	£190,000	£179.57	£1,933
16 Bank Street and 12 Upper King Street, Norwich, Norfolk NR2 4SE	City centre offices. Dated building sold at auction as two lots. Potential for conversion to residential subject to planning.	5,221	485.1	Sold 14 June 2023	£475,000	£90.97	£979

Table 8.12 Office Comparables Capital Values

8.61 In addition, Discovery House at 4 Whiting Road was sold in August 2022 at £2.7m, equating to £122 per sq. ft capital value and showing a 7.9% yield. The building provides good accommodation but is dated, having been built in 1992, and is not as central as the subject site.



- 8.62 The 22,113 sq. ft property is let to Clydesdale Bank Plc, providing c.7 years unexpired term. The property generates an annual rent of £226,500 reflecting £10.24 per sq. ft, subject to review in June 2025.
- 8.63 At 7.9%, this is between the Knight Frank yield groups for Major Regional Cities (7.00%) and Good Secondary Regional Cities (9.50%).
- 8.64 In conclusion, our estimate of rental value for the high-quality office space to be built or refurbished at the subject property is £18.40 per sq. ft with an allowance of 12 months void from completion and 6 months rent free, which could alternatively be granted as 18 months rent free from completion.

8.65 Our opinion of yield is in line with the business park comparable at 7.9%. The key factor influencing longer term income security and investment risk is the geographical situation of Norwich in the wider region where agriculture and tourism are primary sources of employment.

Comparable Values – Commercial - Retail

- 8.66 The proposed retail elements on the scheme are not designed to be destination shopping, or comprise a shopping centre, sectors that have borne the brunt of decline before, during and after the Covid-19 pandemic.
- 8.67 Rather, they are provided to serve the new population in the proposed scheme, so will provide convenience or Food & Beverage (F&B) facilities. Local independent covenants will no doubt be sought, to complement a national multiple supermarket on site.



MARKET RENT PER SQUARE FEET

Source: CoStar

8.68 The following retail transactions assist in estimating the retail rental levels appropriate to the space in the subject development:

Table 8.13 Retail Comparables - Rent

Address	Details	Size (Sq. ft)	Size (Sq. m)	Status / Let Date	Rent	Rent per sq. ft	Rent per sq. m
231 Queens Road Norwich, NR1 3AE		769	71.44	To Let	£8,000	£10.40	£112
21 Timberhill, Norwich NR1 3JZ	3 storeys.	1,095	101.73	To Let	£15,500	£14.16	£152

2/4 Brigg Street,	Grade 2 listed. Prime pitch. Let to a Bubble Tea					
Norwich, Nr2 1Qn	retailer	1,560	144.93	Let Jan 2023 £57,500	£36.86	£397

- 8.69 Having regard to this and transactions in Norwich, our view of the rate per sq. ft for the food retail elements of the scheme is £16.50 per sq. ft.
- 8.70 For the other retail elements, we have adopted £17.50 per sq. ft.
- 8.71 Capital values for ancillary retail in Norwich are illustrated by the following transactions:
- 8.72 The Co-operative Food, Kestrel Avenue, Queen's Hill, Costessey, Norwich, Norfolk, NR8 5FT. Sold at Auction May 2023. New build purpose build convenience store let to Coop on a 15-year lease with no breaks. 400.45 sq. m store (4,310 sq. ft). Rent is £70,000 per annum which equates to 174.80 psm (£16.24 psf). The investment attracted a yield of 6.01% off a purchase price of £1.1m (May 2023 auction). This equates to a capital value of £2,746.90 psm (£255.22 psf).
- 8.73 There is also a former purpose build Lidl available in Drayton Road, Norwich, NR3 2DP.
 Lidl have moved out to a larger store. 836.13 sqm store (9,000 sq. ft), 1.18-acre site, 55 car parking spaces. This is available of £1.3m which would equate to £1,555 per sq. m (£144 psf).

Comparable Values – Commercial - Industrial

- 8.74 As noted in the analysis of the industrial units for the BLV, newer units in good locations can achieve up to £12.00 per sq. ft, and rents for well-reconditioned space can exceed £8.50 per sq. ft. We regard these levels as appropriate to the subject scheme, as long as the new space has the facilities needed to include large logistics operations in its market.
- 8.75 Yields for new and reconditioned industrial or warehousing space would be better than the less intentional arrangements of buildings that the site currently provides.
- 8.76 The proposed retail elements on the scheme are not designed to be destination shopping, or comprise a shopping centre, sectors that have borne the brunt of decline before, during and after the Covid-19 pandemic.

Commercial Values Conclusion

8.77 The table below sets out the value assumptions drawn from the evidence assessed in relation to their application to the Carrow Works site:

Table 8.14 Scheme rents and Yields

	£/sq.ft	£/psm	yield	Rent Free	Void
Office New Build	18.40	198.06	7.90%	9	12
Offices Refurbished	18.40	198.06	7.90%	9	12
Supermarket	20.00	215.20	6.00%	6	6
Retail New Build	17.50	188.37	7.40%	6	12
Retail Refurbished	17.50	188.37	7.40%	6	12
Industrial New Build	10.00	107.46	8.00%	6	6
Industrial Refurbished	8.50	91.49	8.00%	6	6

Ground Rents - Residential

- 8.78 The Leasehold Reform (Ground Rent) Act 2022 sets ground rents on residential leaseholds granted on or after 30 June 2022 at one peppercorn, effectively of no financial value, other than in exceptional circumstances.
- 8.79 I2 DM has therefore not attributed a capital value to Ground Rents.

Sales Rate/ Rent Free/ Incentives - Residential

8.80 We would expect a take up rate of c.6 units per month post completion suggestive of a reasonable demand for flats or houses within Norwich.

9. CONSTRUCTION COSTS

- 9.1 We have relied upon the draft cost estimate from CHP dated September 2022 per appendix 6. This has been adjusted as follows:
 - BCIS Cost price inflation from Q2 2022 to bring the cost base to Q2 2023, the date of this FVA, per Appendix 7 which shows a 3.117% increase in costs. Inflation is not allowed for in this FVA.
 - Changes to the unit numbers in parcels, 1, 8 and 9 have been made as noted below to reflect the current scheme in front of the Local planning Authority.
 - Any additional units are assumed to be the of the typology mix and sizing asper the originally submitted units with the same base construction rates applied to the additional units.
 - Parcel 1, Gateway is predominantly in retained existing buildings; it has therefore been assumed there is a corresponding reduction in gross floor area for commercial uses with the addition of the 125 residential units; the adjustments to the commercial areas are noted in table 9.2 below.
- 9.2 The summary of adjustments in relation to the residential unit numbers, areas and costs are set out below:

Parcel / Plots	Cost Plan Flat Nos	Adj. Flat Nos	Cost Plan House Nos	Adj. House Nos	Cost Plan GIA for Flats	Adj. GIA Flats	Cost Plan GIA Houses	Adj. GIA Houses	Cost plan Constructio n Costs excluding prelims, OH&P, Conting'cy	Adjusted Constructio n Costs excluding prelims, OH&P Conting'cy
	Unit	Unit	Unit	Unit	Sq M	Sq M	Sq M	Sq M	£	£
1	62	187	0		5,269	15,893	0		9,673,000	30,085,110
2	530	530	0		42,850	42,850	0		80,950,000	83,473,117
3	330	330	0		25,707	25,707	0		48,586,500	50,100,884
4	250	250	0		19,517	19,517	0		36,949,000	38,100,657
5	77	77	0		6,435	6,435	0		12,279,000	12,661,722
6	0		110	110			12,842	12,842	25,613,755	26,369,643
7	0		234	234			22,713	22,713	45,180,928	46,638,662
8	0		9	15			900	1,500	1,792,512	3,080,086
9	25	25	33	36	2,158	2,275	3,465	3,765	10,995,140	12,318,235
10	65	65	0		5,454	5,454	0		10,336,000	10,658,161
11			0							
Totals	1,339	1,464	386	395	107,391	118,13 1	39,920	40,820	282,355,835	313,486,277

Table 9.1 Residential, unit, area and cost plan adjustments

9.3 Table 9.2 below sets out the adjustments made to the areas and cost plan assumptions in respect of the Commercial elements:

Parcel	Cost Plan Industrial GIA Sq M	Adjusted Industrial GIA Sq M	Cost Plan Commercial GIA Sq M	Adjusted Commercial GIA Sq M	Cost plan Construction Costs excluding prelims, OH&P, Contingency £	Adjusted Construction Costs excluding Prelims, OH&P Contingency £
1	0	0	15,778	5,130	13,510,000	7,155,350
2	0	0	2,831	2,833	5,982,000	6,168,452
3	0	0	839	839	1,771,432	1,826,625
4	0	0				
5	0	0				
6	0	0				
7	0	0				
8	0	0				
9	0	0				
10	3,004	3,004	2,203	2,203	7,694,339	7,934,163
11	0	0	1,974	1,974	1,466,000	1,511,694
Totals	3,004	3,004	21,651	11,005	30,423,751	24,596,283

 Table 9.2
 Commercial and Industrial area and cost plan adjustments.

