

Consolidated
Addendum
Viability Report

Charnwood Local Plan – Consolidated
Addendum Report



Charnwood Borough Council

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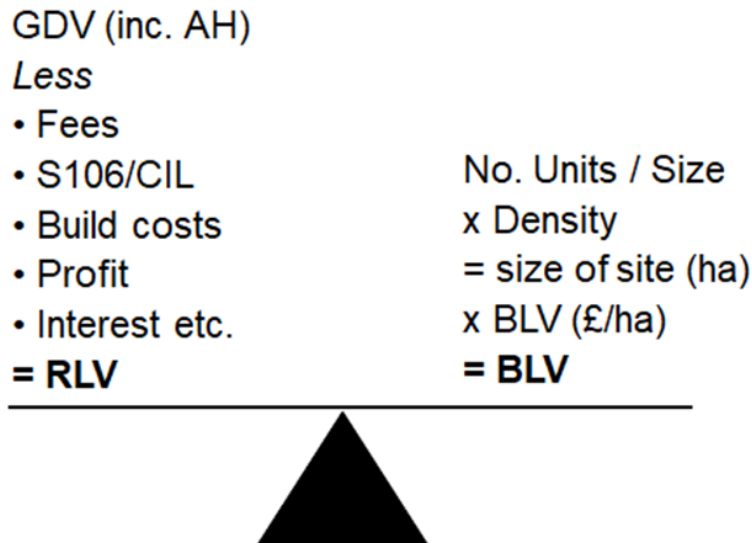
Executive Summary

- ES 1 AspinallVerdi has been appointed by Charnwood Borough Council (CBC, the Council, the Local Planning Authority (LPA) as the context requires) to provide a Financial Viability Assessment (FVA) in respect of the Council's Local Plan (2020 to 2037). This resulted in our Charnwood Local Plan Viability study report dated February 2021.
- ES 2 We have subsequently carried out various addendum reports detailed in Section 1 primarily to reflect changes in off site transport costs but also the effects of other significant changes to local and national policies and development costs.
- ES 3 The primary aim of this commission is to update and consolidate the various viability assessments, which will form a robust and sound evidence base for the Local Plan to be adopted.
- ES 4 It is also to examine what might be a 'maximum' level of S106 Costs in light of the findings of the appraisals and other considerations such as the need to deliver the Plan's development strategy and other policy requirements. These "headroom" calculations are detailed in Section 7.
- ES 5 We have also provided commentary on retirement living viability (see section 8).

Approach

- ES 6 We have reviewed the new Local Plan (2020 to 2037) in order to test the cumulative impact of these policies in the context of the Local Plan. Please see Appendix 1 of the 2021 Viability report which summarises our assessment of the policies [EB-I&D-1 Charnwood Local Plan Viability Study 2021.pdf](#).
- ES 7 Through reviewing the new Local Plan and through our property market research, we have established a range of development typologies that we have financially appraised to assess the viability of the Plan. The updated typologies are summarised at Appendix 2.
- ES 8 The viability of the typologies has been assessed using a financial viability appraisal, having regard to primary legislation, planning policy, statutory requirements and professional guidance. The principle of the assessment method is illustrated on the following diagram.

Figure ES1 - Balance between RLV and BLV



Source: AspinallVerdi © Copyright

- ES 9 A scheme is viable if the RLV is positive for a given level of profit. We describe this situation herein as being ‘fundamentally’ viable. If the RLV is negative, this situation results in a ‘fundamentally unviable’ scheme.
- ES 10 In planning viability terms, for a scheme to come forward for development the RLV for a particular scheme has to exceed the landowner’s BLV.
- ES 11 The results of the appraisals should therefore be interpreted as follows:
- If the ‘balance’ is positive (RLV > BLV), then the CIL/policy is viable. We describe this as being ‘viable for plan making purposes herein’.
 - If the ‘balance’ is negative (RLV < BLV), then the CIL/policy is ‘not viable for plan making purposes’ and the CIL rates/planning obligations and/or affordable housing targets should be reviewed.
 - Thirdly, if the RLV is positive, but the appraisal is not viable due to the BLV assumed – we refer to this as being ‘marginal’.
- ES 12 In Development Management terms every scheme will be different (RLV) and every landowner’s motivation will be different (BLV).
- ES 13 Through our policy review, we have identified the policy requirements. Our property market research has focused on two elements of the above diagram:

- Land values – this informs the viability analysis by assessing whether the land value generated by policy compliant development is sufficient enough to incentivise landowners to sell land for development. This is referred to as a Benchmark Land Value (BLV), which is effectively the minimum price at which a landowner would typically sell land at.
- Gross Development Value (New-build residential sales values) – this informs the value assumptions made for market sale and affordable houses in our financial appraisals.

Viability Conclusions

- ES 14 Table ES1 summarises the development typologies appraised and the viability conclusions on the basis of the affordable housing policy target and ‘Maximum’ S106 contributions shown. All greenfield sites are viable given that there is a development surplus *from which we have calculated the S106 as an output*. Only flatted development on brownfield sites are unviable in that there is no surplus for any S106 (the S106 has to be negative to make the scheme balance - further analysis is provided in chapter 7).
- ES 15 The majority of sites in the new Local Plan are greenfield and the policy wording on brownfield sites enables site-specific viability assessments at the planning application stage. We are therefore recommending that the new Charnwood Borough Council Local Plan (2020-2037) is viable.
- ES 16 The above S106 maximum contributions for S106 payments are right to the margins of viability based upon the appraisal assumptions herein.
- ES 17 As with Community Infrastructure Levy, we would not recommend setting S106 obligations right up to the margins of viability. This is because every site and scheme is unique and there needs to be sufficient additional contingency / buffer / optimum bias to ensure that the policies and the Plan are deliverable and that property development is not stymied.
- ES 18 Furthermore, we would generally recommend higher buffers/margins for brownfield sites compared to greenfield sites. This is due to the fact that there are greater risks of brownfield redevelopment in terms of site assembly (range of existing use values (EUVs), site clearance and remediation costs; service diversions and development on potentially constrained sites).
- ES 19 Further work is required to monitor and manage the infrastructure requirements (particularly schools and highways – County Contributions) depending upon the business case for additional public sector funding. Detailed infrastructure requirements will also be assessed on a planning application basis having regard to the CIL Regulations.

Table ES2 - Summary of Financial Appraisal Results

Leicester Fringe					
Ref	#Units	Typology	% Affordable	Max S.106 Headroom (£ per unit)	Conclusion (based on Max Headroom)
A	5	Small Brownfield	N/A	£13,233	Viable
B	15	Small Brownfield	10%	£8,791	Viable
C	20	Medium Greenfield	30%	£11,336	Viable
D	30	Small Brownfield	10%	£9,106	Viable
E	125	Large Greenfield	30%	£17,091	Viable
F	250	Large Greenfield	30%	£17,990	Viable
G	950	Large Greenfield	30%	£16,754	Viable
Loughborough / Shepshed					
H	15	Medium Greenfield	30%	£13,666	Viable
I	15	Small Brownfield	10%	£10,218	Viable
J	40	Medium Greenfield	30%	£15,466	Viable
K	40	Small Brownfield	10%	£10,195	Viable
L	150	Large Greenfield	30%	£19,450	Viable
M	250	Large Greenfield	30%	£18,707	Viable
N	200	Large Brownfield (F)	10%	(£21,309)	Unviable
O	500	Large Greenfield	30%	£17,294	Viable
Wider Charnwood / Borough Wide					
P	15	Medium Greenfield	30%	£32,107	Viable
Q	15	Small Brownfield	10%	£26,509	Viable
R	50	Medium Greenfield	30%	£34,175	Viable
S	125	Large Greenfield	30%	£37,171	Viable
T	250	Large Greenfield	30%	£37,964	Viable
U	35	Small Brownfield (F)	10%	(£18,382)	Unviable
V	5	Rural Exception Site	100%	£19,214	Viable

Source: AspinallVerdi

ES 20 We calculated, based on the number of new houses proposed across the entire Local Plan, that the total amount of S106 funding which could be delivered from residential development is £200,885,700 (see Table 9.2 - Indicative maximum amounts' of S106 Funding).

1 Introduction

- 1.1 AspinallVerdi has been appointed by Charnwood Borough Council (CBC, the Council, the Local Planning Authority (LPA) as the context requires) to provide an addendum report to the Financial Viability Assessment (FVA) in respect of the Council's Local Plan (2020 to 2037). This resulted in our Charnwood Local Plan Viability study report dated February 2021. [EB-I&D-1 Charnwood Local Plan Viability Study 2021.pdf](#)
- 1.2 AspinallVerdi were then retained to update the financial appraisals to take into account changes to costs associated with planned 'off-site' transport schemes. We did this in a report dated May 2021 (the 'First Transport Addendum Report') (EB/I&D/2).
- 1.3 We were subsequently retained to update the 'off-site' transport costs again as at June 2022 (Exam 32a) (We also prepared a report in May 2022 (Exam 32), but this was superseded by the June 2022 report), as follows:
- Re-run appraisals for typologies A to V using the same methodology and assumptions that were used in the May 2021 Transport Addendum.
 - Prepare a report in the same style as the First Transport Addendum with a commentary on the impact upon the Plan's viability of using higher off-site transport costs and its implications.
 - Assess the impact of Leicestershire County Council's (LCC) identification of £47m of interventions for the Major/ Main Road Network (MRN) within a larger figure at that time uncoded for interventions detailed in 3 area wide strategies which would have a strong focus upon sustainable transport interventions. LCC required the £47m detailed in the Infrastructure Delivery Plan (IDP) to be appraised to demonstrate that they were viable in our model.
- 1.4 This was our Second Addendum report dated June 2022.
- 1.5 Next, we were recommissioned in February 2023 to:
- Re-run appraisals for typologies A to V using the same methodology and assumptions that were used previously to update the Transport and Education Contributions (provided by CBC).
 - Update the appraisals having regard to changes in values and costs since our initial viability report in February 2021.
 - Consider the impact of the Building Regulations Part L and Future Homes Standard which were not included as part of the original study.
 - Finally, we were instructed to comment on the development economics of retirement living typologies (but did not prepare any appraisals in the timescales allowed).

- 1.6 We also attended the examination in public during February 2023. The February 2023 report was prepared for the examination in public, but was not required to be published at that time.

Consolidated Addendum Report

- 1.7 The primary aim of this commission is to update and consolidate the various viability assessments, which will form a robust and sound evidence base for the Local Plan to be adopted.
- 1.8 It is also to examine what might be a 'maximum' level of S106 costs in light of the findings of the appraisals and other considerations such as the need to deliver the Plan's development strategy and other policy requirements. These "*headroom*" calculations are detailed in Section 7.
- 1.9 In carrying out our review of the Local Plan, we have had regard to the cumulative impact on development of the Local Plan policies. The aims of this commission are to prepare a single Addendum report that supersedes the previous addendums and links the original Charnwood Local Plan Viability study report dated February 2021 to the current day, as follows:
- Re-run appraisals for typologies A to V using the same methodology that was used previously in the original February 2021 study;
 - To update the Transport and Education Contributions (provided by CBC) – see Typologies Matrix (version 15);
 - To update the changes to BICS costs to bring them up to date.
 - To update the values to bring them up to date, based on HPI and our previous interim research and analysis.
 - Consider the impact of the Building Regulations Part L and Future Homes Standard which were not included as part of the original study.
 - Finally, we have repeated our comments on the development economics of retirement living typologies (but not instructed to prepare any appraisals).

RICS Practice Statement

- 1.10 Our FVA has been carried out in accordance with the RICS Financial Viability in Planning: Conduct and Reporting Practice Statement (1st Edition, May 2019).
- 1.11 Our FVA has also been carried out in accordance with the RICS Assessing Viability in Planning under the National Planning Policy Framework 2019 for England Guidance Note (1st edition, March 2021) having regard to the latest revisions to the National Planning Policy Framework (NPPF, last updated 20 July 2021) and the Planning Practice Guidance (PPG).

Objectivity, Impartiality and Reasonableness

- 1.12 We have carried out our review in collaboration with the Council as the local planning authority (LPA) and in consultation with industry (Registered Providers, developers and landowners). At all times we have acted with objectivity, impartially and without interference when carrying out our viability assessment and review.
- 1.13 At all stages of the viability process, we have advocated reasonable, transparent and appropriate engagement between the parties.

Conflicts of Interest

- 1.14 We confirm that we have no conflict of interest in providing this advice and we have acted independently and impartially.

Report Structure

- 1.15 This Consolidated Addendum report is set out in the same format as the original Local Plan Viability report for ease of cross reference. We do not repeat detailed descriptions and text herein, and have consolidated this report to the key assumptions and changes since the original study.
- 1.16 The remainder of this report is structured as follows:

Section:

Contents:

Section 2 - National Planning Context

This section sets out the statutory requirements for the Local Plan viability including the NPPF and PPG website.

Section 3 - Local Planning Context

This section sets out the details of the existing evidence base and the Local Plan policies which will have a direct impact on viability. The assumptions we have made to mitigate such policies are set out in Section 6 – Viability Assumptions.

