

**APPENDIX B - PROPOSED DEVELOPMENT AREA SCHEDULE
(ILLUSTRATIVE SCHEME)**

3663 Aberfeldy Masterplan Accommodation Schedule
 Illustrative Scheme
 Draft planning submission - 08.10.21
 Morris and Co information issued 14/09/21

Building	Tenure	Studio	1B	Acc	2B	Acc	3B	Acc	4B	Acc	5B	Acc	6B	Acc	TOTAL	Hab rooms	NIA	GIA	Net to Gross
F	Pri	6	41	0	45	5	5	0	0	0	0	0	0	0	102	258	6786.0	8931.0	76%
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	6	41		50		5		0		0		0		102	258	6786.0	8931.0	76%
	Percent	6%	40%		49%		5%		0%		0%		0%						
H	Pri	6	9	0	12	0	2	2	0	0	0	0	0	0	31	76	2000.0	2793.0	72%
	Social	0	10	0	24	0	14	10	8	0	0	0	0	0	66	260	5799.0	7367.0	79%
	Int	0	1	0	4	2	0	0	0	0	0	0	0	0	7	20	538.0	729.0	74%
	TOTAL	6	20		42		28		8		0		0		104	356	8337.0	10889.0	77%
	Percent	6%	19%		40%		27%		8%		0%		0%						
I	Pri	0	20	0	11	18	0	0	0	0	0	0	0	0	49	127	3242.0	4360.2	74%
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Int	0	0	0	3	0	0	0	0	0	0	0	0	0	3	9	336.0	601.5	56%
	TOTAL	0	20		32		0		0		0		0		52	136	3578.0	4961.7	72%
	Percent	0%	38%		62%		0%		0%		0%		0%						
J	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Social	0	0	0	0	0	6	0	9	0	0	0	4	0	19	116	2479.0	2851.8	87%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	0		0		6		9		0		4		19	116	2479.0	2851.8	87%
	Percent	0%	0%		0%		32%		47%		0%		21%						
Total Areas																	21180	27634	77%

PHASE SUMMARY																			
Tenure		Studio	1B	1B Acc	2B	2B Acc	3B	3B Acc	4B	4B Acc	5B	5B Acc	6B	6b Acc	TOTAL	Hab rooms	NIA	GIA	Net to Gross
Private	No. Homes	12	70	0	68	23	7	2	0	0	0	0	0	0	182	461	12028.0	16084.2	74.8%
	Percent	1%	38%	0%	37%	13%	4%	1%	0%	0%	0%	0%	0%	0%	65.7%	53.2%	56.8%	58.2%	
	COMBINED	12	70		91		9		0		0		0						
	Percent	6.6%	38.5%		50.0%		4.9%		0.0%		0.0%		0.0%						
Social Rent	Social	0	10	0	24	0	20	10	17	0	0	0	4	0	85	376	8278.0	10218.8	81.0%
	Percent	0%	12%	0%	28%	0%	24%	12%	20%	0%	0%	0%	5%	0%	30.7%	43.4%	39.1%	37.0%	
	COMBINED	0	10		24		30		17		0		4						
	Percent	0%	11.8%		28.2%		35.3%		20.0%		0.0%		4.7%						
Intermediate	Int	0	1	0	7	2	0	0	0	0	0	0	0	0	10	29	874	1331	65.69%
	Percent	0%	10%	0%	70%	20%	0%	0%	0%	0%	0%	0%	0%	0%	3.6%	3.3%	4.1%	4.8%	
	COMBINED	0	1		9		0		0		0		0						
	Percent	0%	10.0%		90.0%		0.0%		0.0%		0%		0%						
Totals	TOTAL	12	81	0	99	25	27	12	17	0	0	0	4	0	277	866	21180.0	27633.5	76.6%
	COMBINED TOTALS	12	81		124		39		17		0		4						
	Percent	0.4%	29.2%		44.8%		14.1%		6.1%		0.0%		1.4%						