9.4 The Cost Plan also identify for each parcel of development On Plot site Particular costs and Abnormals. These are identified for each parcel of development as set out in table 9.3:

Table 9.3 Plot Specific Cost elements

On Plot site Particular costs and Abnormals
Demolition (Incl. Soft Strip and Hard Demo)
Allowance for Asbestos Removal (subject to further
surveys)
Renewables
Podium Deck - Structure
Podium Deck - Landscaping
Podium Deck - Blue Roof (E/O to Attenuation Allowance
below)
Transfer Structures
Utilities & External Services
Energy Centre
Service Diversions
External Works
Rainwater Attenuation
E/O Allowance for additional logistics of phasing

9.5 It is noted that site plot specific additional information is currently being determined so the initial costs are allowances pending further information. The June 2023 cost plan reporting Q2, 2022 cost numbers have been adjusted by BCIS build cost inflation to reflect Q2 2023 costs as follows:

On-Plot Site Particulars and Abnormals					
Parcel	Development Parcel	Cost plan	Adjusted		
1	Gateway	2,518,000	2,596,483		
2	Waterside	3,597,000	3,709,114		
3	Railway Side	2,351,000	2,424,278		
4	Build to Rent	1,162,000	1,198,218		
5	Private Housing	483,000	498,055		
6	Housing Area 1	2,071,000	2,135,551		
7	Housing Area 2	2,350,000	2,423,247		
8	Abbey Grounds	1,744,000	1,798,358		
9	Abbey Gardens	1,979,000	2,040,683		
10	Food Store and Employment	1,727,000	1,780,829		
11	Mustard Seed Driers	479,000	493,930		
	TOTALS	20,461,000	21,098,746		

 Table 9.4
 On Plot and abnormals Cost plan adjustment

9.6

The Cost Plan adds the following percentage additions cumulatively to the base construction costs:

Table 9.5 Construction Percentages

Item	%
Preliminaries	10%
Contractor Over Head and Profit	4%
Main Contractor Risk	2%
Construction Design Development Risk to reflect	3%
current stage of scheme development	5%

9.7 The accumulated construction, plot and related costs in the Q2,2022 cost plan accrue to £400,519,000; the adjusted construction costs for the same items in this FVA are £409,233,151.

Professional Fees

9.8 Conversion projects can be more complex than new build projects due to the challenges of working within the constraints of existing building structures, foundations and envelopes. Establishing structural and construction capacity in older buildings to meet current building requirements, considering the weathering on the existing structure, is more complex than designing building from new. As a result, professional fees tend to be higher as a percentage of construction costs that on conversion projects than on new build schemes.

- 9.9 Given the scale of project i2DM have included professional fees at 8.0% to reflect this. This reflects a higher allowance on the conversion element and a lower allowance on the new build elements.
- 9.10 This reflects an aggregate sum of £21,566,728.

Contingencies

- 9.11 Within the cost plan the Quantity Surveyor has included a Construction Contingency allowance of 5% to cover both Main Contractors risk and design development risk. This is in line with reasonable market practice for the development type in order to account for unknown construction costs.
- 9.12 The Cost Plan specifically excludes the following potential development costs:

Table 9.6 Cost Plan Exclusions – Developer Contingency

Cost Pan Exclusions
The Cost Plan specifically excludes the following potential development
costs:
278 Agreement costs and other off site works costs
Planning obligations including S106 costs (Nutrient Neutrality)
Construction Warranties (for example NHBC)
Archaeological risk (Heritage site)
Contamination cost risk
Unexploded ordinance (Norwich Blitz raids - May and June 1942)

9.13 It is reasonable and appropriate to reflect the unknown costs related to these elements separately to the construction costs an allowance of £6,761,651 equivalent to 2% of the construction costs has been made to address these specific but as yet undetermined risks. Should the warranty costs and potential cost of addressing Nutrient Neutrality be determined in excess of this sum then an additional allowance will need to be made.

Development Programme

9.14 The costs of holding the land to the securing of development is a proper cost to delivery to determine the residual value. The assumed hold periods may differ from the actual hold periods and the costs that have been incurred in the purchase of the land.

- 9.15 Based on the parcel specific cost plans BCIS estimates, with a 90% degree of confidence, a construction programme for each parcel. Details are included in Appendix 8.
- 9.16 The proposed development programme is informed by the required construction period noted by BCIS and the potential absorption rates of sales of units.
- 9.17 An appropriate variety of unit typologies, tenures and uses enables multiple phases to be progressed in tandem with subsequent unit sales being staggered to enable an appropriate variety of units to be available throughout the development programme, without saturating the market.
- 9.18 In broad terms the development phasing is assumed to have a weighted rate of sales with 75% weighting towards the start of the sales cycle. The table below sets out the assumed flat sales by development parcel.

		1B2P	2B3P	2B4P		
Parcel Number	Parcel Name	Sales per month	Sales per month	Sales per month	Average Monthly sales	Total Units
1	Gateway	3	1	5	9	187
2	Waterside	3	1	2	6	530
3	Railway Side	3	2	1	6	206
4	Build to Rent	3	2	1	6	250
5	Private Housing	2	1	2	5	77
6	Housing Area 1					
7	Housing Area 2					
8	Abbey Grounds					
9	Abbey Gardens	2	1	4	7	25
10	Food Store and Employment	2	1	3	6	77
11	Mustard Seed Driers					

Table 9.7Flat Sales rates

- 9.19 Housing Sales Rates have been assessed at 75 unts per annum, equivalent to approximately 6 sales per month.
- 9.20 The table below summarises the programme effects of development based on the BCIS construction periods and the assessed sales rates. A longer programme may occur as result of staggered sub-phases of development within each parcel of development, for example bringing each block in Parcel 2 forward only when the preceding block has been built and sales sufficiently advanced; given the scale of parcels 6 and 7 it is likely

that there will be multiple subphases to ensure that construction and sales are correlated.

- 9.21 We have allowed for house sales to commence 12 months after construction commencement.
- 9.22 We have assumed initial flat sales for multi block parcels will commence 18 months after construction.

		Construction Period	Sales Flats	Sales Houses
		Months	Months	Months
1	Gateway	18	16	0
2	Waterside	27	59	0
3	Railway Side	25	37	0
4	Build to Rent	24	29	0
5	Private Housing	19	9	0
6	Housing Area 1	23	0	18
7	Housing Area 2	25	0	37
8	Abbey Grounds	13	0	2
9	Abbey Gardens	19	3	6
10	Food Store and Employment	14	7	0
11	Mustard Seed Driers	6	0	0

Table 9.8 Construction and Sales Programme

9.23 We have allowed for the construction scheduling of development parcels as follows:

Table 9.9 Development Phasing by Parcel

Parcel Number	Parcel Name	Development order
1	Gateway	1
2	Waterside	6a
3	Railway Side	6b
4	Build to Rent	2a
5	Private Housing	2d
6	Housing Area 1	4a
7	Housing Area 2	5
8	Abbey Grounds	2b
9	Abbey Gardens	2c
10	Food Store and Employment	3
11	Mustard Seed Driers	4b

9.24 Cumulatively the project is assessed on the basis 124 months, 10.3 years, given the over lapping of parcel development, albeit market circumstances may impact on the assumed timescales.

Acquisition Costs

9.25 We have allowed for the following site acquisition costs:

Table 9.10 Acquisition Costs

Cost	Allowance	
Stamp Duty	At prevailing rates	
Agent Fees	1.0%	
Legal Fees	0.5%	

Borrowing and Funding Rates

- 9.26 Development funding costs are determined through borrowing costs and the opportunity cost of equity. The cost of borrowing is determined by risk of capital defined by wider market set lending rates, the project risk and track record of the developer. Smaller sites which tend to be delivered by smaller businesses with lower levels of resource and output, tend to have higher finance costs and higher arrangement fees representative of higher risk than larger developers with stable business models with consistent delivery of higher volumes with lower risk.
- 9.27 The availability of capital funding for development in Q2 of 2023 is constrained with an uncertain near and medium term, economic outlook for the UK economy which is suffering from higher and more persistent inflation and consequently higher interest rates than other G7 countries. Given the impact of Brexit and subsequent fall in inward investment, there is likely to be greater volatility in UK interest rates reflecting higher UK risk as it repositions within the global economy.
- 9.28 The scale of the proposed scheme would be attractive to large scale developers and the funding costs are reflective of that however given volatility the funding rates will need to be kept in review.
- 9.29 For FVA purposes there is an assumption that the cost of finance includes two elements the risk cost of capital and the inflationary hedge element over and above the risk element. Risk free and non-inflationary rates, with a property development risk addition, are set out below. It should be noted that Public Works Loan Board rates for a 1-year period as at the date of this FVA are 6.18% with an implicit Government underwrite. Private sector funding is significantly more expensive.

- 9.30 In the current market, up to 60% of development funding is likely to be available from senior lenders charging a lower risk rate, usually secured with a first charge on the property we have assumed 8.5% for this project.
- 9.31 The additional funding required to bridge the funding up to 100% will usually comprised of two additional strata. Mezzanine or second charge funding or equity.
- 9.32 Mezzanine finance in the current market is likely to account for up to 35% of the funding necessary to develop a site. Because this funding is at a higher risk, and would only take a second charge on any development site, the return required is correspondingly greater. In this case a medium return of 17.5% has been assumed.
- 9.33 Equity finance is the riskiest portion of finance, the first to be deployed and the last to be repaid and therefore attracts the highest return in this case 5% of the funding is at 25%.
- 9.34 In addition to the finance rates additional arrangements, utilisation, monitoring and exit fees may be required by the relevant funding source.
- 9.35 On a weighted average basis to secure 100% of the funding necessary for the development the overall blended finance costs would be in the order of 12.87%.
- 9.36 While not consistent with realistic funding costs we have adopted an interest rate based on a simplistic 100% funding model commonly adopted in FVA modelling for planning purposes with a rate of 8.0%.