Section 4 - Viability Assessment Method

This section describes our generic methodology for appraising the viability of development which is based on the residual approach as required by guidance and best practice. Please note the Benchmark Land Value (BLV) caveats for future site-specific appraisals.

Sections 5 – Site Typologies

We set out the development typologies that are to be tested as part of the study.

Section:	Contents:
Section 6 – Viability Assumptions	We summarise the cost and value assumptions made in the financial appraisals.
Section 7 – Financial Appraisal Results	We present the findings of our financial appraisals.
Section 8 – Retirement Living Commentary	<p>This section of our original report was in respect of the Key Large Sites. We have not been instructed to update the appraisals of these sites.</p> <p>We have used this section to incorporate our comments in respect of retirement living.</p>
Section 9 - Conclusions and Recommendations	Finally, we make our recommendations in respect of the Local Plan including affordable housing, non-affordable housing Section 106 contributions and other planning policy costs.

2 National Policy Context

- 2.1 Our financial viability appraisal has been carried out having regard to the various statutory requirements comprising primary legislation, planning policy, statutory regulations and guidance.
- 2.2 We identify below the key cross-references in the NPPF and PPG and our comments in respect of viability and deliverability. This is not meant to be exhaustive and reference should be directly made to the relevant sections of the NPPF and PPG.

National Planning Policy Framework

- 2.3 The NPPF confirms the Government’s planning policies for England and how these should be applied and provides a framework within which locally-prepared plans for housing and other development can be produced.
- 2.4 It confirms the primacy of the development plan in determining planning applications. It confirms that the NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
- 2.5 It is important to note that within the new NPPF, paragraph 173 of the original 2012 NPPF has been deleted. The old paragraph 173 referred to viability and required ‘competitive returns to a willing land owner and willing developer to enable the development to be deliverable’.
- 2.6 The new NPPF refers increasingly to deliverability as well as viability.
- 2.7 We draw your attention to the following key paragraphs (Table 2.1).

Table 2.1 - NPPF Key Cross-References

Paragraph Number - Item	Quote / Comments
Para 34 - Development contributions	Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). <i>Such policies should not undermine the deliverability of the plan.</i> (Our emphasis)
Para 57 – Planning obligations [tests]	Planning obligations must only be sought where they meet all of the following tests ¹ :

¹ Set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

Paragraph Number - Item Quote / Comments

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Notwithstanding the latest changes to the CIL Regulations (2019) which do away with the requirements for a Regulation 123 list of infrastructure, these tests ensure that Local Authorities cannot charge S106 or CIL twice ('double-dip') for the same infrastructure (as this would not be fair and reasonable).

Para 58 – Presumption of viability

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. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. *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 the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available. (Our emphasis)

We understand that the Government's objective is to reduce the delays to delivery of new housing due to the site-specific viability process that was created as a result of the previous paragraph 173. Once a new Local Plan is adopted no site-specific viability assessment should be required (except in exceptional circumstances) and developers should factor into their land buying decisions the cost of planning obligations (including affordable housing).

Paragraph Number - Item	Quote / Comments
Para 64 – 10 Unit Threshold	Provision of affordable housing should not be sought for residential developments that are not major ² developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
Para 64 – Vacant Building Credit (VBC)	<p>To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.</p> <p>The VBC provides another layer of contingency on brownfield site typologies.</p>
Para 65 – 10% affordable home ownership	<p>Where major development involving the provision of housing is proposed, planning policies ... should expect at least 10% of the total number of homes to be available for affordable home ownership unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.</p> <p>Exemptions to this 10% requirement should also be made where the site or proposed development:</p> <ul style="list-style-type: none"> a) provides solely for Build to Rent homes; b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); c) is proposed to be developed by people who wish to build or commission their own homes; or d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Source: NPPF (last updated 20 July 2021) and AspinallVerdi

² Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Planning Practice Guidance for Viability

- 2.8 The Planning Practice Guidance for Viability was first published in March 2014 and substantially updated in line with the NPPF. This has subsequently been updated on numerous occasions and latterly 1 September 2019.
- 2.9 Below we summarise some key aspects of the PPG for this study (Table 2.2).

Table 2.2 - PPG Viability Key Cross-References

Paragraph Number - Item	Quote / Comments
Para 001 – Setting Policy requirements	<p>Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).</p> <p>These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a <i>proportionate assessment</i> of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. <i>Policy requirements should be clear</i> so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development. (Our emphasis)</p> <p>This confirms that Local Authorities can set different levels of CIL and/or affordable housing by greenfield or brownfield typologies (see below also).</p>
Para 002 - Deliverability	<p>It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers,</p>

Paragraph Number - Item Quote / Comments

landowners, and infrastructure and affordable housing providers.

And, policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, *without the need for further viability assessment* at the decision making stage.

Also, it is the *responsibility of site promoters to engage in plan making*, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. (Our emphasis).

In this respect we have carried out a stakeholder workshop to consult with industry (Registered Providers, developers and landowners) in respect of the cost, value and BLV assumptions of the site allocations (July 2019 and August 2022). We have also consulted privately on a one-to-one basis with land owners and site promoters of the current Key Large / Strategic Sites in May – June 2022.

Para 003/4 - Typologies

Plan makers can use site typologies to determine viability at the plan making stage.

A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.

Plan makers can group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.

Para 010 - Principles for carrying out a viability

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated

Paragraph Number - Item Quote / Comments

assessment (strike a balance)

by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return – i.e. a residual land value approach.

In plan making and decision-making viability helps *to strike a balance* between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission. (Our emphasis).

Para 011 – Gross Development Value

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. (Our emphasis)

Para 012 – Development costs

Assessment of costs should be based on evidence which is reflective of local market conditions...costs include:

- build costs - e.g. Building Cost Information Service (BCIS)
- abnormal costs*
- site-specific infrastructure costs*
- the total cost of all relevant policy requirements*
- general finance
- professional*, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site
- project contingency costs should be included in circumstances where scheme specific assessment is

Paragraph Number - Item	Quote / Comments
	<p>deemed necessary, with a justification for contingency relative to project risk and developers return</p> <p>*the PPG suggests that these costs should be taken into account when defining benchmark land value.</p>
<p>Para 013 – Benchmark Land Value (BLV)</p>	<p>A benchmark land value should be established on the basis of the <i>existing use value (EUV) of the land, plus a premium</i> for the landowner. (Our emphasis).</p>
<p>Para 014 - What factors should be considered to establish BLV?</p>	<p>Benchmark land value should:</p> <ul style="list-style-type: none"> • be based upon existing use value (EUV) • allow for a premium to landowners • reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees.
<p>Para 014 – Market evidence in BLV</p>	<p>Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There <i>may be a divergence between benchmark land values and market evidence</i>; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners. (Our emphasis).</p>
<p>Para 014 – Circularity of land values</p>	<p>[Market] evidence should be based on developments which are <i>fully compliant with emerging or up to date plan policies</i>, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and <i>evidence any adjustments</i> to reflect the cost of policy compliance. This is so that <i>historic benchmark land values of non-policy compliant developments are not used to inflate values over time</i>. (Our emphasis).</p>
<p>Para 015 – Existing Use Value (EUV)</p>	<p>EUV is the value of the land in its existing use.</p>

Paragraph Number - Item Quote / Comments

Existing use value is not the price paid and should *disregard hope value*.

Existing use values will vary depending on the type of site and development types.

EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Para 016 – Premium

[The premium] 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.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed *by professional judgement* and must be based upon the best available evidence informed by cross sector collaboration.

Market evidence can include benchmark land values from other viability assessments.

Land transactions can be used but *only as a cross check* to the other evidence.

Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners.

Policy compliance means that the development complies fully with up-to-date plan policies including any policy requirements

Paragraph Number - Item	Quote / Comments
	for contributions towards affordable housing requirements at the relevant levels set out in the plan.
Para 016 – Price paid evidence	<p>Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).</p> <p>The PPG emphasises throughout (para 2, 3, 6, 11, 14, 18) that the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan.</p> <p>However, data on actual price paid (or the price expected to be paid through an option or promotion agreement) is particularly relevant for strategic sites to ensure that they are deliverable over-time.</p>
Para 017 – Alternative Use Value (AUV)	This is more at the decision-making stage as our site typologies herein are all for broadly defined uses.
Para 018 – Profit (return to developers)	<p>For the purpose of plan making an <i>assumption of 15-20% of gross development value (GDV)</i> 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. <i>A lower figure may be more appropriate in consideration of delivery of affordable housing</i> 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. (Our emphasis).</p> <p>In this respect we have provided sensitivities on the profit margin.</p>
Para 019 – Build to rent (BTR)	<p>The <i>economics of build to rent schemes differ</i> from build for sale as they depend on a long-term income stream. For build to rent, it is expected that <i>the normal form of affordable housing provision will be affordable private rent</i>. Where plan makers wish to set affordable private rent proportions or</p>

Paragraph Number - Item	Quote / Comments
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	discount levels at a level differing from national planning policy and guidance, this can be justified through a viability assessment at the plan making stage. (Our emphasis).
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Levelling Up and Regeneration Bill

- 2.10 The Planning for the Future White Paper included proposals to reform CIL and the current system of planning obligations as a nationally set, value-based flat rate charge (the 'Infrastructure Levy').
- 2.11 The aim is for the new Levy to raise more revenue than under the current system of developer contributions, and deliver at least as much – if not more – on-site affordable housing as at present. The reform is to capture a greater share of the uplift in land value that comes with development.
- 2.12 DLUHC has now published the Levelling Up and Regeneration Bill which includes proposals for the Infrastructure Levy (11 May 2022).
- 2.13 The Bill sets out the framework for the new Levy and the detailed design will be delivered through Regulations (to follow).
- 2.14 The Levy will be charged on the value of property when it is sold and applied above a minimum threshold. Levy rates and minimum thresholds will be set and collected locally, and local authorities will be able to set different rates within their area. The rates will be set as a percentage of gross development value rather than based on floorspace.
- 2.15 The detail of different elements of the new Infrastructure Levy will need to be set in Regulations. Consultation on the proposals took place ending in July 2023, but the Levelling Up and Regeneration Bill has still to be enacted. The government's aim is to introduce the Levy through a 'test and learn' approach. This means it will be rolled out nationally over several years, allowing for careful monitoring and evaluation, in order to design the most effective system possible.
- 2.16 Sites permitted before the introduction of the new Levy will continue to be subject to their CIL and Section 106 requirements.
- 2.17 For the purposes of our viability assessment, we have ignored the proposed reforms as it is too early to take them into account but they will need to be kept under review.

3 Local Policy Context

- 3.1 Full Local Planning Policy Context as per our Full Local Plan Viability report 2021 and remains unchanged, for high level context.

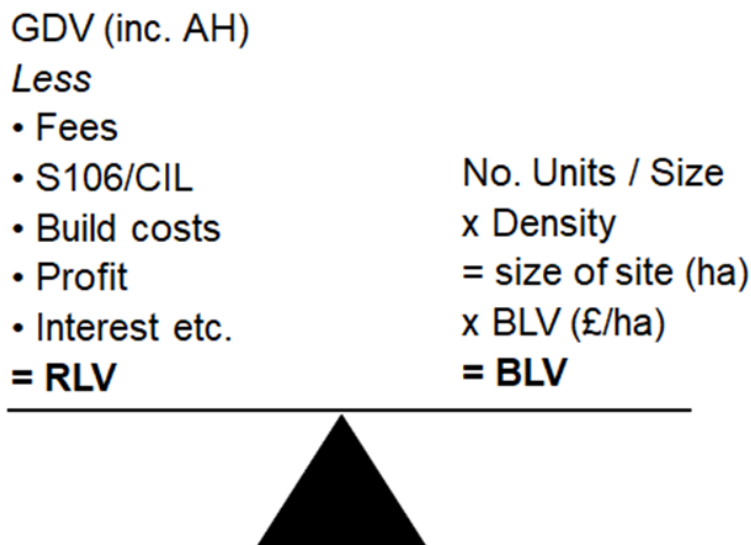
New Local Plan 2020 to 2037

- 3.2 Our Full Local Plan Viability report 2021 reviewed the Charnwood Local Plan 2020 – 2037. A detailed policies matrix of key policies was provided in this previous report.
- 3.3 The policies matrix identifies the policies which have a direct, indirect or no direct impact on viability. Where necessary, it sets out the assumption we have made to mitigate the policy and identifies the source of this assumption.

4 Viability Assessment Method

- 4.1 Our Viability Assessment Method remains unchanged, as detailed in our Full Local Plan Viability Study 2021.
- 4.2 In this section of the 2021 report, we set out our methodology to establish the viability of the various land uses and development typologies under the following sub-headings:
- The Harman Report (June 2012)
 - RICS Guidance
 - Guidance on Premiums/Land Value Adjustments
 - Land Economics Summary
 - Viability Modelling Best Practice
 - How to Interpret the Viability Appraisals
 - Land Value (Benchmark Land Value (BLV)) Caveats
- 4.3 The principle of the assessment method is illustrated on the following diagram.