Building	Tenure	Studio	1B	Acc	2B	Acc	3B	Acc	4B	Acc	5B	Acc	6B	Acc	TOTAL	Hab rooms	NIA	GIA	Net to Gross
A1	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Social	0	44	0	11	0	33	0	0	0	0	0	0	0	88	286	5838.1	8097.3	72%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	44	11	33	0	0	0	0	0	0	0	0	0	88	286	5838.1	8097.3	72%
	Percent	0%	50%	13%	38%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
A2	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Social	0	1	0	14	2	17	5	0	0	0	0	0	0	39	160	3480.3	4295.3	81%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	1	16	22	0	0	0	0	0	0	0	0	0	39	160	3480.3	4295.3	81%
	Percent	0%	3%	41%	56%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
A3	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Social	0	0	0	0	0	8	0	1	0	0	0	0	0	9	46	989.9	1072.3	92%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	0	0	8	1	0	0	0	0	0	0	0	0	9	46	989.9	1072.3	92%
	Percent	0%	0%	0%	89%	11%	0%	0%	0%	0%	0%	0%	0%	0%					
B1	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Int	0	23	0	19	0	0	0	0	0	0	0	0	0	42	103	2507.4	3857.9	65%
	TOTAL	0	23	19	0	0	0	0	0	0	0	0	0	0	42	103	2507.4	3857.9	65%
	Percent	0%	55%	45%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
B2	Pri	0	90	14	79	0	0	0	0	0	0	0	0	0	183	445	11040.2	14435.8	76%
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	104	79	0	0	0	0	0	0	0	0	0	0	183	445	11040.2	14435.8	76%
	Percent	0%	57%	43%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
B3	Pri	0	26	0	156	0	0	0	0	0	0	0	0	0	182	520	12328.2	16396.9	75%
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	26	156	0	0	0	0	0	0	0	0	0	0	182	520	12328.2	16396.9	75%
	Percent	0%	14%	86%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
B4	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Social	0	0	0	0	0	0	0	6	0	0	0	0	0	6	36	735.3	767.7	96%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	0	0	0	6	0	0	0	0	0	0	0	0	6	36	735.3	767.7	96%
	Percent	0%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%					
Total Areas																	36919.4	48923.2	75%

PHASE SUMMARY																				
Tenure		Studio	1B	1B Acc	2B	2B Acc	3B	3B Acc	4B	4B Acc	5B	5B Acc	6B	6B Acc	TOTAL	Hab rooms	NIA	GIA	Net to Gross	
Private	No. Homes	0	116	14	235	0	0	0	0	0	0	0	0	0	365	965	23368.4	30832.7	75.8%	
	Percentage	0%	32%	4%	64%	0%	0%	0%	0%	0%	0%	0%	0%	0%	66.5%	60.5%	63.3%	63.0%		
	Combined	0	130	235	0	0	0	0	0	0	0	0	0	0						
	Percentage	0	35.6%	64.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						
Social Rent	No. Homes	0	45	0	25	2	58	5	7	0	0	0	0	0	142	528	11043.6	14232.6	77.6%	
	Percentage	0%	32%	0%	18%	1%	41%	4%	5%	0%	0%	0%	0%	0%	25.9%	33.1%	29.9%	29.1%		
	Combined	0	45	27	63	7	0	0	0	0	0	0	0	0						
	Percentage	0	31.7%	19.0%	44.4%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						
Intermediate	No. Homes	0	23	0	19	0	0	0	0	0	0	0	0	0	42	103	2507.4	3857.9	64.99%	
	Percentage	0%	55%	0%	45%	0%	0%	0%	0%	0%	0%	0%	0%	0%	7.7%	6.5%	6.8%	7.9%		
	Combined	0	23	19	0	0	0	0	0	0	0	0	0	0						
	Percentage	0	54.8%	45.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						
Totals	TOTAL HOMES	0	184	14	279	2	58	5	7	0	0	0	0	0	549	1596	36919.4	48923.2	75.5%	
	COMBINED TOTALS	0	198	281	63	7	0	0	0	0	0	0	0	0						
	Percent	0%	33.5%	50.8%	10.6%	1.3%	0%	0%	0%	0%	0%	0%	0%	0%						