Marketing, Letting and Disposal Fees

9.37 We have allowed for the following fees associated with the sales of the residential element:

Table 9.11 Residential Disposal Costs

Cost	Allowance
Residential Agent Fees	1.0%
Residential Legal Fees	0.5%
Marketing Fees	1.5%

9.38 We have allowed for the following fees associated with the leasing and sale of the commercial element (including industrial)

Table 9.12 Commercial Disposal Costs

Cost	Allowance
Commercial sales Agent Fees	2.00%
Commercial sales Legal Fees	0.5%
Commercial lettings Agent Fees	10.00%
Commercial legals	5.00%

Developers Return

- 9.39 For FVA the assumed value start point is on a secured implementable planning consent. The assumptions set out in this FVA are reflective of a proposed level of developer risk across all the assumptions. Should for example, contingencies be reduced, or more optimistic assumptions be made in the appraisals there is a proportionate increase in developer risk that would be reflected in the required return a developer needs.
- 9.40 The level of risk reflected in the project is high given marginal scheme profitability and the site includes multiple constraints such as proximity to an existing River, archaeology, contamination and likely ground conditions given its proximity to the River Wensum. In addition, the impact of Nutrient Neutrality is yet to be fully determined and is reflected in the developer contingency, sitting outside the construction programme.
- 9.41 Given the market and economic uncertainty the developer and funding partners would require a return of 20% profit on value.
- 9.42 This is supported by the PPG (2021) which states that for the purpose of plan making an assumption of 15 – 20% of gross development value (GDV) may be considered a suitable return to developers.

10. PROPOSED SCHEME APPRAISAL

10.1 We attach at Appendix 9 the appraisal for the proposed scheme and a summary is set out below:

Carrow Works	
Proposed Scheme	
Concise Appraisal Summary for Merged Phases 1 2 3 4 5 6 7 8 9 10 11	
Currency in £	
REVENUE	£
Sales Valuation	525,335,000
Annual Rental Income	2,138,507
Net Capital Value	28,606,373
Tenant's Rental Income	349,298
Purchaser's Costs	-1,939,512
NET REALISATION (GDV)	552,351,160
OUTLAY	
Acquisition	
Site Purchase Cost	-32,032,695
Site Purchase Fees	547,698
Total Acquisition	-31,484,997
Construction	
Construction Costs	390,912,918
Miscellaneous Costs	25,091,884
S106 Costs	381,952
CIL Costs	7,783,495
Professional Fees	21,566,728
Total Construction	445,736,976
Marketing/Letting	
Marketing	8,223,905
Letting	644,619
Disposal	
Sales Costs	8,551,495
Finance	
Project Length	158 months
Debit Rate 8.000%, Credit Rate 0.000% (Nominal)	
Total Finance	14,194,224
TOTAL COSTS (GDC)	445,866,223
PROFIT	106,484,937
Performance Measures	
Profit on Cost%	23.88%
Profit on GDV%	19.22%

11. SENSITIVITY ANALYSIS

- 11.1 A sensitivity analysis has been included in order to test the robustness of the assumptions in the appraisal and the impact of changes to the assumptions used in the FVA. This is considered best practice, in accordance with the RICS Guidance Note, Financial Viability in Planning: Conduct and Reporting (1st edition, 2019).
- 11.2 A sensitivity analysis is an analytical tool that can help the Applicant and Local Planning Authority to consider how changes to inputs may affect viability. This approach requires an explanation to the suitability of the methodology adopted and subsequent output of the results.
- 11.3 From June 2021 to June 2023 the BCIS All in Tender Price Index showed an increase in construction costs of 12.8% in the last 24 months with anticipated future construction cost growth. The House Price index from March 2021 to March 2023 (the latest available data) shows house prices increasing by 12.5% albeit with the latest numbers showing prices coming down in February and March, a trend anticipated as accelerating through to June 2023 with the impact of higher interest rates.
- 11.4 We have applied sensitivity to the costs and sales values in increments of 15% to test the effect of continued market changes on the same basis.

Rates: Interest Rates	Sales: Gross Sales				
Construction: Gross Cost	-10.000%	-5.000%	0.000%	5.000%	10.000%
-10.000%	30,947,808	13,044,548	-4,562,049	-21,961,841	-39,120,433
	-13,061,336	-16,954,620	-20,828,243	-24,708,074	-28,557,655
-5.000%	49,845,542	31,488,629	13,550,135	-4,078,347	-21,519,835
	-9,718,162	-13,628,138	-17,525,574	-21,388,387	-25,257,693
0.000%	68,908,111	50,396,146	32,032,695	14,058,247	-3,586,449
	-6,893,241	-10,288,203	-14,194,224	-18,095,862	-21,949,756
5.000%	88,084,242	69,452,294	50,949,243	32,579,239	14,571,013
	-4,461,950	-7,445,409	-10,858,443	-14,762,772	-18,665,600
10.000%	107,342,958	88,624,653	70,005,682	51,504,793	33,129,959
	-2,671,341	-4,989,573	-7,996,821	-11,427,911	-15,329,972

^{11.5} The Sensitivity table indicates that in order to achieve the BLV the scheme would need to show a drop in Gross Development Costs of 10% and an increase in Gross Development Value of 10%.

12. CONCLUSION

- 12.1 The appraisal at Appendix 9, based on the assumptions set out in this FVA indicates a Negative Residual Value after allowing for Gross Development Costs and an appropriate return for development risk of -£31.49 million based on assumed funding costs of 8.0%.
- 12.2 This compares with a Benchmark Land Value of £34.68 million. The Residual Site Value is less than the Benchmark Land Value and therefore it cannot support additional contributions beyond those identified or allowed for in this FVA.
- 12.3 This FVA shows an overall viability gap of £66.17 million.
- 12.4 Given the conclusion additional appraisals reflective of a policy compliant affordable housing position have not been run at this point pending discussion with Norwich City Council, the Local Planning Authority.

13. QUALITY ASSURANCE

This report was written by Matthew Rickards	Michal
30 June 2023	$\sum $
30 June 2023 Quality assurance was undertaken by David van de	er Lande . Dand Vandahand
00 June 0000	

30 June 2023

A1. GLOSSARY

Extracts from policy and guidance

Gross Development Value

Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.

For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.

For viability assessment of a specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used. Any market evidence used should be adjusted to take into account variations in use, form, scale, location, rents and yields, disregarding outliers. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

Paragraph: 011 Reference ID: 10-011-20180724

Revision date: 24 07 2018

Costs

Assessment of costs should be based on evidence which is reflective of local market conditions. As far as possible, costs should be identified at the plan making stage. Plan makers should identify where costs are unknown and identify where further viability assessment may support a planning application.

Costs include:

- build costs based on appropriate data, for example that of the Building Cost Information Service
- abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value
- site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
- the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value
- general finance costs including those incurred through loans
- professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
- explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return

See related policy: National Planning Policy Framework paragraph 57

Paragraph: 012 Reference ID: 10-012-20180724

Revision date: 24 07 2018

Land Value

To define land value for any viability assessment, a benchmark land value should be established on the basis of the <u>existing use value (EUV)</u> of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+). In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

See related policy: National Planning Policy Framework paragraph 57 Paragraph: 013 Reference ID: 10-013-20190509 Revision date: 09 05 2019 See previous version

Competitive return to developers and land owners

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

See related policy: National Planning Policy Framework paragraph 57

Paragraph: 018 Reference ID: 10-018-20190509

Revision date: 09 05 2019 See previous version

Market Value (RICS)

• Market Value assumes the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion

• It ignores any price distortions caused by special value or synergistic value. It represents the price that would most likely be achievable for an asset across a wide range of circumstances. Market rent applies similar criteria for estimating a recurring payment rather than a capital sum.

• In applying market value, regard must also be had to the conceptual framework set out in IVS Framework paragraphs 30–34 Market Value, which includes the requirement that the valuation amount reflects the actual market state and circumstances as of the effective valuation date.

• Notwithstanding the disregard of special value (see definition in IVS Framework paragraphs 43–46 Special Value), where the price offered by prospective buyers generally in the market would reflect an expectation of a change in the circumstances of the asset in the future, the impact of that expectation is reflected in market value. Examples of where the expectation of additional value being created or obtained in the future may have an impact on the market value include:

• the prospect of development where there is no current permission for that development and •

• the prospect of synergistic value (see definition in IVS Framework paragraph 47) arising from merger with another property or asset, or interests within the same property or asset, at a future date.

A2. LOCATION PLAN



A3. EXISTING SITE PLANS


A4. PROPOSED SCHEME DETAILS

THE ILLUSTRATIVE MASTERPLAN THE MASTERPLAN





INDICATIVE STOREY HEIGHTS













A5. EXISTING USE VALUE FOR BLV

Existing Use Valuation

Carrow Works, Norwich

Accommodation schedule

	Category	Rental Rate per ft ²
Modern or refurbished warehouses	1	7
Industrial buildings of modern design but dated condition	2	4
Open sided canopies	3	2
Buildings incapable of current use	4	0

Comment	Building	GIA (st ft)	Configuation allowance	Category	Rent PSF	Estimated Rental Value
	5	13,982	0%	4	£0.00	£0
	35	9,386	0%	4	£0.00	£0
	92	8,353	0%	4	£0.00	£0
	201	25,521	0%	2	£3.50	£89,324
East of site	202	51,904	0%	2	£3.50	£181,664
	203	19,084	0%	4	£0.00	£0
large long building with upper level, good loading bays	204	99,179	-50%	2	£3.50	£173,563
	207	8,310	0%	3	£1.50	£12,465
6 levels	209	14,101	-30%	2	£3.50	£34,547
	213	27,147	0%	3	£1.50	£40,721
refectory	214	15,866	0%	2	£3.50	£55,531
	217	88,997	0%	2	£3.50	£311,490
	218	2,067	0%	4	£0.00	£0
Usable buildings, but with below average loading facilities	224	241,286	0%	1	£7.00	£1,689,002
	251	140	0%	4	£0.00	£0
	252	721	0%	4	£0.00	£0
	253	517	0%	4	£0.00	£0
Large scale, but multiple levels and bespoke manufacturing spaces	254	209,070	-50%	2	£3.50	£365,873
	255	8,880	0%	4	£0.00	£0
	256	732	0%	4	£0.00	£0
Railway building - potential asbestos	258	9,332	0%	4	£0.00	£0
	259	441	0%	2	£3.50	£1,544
	260	398	0%	2	£3.50	£1,393
	261	1,076	0%	2	£3.50	£3,766
Abbey Storage	725	3,929	0%	3	£1.50	£5,894
	107A	26,490	0%	4	£0.00	£0
	206a	10,958	0%	4	£0.00	£0
	206b/c	31,571	0%	4	£0.00	£0
	206d	9,784	0%	4	£0.00	£0
	212A	5,963	0%	4	£0.00	£0
	212B	5,888	0%	4	£0.00	£0
Abbey - conference / office	214A	8,493	0%	1	£7.00	£59,451
Silos	256a	334	0%	4	£0.00	£0
	39A	10,538	0%	4	£0.00	£0
	39F	7,169	0%	4	£0.00	£0
	7/7A/8A/80	55,962	0%	4	£0.00	£0
Valued separately	he Lodge Hou	2,885	0%	4	£0.00	£0
	TOTALS	1,036,454			2.92	£3,026,226