Figure 4.1 - Balance between RLV and BLV



Source: AspinallVerdi © Copyright

- 4.4 In development terms, the price of a site is determined by assessment of the residual land value (RLV). This is the gross development of the site (GDV) less ALL costs including planning policy requirements and developers' profit. If the RLV is positive the scheme is viable. If the RLV is negative the scheme is not viable. This is the left-hand side of the above diagram.
- 4.5 Part of the skill of a developer is to identify sites that are in a lower value economic use and purchase / option these sites to (re)develop them into a higher value use. The landowner has a

choice - to sell the site or not to sell their site, depending on their individual circumstances. Historically (pre credit-crunch and the 2012 NPPF) this would be left to 'the market' as developers would negotiate with landowners based on the relevant planning policy requirements at that time (and there would be no role for planning viability negotiations in this mechanism).

- 4.6 A scheme is viable if the RLV is positive for a given level of profit. We describe this situation herein as being 'fundamentally' viable. If the RLV is negative, this situation results in a 'fundamentally unviable' scheme.
- 4.7 In planning viability terms, for a scheme to come forward for development the RLV for a particular scheme has to exceed the landowner's BLV.
- 4.8 In Development Management terms every scheme will be different (RLV) and every landowner's motivation will be different (BLV).
- 4.9 For Plan Making purposes it is important to benchmark the RLV's from the viability analysis against existing or alternative land use relevant to the particular typology – the Benchmark Land Value – see Figure 4.1 above.
- 4.10 The results of the appraisals should therefore be interpreted as follows:
- If the 'balance' is positive ($RLV > BLV$), then the CIL/policy is viable. We describe this as being '*viable for plan making purposes herein*'.
 - If the 'balance' is negative ($RLV < BLV$), then the CIL/policy is '*not viable for plan making purposes*' and the CIL rates/planning obligations and/or affordable housing targets should be reviewed.
 - Thirdly, if the RLV is positive, but the appraisal is not viable due to the BLV assumed – we refer to this as being '*marginal*'.

Land Value (Benchmark Land Value (BLV)) Caveats

- 4.11 It is worth restating the BLV caveats for decision making here.
- 4.12 The BLV's contained herein are for 'high-level' plan viability purposes and the appraisals should be read in the context of the BLV sensitivity table (contained within the appraisals). The BLV's included herein are generic and include healthy premiums to provide a viability buffer for plan making purposes.
- 4.13 In the majority of circumstances, we would expect the Residual Land Value (RLV) of a scheme on a policy compliant basis to be greater than the Existing Use Value (EUV) (and also the BLV including premium) herein and therefore viable.
- 4.14 However, there may be site specific circumstances (e.g. brownfield sites or sites with particularly challenging topography, access or other constraints) which result in a RLV which is less than the

BLV herein. It is important to emphasise that the adoption of a particular amount for the BLV (£) in the base-case appraisal typologies in no way implies that this figure can be used by applicants to negotiate site specific planning applications where these constraints exist. In these circumstances, the site-specific BLV should be thoroughly evidenced having regard to the EUV of the site in accordance with the PPG. This report is for plan-making purposes and is without prejudice to future site-specific planning applications. The NPPF/PPG expects that opening up viability considerations again at planning application stage should only be where new issues need to be examined (see Section 2 above and PPG Paragraph: 006 Reference ID: 10-006-20190509, Revision date: 09 05 2019).

5 Site Typologies

5.1 We provide our site typologies matrix at Appendix 2.

Broad Market Areas

5.2 As per our previous Full Local Plan Viability Report, we continue with the approach in splitting the Borough up into three broad market areas:

- Leicester Fringe – includes evidence from schemes in Hamilton, Thurmaston and Syston.
- Loughborough / Shepshed – includes evidence from schemes in the urban centres and on the fringes of both settlements.
- Wider Charnwood - remaining areas in the Borough, including sales from Anstey, Barrow-upon-Soar, Hathern, Queniborough, Quorn, Mountsorrel, Rothley, Sileby and Wymeswold.

Number of Units

5.3 Unchanged from the previous Full report. We have prepared a typologies matrix which is provided at Appendix 2. We summarise our site typologies below:

Table 5.1 - Summary of Development Typologies

	Greenfield	Brownfield
Leicester Fringe	<ul style="list-style-type: none"> • 20 units • 125 units • 250 units • 950 units 	<ul style="list-style-type: none"> • 5 units • 15 units • 30 units
Loughborough / Shepshed	<ul style="list-style-type: none"> • 15 units • 40 units • 150 units • 200 units • 500 units 	<ul style="list-style-type: none"> • 15 units • 40 units • 200 units (F)
Wider Charnwood	<ul style="list-style-type: none"> • 15 units • 50 units • 125 units • 250 units 	<ul style="list-style-type: none"> • 15 units
District Wide	N/A	<ul style="list-style-type: none"> • 35 units (F)

(F) likely to be a flatted development as in town centre

Source: AspinallVerdi

5.4 The density assumptions are also shown in the typologies matrix but range between 20-40 dwellings per hectare (dph) on housing sites with flatted developments over 100 dph. We have sense-checked our density assumptions on a square feet per net acre and our housing site

typologies are based on between 11,080-15,280 sqft per net acre which is considered reasonable.

Housing Mix

- 5.5 The updated typologies matrix Appendix 2 shows the mix assumed for each typology. The housing mix is broadly based on the Housing Needs Assessment (2020) (EB/HSG/1) which recommended the mix shown in Table 5.2 but has been adjusted to reflect the nature of development taking place.

Table 5.2 - Suggested Mix of Housing by Size and Tenure

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	Up to 10%	20-30%	45-55%	15-25%
Affordable home ownership	10-20%	35-45%	30-40%	5-15%
Affordable housing (rented)	25-30%	35-45%	20-30%	Up to 10%

Source: Charnwood Housing Needs Assessment, 2020

- 5.6 Other than the specific flatted development typologies (i.e. town centre schemes), flats have only been included on the larger site typologies of 500 and 950 dwellings. The widescale delivery of flats on the proposed allocations is unlikely as they only comprised 2% of our new-build sales data.

Unit Size Assumptions

- 5.7 The Council requires proposed new dwellings to comply with the national minimum space standards. Our unit size assumptions comply with this policy and in a number of instances exceed it - as we have used market data to inform the assumptions set out in Table 5.3.

Table 5.3 - Floor Area Assumptions (Sqm)

Loughborough / Shepshed	1-Bed Flat	1-Bed House	2-Bed Flat	2-Bed House	3-Bed House	4-Bed House
Brownfield	45.00	58.00	64.00	72.00	84.00	103.00
Medium / Large Greenfield	45.00	58.00	64.00	74.00	87.00	115.00
Small Greenfield	N/A	58.00	N/A	74.00	93.00	115.00
Leicester Fringe	1-Bed Flat	1-Bed House	2-Bed Flat	2-Bed House	3-Bed House	4-Bed House
Brownfield	N/A	58.00	N/A	72.00	86.00	110.00
Medium / Large Greenfield	45.00	58.00	64.00	80.00	100.00	140.00
Small Greenfield	N/A	58.00	N/A	80.00	93.00	130.00
Wider Charnwood	1-Bed Flat	1-Bed House	2-Bed Flat	2-Bed House	3-Bed House	4-Bed House
Brownfield	N/A	58.00	N/A	72.00	86.00	110.00
Medium / Large Greenfield	45.00	58.00	64.00	80.00	105.00	130.00
Small Greenfield	N/A	58.00	N/A	80.00	110.00	150.00
District Wide	1-Bed Flat	1-Bed House	2-Bed Flat	2-Bed House	3-Bed House	4-Bed House
Small Brownfield Flatted Development	45.00	N/A	64.00	N/A	N/A	N/A
Affordable Housing	45.00	58.00	64.00	72.00	84.00	103.00

Source: AspinallVerdi

6 Viability Assumptions

6.1 This section provides our update to viability assumptions input into in our financial appraisals.

February 2021 Value Assumptions

6.2 Table 6.1 illustrates the value assumptions that we used within our February 2021 appraisals.

Table 6.1 - February 2021 AspinallVerdi Value Assumptions

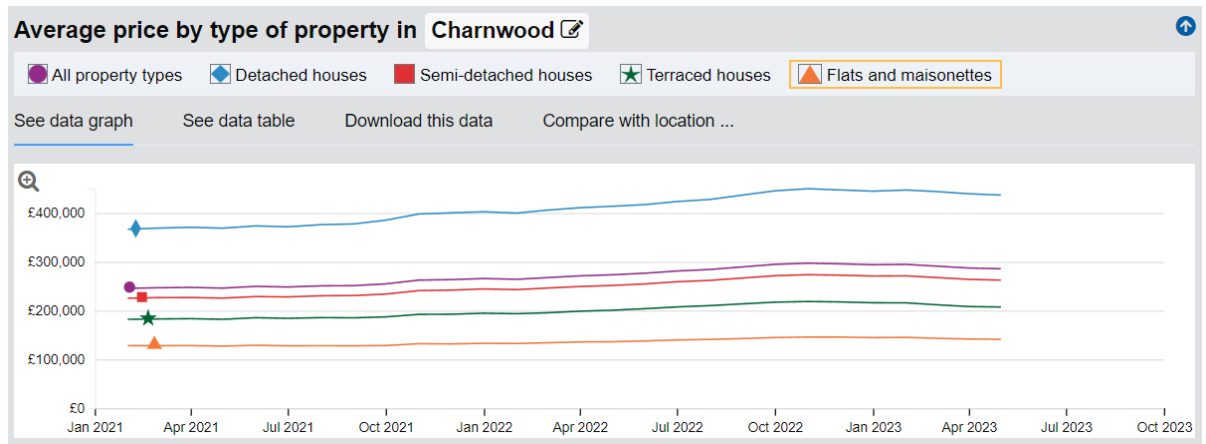
	1-Bed House	2-Bed House	3-Bed House	4-Bed House	1-Bed Flat	2-Bed Flat
Loughborough / Shepshed						
Brownfield	£150,000	£200,000	£225,000	£270,000	£120,000	£160,000
Medium / Large Greenfield	£150,000	£210,000	£240,000	£315,000	£120,000	£160,000
Small Greenfield	£150,000	£210,000	£260,000	£315,000	N/A	N/A
Leicester Fringe						
Brownfield	£150,000	£200,000	£230,000	£280,000	N/A	N/A
Medium / Large Greenfield	£150,000	£220,000	£265,000	£340,000	£130,000	£165,000
Small Greenfield	£150,000	£215,000	£245,000	£325,000	N/A	N/A
Wider Charnwood						
Brownfield	£160,000	£210,000	£245,000	£325,000	N/A	N/A
Medium / Large Greenfield	£160,000	£230,000	£300,000	£375,000	£145,000	£170,000
Small Greenfield	£160,000	£230,000	£325,000	£425,000	N/A	N/A
District Wide						
Small Brownfield Flatted Development	£160,000	N/A	N/A	N/A	£120,000	N/A

Source: AspinallVerdi, February 2021

2021 – 2023 Value Changes

6.3 We have since uplifted the values shown in Table 6.1 by approximately 16.49% for houses and 10.07% for flats based on the Land Registry House Price Index, this is lagged by a few months from the present (August 2023). This index is illustrated in the figure below.

Figure 6.1 - Land Registry House Price Index (Feb 2021 – May 2023)



Source: Land Registry HPI 2023

6.4 Our research notes that house price growth had recently begun to stall due to higher mortgage rates linked to the Bank of England base rate increases to combat inflation in the economy. However, the above HPI index shows the growth that has taken place to date since our initial report in February 2021.

August 2023 Value Assumptions

6.5 Using the uplift, we calculated from the Land Registry House Price Index, we have amended our value assumptions to reflect the current market. These are summarised below.

Table 6.2 - August 2023 AspinallVerdi Value Assumptions

	1-Bed House	2-Bed House	3-Bed House	4-Bed House	1-Bed Flat	2-Bed Flat
Loughborough / Shepshed						
Brownfield	£174,735	£232,980	£262,103	£314,523	£132,084	£176,112
Medium / Large Greenfield	£174,735	£244,629	£279,576	£366,944	£132,084	£176,112
Small Greenfield	£174,735	£244,629	£302,874	£366,944	N/A	N/A
Leicester Fringe						
Brownfield	£174,735	£232,980	£267,927	£326,172	N/A	N/A
Medium / Large Greenfield	£174,735	£256,278	£308,699	£396,066	£143,091	£181,616
Small Greenfield	£174,735	£250,454	£285,401	£378,593	N/A	N/A
Wider Charnwood						
Brownfield	£186,384	£244,629	£285,401	£378,593	N/A	N/A
Medium / Large Greenfield	£186,384	£267,927	£349,470	£436,838	£159,602	£198,033
Small Greenfield	£186,384	£267,927	£378,593	£495,083	N/A	N/A
District Wide						
Small Brownfield Flatted Development	£186,384	N/A	N/A	N/A	£132,084	N/A

Source: AspinallVerdi, February 2021 (230808 HPI Uplift_v1)






Asking Prices Sense-Check



6.6 We have reviewed Rightmove for properties that are currently advertised for sale to reinforce the uplifted value assumptions summarised above. These are summarised in the following tables.