Building	Tenure	Studio	1B	Acc	2B	Acc	3B	Acc	4B	Acc	5B	Acc	6B	Acc	TOTAL	Hab rooms	NIA	GIA	Net to Gross
C1	Pri	8	83	22	60	10	0	0	0	0	0	0	0	0	183	428	11146.7	14933.8	75%
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	8	105	70	0	0	0	0	0	0	0	0	0	0	183	428	11146.7	14933.8	75%
	Percent	4%	57%	38%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
C2	Pri	0	16	6	4	4	1	0	0	0	0	0	0	0	31	72	1899.6	3232.6	59%
	Social	0	2	1	4	1	5	0	0	0	0	0	0	0	13	46	1180.5	1280.5	92%
	Int	0	13	3	6	2	0	0	0	0	0	0	0	0	24	56	1446.7	1560.4	93%
	TOTAL	0	41	21	6	0	0	0	0	0	0	0	0	0	68	174	4526.8	6073.5	75%
	Percent	0%	60%	31%	9%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
C3	Pri	0	12	0	24	0	6	0	0	0	0	0	0	0	42	120	2862.6	4504.2	63.6%
	Social	0	0	0	0	0	5	0	0	0	0	0	0	0	5	25	623.3	663.9	93.9%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	12	24	11	0	0	0	0	0	0	0	0	0	47	145	3485.9	5168.1	67.5%
	Percent	0%	26%	51%	23%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
C4	Pri	33	33	0	33	0	0	0	0	0	0	0	0	0	99	198	5191.6	7482.2	69.4%
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	33	33	33	0	0	0	0	0	0	0	0	0	0	99	198	5191.6	7482.2	69.4%
	Percent	33%	33%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
E1	Pri	56	9	2	25	17	0	0	0	0	0	0	0	0	109	204	6031.0	8315.1	72.5%
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	56	11	42	0	0	0	0	0	0	0	0	0	0	109	204	6031.0	8315.1	72.5%
	Percent	51%	10%	39%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
E2	Pri	0	15	7	6	7	7	0	0	0	0	0	0	0	42	111	2777.3	4260.4	65.2%
	Social	0	0	0	2	0	1	0	0	0	0	0	0	0	3	11	264.4	280.8	94.2%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	22	15	8	0	0	0	0	0	0	0	0	0	45	122	3041.7	4541.2	67.0%
	Percent	0%	49%	33%	18%	0%	0%	0%	0%	0%	0%	0%	0%	0%					
E3	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	Social	0	12	0	9	0	12	3	3	0	0	0	0	0	39	144	3104.4	4275.2	72.6%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0
	TOTAL	0	12	9	15	3	0	0	0	0	0	0	0	0	39	144	3104.4	4275.2	72.6%
	Percent	0%	31%	23%	38%	8%	0%	0%	0%	0%	0%	0%	0%	0%					
Total Areas																	36528.1	50789.1	71.9%

PHASE SUMMARY																				
Tenure		Studio	1B	1B Acc	2B	2B Acc	3B	3B Acc	4B	4B Acc	5B	5B Acc	6B	6B Acc	TOTAL	Hab rooms	NIA	GIA	Net to Gross	
Private	No. Homes	97	168	37	152	38	14	0	0	0	0	0	0	0	506	1133	29908.8	42728.3	70.0%	
	Percentage	19%	33%	7%	30%	8%	3%	0%	0%	0%	0%	0%	0%	0%	85.8%	80.1%	81.9%	84.1%		
	Combined	97	205		190		14		0		0		0							
	Percentage	19.2%	40.5%		37.5%		2.8%		0.0%		0%		0%							
Social Rent	No. Homes	0	14	1	15	1	23	3	3	0	0	0	0	0	60	226	5172.6	6500.4	79.6%	
	Percentage	0%	23%	2%	25%	2%	38%	5%	5%	0%	0%	0%	0%	0%	10.2%	16.0%	14.2%	12.8%		
	Combined	0	15		16		26		3		0		0							
	Percentage		25.0%		26.7%		43.3%		5.0%		0.0%		0%							
Intermediate	No. Homes	0	13	3	6	2	0	0	0	0	0	0	0	0	24	56	1446.7	1560.4	92.71%	
	Percentage	0%	54%	13%	25%	8%	0%	0%	0%	0%	0%	0%	0%	0%	4.1%	4.0%	4.0%	3.1%		
	Combined	0	16		8		0		0		0		0							
	Percentage		66.7%		33.3%		0%		0%		0%		0%							
Totals	TOTAL HOMES	97	195	41	173	41	37	3	3	0	0	0	0	0	590	1415	36528.1	50789.1	71.9%	
	COMBINED TOTALS	97	236		214		40		3		0		0							
	Percent	1.6%	33.1%		29.3%		6.3%		0.5%		0.0%		0%							