Valuation Date 17-Jun-23

Purchaser's costs 6.8%

Industrial Enter as ne Net Rent Initial Void Start End Area Rent psf Rent pa Revenue costs pa Deferral **Gross Value** Net Value Yield Years ра (yrs) 17-Jun-23 18-Oct-22 1,036,454 3,026,226 10.19 30,848,376 28,884,247 Term £2.92 0 3,026,226 12 9.00% 1,000 1.00 Residential Start End Area ft² Rent psf Rent pa Revenue costs pa Net Rent Initial Void Yield Deferral ΥP Gross Value Net Value Years ра (yrs) Cottage to be let on AST 17-Jun-23 ct-22 1,266 12.5 6,000 -1,200 4,800 5.00% 1,000 0.50 19.52 93,686 93,686 Term 6 Less Cost of works 50.000 43,686 Total 28,927,934 Say 28,900,000 BLV Premium 20% 34,680,000

A6. CHP COST PLAN Q2 2022

PHASING COST SUMMARY

PHASING COST SUMMARY			Parcel	1 - Gateway		F	Parcel 2	2 - Waterside		Pa	arcel 3 -	- Railway Side	
		Quantity	Unit	Net Rate	Total	Quantity	Unit	Net Rate	Total	Quantity	Unit	Net Rate	Total
RESIDENTIAL													
→ Basement → New Nuild Housing	GIA GIA	-	ft²	-	NA	-	ft²	-	NA	-	ft²	-	NA
→ Above Ground Shell & Core (New Areas)	GIA	56,716	ft²	£122	£6,920,000	461,237	ft²	£122	£56,268,000	276,710	ft²	£122	£33,759,000
→ Fit-out - New Apartments	NIA	43,530	ft²	£62	£2,714,000	350,088	ft²	£65	22,699,000.00	217,153	ft²	£65	14,094,500.00
- Amenity Fit-out	GIA	258	ft²	£150	39,000.00	13,218		£150	1,983,000.00	4,887		£150	733,000.00
Sub-Total - Residential (Net)		56,716	ft²	£171	£9,673,000	461,237	ft²	£176	£80,950,000	276,710	ft²	£176	£48,586,500
→ Main Contractors Prelims → Main Contractors OH&P				10.00% 4.00%	£967,000 £426,000			10.00% 4.00%	£8,095,000 £3,562,000			10.00% 4.00%	£4,859,000 £2,138,000
→ Main Contractors Risk				2.00%	£221,000			2.00%	£1,852,000			2.00%	£1,112,000
→ Design Development Risk				3.00%	£339,000			3.00%	£2,834,000			3.00%	£1,701,000
Sub-Total - Residential (Gross)	GIA	56,716	ft²	£205	£11,626,000	461,237	ft²	£211	£97,293,000	276,710	ft²	£211	£58,397,000
- Refurbished Industrial		-	ft²	£85	-	-	ft²	£85	_	-	ft²	£85	_
- New Industrial			ft²	£100	-	-	ft²	£100	-	-	ft²	£100	-
Sub-Total - Industrial	GIA	-	ft²	-	-	-	ft²	-	-	-	ft²	-	-
→ Main Contractors Prelims → Main Contractors OH&P				-	-			-	-			-	-
→ Main Contractors Risk				-	-			-	-			-	-
\rightarrow Design Development Risk				-				-				-	
Sub-Total - Industrial (Gross)	GIA	-	ft²	-	-	-	ft²	-	-	-	ft²	-	£0
Commercial													
→ Above Ground Shell & Core → Above Ground Shell & Core - Refurb		14,090 155,744		£172 £69	£2,426,000 £10,746,000	30,492 -	ft² ft²	£172	£5,250,000	9,028	ft² ft²	£172	1,554,412.00
→ Fit-out		155,744	п	209	210,740,000	-	п	-	-	-	п	-	-
		11,272	ft²	£30	£338,000	24,396	ft²	£30	£732,000	7,225	ft²	£30	217,000.00
- Office CAT B & FF&E Sub-Total - Commercial (Net)	GIA	169,834	ft²	£80	Excl £13,510,000	30,492	ft ²	£196	Excl £5,982,000	9,028	ft ²	-	Excl 1,771,412.00
\rightarrow Main Contractors Prelims	U	100,001		10.00%	£1,351,000	00,102		10.00%	£598,000	0,020		10%	£177,000
→ Main Contractors OH&P				4.00%	£594,000			4.00%	£263,000			4%	£78,000
 → Main Contractors Risk → Design Development Risk 				2.00% 3.00%	£309,000 £473,000			2.00% 2.99%	£137,000 £209,000			2% 3%	£41,000 £62,000
Sub-Total - Office (Gross)	GIA	169,834	ft²	£96	£16,237,000	30,492	ft²	£236	£7,189,000	9,028	ft²	-	2,129,000.00
SUB-TOTAL	GIA	226,550	ft²	£123	£27,863,000	491,730	ft²	£212	£104,482,000	285,738	ft²	£212	£60,526,000
On-Plot Site Particulars and Abnormals													
→ Demolition (Incl. Soft Strip and Hard Demo)		226,550	ft²	£1	£227,000	491,730	ft²	£1	£492,000	285,738	ft²	£1	£286,000
 → Allowance for Asbestos Removal (subject to further surveys) → Renewables 		226,550	ft²	£2	Excl £453,000	491,730	ft²	£2	Excl £983,000	285,738	ft²	£2	Excl £571,000
\rightarrow Podium Deck - Structure		-	m²		Excl	-	m²		Excl	-	m²		Excl
→ Podium Deck - Landscaping → Podium Deck - Blue Roof (EO to Attenuation Allowance below)		-	m² m²		Excl Excl	-	m²		Excl Excl	-	m²		Excl Excl
\rightarrow Transfer Structures			m²		Excl				Excl				Excl
→ Utilities & External Services		226,550	ft²	£1.5	£340,000	226,550	ft²	£1.5	£340,000	285,738	ft²	£1.5	£429,000
→ Energy Centre → Service Diversions		-			Excl. Excl.				Excl. Excl.				Excl. Excl.
→ External Works		6,809	m²	£150	£1,021,000	8,100	m²	£150	£1,215,000	4,842	m²	£150	£726,000
\rightarrow Rainwater Attenuation		6,809		£70	£477,000	8,100	m²	£70	£567,000	4,842	m²	£70	£339,000
\rightarrow E/O Allowance for additional logistics of phasing			m²		Excl				Excl				Excl
Sub-Total - Site Particulars and Abnormals → Main Contractors Prelims	GIA	226,550	ft²	£11 10.00%	£2,518,000 £251,800	491,730	ft²	£7 10.00%	£3,597,000 £359,700	285,738	ft²	£8 10.00%	£2,351,000 £235,100
\rightarrow Main Contractors Prelims \rightarrow Main Contractors OH&P				4.00%	£251,800 £110,800			4.00%	£359,700 £158,300			4.00%	£235,100 £103,400
→ Main Contractors Risk				2.00%	£57,600			2.00%	£82,300			2.00%	£53,800
→ Design Development Risk Sub-Total - Site Particulars and Abnormals	GIA	226,550	ft ²	3.00% £13	£88,100 £3,026,000	491,730	ft²	3.00% £9	£125,900 £4,323,000	285,738	ft ²	<u>3.00%</u> £10	£82,300 £2,826,000
													· ·
TOTAL GROSS ESTIMATED CONSTRUCTION COSTS @ Q4 2021 PRICE LEVELS	GIA	226,550	it²	£136	£30,889,000	491,730	π²	£221	£108,805,000	285,738	112	£222	£63,352,000
Inflation Excl													
TOTAL ESTIMATED CONSTRUCTION COSTS Incl. Inflation to Q2 2022													