Table 6.3 - 1 Bed Flats for Sale

Property Type	Location	Asking Price	Image
1 Bed Flat	Newstead Way, Loughborough	£154,000	
1 Bed Flat	The Mill, Loughborough, LE11	£230,000	
1 Bed Flat	Farnham House & Mill Gardens, Loughborough Road, Quorn	£258,950	

Table 6.4 – 2 Bed Houses for Sale


Property Type	Location	Asking Price	Image
2 Bed Semi	Honeysuckle Rise, Burton on The Wolds, LE12	£255,000	
2 Bed Terrace	Brand Close, Shepshed	£105,000	
2 Bed Terrace	Cemetery Road, Sileby, LE12 7PH	£220,000	
2 Bed Terrace	Ratcliffe Road, Sileby, LE12 7PY	£244,995	
2 Bed Semi	Melton Road, Burton on The Wolds, LE12 5TJ	£249,000	

Property Type	Location	Asking Price	Image
2 Bed Semi	Honeysuckle Rise, Burton on The Wolds, LE12	£255,000	
2 Bed Semi	Tickow Lane, Shepshed, LE12 9BD	£229,950	

Source: Rightmove, Aug 2023






Table 6.5 – 3 Bed Houses for Sale

Property Type	Location	Asking Price	Image
3 Bed Semi	Cemetery Road, Sileby, LE12 7PH	£250,000	
3 Bed Semi	Cemetery Road, Sileby, LE12 7PH	£275,000	
3 Bed Semi	Healy Close, Sileby, Loughborough	£240,000	
3 Bed Detached	Halstead Road, Mountsorrel, LE12 7HE	£299,950	
3 Bed Detached	Loughborough Road, Quorn, Leicestershire, LE12 8XG	£375,000	
3 Bed Terraced	Ratcliffe Road, Sileby, LE12 7PY	£249,995	
3 Bed Detached	The Gosford - The Meadows, Wymeswold, LE12 6ST	£420,000	

Property Type	Location	Asking Price	Image
3 bed Semi	Melton Road, Burton on The Wolds, LE12 5TJ	£315,000	

Source: Rightmove, Aug 2023

Table 6.6 - 4 Bed Houses for Sale

Property Type	Location	Asking Price	Image
4 Bed Detached	The Meadows, Wymeswold, LE12 6ST	£540,000	
4 Bed Semi	Healy Close, Sileby,	£325,000	
4 Bed Semi	Derby Road, Loughborough, LE11 5SA	£319,995	
4 Bed Detached	Derby Road, Loughborough, LE11 5SA	£394,995	
4 Bed Detached	Melton Road, Burton on The Wolds, LE12 5TJ	£570,000	

Source: Rightmove, Aug 2023

6.7 These asking prices are generally in line with the uplifted value assumptions. Indeed, many examples exceed the values adopted. We therefore consider the values used within our updated appraisals to be reasonable.

Development Costs

6.8 The development costs adopted within our appraisals are set out below.

Table 6.7 - Residential Cost Assumptions

Item	2021 Full Viability Report	August 2023 Update
Planning Application Professional Fees & Reports	Allowance for typology, generally 3 times statutory planning fees.	No change
Statutory Planning Fees	Based on national formula.	No change
CIL	There is currently no CIL adopted in Charnwood and we have included infrastructure costs via S106.	No change
Site Specific S106 Costs	<ul style="list-style-type: none"> Leicester Fringe: £12,865 per dwelling Loughborough / Shepshed: £14,685 per dwelling Wider Charnwood: £17,710 per dwelling 	<p>The amounts shown were used in the February 2021 Viability study. The updated baseline requirements are shown in the updated Typologies Matrix (Appendix 2).</p> <p>For the purposes of this 'headroom' assessment, the Site Specific S106 cost is treated as an 'Output' to the model (not an input).</p>
Site Clearance, Demolition & Remediation	£123,550 per hectare (brownfield sites only)	No change
Net Biodiversity	£287 per dwelling (brownfield) / £1,011 per dwelling (greenfield)	No change
Estate Housing (build costs)	<p>Typologies of <74 dwellings - £1,231 per square meter (psm) (median BCIS)</p> <p>Typologies of >75 dwellings - £1,120 psm (lower quartile BCIS)</p>	<p>Typologies of <74 dwellings - £1,481 per square meter (psm) (median BCIS)</p> <p>Typologies of >75 dwellings - £1,313 psm (lower quartile BCIS)</p>
Flats 3-5 Storey (build costs)	£1,221 psm (lower quartile BCIS)	£1,504 psm (lower quartile BCIS)

Item	2021 Full Viability Report	August 2023 Update
External Works	<p>5% - Apartment schemes</p> <p>10% - Smaller sites below 74 dwellings</p> <p>20% - Larger sites above 75 dwellings</p> <p>For the purposes of our appraisal, we consider the 20% assumption for large sites is a more than sufficient allowance for a plan-wide study (given we have included 3% contingency). This external allowance includes generic 'on-plot' costs including inter alia: estate roads, pavements, street-lights, utilities, drainage etc.</p>	No change
Part L / FHS	Not included at that time	<p>Introduced an allowance of £4,847 per unit for Part L in these updated appraisals (August 2023).</p> <p>See comments below.</p>
M4(2) Category 2 – Accessible and Adaptable housing	<p>+£521 per unit (5% of all dwellings).</p> <p>Based on DCLG Housing Standards Review, Final Implementation Impact Assessment, March 2015, paragraphs 153 and 157.</p>	<p>Reflected within our typology appraisals by applying a rate of £1,400 per unit to 100% of all units within each typology.</p> <p>See comments below.</p>
Electric Vehicle Charging Points	<p>£1,000 per dwelling (housing)</p> <p>£10,000 for a multi-charging point (for every 4 apartments)</p>	No change
Contingency	<p>3% of the above construction costs for greenfield sites and; 5% for brownfield sites.</p> <p>Higher contingencies are sometimes included in site specific appraisals, but these are generally for specific abnormal costs or ground conditions which are not part of a high-level plan wide viability assessment.</p>	No change
Professional Fees	7.0% - these are construction related professional fees as opposed to the 'Planning Application Professional Fees and Reports' professional fees included above at the feasibility stage.	No change

Item	2021 Full Viability Report	August 2023 Update
Disposal Costs	<p>1% - Sale Agents on the open market housing</p> <p>0.25% - Sales Legal fees on the open market housing and a £10,000 lump sum for affordable housing legal fees</p> <p>3% - Marketing & Disposal on the open market housing</p> <p>Note that the marketing and promotion costs have to be considered 'in-the-round' with the sales values and gross profit (where developers have internal sales functions).</p>	No change
Finance Costs	6% interest rate (Applies to 100% of cashflow to include Finance Fees etc).	No change

Source: AspinallVerdi

6.9 As you can see from the above, we have allowed explicitly for:

- Biodiversity Net Gain (BNG);
- M4(2) Category 2 – Accessible and Adaptable housing; and
- Electric Vehicle Charging Points (Part S).

6.10 These costs were consulted upon at the stakeholder consultation in September 2020. We received no substantive feedback on these costs at that time.

Part L/FHS

6.11 Since 2020/21, the impact of Part L - Conservation of fuel and power - has come more into focus with developers. Part L has been implemented since June 2022 and this has led to increased construction costs. Full implementation of Future Homes Standards will be expected by 2025; this is becoming more important to house purchasers and consumers due to the 'energy crisis' caused by the war in Ukraine etc.

6.12 We have therefore introduced an allowance of £4,847 per unit for Part L in these updated appraisals (August 2023). This is based on the Future Homes Standards - MHCLG Consultation on changes to Parts L and F of the Building Regulations Option 2 - 'Fabric plus technology'. This includes the additional costs to ensure current Building Regulations compliance. Note that as time goes by, these costs will become (more) embedded in the BCIS Costs and so additional cost allowances will not be required.

- 6.13 We acknowledge that there could be additional costs to achieve 'net zero carbon ready' design standards in 2025. However, given the rapidly changing politics, policy development, building technology development, energy costs and price/value premium for low energy homes we have not included any additional cost for 'net zero carbon ready' at this stage (i.e. this is a future cost implication).

Part M4(2)

- 6.14 In September 2020 the UK government launched a consultation on raising accessibility standards of new homes, recognising the importance of suitable homes for older and disabled people. The outcome of this consultation is that all new homes will need to be delivered to category M4(2) standard. This has been reflected within our typology appraisals by applying a rate of £1,400 per unit to 100% of all units within each typology.
- 6.15 For our typology testing we have therefore used this cost of £1,400 per unit on 100% of homes.
- 6.16 It is important to point out the following paragraphs in the 'Raising accessibility standards for new homes' (Raising accessibility standards for new homes: summary of consultation responses and government response updated 29 July 2022) consultation:
- Paragraph 53: 20% of respondents agreed with the estimated additional cost of £1,400 per dwelling of meeting M4(2). A larger proportion of respondents disagreed with this estimate (32%). However, 44% of respondents answered 'don't know'. – Therefore, there is some considerable uncertainty in respect of the actual cost.
 - Paragraph 91: Higher accessibility standards can increase build costs, potentially leading to a trade-off in the delivery of new homes and affordable homes. This could have a negative impact on groups who share protected characteristics who are most likely to benefit from these homes, including older and disabled households. On balance however, our overall assessment of equality impacts is deemed to be positive. *The negative impact would be temporary as over time more homes will be built to the same standard through economies of scale and a more level playing field in the industry.* [our emphasis]
 - Paragraph 81: Indicative and early results of impact assessment work suggest that the net cost (costs minus benefits) to business for mandating M4(2) is £265m per year (2019 prices). The costs included in this figure are those of transitioning to the higher standard and the capital costs of constructing M4(2) dwellings, relative to constructing M4(1) dwellings. *The benefits included in this figure are those that developers recover from increased sales prices, given M4(2) homes are typically larger and have other features consumers pay a higher price for.* If these benefits are excluded, net costs increase to £661m per year. [our emphasis] [net benefit from increases in value = £396 million, nationally]

- Paragraph 83: Mandating M4(2) will require a change to Building Regulations and statutory guidance in Approved Document M (volume 1). Government will consult further on the technical changes to the Building Regulations to mandate the higher M4(2) accessibility standard, changes to ADM (volume 1) and on our approach to how exceptions will apply.
– We are unaware that the updated Building Regulations have been published to date.
 - Paragraph 84: We consider that transitional provisions are necessary to allow the industry to adapt. – We are not aware that these transitional arrangements have been published to date.
- 6.17 We are not aware that the government has announced a timescale for the implementation of the changes.

Developer's Profit

- 6.18 We have adopted a baseline profit of 20% on the Gross Development Value of the open market sale housing (OMS) - with a sensitivity analysis which shows the impact of profit between 15-20%. This is consistent with the PPG (May 2019) which refers to profit of 15-20%³ being '*considered a suitable return to developers in order to establish the viability of plan policies.*' This is unchanged from our 2021 report.
- 6.19 However, it is important to note that our baseline assumption of 20% profit is at the top end of the range and we have included sensitivities down to 15% profit within the appraisals. We consider 20% to be a generous margin and allows for a 'buffer' in addition to the contingency allowance (3% - 5% included).
- 6.20 For the affordable tenure types, we have used 6% profit on value (where applicable). This is considered to be an industry accepted standard and the PPG states a lower percentage than 15-20% is more appropriate for affordable housing as it carries less risk when there is a guaranteed, known end value⁴. Again, this is unchanged from 2021.

Land Value (Benchmark Land Value)

- 6.21 Table 6.8 summarises our BLV assumptions for plan making purposes. The detail behind these assumptions is provided in the Full 2021 report, including evidence of greenfield development land transacting at around these levels on a policy compliant basis.
- 6.22 With regards to the brownfield land assumption, we would stress that in some circumstances there may be sites with a much lower or higher EUV, but for plan making purposes we consider £210,000 per acre to be an appropriate benchmark.

³ Paragraph: 018 Reference ID: 10-018-201 90509, Revision date: 09 05 2019

⁴ Paragraph: 018 Reference ID: 10-018-20190509, Revision date: 09 05 2019

Table 6.8 – Benchmark Land Value Assumptions

Typology	EUV				Uplift x [X] x [Y]%	BLV	
	(per acre) (gross)	Net: Gross (%)	(per acre) (net)	(per ha) (net)		(per acre) (net dev.) (rounded)	(per ha) (net dev.) (rounded)
Agricultural Land - Medium Greenfield (11-74 dwellings)	£8,000	83%	£9,697	£23,961	12.5	£120,000	£296,520
Agricultural Land - Large Greenfield (>74 dwellings)	£8,000	63%	£12,800	£31,629	12.5	£160,000	£395,360
Brownfield Land - Small / Large Sites	£200,000	100%	£200,000	£494,200	5.0%	£210,000	£518,910
Rural Exception Sites						£10,000 per plot	

Note – these are for plan making purposes only. This should be read in conjunction with our main Viability Report and the caveats therein. No responsibility is accepted to any party in respect of the whole or any part of its contents.