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 Illustrative Scheme
 Draft planning submission - 08.10.21

Building	Tenure	Studio	1B	Acc	2B	Acc	3B	Acc	4B	Acc	5B	Acc	6B	Acc	TOTAL	Hab rooms		NIA	GIA	Net to Gross
D1	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0	0.0	0
	Social	0	1	1	41	1	0	7	0	0	0	0	0	0	51	165		3870.8	5125.0	76%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0	0.0	0
	TOTAL	0	2		42		7		0		0		0		51	165		3870.8	5125.0	76%
	Percent	0%	4%		82%		14%		0%		0%		0%							
D2	Pri	0	28	0	28	0	4	0	0	0	0	0	0	0	60	156		3784.7	5091.0	74%
	Social	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0	0.0	0
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0	0.0	0
	TOTAL	0	28		28		4		0		0		0		60	156		3784.7	5091.0	74%
	Percent	0%	47%		47%		7%		0%		0%		0%							
D3	Pri	8	11	2	39	0	1	1	0	0	0	0	0	0	62	159		3879.4	5197.1	75%
	Social	0	0	0	0	0	0	0	2	0	0	0	0	0	2	12		251.5	261.1	96%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0	0.0	0
	TOTAL	8	13		39		2		2		0		0		64	171		4130.9	5458.2	76%
	Percent	13%	20%		61%		3%		3%		0%		0%							
D4	Pri	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0	0.0	0
	Social	0	0	0	0	0	4	0	0	0	0	0	0	0	4	20		424.0	432.4	98%
	Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0	0.0	0
	TOTAL	0	0		0		4		0		0		0		4	20		424.0	432.4	98%
	Percent	0%	0%		0%		100%		0%		0%		0%							
Total Areas																	12210	16107	76%	

PHASE SUMMARY																					
Tenure		Studio	1B	1B Acc	2B	2B Acc	3B	3B Acc	4B	4B Acc	5B	5B Acc	6B	6b Acc	TOTAL	Hab rooms		NIA	GIA	Net to Gross	
Private	No. Homes	8	39	2	67	0	5	1	0	0	0	0	0	0	122	315		7664.1	10288.1	74.5%	
	Percentage	7%	32%	2%	55%	0%	4%	1%	0%	0%	0%	0%	0%	0%		68.2%	61.5%		62.8%		63.9%
	Combined	8	41		67		6		0		0		0								
	Percentage	6.6%	33.6%		54.9%		4.9%		0.00%		0.00%		0.00%								
Social Rent	No. Homes	0	1	1	41	1	4	7	2	0	0	0	0	0	57	197		4546.3	5818.5	78.1%	
	Percentage	0%	2%	2%	72%	2%	7%	12%	4%	0%	0%	0%	0%	0%		31.8%	38.5%		37.2%		36.1%
	Combined	0	2		42		11		2		0		0								
	Percentage		3.5%		73.7%		19.3%		3.5%		0%		0%								
Intermediate	No. Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0	0.0	0	
	Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		0.0%	0.0%		0.0%		0.0%
	Combined	0	0		0		0		0		0		0								
	Percentage		0%		0%		0%		0%		0%		0%								
Totals	TOTAL HOMES	8	40	3	108	1	9	8	2	0	0	0	0	0	179	512		12210.4	16106.6	75.8%	
	COMBINED TOTALS	8	43		109		17		2		0		0								
	Percent	0.4%	22.3%		60.3%		5.0%		1.1%		0.0%		0%								