TOTAL ESTIMATED CONSTRUCTION COSTS Incl. Inflation to Q2 2022

Contingency - Excl

29/06/2023

CHP

Parcol 3 - Pailway Sido

PHASING COST SUMMARY

PHASING COST SOMMART		Pa	arcel 4 -	- Build to Rent		Pare	cel 5 -	Private Housing		Pare	cel 6 - H	Housing Area	1
	-	Quantity	Unit	Net Rate	Total	Quantity	Unit	Net Rate	Total	Quantity	Unit	Net Rate	Total
RESIDENTIAL → Basement → New Nuild Housing → Above Ground Shell & Core (New Areas)	GIA GIA GIA	- 210,081	ft² ft²	- £122	NA £25,627,000	- 69,266	ft² ft²	- £122	NA £8,451,000	- 138,231	ft² ft²	- £120	NA £16,587,755
→ Fit-out - New Apartments	NIA	157,531	ft²	£67	10,566,000.00	51,893 2,896	ft²	£65	3,394,000.00	138,231		£65	9,026,000.00
 Amenity Fit-out Sub-Total - Residential (Net) → Main Contractors Prelims → Main Contractors OH&P → Main Contractors Risk → Design Development Risk 	GIA _	5,038 210,081	ft²	£150 £176 10.00% 4.00% 2.00% 3.00%	756,000.00 £36,949,000 £3,695,000 £1,626,000 £845,000 £1,293,000	69,266	ft²	£150 £177 10.00% 4.00% 2.00% 3.00%	434,000.00 £12,279,000 £1,228,000 £540,000 £281,000 £430,000	138,231		£150 £185 9.00% 4.00% 2.00% 3.00%	£25,613,755 £2,561,000 £1,127,000 £586,000 £897,000
Sub-Total - Residential (Gross)	GIA	210,081	Ħ²	£211	£44,408,000	69,266	ft²	£213	£14,758,000	138,231	ft²	£223	£30,785,000
 Refurbished Industrial New Industrial Sub-Total - Industrial → Main Contractors Prelims → Main Contractors OH&P 	GIA		ft² ft² ft ²	£85 £100 - -	- - - - -	- - -	ft² ft² ft ²	£85 £100 - -			ft² ft² ft ²	£85 £100 - -	- - - - -
 → Main Contractors Risk → Design Development Risk 	-			-	-			-	-			-	-
Sub-Total - Industrial (Gross)	GIA	-	ft²	-	-	-	ft²	-	-	-	ft²	-	-
Commercial → Above Ground Shell & Core → Above Ground Shell & Core - Refurb → Fit-out		-	ft² ft²	-	-	-	ft² ft²	-	-	-	ft² ft²	-	-
- Office CAT A - Office CAT B & FF&E Sub-Total - Commercial (Net)	GIA	-	ft² ft²	-	- Excl	· · ·	ft²		- Excl	· · ·	ft² ft²	-	- Excl
 → Main Contractors Prelims → Main Contractors OH&P → Main Contractors Risk → Design Development Risk 	GIA	-	n		-	-	n	-	-	-	n	-	-
Sub-Total - Office (Gross)	GIA	-	ft²	-		•	ft²	-		-	ft²		-
SUB-TOTAL	GIA	210,081	ft²	£211	£44,408,000	69,266	ft²	£213	£14,758,000	138,231	ft²	£223	£30,785,000
On-Plot Site Particulars and Abnormals → Demolition (Incl. Soft Strip and Hard Demo) → Allowance for Asbestos Removal (subject to further surveys) → Renewables → Podium Deck - Structure		210,081 210,081 -		£1 £2	£210,000 Excl £420,000 Excl	69,266 69,266		£1 £2	£69,000 Excl £139,000 Excl	138,231 138,231 -	ft² ft² m²	£1 £2	£138,000 Excl £276,000 Excl
 → Podium Deck - Landscaping → Podium Deck - Blue Roof (EO to Attenuation Allowance below) → Transfer Structures → Utilities & External Services 		- 210,081	m² ft²	£1.5	Excl Excl Excl £315,000	- 69,266	m² ft²	£1.5	Excl Excl Excl £104,000	- 138,231	m² ft²	£1.5	Excl Excl Excl £207,000
 → Energy Centre → Service Diversions → External Works → Rainwater Attenuation → E/O Allowance for additional logistics of phasing 		987 987	m² m²	£150 £70	Excl. Excl. £148,000 £69,000 Excl	778 778		£150 £70	Excl. Excl. £117,000 £54,000 Excl		item item		Excl. Excl. £1,200,000 £250,000 Excl
Sub-Total - Site Particulars and Abnormals → Main Contractors Prelims → Main Contractors OH&P → Main Contractors Risk → Design Development Risk	GIA	210,081	ft²	£6 10.00% 4.00% 2.00% 3.00%	£1,162,000 £116,200 £51,100 £26,600 £40,700	69,266	ft²	£7 10.00% 4.01% 2.01% 3.00%	£483,000 £48,300 £21,300 £11,100 £16,900	138,231	ft²	£15 10.00% 4.00% 2.00% 3.00%	£2,071,000 £207,100 £91,100 £47,400 £72,500
Sub-Total - Site Particulars and Abnormals	GIA	210,081		£7	£1,397,000	69,266		£8	£581,000	138,231		£18	£2,489,000
TOTAL GROSS ESTIMATED CONSTRUCTION COSTS @ Q4 2021 PRICE LEVELS	GIA	210,081	ft²	£218	£45,805,000	69,266	ft²	£221	£15,339,000	138,231	ft²	£241	£33,274,000
Inflation Excl													£302,491 £22,627.27
TOTAL ESTIMATED CONSTRUCTION COSTS Incl. Inflation to Q2 2022													

Contingency - Excl



Parcel 6 - Housing Area 1

PHASING COST SUMMARY

PHASING COST SUMMARY		Par	cel 7 - H	Housing Area	2	Parc	cel 8 - A	Abbey Ground	Is	Parc	el 9 - A	bbey Garden	S
	_	Quantity	Unit	Net Rate	Total	Quantity	Unit	Net Rate	Total	Quantity	Unit	Net Rate	Total
RESIDENTIAL													
→ Basement	GIA	-	ft²	-	NA	-	ft²	-	NA	-	ft ²	-	NA 04.475.040
\rightarrow New Nuild Housing \rightarrow Above Ground Shell & Core (New Areas)	GIA GIA	244,483	ft²	£120	£29,337,928	9,688	ft²	£120	£1,162,512	37,297 23,229		£120 £122	£4,475,640 £2,738,000
→ Fit-out	0.7									20,220	ii.	2122	22,700,000
- New Apartments	NIA	244,483		£65	15,843,000.00	9,688		£65	630,000.00	54,434		£65	3,538,500.00
- Amenity Fit-out	GIA _	-	ft²	£150		-	ft²	£150		1,625		£150	244,000.00
Sub-Total - Residential (Net) → Main Contractors Prelims		244,483	ft²	£185 9.00%	£45,180,928 <i>£4,518,000</i>	9,688	ft²	£185 9.99%	£1,792,512 £179,000	60,526	ft²	£182 11.00%	£10,996,140 £1,100,000
→ Main Contractors OH&P				4.00%	£1,988,000			4.01%	£79,000			4.00%	£484,000
→ Main Contractors Risk				2.00%	£1,034,000			2.00%	£41,000			2.00%	£252,000
ightarrow Design Development Risk	_			3.00%	£1,582,000			3.01%	£63,000			3.00%	£385,000
Sub-Total - Residential (Gross)	GIA	244,483	ft²	£222	£54,303,000	9,688	ft²	£222	£2,155,000	62,151	ft²	£213	£13,217,000
Industrial - Refurbished Industrial		-	ft²	£85	_	-	ft²	£85	-	_	ft²	£85	_
- New Industrial		-	ft²	£100	-	-	ft²	£100	-	-	ft²	£100	-
Sub-Total - Industrial	GIA	-	ft²	-		-	ft²	-	£0	-	ft²	-	-
→ Main Contractors Prelims				-	-				£0			-	-
→ Main Contractors OH&P → Main Contractors Risk				-	-				£0 £0			-	-
\rightarrow Design Development Risk				-	-				£0 £0			-	-
Sub-Total - Industrial (Gross)	GIA	-	ft²	-		-	ft²	-	£0	-	ft²	-	-
Commercial													
\rightarrow Above Ground Shell & Core		-	ft²	-	-	-	ft²	-	-	-	ft²	-	-
→ Above Ground Shell & Core - Refurb		-	ft²	-	-	-	ft²	-	-	-	ft²	-	-
→ Fit-out - Office CAT A		-	ft²	-	-	-	ft²	-	-	-	ft²	-	-
- Office CAT B & FF&E			it.		Excl		п		Excl		п		Excl
Sub-Total - Commercial (Net)	GIA	-	ft²	-	-	-	ft²	-	-	-	ft²	-	-
→ Main Contractors Prelims					-			-	-			-	-
→ Main Contractors OH&P					-			-	-			-	-
→ Main Contractors Risk → Design Development Risk					-			-	-			-	-
Sub-Total - Office (Gross)	GIA	-	ft²		-	-	ft²	-	-	-	ft²	-	-
SUB-TOTAL	GIA	244,483	ft²	£222	£54,303,000	9,688	ft²	£222	£2,155,000	62,151	ft²	£213	£13,217,000
On-Plot Site Particulars and Abnormals													
→ Demolition (Incl. Soft Strip and Hard Demo)		244,483	ft²	£1	£244,000	9,688	ft²	£1	£10,000	62,151	ft²	£1	£62,000
ightarrow Allowance for Asbestos Removal (subject to further surveys) $ ightarrow$ Renewables		244,483	ft²	£2	Excl £489,000	9,688	ft²	£2	Excl £19,000	62,151	f +2	£2	Excl £124,000
→ Podium Deck - Structure		244,403	m²	٢Z	Excl	9,000	m²	LZ	Excl	- 02,151	m²	LZ	Excl
→ Podium Deck - Landscaping		-	m²		Excl	-	m²		Excl	-	m²		Excl
→ Podium Deck - Blue Roof (EO to Attenuation Allowance below)					Excl				Excl				Excl
\rightarrow Transfer Structures \rightarrow Utilities & External Services		244,483	ft²	£1.5	Excl £367,000	9,688	ft²	£1.5	Excl £15,000	62,151	ft²	£1.5	Excl £93,000
→ Energy Centre		244,403	п	21.5	Excl.	9,000	п	21.5	Excl.	02,101	п	21.5	Excl.
\rightarrow Service Diversions					Excl.				Excl.				Excl.
→ External Works			item		£1,000,000		item		£1,200,000		item		£1,200,000
→ Rainwater Attenuation → E/O Allowance for additional logistics of phasing		1	item		£250,000 Excl	1	item		£500,000 Excl	1	item		£500,000 Excl
Sub-Total - Site Particulars and Abnormals	GIA	244,483	ft²	£10	£2,350,000	9,688	ft²	£180	£1,744,000	62,151	ft²	£32	£1,979,000
ightarrow Main Contractors Prelims		-		10.00%	£235,000	-		10.00%	£174,400			10.00%	£197,900
→ Main Contractors OH&P				4.00%	£103,400			4.00%	£76,700			4.00%	£87,100
→ Main Contractors Risk → Design Development Risk				2.00% 3.00%	£53,800 £82,300			2.00% 3.00%	£39,900 £61,100			2.00% 3.00%	£45,300 £69,300
→ Design Development Risk Sub-Total - Site Particulars and Abnormals	GIA	244,483	ft²	<u>3.00%</u> £12	£82,300 £2,825,000	9,688	ft²	£216	£2,096,000	62,151	ft²	<u>3.00%</u> £38	£69,300 £2,379,000
TOTAL GROSS ESTIMATED CONSTRUCTION COSTS @ Q4 2021 PRICE LEVELS	GIA	244,483	ft²	£234	£57,128,000	9,688	ft²	£439	£4,251,000	62,151	ft²	£251	£15,596,000
Inflation Excl					£244,137								
TOTAL ESTIMATED CONSTRUCTION COSTS Incl. Inflation to O2 2022					£12,072.65								