Source: AspinalVerdi (200918 Charnwood Borough Council_Benchmark Land Value Database_v4)

S106 Costs

- 6.23 The updated costs for off-site transport and education have been derived from information provided to the Borough Council by Leicestershire County Council. In each case a per dwelling cost was calculated based on the latest local plan housing trajectory in August 2023.
- 6.24 The Sub Market Areas are consistent with those identified in market research and identified in the Charnwood Viability Study, February 2021:
- Leicester Fringe – includes evidence from schemes in Hamilton, Thurmaston and Syston.
 - Loughborough / Shepshed – includes evidence from schemes in the urban centres and on the fringes of both settlements.
 - Wider Charnwood - remaining areas in the Borough, including sales from Anstey, Barrow upon-Soar, Hathern, Queniborough, Quorn, Mountsorrel, Rothley, Sibleby and Wymeswold.
- 6.25 The numbers of dwellings proposed in the allocated sites in each housing sub market area were as follows:

Table 6.9 - Distribution of Houses

Sub Market Area	Total Number of Homes
Leicester Fringe	2167
Loughborough / Shepshed	4260
Wider Charnwood	2874
Total	9301

Source: Charnwood BC

- 6.26 To ensure consistency with previous Viability Assessments the numbers of dwellings do not include the three Sustainable Urban Extensions as contributions have been secured through the signed Section 106 Agreements linked to the granting of planning permission.
- 6.27 The housing numbers reflect the higher numbers identified in the Charnwood Additional Housing Supply Technical Note, (Appendix D: Updated Local Plan Table for Policy DS3) January 2023 (EXAM 56) which includes additional numbers of dwellings through intensification of provision at identified sites.
- 6.28 The following tables and analysis have been provided by CBC to inform the financial modelling.

Off Site Transport Costs

- 6.29 The Borough Council has worked closely with Leicestershire County Council, National Highways and Leicester City Council to develop the Local Plan's transport evidence base, including testing of its preferred spatial strategy and potential mitigation measures. It has been informed by the most up-to-date data and transport modelling forecasts available at the time the work was commissioned.
- 6.30 To further enhance the transport evidence base and to refine the mitigation strategy along with a desire to promote sustainable transport and ensure a modal shift from the private car, the County Council is preparing three Transport Strategies for Loughborough and Shepshed, North of Leicester and the Soar Valley. The Strategies will be built around: improvements to sustainable modes of travel identified through the Local Cycling and Walking Infrastructure Plans (LCWIPs); bus support measures and targeted improvements to the Major Road Network and the Strategic Road Network.
- 6.31 Taken together, the three Strategies are intended to deliver the overall package of Local Plan highways and transport measures required to enable future growth in the Borough of Charnwood and to mitigate the impacts of that growth so far as is reasonably possible.
- 6.32 Based on work undertaken to support the Local Plan and experience of similar strategies and schemes elsewhere it is possible that the complete mitigation package will cost circa £183m. It

is anticipated that over the lifetime of the Local Plan, funding to deliver the Strategies will come from two key sources:

(1) Public funding - the County Council acknowledges that the scale of funding is in excess of what can be funded from the County Council's own budgets and is therefore committed to working with partners to develop bids and business cases to secure public funding of projects from Government where suitable opportunities exist, including through bidding opportunities or promotion of projects. The County Council anticipates that Governments are likely to be making monies available to support economic growth and to help to deliver on net-zero policy aspirations/requirements. Current opportunities include:

- Active Travel England - to deliver the LCWIPs;
- Department for Transport (DfT) - for funding to deliver schemes in the next MRN priority corridor, the A6/A6004;
- National Highways - to secure funding for the targeted improvements to the SRN through the Road Investment Strategy (RIS) process.

(2) Private funding – the County Council will work with Charnwood Borough Council as the Plan making authority and Local Planning Authority to secure the delivery of measures by developers and/or financial contributions towards measures. The County Council's proposal is to pool such contributions from developers with this funding being used for priority projects only when the money has been received.

6.33 For the purpose of this viability assessment the County Council requested that in the first instance the full amount of transport costs be viability tested. This would enable an understanding of the scale of contributions that the Local Plan could provide for, and the level of contributions that would necessarily be sought from Government sources as set out above. Further appraisal assessment for each typology will be used to gain an understanding of how much the Plan can reasonably expect developers to contribute for each typology.

6.34 An Interim Transport Contributions Strategy was approved by the Leicestershire County Council Cabinet in February 2023 and the Borough Council and the County Council are in discussion to agree a consistent approach to securing off-site transport contributions as part of the development management process.

6.35 Leicestershire County Council provided the most up to date information in the Transport Strategies Report which was submitted to the Local Plan Inspector in July 2023. The offsite highway schemes and their costs are the same as in the Viability Assessment in June 2022.

Table 6.10 - Local Plan Highway Schemes identified in Leicestershire County Council Transport Strategies Submission to Local Plan Inspector, July 2023

No.	Scheme	Transport Strategy Area	Cost	Type
1	M1 J23	L/S	£15,100,000	SRN
2	Epinal Way / Warwick Way	L/S	£1,000,000	MRN
3	A6004 Epinal Way / Alan Moss Road	L/S	£700,000	MRN
4	A6004 Epinal Way / Beacon Road	L/S	£1,600,000	MRN
5	A6 / A6004 One Ash Rbt	L/S and SV	£3,600,000	MRN
6	A46 / A6 (Improvements Additional to Broadnook)	NL and SV	£9,300,000	MRN
7	A46 / A50	NL	£6,400,000	SRN
8	A46 / Wanlip Road	NL	£4,800,000	SRN
9	A46 / A607 Hobby Horse Rbt	NL	£2,900,000	SRN
10	A60 / Fosse Way	NL	£1,500,000	SRN
TOTAL			£46,900,000	

Notes:
L/S: Loughborough and Shepshed Transport Strategy Sub Area
SV: Soar Valley Transport Strategy Sub Area
NL: North of Leicester Transport Strategy Sub Area
SRN: Strategic Road Network
MRN: Main Road Network
Source: Charnwood BC

- 6.36 There is however a significant difference in costs arising from the calculation of costs for sustainable transport derived from the on-going work to produce Local Cycling and Walking Infrastructure Plans (LCWIPs) and to a smaller extent by passenger transport support measures.

Table 6.11 - Total Cost of Off-Site Transport Infrastructure

Element	Measure	Cost
Cycling, Walking and Wheeling	North of Leicester LCWIP	£86 million
	Loughborough/Shepshed LCWIP	£38 million
	Soar Valley Conceptual Measures	£2 million
Passenger Transport	Based on a digital Demand Responsive Transport model	£10 million
Highway Improvements	10 identified schemes	£47 million
Total		£183 million

Source: Leicestershire County Council (via CBC)

- 6.37 In developing their transport strategies Leicestershire County Council divided the Borough into three Transport Strategy Areas: North of Leicester, Loughborough/Shepshed and the Soar

Valley. Paragraph 5.2 of the February 2021 Viability Assessment split the Borough up into three broad market areas (see 6.24 above).

- 6.38 The Transport Strategy Areas are similar to the Housing Sub Market Areas which have been used in the Viability Assessment work but their boundaries do not align exactly. The main difference between the two is the location of Anstey which is located within the North of Leicester Transport Sub Area, but in the viability assessment it has always been included within the Wider Charnwood Housing Market Sub Area. Because of this, it was decided to apportion the cost of offsite transport costs evenly across the Borough. Further, justification for this approach was based on the fact that the impacts of development are not restricted solely to the transport sub-area in which housing is located, as journeys will extend beyond an area's boundary, and there may also be knock on effects such that development may displace existing journeys and traffic causing impacts in other sub-areas. (See Typologies Matrix - Appendix 2).

Table 6.12 - Total Off Site Highways Costs including Sustainable Transport Measures and Passenger Support (£ per dwelling)

Location	August 2023
Leicester Fringe	£19,675
L'boro / Shepshed	£19,675
Wider Charnwood	£19,675

*Unlike previous assessments the total costs were apportioned pro rata.
Source: CBC

Education Costs

- 6.39 Leicestershire County Council informed the Borough Council that education infrastructure required to support development, including the need for new, expanded or enhanced existing schools, will have to be funded by developer contributions. Joint work with the County Council during plan preparation revealed that six new primary schools would be needed to provide for local plan growth. Additional secondary school places would also be required but these could be provided at existing schools through extensions and alterations with funding for expansion provided through developer contributions.
- 6.40 The costs of education have therefore been calculated based on the following:
- the total cost of constructing six new primary schools and one primary school extension;
 - the cost of providing primary school places for those pupils who will not be provided for in the six new primary schools based on the recent cost estimate provided by the County Council of an extension at Rothley Primary School in Charnwood;

- the cost of providing for extensions and alterations to existing secondary schools to accommodate yields arising from new housing growth based on the recent cost estimate of extending John Fernley Secondary School in Melton Mowbray;
- the cost of providing for extensions and alterations to accommodate post 16 children arising from the yield of children arising from new housing growth also based on the cost estimate for John Fernley School.

6.41 The per dwelling figures for each sub market area have been calculated by taking into account the cost of constructing new primary schools where they are required based on the expectation that allocation policies in the Local Plan state that the reasonable costs of making provision would be shared amongst the developments that they would serve.

6.42 The Draft Charnwood Local Plan allocates the following primary schools:

Table 6.13 - Local Plan School Primary School, Requirements

Policy Ref	Site Name	Location	Provision
HA1	Land South East of Syston	Syston	2 Form Entry Primary School
HA12	Land at Gynsill Lane & Anstey Lane	Glenfield	Reserve Site for 1 Form Entry Primary School*
HA15	Land South of Loughborough	Loughborough	2 Form Entry Primary School
HA32	Land at Tickow Lane South	Shepshed	3 Form Entry Primary School
HA43	Land West of Anstey	Anstey	1 Form Entry Primary School
HA48	Land off Willow Road	Barrow upon Soar	1 Form Entry Primary School
HA59	Land to the rear of Derry's Garden Centre	Cossington - to also serve Sileby	0.5 Form Entry Extension to Cossington Primary School

* Part of a wider cross boundary development including parcels of land in the City of Leicester and Blaby District. The cost of the school would be shared amongst all parts of the development

Source: CBC

6.43 Leicestershire County Council provided confirmation of updated per dwelling school costs in June 2023. The table below is a cost per dwelling for a new build school. Significant cost increases have taken place over the last two years.

Table 6.14 - Summary of Primary School Build Costs

Size of School	Number of Children	New Homes	Total Build Cost	Build Cost per Dwelling
1 FE	210	700	£ 8,994, 771	£12,778
1.5FE	315	1050	£11,727,692	£11,169
2 FE	420	1400	£14,467,918	£10,334
2.5 FE	525	1750	£16,537,518	£9,450
3 FE	620	2100	£19,362,603	£9,173

plus £7,640 per dwelling for enlargement and extensions.

Source: Leicestershire County Council, October 2022 and June 2023 (via CBC)

6.44 The table below shows how these costs translate into costs for the various sub-market areas.

Table 6.15 - Primary School Construction Cost for Allocated Sites in Local Plan

Sub Market Area	Local Plan School Provision	Cost of New Primary School Provision
Leicester Fringe	1 x 2FE (Land SE of Syston)	£14,467,918
	1 x 1FE(Land at Gynsill Lane and Anstey Lane, Glenfield) to serve 260 homes in Charnwood at Site HA12	£3,322,087
Leicester Fringe		£17,790,005
L'boro / Shepshed	1 x 2FE (Land south of L'boro)	£14,467,918
	1 x 3FE (Land at Tickow Lane South)	£19,362,603
L'boro / Shepshed		£33,830,521
Wider Charnwood	1 x 1FE Land west of Anstey	£8,944,771
	1 x 1FE Land off Willow Road, Barrow	£8,944,771
	1 x 0.5FE (Land to r/o Derry's Garden centre, Cossington)	£5,00,000*
Wider Charnwood		£22,889,542

New Additional Primary School Calculation Applying Figure of £7,500 per Dwelling Based on Recent Experience of Providing for an extension of Rothley Primary School. In addition, there will be a need to make provision for extensions and alterations to accommodate additional primary school pupils.

Source: Leicestershire County Council, October 2022 and June 2023 (via CBC)

- 6.45 The table below shows the total costs of primary schools' alterations and enlargements required across Charnwood.

Table 6.16 - Additional Cost of Providing for Yield of Primary School Pupils

Housing Sub Market Area	Number of Dwellings in each Housing Sub Market Area	Additional Number of Dwellings that would require new school places	LCC Advice of £7,500 per Dwelling*
Leicester Fringe	2,167	507	£3,802,500
Loughborough / Shepshed	4,260	760	£5,700,000
Wider Charnwood	2,874	1124	£8,430,000
Total	9,301		£17,932,500

*Based on extension of Rothley Primary School on advice from Leicestershire County Council, 15th June 2023.

Source: Leicestershire County Council, October 2022 and June 2023 (via CBC)

- 6.46 Based on advice from Leicestershire County Council, the Local Plan makes no provision for new secondary schools because there is capacity to extend existing secondary schools to accommodate additional pupils. However, the County Council advised that the costs of extensions and alterations to accommodate additional secondary school places should be tested. The following table shows the yield of secondary school pupils arising from Local Plan housing growth based on the yield rate from Leicestershire County Council Developer Contributions Policy and the recent costs of John Fernley School in Melton Mowbray. The County Council also advised that Post 16 costs should be calculated in the same way (see Table 6.17 - Secondary School Costs and Table 6.17 - Secondary School Costs below).