		Studio	1B	2B	3B	4B	5B	6B	TOTAL	Hab rooms	Percentage	Aff percentage
Phase A	Pri	12	70	91	9	0	0	0	182	461	53.23%	46.77%
	Social	0	10	24	30	17	0	4	85	376	43.42%	
	Int	0	1	9	0	0	0	0	10	29	3.35%	
	TOTAL	12	81	124	39	17	0	4	277	866	19.73%	
	Percent	4%	29%	45%	14%	6%	0%	1%				
Phase B	Pri	0	130	235	0	0	0	0	365	965	60.46%	39.54%
	Social	0	45	27	63	7	0	0	142	528	33.08%	
	Int	0	23	19	0	0	0	0	42	103	6.45%	
	TOTAL	0	198	281	63	7	0	0	549	1596	36.36%	
	Percent	0%	36%	51%	11%	1%	0%	0%				
Phase C	Pri	97	205	190	14	0	0	0	506	1133	80.07%	19.93%
	Social	0	15	16	26	3	0	0	60	226	15.97%	
	Int	0	16	8	0	0	0	0	24	56	3.96%	
	TOTAL	97	236	214	40	3	0	0	590	1415	32.24%	
	Percent	16%	40%	36%	7%	1%	0%	0%				
Phase D	Pri	8	41	67	6	0	0	0	122	315	61.52%	38.48%
	Social	0	2	42	11	2	0	0	57	197	38.48%	
	Int	0	0	0	0	0	0	0	0	0	0.00%	
	TOTAL	8	43	109	17	2	0	0	179	512	11.67%	
	Percent	4%	24%	61%	9%	1%	0%	0%				

NIA	GIA	Net to Gross
12028	16084.2	75%
8278	10219	81%
874	1331	66%
21180	27633.5	77%

NIA	GIA	Net to Gross
23368	30832.7	76%
11044	14232.6	78%
2507	3857.9	65%
36919	48923.2	75%

NIA	GIA	Net to Gross
29909	42728.3	70%
5173	6500.4	80%
1447	1560.4	93%
36528	50789.1	72%

NIA	GIA	Net to Gross
7664	10288.1	74%
4546	5818.5	78%
0	0.0	0
12210	16106.6	76%

SCENARIO SUMMARY										
Tenure		Studio	1B	2B	3B	4B	5B	6B	TOTAL	Hab rooms
Private	Pri	117	446	583	29	0	0	0	1175	2874
	Percent	10.0%	38.0%	49.6%	2.5%	0.0%	0.0%	0.0%	73.7%	65.5%
Social	Social	0	72	109	130	29	0	4	344	1327
	Percent	0.0%	20.9%	31.7%	37.8%	8.4%	0.0%	1.2%	21.6%	30.2%
Intermediate	Int	0	40	36	0	0	0	0	76	188
	Percent	0.0%	52.6%	47.4%	0.0%	0.0%	0.0%	0.0%	4.8%	4.3%
Total	TOTAL	117	558	728	159	29	0	4	1595	4389
	Percent	7.3%	35.0%	45.6%	10.0%	1.8%	0.0%	0.3%		

NIA	GIA	Net to Gross
72969	99933.3	73.0%
68.3%	69.7%	
29041	36770.3	79.0%
27.2%	25.6%	
4828	6748.8	71.5%
4.5%	4.7%	
106838	143452.4	74.5%

TENURE SUMMARY								
Category	Calculation	Tenure	Percentages			Homes		
			Homes	Hab rooms	NIA	Homes	Hab rooms	NIA
Total Private		Private	73.7%	65.5%	68.3%	1175	2874	72969
Total Affordable	Total	Afford	26.3%	34.5%	31.7%	420	1515	33869
		Social	21.6%	30.2%	27.2%	344	1327	29041
		Inter	4.8%	4.3%	4.5%	76	188	4828
		Social	81.9%	87.6%	85.7%			
Total Affordable	Tenure split	Inter	22.1%	14.2%	16.6%			
		Afford	15.0%	58.2%	18.1%	239	882	19382
		Social	15.0%	20.1%	18.1%	239	882	19382
		Intermediate	0.0%	0.0%	0.0%	0	0	0
Reprovision	Total	Social	100.0%	100.0%	100.0%			
		Intermediate	0.0%	0.0%	0.0%			
		Afford	11.3%	14.4%	13.6%	181	633	14487
		Social	6.6%	10.1%	9.0%	105	445	9659
Uplift	Total	Intermediate	4.8%	4.3%	4.5%	76	188	4828
		Social	58.0%	70.3%	66.7%			
		Intermediate	42.0%	29.7%	33.3%			