TOTAL ESTIMATED CONSTRUCTION COSTS Incl. Inflation to Q2 2022

Contingency - Excl

29/06/2023

CHP

Parcol 9 - Abboy Gardo

PHASING COST SUMMARY

		Parcel 10 -	Food St	ore and Emplo	oyment	Parcel 1	l1 - Must	tard Seed Dr	iers		тс	OTAL	
		Quantity	Unit N	let Rate	Total	Quantity	Unit N	let Rate	Total	Quantity	Unit I	Net Rate	Total
	-									*Net rates exclude Mai	in Con	tractor Prelim	s, OH&P and Risk
ESIDENTIAL	0.14												
→ Basement → New Nuild Housing	GIA GIA	-	ft²	-	NA	-	ft²	-	NA		ft² ft²	£120	NA £51,563,834
Above Ground Shell & Core (New Areas)	GIA	58,707	ft²	£122	£7,163,000					1,155,946		£120 £122	£140,926,000
Fit-out	0	00,101	it.	2122	27,100,000					1,100,040	it.	2122	2140,020,000
- New Apartments	NIA	43,228		£65	2,830,000.00	-	ft²		-	1,310,259		£65	£85,335,000
- Amenity Fit-out	GIA	2,282		£150	342,000.00	-	ft²			30,204		£150	£4,531,000
Jb-Total - Residential (Net)		58,707	ft²	£176	£10,335,000	-	ft²		-	1,585,645	ft²	£178	£282,355,834
Main Contractors Prelims Main Contractors OH&P				10.00% 4.00%	£1,034,000 £455,000				-			10.00% 4.00%	£28,236,000 £12,425,000
Main Contractors Char				2.00%	£236,000							2.00%	£6,460,000
Design Development Risk				3.00%	£362,000				-			3.00%	£9,886,000
ub-Total - Residential (Gross)	GIA	60,989	ft²	£204	£12,422,000	-	ft²		-	1,585,645	ft²	£214	£339,360,000
dustrial													
- Refurbished Industrial		12,723		£85	1,081,000	-	ft²		-	12,723		£85	£1,081,000
- New Industrial		19,612		£100	1,961,000	-	ft²		<u> </u>	19,612		£100	£1,961,000
Ib-Total - Industrial	GIA	32,335	ft²	-	£3,042,000	-	ft²	-	-	32,335	ft²	£94	£3,042,000
Main Contractors Prelims Main Contractors OH&P				13.00% 5.00%	£304,000 £134,000			-	-			9.99% 4.00%	£304,000
 Main Contractors OH&P Main Contractors Risk 				5.00% 2.00%	£134,000 £70,000			-	-			4.00% 2.01%	£134,000 £70,000
Main Contractors Risk Design Development Risk				2.00% 3.00%	£107,000			-	-			2.01% 3.01%	£107,000
ib-Total - Industrial (Gross)	GIA	-	ft²	-	-	-	ft²	-		32,335	ft²	£113	£3,657,00
ommercial													
Above Ground Shell & Core		23,716		172	4,083,339	-	ft²	-	-	77,326		£172	£13,313,75
Above Ground Shell & Core - Refurb		-	ft²	-	-	21,248	ft²	£69	£1,466,000	176,992	ft²	£69	£12,212,00
Fit-out													
		18,970	ft²	30.00	569,000.00	-	ft²	-	-	61,863	ft²	£30	£1,856,00
- Office CAT B & FF&E ıb-Total - Commercial (Net)	GIA _	23,716	£42	400.47	Excl	21,248	£4.7		Excl	054.040	£4.7	C100	Excl
Main Contractors Prelims	GIA	23,710	π-	196.17 9.99%	4,652,338.71 £465,000	21,248	π-	-	£1,466,000 £147,000	254,319	π-	£108 10.00%	£27,381,75 £2,738,000
Main Contractors OH&P				4.01%	£205,000				£65,000			4.00%	£1,205,00
Main Contractors Risk				2.00%	£106,000				£34,000			2.00%	£627,00
Design Development Risk				3.00%	£163,000				£51,000			3.00%	£958,000
ub-Total - Office (Gross)	GIA	23,716	ft²	235.76	5,591,338.71	21,248	ft²	-	£1,763,000	254,319	ft²	£129	£32,910,000
IB-TOTAL	GIA	117,040	ft²	£154	£18,013,339	21,248	ft²	£0	£1,763,000	1,872,298	ft²	£201	£375,927,00
n-Plot Site Particulars and Abnormals									,,	.,,			
Demolition (Incl. Soft Strip and Hard Demo)		117,040	ft²	£1	£117,000	21,248	ft²	£1	£21,000	1,876,206	ft²	£1	£1,876,00
Allowance for Asbestos Removal (subject to further surveys)					Excl				Excl				Exc
Renewables		117,040		£2	£234,000	21,248		£2	£42,000	1,876,206		£2	£3,750,00
Podium Deck - Structure Podium Deck - Landscaping		-	m² m²		Excl Excl	-	m² m²		Excl Excl	-	m² m²		Exc Exc
Podium Deck - Landscaping Podium Deck - Blue Roof (EO to Attenuation Allowance below)		-	III-		Excl	-	111-		Excl	-	III-		Exc
Transfer Structures					Excl				Excl				Exc
Utilities & External Services		117,040	ft²	£1.5	£176,000	21,248	ft²	£1.5	£32,000				£2,418,00
Energy Centre		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		-	Excl.	-		-	Excl.				Excl
Service Diversions					Excl.	-			Excl.				Excl
External Works			item	0	£1,200,000	1,749		£150	£262,000				£9,289,00
Rainwater Attenuation E/O Allowance for additional logistics of phasing		1	item	£70	Excl	1,749	m²	£70	£122,000 Excl				£3,128,000 Excl
p-Total - Site Particulars and Abnormals	GIA	117,040	ft²	£15	£1,727,000	21,248	ft²	£23	£479,000	1,872,298	ft²	£11	£20,461,00
Main Contractors Prelims		,		10.00%	£172,700	,_+		10.00%	£47,900	.,,		10.00%	£2,046,10
Main Contractors OH&P				4.00%	£76,000			4.00%	£21,100			4.00%	£900,30
Main Contractors Risk				2.00%	£39,500			2.01%	£11,000			2.00%	£468,30
Design Development Risk	-			3.00%	£60,500			3.01%	£16,800			3.00%	£716,40
ub-Total - Site Particulars and Abnormals	GIA	117,040	ft²	£18	£2,076,000	21,248	ft²	£27	£576,000	1,872,298	ft²	£13	£24,592,00

Inflation Excl

TOTAL ESTIMATED CONSTRUCTION COSTS Incl. Inflation to Q2 2022

Contingency - Excl

29/06/2023



A7. BCIS CONSTRUCTION COST INDEX Q2 2023

BCIS[®]

BCIS General Building Cost Index #1011 The series contained on the page are as published on 01-Jun-2021 BCIS General Building Cost Index

> Base date: 1985 mean = 100 Updated: 25-May-2021 Series no. #1011

			Percentage chan	ge	
Date	Index	Status	On year	On quarter	On month
3Q 2019	362	Firm	2.5%	1.1%	
4Q 2019	361	Firm	2.0%	-0.3%	
1Q 2020	360	Firm	1.1%	-0.3%	
2Q 2020	361	Firm	0.8%	0.3%	
3Q 2020	361	Firm	-0.3%	0.0%	
4Q 2020	364	Firm	0.8%	0.8%	
1Q 2021	370	Provisional	2.8%	1.6%	
2Q 2021	377	Forecast	4.4%	1.9%	
3Q 2021	386	Forecast	6.9%	2.4%	
4Q 2021	383	Forecast	5.2%	-0.8%	
1Q 2022	382	Forecast	3.2%	-0.3%	
2Q 2022	385	Forecast	2.1%	0.8%	
3Q 2022	389	Forecast	0.8%	1.0%	
4Q 2022	391	Forecast	2.1%	0.5%	
1Q 2023	394	Forecast	3.1%	0.8%	
2Q 2023	397	Forecast	3.1%	0.8%	
3Q 2023	401	Forecast	3.1%	1.0%	
4Q 2023	403	Forecast	3.1%	0.5%	
1Q 2024	406	Forecast	3.0%	0.7%	
2Q 2024	409	Forecast	3.0%	0.7%	



Base date: 1985 mean = 100 Updated: 25-May-2021 Series no. #1011

			Percentage chan	ge	
Date	Index	Status	On year	On quarter	On month
3Q 2024	414	Forecast	3.2%	1.2%	
4Q 2024	416	Forecast	3.2%	0.5%	
1Q 2025	418	Forecast	3.0%	0.5%	
2Q 2025	421	Forecast	2.9%	0.7%	
3Q 2025	426	Forecast	2.9%	1.2%	
4Q 2025	428	Forecast	2.9%	0.5%	
1Q 2026	431	Forecast	3.1%	0.7%	

A8. CONSTRUCTION DURATION



GATEWAY

The estimated construction duration from Start on Site to Construction Completion is 76 weeks (this is an average for the project as described below). The 90% confidence interval for this estimate is 69 to 84 weeks. Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 50 to 115 weeks. The estimate is based on the following project details: Contract value: £14,000,000 at 2Q 2023 (383) prices and UK mean location level Building function: Flats Procurement: Design and build Selection of contractor: Two stage tendering Client organisation: Private



This contract value is close to the limit of the data used to construct the model and estimate should be used with caution.