Table 6.17 - Secondary School Costs

Housing Sub Market Area	Number of Dwellings in each Housing Sub Market Area	Yield Rate of 16.7 pupils per 100 homes	Total Cost of Yield Rate x Cost Multiplier of £27,014 per pupil for Secondary Pupils*
Leicester Fringe	2,167	361	£9,752,054
Loughborough / Shepshed	4,260	711	£19,206,954
Wider Charnwood	2,874	479	£11,589,006
Total	9,301		£40,548,014

*Based on example of extension of John Fernley School, Melton Mowbray on advice from Leicestershire County Council, 15th June 2023.

Source: Leicestershire County Council, October 2022 and June 2023 (via CBC)

Table 6.18 - Post 16 Costs

Housing Sub Market Area	Number of Dwellings in each Housing Sub Market Area	Yield Rate of 3.3 pupils per 100 homes	Total Cost of Yield Rate x Cost Multiplier of £27,014 per pupil for Post 16 Pupils*
Leicester Fringe	2,167	71	£1,917,994
Loughborough / Shepshed	4,260	140	£3,781,960
Wider Charnwood	2,874	94	£2,539,316
Total	9,301		£8,239,270

*Based on example of extension of John Fernley School, Melton Mowbray on advice from Leicestershire County Council., 15th June 2023

Source: Leicestershire County Council, October 2022 and June 2023 (via CBC)

- 6.47 Adding together all of these contributions results in the following education costs (see Typologies Matrix - Appendix 2):

Table 6.19 - Total Section 106 Education Cost per Dwelling

Viability Assessment Sub Market Areas	Charnwood Viability Studies Education Cost Assumptions August 2023 Viability Study
Leicester Fringe	£14,644
Loughborough / Shepshed	£14,675
Wider Charnwood	£15,813
Boroughwide (small flatted brownfield development)	0*
Boroughwide (Rural exception site)	0**

* Flatted developments are less likely to give rise to the need for school places than larger family dwellings. Leicestershire County Council's Developer Contributions Policy, 2019 states that one-bedroom dwellings are discounted from the calculation of education contributions. Furthermore, the yield rates per 100 flats or apartments with 2 or more bedrooms is at a significantly lower rate – 4.3 rather than 30.0 for primary age pupils (Para 39) The 2021 Viability Study found that the viability of flatted developments was challenging and concluded that small brownfield sites were likely to be unviable (Para 7.19). Therefore, no education contributions have been included in this typology.

**Para 26 of Leicestershire County Council's Developer Contributions Policy, 2019 states that applications for less than 10 dwellings will be exempt from developer contributions unless their co-location with other sites requires examination of their cumulative impact. The Brownfield Rural Exception Site Typology (Typology V) in the Viability Study is for small sites of 5 dwellings so it is reasonable not to include an education contribution.

Source: Leicestershire County Council, October 2022 and June 2023 (via CBC)

7 Financial Appraisal Results

7.1 The first run of the appraisals was based on a high Section 106 figure derived from an uplift in off-site transport costs and higher education costs as shown in Tables 6.12 and 6.19 above. The result of applying these figures was that the full range of typologies would be unviable except for just two large greenfield sites in the Wider Charnwood area and the Rural Exception Site typology. All of the other typologies were considered to be unviable, many by significant margins. However, Leicestershire County Council have expressed a clear intent to seek funding from other sources as set out in paragraph 6.32 as it was realised that S106 developer contributions alone would not be sufficient to pay the full cost of infrastructure requirements. Consequently, it was clear that the plan could not be viable while seeking such large developer contributions. Therefore, we have been asked to calculate what might be a 'maximum' level of S106 in light of the findings of the appraisals and other considerations such as the need to deliver the Plan's development strategy and other policy requirements. We summarise the results of the financial appraisals by market area below. The next set of financial appraisals can be found at Appendix 1. At the end of this section, we provide some commentary on the sensitivity tables and further analysis of the appraisal results.

Leicester Fringe

7.2 Table 7.1 - Appraisal Summary of Typologies A-D shows that for *small brownfield and medium greenfield sites* in Leicester Fringe, the maximum S106 payment that can be paid ranges from £8,791 - £13,233 per unit based on the specific typology (highlighted in red). Note that this is total 'maximum' headroom for both Education and Highways as well as Borough requirements.

Table 7.1 - Appraisal Summary of Typologies A-D

Scheme Ref:	A	B	C	D
No Units:	5	15	20	30
Location / Value Zone:	Leicester Fringe	Leicester Fringe	Leicester Fringe	Leicester Fringe
Development Scenario:	Small brownfield	Small brownfield	Medium greenfield	Small brownfield
Notes:	Median BCIS	Median BCIS	Median BCIS	Median BCIS
Total GDV (£)	1,354,196	3,861,043	5,226,871	7,722,086
Policy Assumptions				

Scheme Ref:	A	B	C	D
AH %	0%	10%	30%	10%
Affordable Rent:	0.00%	50.00%	67.00%	50.00%
Intermediate (LCHO/Sub-Market/First Homes):	0.00%	50.00%	33.00%	50.00%
Site Specific S106 (£ per unit)	13,233	8,791	11,336	9,106
Site Specific S106 (£)	66,165	131,859	226,718	273,192
Profit KPI's				
Total Developers Profit (£)	270,839	743,549	927,224	1,487,098
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	20.00%	19.26%	17.74%	19.26%
Developers Profit (% on costs)	26.52%	25.58%	22.69%	25.63%
Land Value KPI's				
RLV (£/acre)	210,003	210,001	120,001	210,001
RLV (£/ha)	518,918	518,913	296,522	518,911
RLV (% of GDV)	5%	5%	4%	5%
RLV (£)	64,865	194,592	197,681	389,184
Balance for Plan VA:				
BLV (£/acre)	210,000	210,000	120,000	210,000
BLV (£/ha)	518,910	518,910	296,520	518,910
BLV Total (£)	64,864	194,591	197,680	389,183
Surplus/Deficit (£/acre)	3	1	1	1
Surplus/Deficit (£/ha)	8	3	1	1
Surplus/Deficit (£ per unit)				
Surplus/Deficit	1	1	1	1

Scheme Ref:	A	B	C	D
Plan Viability comments	Viable	Viable	Viable	Viable

Source: 230809 Charnwood Residential Appraisals_Leicester Fringe_A-D_v9a

7.3 Table 7.2 – Appraisal Summary of Typologies E-G shows that for *large greenfield* sites in Leicester Fringe, the maximum S106 payment that can be paid ranges from £16,754 - £17,990 per unit based on the specific typology.

Table 7.2 – Appraisal Summary of Typologies E-G

Scheme Ref:	E	F	G
No Units:	125	250	950
Location / Value Zone:	Leicester Fringe	Leicester Fringe	Leicester Fringe
Development Scenario:	Large greenfield	Large greenfield	Large greenfield
Notes:	Lower quartile BCIS	Lower quartile BCIS	Lower quartile BCIS
Total GDV (£)	32,769,891	65,543,970	245,765,816
Policy Assumptions			
AH %	30%	30%	30%
Affordable Rent:	67.00%	67.00%	67.00%
Intermediate (LCHO/Sub-Market/First Homes):	33.00%	33.00%	33.00%
Site Specific S106 (£ per unit)	17,091	17,990	16,754
Site Specific S106 (£)	2,136,315	4,497,392	15,916,367
Profit KPI's			
Total Developers Profit (£)	5,822,670	11,645,592	43,675,592
Developers Profit (% on OMS)	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.77%	17.77%	17.77%
Developers Profit (% on costs)	22.97%	22.98%	23.01%

Scheme Ref:	E	F	G
Land Value KPI's			
RLV (£/acre)	160,000	160,000	160,000
RLV (£/ha)	395,360	395,360	395,360
RLV (% of GDV)	4%	4%	4%
RLV (£)	1,412,001	2,824,001	10,731,201
Balance for Plan VA:			
BLV (£/acre)	160,000	160,000	160,000
BLV (£/ha)	395,360	395,360	395,360
BLV Total (£)	1,412,000	2,824,000	10,731,200
Surplus/Deficit (£/acre)			
Surplus/Deficit (£/ha)			
Surplus/Deficit (£ per unit)			
Surplus/Deficit	1	1	1
Plan Viability comments	Viable	Viable	Viable

Source: 230809 Charnwood Residential Appraisals_Leicester Fringe_E-G_v8a

Loughborough / Shepshed

7.4 Table 7.3 – Appraisal Summary of Typologies H-K shows that for *small brownfield* sites in Loughborough / Shepshed, the maximum S106 payment that can be paid ranges from £10,195 - £10,218 per unit based on the specific typology. For *medium greenfield* sites in Loughborough / Shepshed, the maximum S106 payment that can be paid ranges from £15,466 - £13,666 per unit.

Table 7.3 – Appraisal Summary of Typologies H-K

Scheme Ref:	H	I	J	K
No Units:	15	15	40	40

Scheme Ref:	H	I	J	K
Location / Value Zone:	Loughborough/Shepshed	Loughborough/Shepshed	Loughborough/Shepshed	Loughborough/Shepshed
Development Scenario:	Medium greenfield	Small brownfield	Medium greenfield	Small brownfield
Notes:	Median BCIS	Median BCIS	Median BCIS	Median BCIS
Total GDV (£)	3,617,560	3,784,087	9,646,826	10,090,898
Policy Assumptions				
AH %	30%	10%	30%	10%
Affordable Rent:	67.00%	50.00%	67.00%	50.00%
Intermediate (LCHO/Sub-Market/First Homes):	33.00%	50.00%	33.00%	50.00%
Site Specific S106 (£ per unit)	13,666	10,218	15,466	10,195
Site Specific S106 (£)	204,988	153,269	618,642	407,781
Profit KPI's				
Total Developers Profit (£)	640,873	728,474	1,708,996	1,942,597
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.72%	19.25%	17.72%	19.25%
Developers Profit (% on costs)	22.73%	25.60%	22.60%	25.67%
Land Value KPI's				
RLV (£/acre)	120,001	210,001	120,000	210,000
RLV (£/ha)	296,522	518,913	296,521	518,911
RLV (% of GDV)	4%	5%	4%	5%
RLV (£)	148,261	194,592	338,881	518,911
Balance for Plan VA:				
BLV (£/acre)	120,000	210,000	120,000	210,000

Scheme Ref:	H	I	J	K
BLV (£/ha)	296,520	518,910	296,520	518,910
BLV Total (£)	148,260	194,591	338,880	518,910
Surplus/Deficit (£/acre)	1	1		
Surplus/Deficit (£/ha)	2	3	1	1
Surplus/Deficit (£/per unit)				
Surplus/Deficit	1	1	1	1
Plan Viability comments	Viable	Viable	Viable	Viable

Source: 230809 Charnwood Residential Appraisals_Loughborough_Shepshed_H-K_v8a

- 7.5 Table 7.4 – Appraisal Summary of Typologies L-M (below) shows that for *large greenfield* typologies in Loughborough / Shepshed, the maximum S106 payment that can be paid ranges from £17-294 - £19,450 per unit based on the specific typology.
- 7.6 The *brownfield* typology reflects a number of town centre regeneration opportunities in Loughborough. This is shown to be unviable generating a significant deficit of headroom S106, equating to grant requirement of £21,309 per unit. We discuss this further in the appraisal analysis and conclusions section.

Table 7.4 – Appraisal Summary of Typologies L-M

Scheme Ref:	L	M	N	O
No Units:	150	250	200	500
Location / Value Zone:	Loughborough/Shepshed	Loughborough/Shepshed	Loughborough/Shepshed	Loughborough/Shepshed
Development Scenario:	Large greenfield	Large greenfield	Large brownfield (Flat Development)	Large greenfield
Notes:	Lower quartile BCIS	Lower quartile BCIS	Lower quartile BCIS	Lower quartile BCIS
Total GDV (£)	36,450,807	60,751,345	30,251,639	119,982,080
Policy Assumptions				

Scheme Ref:	L	M	N	O
AH %	30%	30%	10%	30%
Affordable Rent:	67.00%	67.00%	50.00%	67.00%
Intermediate (LCHO/Sub-Market/First Homes):	33.00%	33.00%	50.00%	33.00%
Site Specific S106 (£ per unit)	19,450	18,707	(21,309)	17,294
Site Specific S106 (£)	2,917,502	4,676,708	(4,261,735)	8,646,987
Profit KPI's				
Total Developers Profit (£)	6,463,777	10,772,961	5,809,318	21,283,446
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.73%	17.73%	19.20%	17.74%
Developers Profit (% on costs)	23.03%	23.04%	24.71%	23.07%
Land Value KPI's				
RLV (£/acre)	160,000	160,000	210,000	160,000
RLV (£/ha)	395,360	395,360	518,911	395,360
RLV (% of GDV)	5%	5%	3%	5%
RLV (£)	1,694,401	2,824,001	830,257	5,648,001
Balance for Plan VA:				
BLV (£/acre)	160,000	160,000	210,000	160,000
BLV (£/ha)	395,360	395,360	518,910	395,360
BLV Total (£)	1,694,400	2,824,000	830,256	5,648,000
Surplus/Deficit (£/acre)				
Surplus/Deficit (£/ha)			1	

Scheme Ref:	L	M	N	O
Surplus/Deficit (£/per unit)				
Surplus/Deficit	1	1	1	1
Plan Viability comments	Viable	Viable	Not Viable	Viable

Source: 230809 Charnwood Residential Appraisals_Loughborough_Shepshed_L-O_v8a

Wider Charnwood / Borough Wide

7.7 Table 7.5 - Appraisal Summary of Typologies P-R shows that for *small brownfield and medium greenfield sites* in the wider Charnwood market area, the maximum S106 payment that can be paid ranges from £26,509 – 34,175 per unit based on the specific typology.