APPENDIX C - INDICATIVE DEVELOPMENT PROGRAMME

APPENDIX D - DRAFT FVA RESIDENTIAL EVIDENCE

Appendix A – Residential Comparable Evidence

Three Waters, Gillender Street, Bromley by Bow, E3 3JX

Developer	Mount Anvil
Number of private units	204
Completion date	Aug 2019
Marketing end date	Sep 2020
Average unit size (in data sample)	696 sq ft
Sale Price £psf (asking)	£674.45 psf



Three Waters is a Mount Anvil development situated at the three waterways of Bow Creek, the River Lea and Limehouse Cut, approximately 0.2mi north of the subject Site. The scheme will provide a total of 307 residential units (304 of which will be for market sale) as well as c. 100sqm of commercial floorspace.

The scheme is well served in terms of amenity including concierge, private screening room, waterside café, roof terraces, raised gardens and private balconies.

Three Waters is considered similar to the subject Site owing to its good access to the public transport system although it does benefit from improved outlook due to its riverside location overlooking waterways. The following asking price information has been taken from residential sales database Molior.

Floor	Bed	St ft	Price	£ Psf	Date
5	Studio	476	£346,000	£727	Mar-20
7	Studio	476	£350,000	£735	Mar-20
5	Studio	482	£346,000	£718	Sep-19
3	Studio	493	£371,500	£754	Mar-19
7	Studio	493	£376,500	£764	Mar-20
15	Studio	493	£386,500	£784	Jun-20
5	Studio	640	£412,500	£645	Sep-19
5	1	593	£432,500	£729	Sep-19
15	1	595	£420,000	£706	Sep-19
17	1	596	£448,000	£752	Sep-19
5	1	596	£422,500	£709	Mar-20
5	1	622	£437,500	£703	Sep-19
5	1	630	£422,500	£671	Sep-19
3	1	632	£412,000	£652	Sep-18
8	1	632	£419,500	£664	Sep-18
15	1	632	£430,000	£680	Sep-18
3	2	829	£532,500	£642	Jun-20

8	2	829	£542,500	£654	Mar-20
12	2	829	£550,500	£664	Sep-19
15	2	829	£556,500	£671	Jun-20
3	2	832	£532,500	£640	Sep-18
2	2	835	£530,000	£635	Mar-20
3	2	835	£532,500	£638	Mar-19
15	2	835	£556,500	£666	Mar-19
18	2	1018	£562,500	£553	Sep-19
8	3	1,018	£651,000	£639	Sep-19
15	3	1,018	£691,000	£679	Sep-19

Lime Quarter, Bromley by Bow, E3 3PJ

Developer	Linden Homes
Number of private units	380
Completion date	Sep 2020
Marketing end date	Ongoing
Average unit size (in data sample)	704 sq ft
Sale Price £psf (achieved)	£660.70 psf



Lime Quarter is a Linden Homes development situated beside Devons Road DLR station, approximately 0.5mi northwest of the subject Site. The scheme will provide a total of 543 residential units (380 of which will be for market sale) which are centred around a landscaped public square with access to office, retail and café space.

The scheme benefits from adequate levels of onsite amenity including the landscaped public square, retail and café space and co-working space. The off-site amenity is good with easy access to the public transport network.

Being next door to Devons Road DLR station, the location of Lime Quarter is considered superior compared with the subject Site. We understand sales have been very slow at Lime Quarter which suggests pricing is too high for the location. The following sales information has been taken from residential sales database Molior. The data has been obtained from HM Land Registry and the areas are obtained from EPC certificates.

Unit no.	St ft	Price	£ Psf	Date
Flat 10	409	£305,000	£745	Jun-19
Flat 5	409	£300,000	£733	Jun-19
Flat 9	441	£340,000	£770	Jun-19
Flat 4	441	£336,000	£761	Jun-19
Flat 404	506	£375,000	£741	Mar-18
Flat 303	538	£356,250	£661	Mar-18
Flat 202	635	£470,000	£740	May-18
Flat 405	667	£525,000	£786	Mar-18
Flat 2	689	£495,000	£718	Oct-19
Flat 7	689	£445,000	£645	Jun-19
Flat 8	700	£455,000	£650	Jul-19
Flat 3	700	£495,000	£707	Jun-19
Flat 206	732	£455,000	£621	Dec-18
Flat 402	732	£482,000	£658	Aug-18
Flat 306	732	£505,000	£689	Jul-18
Flat 106	732	£121,250	£165	Jul-18
Flat 1	775	£513,000	£661	Sep-19
Flat 6	775	£545,000	£703	Jun-19