New Build, Construction

WATERSIDE

The estimated construction duration from Start on Site to Construction Completion is 115 weeks (this is an average for the project as described below).

The 90% confidence interval for this estimate is 100 to 131 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 79 to 167 weeks.

The estimate is based on the following project details:

Contract value: £112,000,000 at 2Q 2023 (383) prices and UK mean location level

Building function: Flats

Procurement: Design and build

Selection of contractor: Single stage tendering

Client organisation: Private



This contract value is close to the limit of the data used to construct the model and estimate should be used with caution.

New Build, Construction

RAILWAY SIDE

The estimated construction duration from Start on Site to Construction Completion is 106 weeks (this is an average for the project as described below).

The 90% confidence interval for this estimate is 93 to 120 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 72 to 155 weeks.

The estimate is based on the following project details:

Contract value: £70,000,000 at 2Q 2023 (383) prices and UK mean location level

Building function: Flats

Procurement: Design and build

Selection of contractor: Single stage tendering

Client organisation: Private



BUILD TO RENT

The estimated construction duration from Start on Site to Construction Completion is 100 weeks (this is an average for the project as described below). The 90% confidence interval for this estimate is 89 to 113 weeks. Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 68 to 147 weeks. The estimate is based on the following project details: Contract value: £51,000,000 at 2Q 2023 (383) prices and UK mean location level Building function: Flats Procurement: Design and build Selection of contractor: Single stage tendering Client organisation: Private



PRIVATE HOUSING

The estimated construction duration from Start on Site to Construction Completion is 80 weeks (this is an average for the project as described below).
The 90% confidence interval for this estimate is 72 to 88 weeks.
Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 53 to 120 weeks.
The estimate is based on the following project details: Contract value: £17,000,000 at 2Q 2023 (383) prices and UK mean location level
Building function: Flats
Procurement: Design and build
Selection of contractor: Single stage tendering
Client organisation: Private



HOUSING AREA 1

The estimated construction duration from Start on Site to Construction Completion is 96 weeks (this is an average for the project as described below). The 90% confidence interval for this estimate is 86 to 108 weeks. Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 65 to 142 weeks. The estimate is based on the following project details: Contract value: £41,000,000 at 2Q 2023 (383) prices and UK mean location level Building function: Flats Procurement: Design and build Selection of contractor: Single stage tendering Client organisation: Private



This contract value is close to the limit of the data used to construct the model and estimate should be used with caution.

New Build, Construction

HOUSING AREA 2

The estimated construction duration from Start on Site to Construction Completion is 107 weeks (this is an average for the project as described below).

The 90% confidence interval for this estimate is 94 to 121 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 73 to 156 weeks.

The estimate is based on the following project details:

Contract value: £72,000,000 at 2Q 2023 (383) prices and UK mean location level

Building function: Flats

Procurement: Design and build

Selection of contractor: Single stage tendering

Client organisation: Private



ABBEY GROUNDS

The estimated construction duration from Start on Site to Construction Completion is 56 weeks (this is an average for the project as described below).
The 90% confidence interval for this estimate is 52 to 59 weeks.
Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 35 to 87 weeks.
The estimate is based on the following project details: Contract value: £3,000,000 at 2Q 2023 (383) prices and UK mean location level
Building function: Flats
Procurement: Design and build
Selection of contractor: Single stage tendering
Client organisation: Private



ABBEY GARDENS

The estimated construction duration from Start on Site to Construction Completion is 80 weeks (this is an average for the project as described below). The 90% confidence interval for this estimate is 72 to 88 weeks. Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 53 to 120 weeks. The estimate is based on the following project details: Contract value: £17,000,000 at 2Q 2023 (383) prices and UK mean location level Building function: Flats Procurement: Design and build Selection of contractor: Single stage tendering Client organisation: Private



FOOD STORE AND EMPLOYMENT

The estimated construction duration from Start on Site to Construction Completion is 59 weeks (this is an average for the project as described below).

The 90% confidence interval for this estimate is 56 to 62 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 37 to 91 weeks.

The estimate is based on the following project details:

Contract value: £20,000,000 at 2Q 2023 (383) prices and UK mean location level

Building function: Offices

Procurement: Design and build

Selection of contractor: Single stage tendering

Client organisation: Private



Refurbishment, Construction

MUSTARD SEED DRIERS

The estimated construction duration from Start on Site to Construction Completion is 25 weeks (this is an average for the project as described below).

The 90% confidence interval for this estimate is 23 to 28 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 11 to 51 weeks.

The estimate is based on the following project details:

Contract value: £2,000,000 at 2Q 2023 (383) prices and UK mean location level

Building function: Offices

Procurement: Design and build

Selection of contractor: Single stage tendering

Client organisation: Private

A9. PROPOSED SCHEME FVA APPRAISAL

Carrow Works Proposed Scheme For Fuel Properties (Norwich) Ltd 22-003

Norwich NR1 2DD

> Development Appraisal Prepared by DvdL i2DM 29 June 2023 10:12:41

Carrow Works Proposed Scheme For Fuel Properties (Norwich) Ltd

Appraisal Summary for Merged Phases 1 2 3 4 5 6 7 8 9 10 11

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales
1- 1B2P Flat	69	3,638.00	3,603.63	190,000	13,110,000
1-2B3P Flat	15	967.00	3,877.97	250,000	3,750,000
1-2B4P Flat	103	7,592.00	3,798.74	280,000	28,840,000
2- 1B2P Flat	238	12,263.00	3,687.52	190,000	45,220,000
2- 2B3P Flat	86	5,421.00	3,966.06	250,000	21,500,000
2- 2B4P Flat	206	14,840.00	3,886.79	280,000	57,680,000
3- 1B2P Flat	139	7,230.00	3,652.84	190,000	26,410,000
3- 2B3P Flat	104	6,617.00	3,929.27	250,000	26,000,000
3- 2B4P Flat	87	6,327.00	3,850.17	280,000	24,360,000
4- 1B2P Flat	117	5,922.00	3,753.80	190,000	22,230,000
4- 2B3P Flat	79	4,892.00	4,037.20	250,000	19,750,000
4- 2B4P Flat	54	3,821.00	3,957.08	280,000	15,120,000
5- 1B2P Flat	23	1,163.00	3,757.52	190,000	4,370,000
5- 2B3P Flat	18	1,113.00	4,043.13	250,000	4,500,000
5- 2B4P Flat	36	2,545.00	3,960.71	280,000	10,080,000
6- 3B5PS House	36	3,888.00	4,212.96	455,000	16,380,000
6- 3B6PG House	74	8,954.00	4,669.42	565,000	41,810,000
7- 2B3P House	78	6,162.00	3,924.05	310,000	24,180,000
7- 3B5P House	50	4,950.00	4,242.42	420,000	21,000,000
7- 3B5PS House	9	972.00	4,212.96	455,000	4,095,000
7- 3B5PG House	68	7,004.00	4,708.74	485,000	32,980,000
7- 4B7PG House	29	3,625.00	4,720.00	590,000	17,110,000
8- 3B5PS House	15	1,500.00	4,400.00	440,000	6,600,000
9- 1B2P Flat	7	378.00	3,518.52	190,000	1,330,000
9- 2B3P Flat	3	198.00	3,787.88	250,000	750,000
9- 2B4P Flat	15	1,133.00	3,706.97	280,000	4,200,000
9- 3B5P House	31	3,100.00	4,200.00	420,000	13,020,000
9- 5B9PG House	5	665.00	4,887.22	650,000	3,250,000
10- 1B2P Flat	25	1,263.00	3,760.89	190,000	4,750,000
10- 2B3P Flat	8	494.00	4,048.58	250,000	2,000,000
10- 2B4P Flat	32	2,259.00	3,966.36	280,000	8,960,000
Totals	1,859	130,896.00	-,	,	525,335,000
		,			, ,
Rental Area Summary				Initial	Net Rent
-	Units	m²	Rent Rate m ²	MRV/Unit	at Sale
1- Commercial New Build	1	1,047.00	198.06	207,369	207,369
1- Commercial Refurbishment	1	3,057.00	188.37	575,847	575,847
2- Commercial New Build	1	2,266.00	198.06	448,804	448,804
3- Commercial New Build	1	671.00	198.06	132,898	132,898
11-Commercial Refurbishment	1	1,485.00	91.49	135,863	135,863
10- Food Store	1	1,762.00	215.28	379,323	379,323
10- Industrial New Build	1	1,549.00	107.46	166,456	166,456
10- Industrial Refurbishment	1	1,005.00	91.49	91,947	91,947
Totals	8	12,842.00			2,138,507
Investment Valuation					
1- Commercial New Build					
Current Rent	207,369	YP @	7.9000%	12.6582	2,624,922