Table 7.5 - Appraisal Summary of Typologies P-R

Scheme Ref:	P	Q	R
No Units:	15	15	50
Location / Value Zone:	Wider Charnwood	Wider Charnwood	Wider Charnwood
Development Scenario:	Medium greenfield	Small brownfield	Medium greenfield
Notes:	Median BCIS	Median BCIS	Median BCIS
Total GDV (£)	4,406,144	4,274,250	14,687,147
Policy Assumptions			
AH %	30%	10%	30%
Affordable Rent:	67.00%	50.00%	67.00%
Intermediate (LCHO/Sub-Market/First Homes):	33.00%	50.00%	33.00%
Site Specific S106 (£ per unit)	32,107	26,509	34,175
Site Specific S106 (£)	481,612	397,639	1,708,763
Profit KPI's			
Total Developers Profit (£)	786,224	824,484	2,620,745
Developers Profit (% on OMS)	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.84%	19.29%	17.84%
Developers Profit (% on costs)	22.71%	25.45%	22.60%
Land Value KPI's			
RLV (£/acre)	120,001	210,001	120,000

Scheme Ref:	P	Q	R
RLV (£/ha)	296,522	518,913	296,521
RLV (% of GDV)	3%	5%	3%
RLV (£)	148,261	194,592	423,601
Balance for Plan VA:			
BLV (£/acre)	120,000	210,000	120,000
BLV (£/ha)	296,520	518,910	296,520
BLV Total (£)	148,260	194,591	423,600
Surplus/Deficit (£/acre)	1	1	
Surplus/Deficit (£/ha)	2	3	1
Surplus/Deficit (£/per unit)			
Surplus/Deficit	1	1	1
Plan Viability comments	Viable	Viable	Viable

Source: 230809 Charnwood Residential Appraisals_Wider Charnwood_P-R_v8a

- 7.8 Table 7.6 Appraisal Summary of Typologies S-V shows that *larger greenfield* sites in wider Charnwood and the Borough Wide area the maximum S106 payment that can be paid ranges from £19,214 – 37,964 per unit based on the specific typology.
- 7.9 The *brownfield* typology is shown to be unviable generating a significant deficit of headroom S106, equating to grant requirement of £18,382 per unit. We discuss this further in the appraisal analysis and conclusions section.

Table 7.6 Appraisal Summary of Typologies S-V

Scheme Ref:	S	T	U	V
No Units:	125	250	35	5
Location / Value Zone:	Wider Charnwood	Wider Charnwood	Borough Wide	Borough Wide
Development Scenario:	Large greenfield	Large greenfield	Small Brownfield Flatted Scheme	Greenfield RES

Scheme Ref:	S	T	U	V
Notes:	Lower quartile BCIS	Lower quartile BCIS	Lower quartile BCIS	Median BCIS
Total GDV (£)	36,004,366	72,008,731	5,496,447	902,205
Policy Assumptions				
AH %	30%	30%	10%	100%
Affordable Rent:	67.00%	67.00%	50.00%	67.00%
Intermediate (LCHO/Sub-Market/First Homes):	33.00%	33.00%	50.00%	33.00%
Site Specific S106 (£ per unit)	37,171	37,964	(18,382)	19,214
Site Specific S106 (£)	4,646,391	9,491,041	(643,367)	96,070
Profit KPI's				
Total Developers Profit (£)	6,409,163	12,818,327	1,055,955	49,322
Developers Profit (% on OMS)	20.0%	20.0%	20.0%	20.0%
Developers Profit (% on AH)	6.0%	6.0%	6.0%	6.0%
Developers Profit (% blended)	17.80%	17.80%	19.21%	6.00%
Developers Profit (% on costs)	22.90%	22.90%	24.48%	6.11%
Land Value KPI's				
RLV (£/acre)	160,000	160,000	210,002	80,941
RLV (£/ha)	395,360	395,360	518,914	200,004
RLV (% of GDV)	4%	4%	2%	6%
RLV (£)	1,412,001	2,824,001	121,080	50,001
Balance for Plan VA:				
BLV (£/acre)	160,000	160,000	210,000	80,939
BLV (£/ha)	395,360	395,360	518,910	200,000
BLV Total (£)	1,412,000	2,824,000	121,079	50,000

Scheme Ref:	S	T	U	V
Surplus/Deficit (£/acre)			2	2
Surplus/Deficit (£/ha)			4	4
Surplus/Deficit (£/per unit)				
Surplus/Deficit	1	1	1	1
Plan Viability comments	Viable	Viable	Not Viable	Viable

Source: 230809 Charnwood Residential Appraisals_Wider Charnwood_S-V_v8a

Sensitivity Analysis

7.10 Each financial appraisal includes a number of sensitivity tables which show the relationship between both the percentage of affordable housing and S106 per unit against other key assumptions. We provide some comments below for each sensitivity table:

- Section 106 (see Table 1) – our Section 106 cost assumptions reflect the amount required to bring the typology into a viable position. The sensitivity tables illustrate how, a further reduction in this amount would improve viability in all scenarios.
- Profit (see Table 2) – we have adopted 20% profit on the Gross Development Value of market housing and a slight reduction in this to 17.5% is common at a site-specific level to facilitate delivery and policy compliance. If the viability buffer is more marginal or indeed unviable, then this sensitivity illustrates how viability can be improved.
- Benchmark Land Value (see Table 3):
 - Greenfield sites – In a greenfield context, it is more likely that an aspirational landowner will push their land value (BLV) expectation upwards from our current assumption. The sensitivity tables show the threshold at which the land value would undermine viability. However, it should be recognised that our sales values are conservative meaning there is scope for higher land prices to be paid than we are indicating.
 - Brownfield sites – our assumption is considered a reasonable benchmark for plan viability testing and has not been challenged in consultation. There will be brownfield sites where the EUV is much lower than £200,000 per acre because the existing use is redundant and the land / property is ripe for redevelopment. Fundamentally, if a brownfield site has a higher EUV than the redevelopment value then the land should remain in its existing use. See our comments on land economics in section 4 of our 2021 Viability Report.
- Density (see Table 4) – only small adjustments in density are likely as our land value assumptions take into consideration the site density assumptions set out in the Strategic Housing and Employment Land Availability Assessment (EB/DS/1)). The net land area in our appraisals is driven by a dwellings per hectare assumption which is between 30-40 dwellings per hectare for housing sites, depending on the typology. This has been sense-checked on a square metre per net hectare / square foot per net acre basis.
- Build cost (see Table 5) – the sensitivity shows how susceptible the typology is to changes in cost. Build cost inflation is likely over the plan period and this needs to be tracked alongside house price growth to utilise this sensitivity. Note that there is a ‘step’ in our appraisal results between larger typologies where we use BCIS lower quartile costs (to represent economies of scale), and smaller typologies where we have adopted BCIS median costs to be more reflective of SME developers.

- Market values (see Table 6) – we consider that our sales value assumptions are conservative and that future growth is likely based on historical market trends. This needs to be considered alongside the build cost sensitivity and build cost inflation.

7.11 Each financial appraisal includes sensitivity tables which show the relationship between both the S106 per unit against other key assumptions. We provide some comments below for each sensitivity table:

- Profit (see Table 7) – As previously outlined, we have adopted 20% profit on the Gross Development Value of market housing and a slight reduction in this to 17.5% is common at a site-specific level to facilitate delivery and policy compliance. If this profit level is reduced, then this table demonstrates how the S106 per unit payable could be increased whilst maintaining a viable position.
- Benchmark Land Value (see Table 8):
 - Greenfield sites – As previously outlined, in a greenfield context, it is more likely that an aspirational landowner will push their land value (BLV) expectation upwards from our current assumption. The sensitivity tables show the threshold at which the land value would undermine viability and how this can affect how the S106 per unit payable could fluctuate.
 - Brownfield sites – As previously outlined, our assumption is considered a reasonable benchmark for plan viability testing and has not been challenged in consultation. There will be brownfield sites where the EUV is much lower than £200,000 per acre because the existing use is redundant and the land / property is ripe for redevelopment. Fundamentally, if a brownfield site has a higher EUV than the redevelopment value, the land should remain in its existing use. Again, the sensitivity tables show the threshold at which the land value would undermine viability and how this can affect how the S106 per unit payable could fluctuate.

Appraisal Analysis and Conclusions

7.12 The table below provides a summary of the financial appraisal results.

Table 7.7 - Summary of Financial Appraisal Results

Leicester Fringe					
Ref	#Units	Typology	% Affordable	Max S.106 Headroom (£ per unit)	Conclusion (based on Max Headroom)
A	5	Small Brownfield	N/A	£13,233	Viable
B	15	Small Brownfield	10%	£8,791	Viable
C	20	Medium Greenfield	30%	£11,336	Viable
D	30	Small Brownfield	10%	£9,106	Viable
E	125	Large Greenfield	30%	£17,091	Viable
F	250	Large Greenfield	30%	£17,990	Viable
G	950	Large Greenfield	30%	£16,754	Viable
Loughborough / Shepshed					
H	15	Medium Greenfield	30%	£13,666	Viable
I	15	Small Brownfield	10%	£10,218	Viable
J	40	Medium Greenfield	30%	£15,466	Viable
K	40	Small Brownfield	10%	£10,195	Viable
L	150	Large Greenfield	30%	£19,450	Viable
M	250	Large Greenfield	30%	£18,707	Viable
N	200	Large Brownfield (F)	10%	(£21,309)	Unviable
O	500	Large Greenfield	30%	£17,294	Viable
Wider Charnwood / Borough Wide					
P	15	Medium Greenfield	30%	£32,107	Viable
Q	15	Small Brownfield	10%	£26,509	Viable
R	50	Medium Greenfield	30%	£34,175	Viable
S	125	Large Greenfield	30%	£37,171	Viable
T	250	Large Greenfield	30%	£37,964	Viable
U	35	Small Brownfield (F)	10%	(£18,382)	Unviable
V	5	Rural Exception Site	100%	£19,214	Viable

(F) Flatted Development

Source: AspinallVerdi

7.13 Below, we provide some more analysis of brownfield and greenfield sites.

7.14 The above S106 maximum contributions for S106 payments are right to the margins of viability based upon the appraisal assumptions herein.

- 7.15 As with the Community Infrastructure Levy, we would not recommend setting S106 obligations right up to the margins of viability. This is because every site and scheme is unique and there needs to be sufficient additional contingency / buffer / optimum bias to ensure that the policies and the Plan are deliverable and that property development is not stymied.
- 7.16 Furthermore, we would generally recommend higher buffers/margins for brownfield sites compared to greenfield sites. This is due to the fact that there are greater risks of brownfield redevelopment in terms of site assembly (range of existing use values (EUVs), site clearance and remediation costs; service diversions and development on potentially constrained sites.

8 Comments on Retirement Living

- 8.1 As part of this commission, we have been instructed to review a written statement produced by Churchill Retirement Living, dated June 2022.
- 8.2 Note that we have not been instructed to carry out any appraisals on retirement living typologies.
- 8.3 Before reviewing the Churchill written statement, we draw your attention to the PPG for Housing for older & disabled people (published 26 June 2019) which we have had regard to.
- 8.4 Note that we have allowed for M4(2) Category 2 – Accessible and Adaptable housing costs within the general needs housing design costs.

Commentary on Churchill Written Statement

- 8.5 We set out our comments on the Churchill Retirement Living written statement in Table 8.1.