Flat 302	786	£515,000	£655	Jun-18
Flat 304	797	£540,000	£677	Mar-18
Flat 701	797	£545,000	£684	Feb-18
Flat 802	807	£525,000	£650	Mar-18
Flat 205	840	£535,000	£637	Mar-18
Flat 305	840	£560,000	£666	Mar-18
Flat 301	926	£600,000	£648	May-18
Flat 401	936	£600,000	£640	Jun-18
Flat 403	980	£622,000	£635	Mar-18

Leven Wharf, Poplar, E14 OLP

Developer	Vision Homes
Number of private units	118
Completion date	Dec 2018
Marketing end date	May 19
Average unit size (in data sample)	824 sq ft
Sale Price £psf (achieved)	£463.99



Leven Wharf is a Vision Homes development situated adjacent to the Aberfeldy estate, situated on the opposite side of Leven Road. It is bordered by River Lea to the east. The scheme provides a total of 160 residential units (118 of which will be for market sale), as well as 291 sqm of commercial space and children's play facilities.

The scheme benefits from adequate levels of onsite amenity including the landscaped gardens, children's play space and concierge. Due to its location adjacent to the subject Site, access to off-site amenity is considered the same as that of the subject Site. Some of the units do, however, benefit from improved outlook over the River Lea. The following sales information has been taken from residential sales database Molior. The data has been obtained from HM Land Registry and the areas are obtained from EPC certificates.

Unit no.	St ft	Price	£ Psf	Date
Flat 4	538	£238,170	£442	May-19
Flat 20	538	£238,170	£442	May-19
Flat 28	538	£238,170	£442	May-19
Flat 93	538	£238,170	£442	May-19
Flat 35	538	£375,000	£696	Apr-19
Flat 16	538	£319,957	£594	Apr-19
Flat 24	538	£338,019	£628	Jan-19
Flat 88	570	£250,648	£439	May-19
Flat 94	570	£250,648	£439	May-19
Flat 90	581	£260,178	£447	May-19
Flat 37	614	£410,000	£668	Mar-19
Flat 70	786	£348,810	£443	May-19
Flat 77	786	£348,810	£443	May-19
Flat 29	797	£351,670	£441	May-19
Flat 33	797	£351,670	£441	May-19
Flat 89	797	£352,623	£442	May-19
Flat 15	807	£357,864	£443	May-19
Flat 19	807	£357,864	£443	May-19
Flat 23	807	£357,864	£443	May-19
Flat 27	807	£357,864	£443	May-19
Flat 31	807	£530,000	£656	Jan-19

Flat 31	807	£530,000	£656	Jan-19
Flat 55	818	£362,153	£442	May-19
Flat 62	818	£362,153	£442	May-19
Flat 69	818	£362,153	£442	May-19
Flat 76	818	£362,153	£442	May-19
Flat 83	818	£362,153	£442	May-19
Flat 107	818	£362,153	£442	May-19
Flat 121	818	£363,106	£443	May-19
Flat 123	818	£362,153	£442	May-19
Flat 123	818	£289,250	£353	May-19
Flat 125	818	£363,106	£443	May-19
Flat 127	818	£362,153	£442	May-19
Flat 129	818	£364,059	£445	May-19
Flat 117	818	£460,000	£562	Jan-19
Flat 80	904	£401,227	£443	May-19
Flat 86	904	£401,227	£443	May-19
Flat 92	904	£401,227	£443	May-19
Flat 128	915	£405,516	£443	May-19
Flat 96	1,033	£456,503	£441	May-19
Flat 99	1,033	£462,174	£447	May-19
Flat 85	1,098	£487,477	£444	May-19
Flat 91	1,098	£487,477	£444	May-19
Flat 95	1,184	£523,216	£441	May-19
Flat 98	1,184	£523,708	£442	May-19
Flat 100	1,216	£538,464	£442	May-19
Flat 38	1,249	£554,190	£443	May-19
Flat 97	1,281	£566,102	£441	May-19