1- Commercial Refurbishment

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Carrow Works

Proposed Scheme

For Fuel Properties (Norwich) Ltd

For Fuel Properties (Norwich) Ltd					
Current Rent	575,847	YP @	7.4000%	13.5135	7,781,717
2- Commercial New Build Current Rent	448,804	YP @	7.9000%	12.6582	5,681,063
3- Commercial New Build Market Rent	132,898	YP @ PV 10mths @	7.9000% 7.9000%	12.6582 0.9386	1,578,972
11-Commercial Refurbishment Market Rent	135,863	YP @ PV 1yr 7mths @	8.0000% 8.0000%	12.5000 0.8853	1,503,451
10- Food Store Market Rent	379,323	YP @ PV 7mths @	5.5000% 5.5000%	18.1818 0.9693	6,684,716
10- Industrial New Build Market Rent	166,456	YP @ PV 2yrs 1mth @	8.0000% 8.0000%	12.5000 0.8519	1,772,456
10- Industrial Refurbishment Market Rent	91,947	YP @ PV 2yrs 1mth @	8.0000% 8.0000%	12.5000 0.8519	979,077
Total Investment Valuation					28,606,373
GROSS DEVELOPMENT VALUE				553,941,373	
Purchaser's Costs Purchaser's Costs Purchaser's Costs Purchaser's Costs Purchaser's Costs Effective Purchaser's Costs Rate		6.78% 6.78% 6.78% 6.78% 6.78% 6.78%	(705,570) (385,176) (107,054) (101,934) (639,778)	(4.020.512)	
				(1,939,512)	
				552,001,861	
Income from Tenants 1- Commercial New Build 1- Commercial Refurbishment 2- Commercial New Build			34,561 239,936 74,801	349,298	
NET REALISATION				552,351,160	
OUTLAY					
ACQUISITION COSTS Residualised Price Residualised Price (Negative land)			36,513,212 (68,545,907)	(22,022,605)	
Agent Fee Legal Fee		1.00% 0.50%	365,132 182,566	(32,032,695)	
				547,698	

CONSTRUCTION COSTS

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Carrow Works

Proposed Scheme

For Fuel Properties (Norwich) Ltd

For Fuel Properties (Norwich) L	td			
Construction	m²	Build Rate m ²	Cost	
1- Commercial New Build	1,309.00	2,177.35	2,850,151	
1- Commercial Refurbishment	3,821.00	1,126.72	4,305,200	
2- Commercial New Build	2,833.00	2,177.36	6,168,452	
3- Commercial New Build	839.00	2,177.15	1,826,625	
11-Commercial Refurbishment	1,822.00	829.69	1,511,694	
10- Food Store	2,203.00	2,177.64	4,797,347	
10- Industrial New Build	1,882.00	1,074.45	2,022,122	
10- Industrial Refurbishment	1,182.00	943.06	1,114,694	
1- 1B2P Flat	4,740.00	1,893.01	8,972,885	
1- 2B3P Flat	1,261.00	1,892.31	2,386,204	
1- 2B4P Flat	-			
2- 1B2P Flat	9,892.00	1,893.05	18,726,021	
	16,157.00	1,948.02	31,474,144	
2- 2B3P Flat	7,142.00	1,948.00	13,912,614	
2- 2B4P Flat	19,551.00	1,948.05	38,086,359	
3- 1B2P Flat	9,213.00	1,948.90	17,955,252	
3- 2B3P Flat	8,432.00	1,949.00	16,434,003	
3- 2B4P Flat	8,062.00	1,948.85	15,711,629	
4- 1B2P Flat	7,898.00	1,952.09	15,417,582	
4- 2B3P Flat	6,523.00	1,952.29	12,734,762	
4- 2B4P Flat	5,096.00	1,952.18	9,948,313	
5- 1B2P Flat	1,552.00	1,967.93	3,054,233	
5- 2B3P Flat	1,486.00	1,967.71	2,924,018	
5- 2B4P Flat	3,397.00	1,967.46	6,683,471	
6- 3B5PS House	3,888.00	2,053.39	7,983,583	
6- 3B6PG House	8,954.00	2,053.39	18,386,060	
7- 2B3P House	6,162.00	2,053.39	12,652,993	
7- 3B5P House	4,950.00	2,053.39	10,164,284	
7- 3B5PS House	972.00	2,053.39	1,995,896	
7- 3B5PG House	7,004.00	2,053.39	14,381,948	
7- 4B7PG House	3,625.00	2,053.39	7,443,541	
8- 3B5PS House	1,500.00	2,053.39	3,080,086	
9- 1B2P Flat	503.00	2,017.59	1,014,847	
9- 2B3P Flat	264.00	2,015.36	532,055	
9- 2B4P Flat	1,508.00	2,016.13	3,040,317	
9- 3B5P House	3,100.00	2,053.39	6,365,511	
9- 5B9PG House	665.00	2,053.39	1,365,505	
10- 1B2P Flat				
10- 2B3P Flat	1,715.00	1,953.70	3,350,600	
10- 2B4P Flat	671.00	1,954.72	1,311,614	
	<u>3,068.00</u>	1,954.35	<u>5,995,948</u>	220 000 502
Totals	174,842.00 m ²		338,082,563	338,082,563
Main Contractor OH&P		4 009/	10,783,364	
		4.00%		
Main Contractor Risk		2.00%	5,607,349	
Const Design Dev Risk		3.00%	8,579,244	
Developers Contingency		2.00%	6,761,651	
1- Plot Site Specific and Abnormals			2,596,483	
2- Plot Site Specific and Abnormals			3,709,114	
3- Plot Site Specific and Abnormals			2,424,278	
4- Plot Site Specific and Abnormals			1,198,218	
5- Plot Site Specific and Abnormals			498,055	
6- Plot Site Specific and Abnormals			2,135,551	
7- Plot Site Specific and Abnormals			2,423,247	
8- Plot Site Specific and Abnormals			1,798,358	
9- Plot Site Specific and Abnormals			2,040,683	
11-Plot Site Specific and Abnormals			493,930	
10-Plot Site Specific and Abnormals			1,780,829	
-				52,830,355

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Carrow Works

Proposed Scheme

For Fuel Properties (Norwich) Ltd

Other Construction				
Contractor Preminaries		10.00%	3,983,694	
Contractor Preminaries		10.00%	9,335,068	
Contractor Preminaries		10.00%	5,435,179	
Contractor Preminaries		10.00%	3,929,887	
Contractor Preminaries		10.00%	1,315,978	
Contractor Preminaries		10.00%	213,555	
Contractor Preminaries		10.00%	242,325	
Contractor Preminaries		10.00%	179,836	
Contractor Preminaries		10.00%	204,068	
Contractor Preminaries		13.00%	64,211	
Contractor Preminaries		10.00%	178,083	25,081,884
Section 106 Costs				23,001,004
Section 106 Costs - RAMS	187.00 un	210.84 /un	39,427	
Section 106 Costs - RAMS	530.00 un	210.84 /un	111,745	
Section 106 Costs - RAMS	330.00 un	210.84 /un	69,577	
Section 106 Costs - RAMS	250.00 un	210.84 /un	52,710	
Section 106 Costs - RAMS	77.00 un	210.84 /un	16,235	
Section 106 Costs - RAMS	110.00 un	210.84 /un	23,192	
Section 106 Costs - RAMS	234.00 un	210.84 /un	49,337	
Section 106 Costs - RAMS	15.00 un	210.84 /un	3,163	
Section 106 Costs - RAMS	61.00 un	210.84 /un	12,861	
Section 106 Costs - RAMS	65.00 un	210.84 /un	13,705	
				391,952
			E 40 000	
CIL Apportionment CIL Apportionment			543,288 2,458,806	
CIL Apportionment			2,459,584	
CIL Apportionment			2,439,564 8,562	
CIL Apportionment			612,561	
CIL Apportionment			261,525	
CIL Apportionment			575,200	
CIL Apportionment			758,891	
CIL Apportionment			105,077	
			,	7,783,495
PROFESSIONAL FEES Professional Fees		8.00%	21,566,728	
FIDIESSIDIAI FEES		0.00 %	21,500,720	21,566,728
MARKETING & LETTING				21,000,720
Marketing - Residential		1.50%	7,880,025	
Marketing - Commercial		1.50%	343,880	
Letting Agent Fee		10.00%	213,851	
Letting Legal Fee		5.00%	430,769	
				8,868,524
DISPOSAL FEES		4.000/		
Sales Agent Fee - Residential		1.00%	5,253,350	
Sales Agent Fee - Commercial		2.00%	538,136	
Sales Legal Fee - Resdiential		0.50%	2,626,675	
Sales Legal Fee - Commercial		0.50%	133,334	9 551 405
FINANCE				8,551,495
Debit Rate 8.000%, Credit Rate 0.000% (No	minal)			
Total Finance Cost				14,194,224
				. ,
TOTAL COSTS				445,866,223

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Carrow Works Proposed Scheme For Fuel Properties (Norwich) Ltd PROFIT

Performance Measures Profit on Cost% Profit on GDV%	23.88% 19.22%
IRR% (without Interest)	27.82%

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Carrow Works Proposed Scheme For Fuel Properties (Norwich) Ltd

Initial MRV 207,369 575,847 448,804 132,898 135,863 379,323 166,456 91,947 **2,138,507**

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Carrow Works Proposed Scheme For Fuel Properties (Norwich) Ltd

within it.

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This appraisal is not a Valuation and must not be used for borrowing, lending or funding purposes.

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Carrow Works Proposed Scheme For Fuel Properties (Norwich) Ltd

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