Table 8.1 - Commentary on Churchill Written Statement

Churchill Comment (ref)	AspinallVerdi Comment
<p>...Local Plans that have set a differential affordable housing rate for brownfield (10%) and greenfield (30%) housing.</p> <p>2.1.2 This is, of itself, highly commendable and suggests a greater commitment to viability at the Plan making stage.</p>	<p>We agree that it is a commendable approach to differentiate the affordable housing % by greenfield and brownfield existing uses (EUV) as there are fundamentally different land economics in each scenario.</p>
<p>2.2.3 The Charnwood Local Plan Viability Study by Aspinall Verdi (LPVS) (EiP Reference. EB/I&D/1) was published in 2021 and provides an updated position on the HDH Planning & Development report. Regrettably this document does not specifically test the viability of older persons' housing.</p>	<p>AspinallVerdi was not instructed to test separate policies for older persons housing.</p>

Churchill Comment (ref)	AspinalVerdi Comment
3.2 Unit sizes: Sheltered 1-Bed 55 sqm Sheltered 2-Bed 75 sqm Extra care 1-Bed 65 sqm Extra care 2-Bed 80 sqm	We would generally apply the following: Sheltered 1-Bed 50 sqm Sheltered 2-Bed 75 sqm Extra care 1-Bed 60 sqm Extra care 2-Bed 80 sqm unless there is alternate local evidence provided.
Sales Values [high value area]: Sheltered 1-Bed £252,285 Sheltered 2-Bed £298,350 Extra care 1-Bed £315,356 Extra care 2-Bed £372,937	We are unable to comment without researching the market for retirement properties. Values are generally higher than the equivalent general needs apartment values (and higher again for extra care), however.
Unit Mix 60:40 1:2 beds	We would not object to such a unit mix. Although we would look to policy to inform the mix tested in the first instance.
Sheltered Housing build cost £1,654 sqm based on BCIS	We would typically adopt BCIS build costs.
5% contingencies	Not unreasonable (for brownfield sites).
5% of base build cost allowed for abnormals	The PPG states that abnormal costs should be deducted from land value. That said, we do include an allowance for site clearance/remediation costs in our brownfield modelling as it is unrealistic that the 'polluter will always pay'.
Site [external works] costs 10%	We would be content with such a percentage.
Sales rate – 1 unit per month	Whilst we acknowledge sales rates are different to market apartments, there are other factors to consider. Most retirement purchasers are downsizing and therefore releasing equity (so no mortgage

Churchill Comment (ref)	AspinallVerdi Comment
	considerations). Also, it is likely that there will be more sales in the first 18 months with a long tail of a small number of units.
Gross to net areas: at least 25% for sheltered housing minimum of 35% for extra care	We would generally adopt these ratios.
Benchmark Land Value	The Affordable Housing Viability Assessment (AHVA) was undertaken in 2018. This pre-dates the 2019 NPPF and was therefore under the 2012 NPPF. The 2012 NPPF did not define BLV by reference to EUV+ and therefore it is not surprising that the AHVA BLVs are greater than our BLV for LPVS purposes (under the 2019 NPPF).
Profit 20%	We have applied 20% profit (and 6% on the Affordable Housing element) in our testing of general needs housing.
Empty Property Costs i.e. Council Tax Empty Property Premium and non-recoverable Service Charge. Empty Property Costs of £3k per unit of sheltered housing unit and £5k per unit of Extra Care accommodation	These costs are generally considered at the development management stage. This is because there are a range of operator models from sheltered housing with very limited services included through to fully serviced 'retirement villages with leisure facilities. The Churchill costs are not unreasonable in our experience. Note that they must be applied to the correct sales rate.
CIL & S106 costs	No comment.
4.1.3 All the scenarios tested result in a substantial deficit against the benchmark land value.	We have not tested the appraisals ourselves.

Churchill Comment (ref)	AspinallVerdi Comment
4.2 Commentary on LPVS Results	We assume that this means the AHVA. AspinallVerdi has not presented any results in respect of retirement living in the LPVS.
4.2.9 We are strongly of the view that it would be more appropriate to set a nil affordable housing target for sheltered and extra care development, at the very least in urban areas.	<p>This would not be unreasonable to enable the Plan to be found sound given the results of the AHVA (and the lack of any evidence to the contrary).</p> <p>This assumes that the Churchill statement, '5.1.2 The Charnwood Borough Council – Affordable Housing Viability Assessment concludes that neither sheltered housing or extra care accommodation can support affordable housing contributions' is correct.</p>

9 Conclusions and Recommendations

- 9.1 We conclude that, having regard to the proposed changes to the S106 contributions approach (to maximum headroom), as well as allowing for Building Regulations Part L (including updated BCIS cost and HPI value assumptions), the Plan is viable.
- 9.2 Table 7.7 - Summary of Financial Appraisal Results - shows that with the changed assumptions all typologies, with the exception of the flatted typologies, generate a surplus.
- 9.3 The development typologies appraised and the viability conclusions on the basis of the affordable housing policy target and 'Maximum' S106 contributions shown. All greenfield sites are viable given that there is a development surplus *from which we have calculated the S106 as an output*. Only flatted development on brownfield sites are unviable in that there is no surplus for any S106 (the S106 has to be negative to make the scheme balance - further analysis is provided in chapter 7).
- 9.4 However, further work is required to monitor and manage the infrastructure requirements (particularly for education and off-site transport costs) depending upon the business case for additional public sector funding. There is clearly a funding gap between the amounts which are required to deliver the plan and the amounts that can reasonably sought from developers through Section 106 contributions alone. This will come as no surprise because Leicestershire County Council have always recognised (see paragraph 6.32) that alternative funding would be required from a range of Government sources to fill this funding gap.
- 9.5 We conclude by setting out the maximum development surplus that could be raised from the new housing developments across the entire Local Plan.
- 9.6 If the above Maximum Off-Site Transport S106 figures were to be applied to the allocated housing sites in the Charnwood Local Plan then the following amounts *could* be provided. The below table provides an *average* for each Housing Market Area/Zone, broken down into each site typology (greenfield and brownfield).

Table 9.1 - Maximum Total S106 Obligations (including off-site transport and education costs) per dwelling

Housing Market Area/Zone	Site Typology	Maximum Total S106 (Rounded)
Leicester Fringe	Brownfield	£10,400
	Greenfield	£15,800

Loughborough / Shepshed	Brownfield	£10,200
	Greenfield	£16,900
Wider Charnwood	Brownfield	£26,500
	Greenfield	£35,400

Source: AspinallVerdi '230908 Charnwood Report Summary Tables_v5'

- 9.7 If the above Maximum S106 figures were to be applied to the allocated housing sites in the Draft Charnwood Local Plan then the following amounts could be provided.

Table 9.2 - Indicative maximum amounts' of S106 Funding

Sub Market Location and Brownfield / Greenfield	Numbers of Dwellings Allocated in Charnwood Draft Local Plan	Maximum S106 per dwelling	Total S106 based on Maximum Amounts
Leicester Fringe Greenfield	1967	£15,800	£31,078,600
Leicester Fringe Brownfield	200	£10,400	£2,080,000
Leicester Fringe Total	2167	-	£33,158,600
Loughborough / Shepshed Greenfield	3410	£16,900	£57,629,000
Loughborough / Shepshed Brownfield	850	£10,200	£8,670,000
Loughborough / Shepshed Total	4260	-	£66,299,000
Wider Charnwood Greenfield	2839	£35,400	£100,500,600
Wider Charnwood Brownfield	35	£26,500	£927,500
Wider Charnwood Total	2874	-	£101,428,100
Charnwood Total	9301	-	£200,885,700

Source: AspinallVerdi and Charnwood BC '230908 Charnwood Report Summary Tables_v5'

- 9.8 The housing figures shown above reflect the most up to date housing trajectory and includes all allocated sites at various stages of planning. Based on the headroom we have calculated for each typology it is estimated that the total amount of Section 106 contributions that the Local

Plan could deliver would be approximately £200,885,700. The breakdown of this is provided in Table 9.2 - Indicative maximum amounts' of S106 Funding.

Appendix 1 – Residential Typologies Appraisal

Scheme Ref: **B**
 No Units: **15** Location: **Leicester Fringe** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			15 Units					
AH Policy requirement (% Target)			10%					
AH tenure split %					50.0% % Rented			
	Affordable Rent:		50.0%					
	Social Rent:		0.0%					
	First Homes:		0.0%					
	Other Intermediate (LCHO/Sub-Market etc.):		50.0%		5.0% % of total (>10% for NPPF para 64.)			
Open Market Sale (OMS) housing			90%		100.0%			
			100.0%					
CIL Rate (£ psm)			0.00		£ psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0	22.50%	0.3	2%	0.3		
2 bed House	25.0%	3.4	40.00%	0.6	27%	4.0		
3 bed House	55.0%	7.4	30.00%	0.5	53%	7.9		
4 bed House	20.0%	2.7	7.50%	0.1	19%	2.8		
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0		
Total number of units	100.0%	13.5	100.0%	1.5	100%	15.0		
OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit				
			%	(sqm)	(sqft)			
1 bed House	58.0	624		58.0	624			
2 bed House	72.0	775		72.0	775			
3 bed House	86.0	926		86.0	926			
4 bed House	110.0	1,184		110.0	1,184			
5 bed House		0		0.0	0			
1 bed Flat	45.0	484	85.0%	52.9	570			
2 bed Flat	64.0	689	85.0%	75.3	810			
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit				
			%	(sqm)	(sqft)			
1 bed House	58.0	624		58.0	624			
2 bed House	72.0	775		72.0	775			
3 bed House	84.0	904		84.0	904			
4 bed House	103.0	1,109		103.0	1,109			
5 bed House		0		0.0	0			
1 bed Flat	45.0	484	85.0%	52.9	570			
2 bed Flat	64.0	689	85.0%	75.3	810			
Total Gross Floor areas -	Mkt Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units)			
					(sqm)	(sqft)		
1 bed House	0	0	20	211	20	211		
2 bed House	243	2,616	43	465	286	3,081		
3 bed House	639	6,873	38	407	676	7,280		
4 bed House	297	3,197	12	125	309	3,322		
5 bed House	0	0	0	0	0	0		
1 bed Flat	0	0	0	0	0	0		
2 bed Flat	0	0	0	0	0	0		
	1,179	12,686	112	1,207	1,291	13,893		
AH % by floor area:		8.69% AH % by floor area due to mix						
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf	total MV (£ no AH)				
1 bed House	174,735	3,013	280	58,973				
2 bed House	232,980	3,236	301	926,096				
3 bed House	267,927	3,115	289	2,109,925				
4 bed House	326,172	2,965	275	917,359				
5 bed House				0				
1 bed Flat		0	0	0				
2 bed Flat		0	0	0				
				4,012,352				
Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £	% of MV	Intermediate £	% of MV
1 bed House	78,631	45%	0	0%	122,315	70%	122,315	70%
2 bed House	104,841	45%	0	0%	163,086	70%	163,086	70%
3 bed House	120,567	45%	0	0%	187,549	70%	187,549	70%
4 bed House	146,777	45%	0	0%	228,320	70%	228,320	70%
5 bed House	0	45%	0	0%	0	70%	0	70%
1 bed Flat	0	45%	0	0%	0	70%	0	70%
2 bed Flat	0	45%	0	0%	0	70%	0	70%

Scheme Ref: **B**
 No Units: **15** Location: **Leicester Fringe** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	174,735	-
2 bed House	3.4	@	232,980	786,308
3 bed House	7.4	@	267,927	1,989,358
4 bed House	2.7	@	326,172	880,664
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	13.5			3,656,330
Affordable Rent GDV -				
1 bed House	0.2	@	78,631	13,269
2 bed House	0.3	@	104,841	31,452
3 bed House	0.2	@	120,567	27,128
4 bed House	0.1	@	146,777	8,256
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.8			80,105
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	122,315	-
2 bed House	0.0	@	163,086	-
3 bed House	0.0	@	187,549	-
4 bed House	0.0	@	228,320	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Intermediate GDV -				
1 bed House	0.2	@	122,315	20,641
2 bed House	0.3	@	163,086	48,926
3 bed House	0.2	@	187,549	42,199
4 bed House	0.1	@	228,320	12,843
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.8	1.5		124,608
Sub-total GDV Residential				
	15			3,861,043
AH on-site cost analysis:				
			EMV (no AH) less EGDV (inc. AH)	151,310
		117 £ psm (total GIA sqm)	10,087 £ per unit (total units)	
Grant				
	2	AH units @	0	per unit
Total GDV				
				3,861,043

Scheme Ref: **B**
 No Units: **15** Location: **Leicester Fringe** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(6,930)
Planning Application Professional Fees, Surveys and reports				(20,000)
CIL		1,179 sqm (Market only)	0.00 £ psm	-
		0.00% % of GDV	0 £ per unit (total units)	-
CIL analysis:				
Site Specific S106 Contributions	Year 1	0		-
	Year 2	0		-
	Year 3	0		-
	Year 4	0		-
	Year 5	0		-
	Year 6	0		-
	Year 7	0		-
	Year 8	0		-
	Year 9	0		-
	Year 10	0		-
	Year 11	0		-
	Year 12	0		-
	Year 13	0		-
	Year 14	0		-
	Year 15	0		-
	total	15 units @	8,791 per unit	(131,859)
		3.42% % of GDV	8,791 £ per unit (total u	(131,859)
AH Commuted Sum		1,291 sqm (total)	0 £ psm	-
		0.00% % of GDV		-
S106 analysis: 351,625 £ per ha				
Comm. Sum analysis:				

cont./

Scheme Ref:	B	Location:	Leicester Fringe	Development Scenario:	Small brownfield
No Units:	15				
Notes:	Median BCIS				
Construction Costs -					
Site Clearance, Demolition & Remediation		0.38 ha @		123,550 £ per ha (if brownfield)	(46,331)
Net Biodiversity costs		15 units @		287 £ per unit	(4,305)
Site Infrastructure costs -					
Year 1		0			-
Year 2		0			-
Year 3		0			-
Year 4		0			-
Year 5		0			-
Year 6		0			-
Year 7		0			-
Year 8		0			-
Year 9		0			-
Year 10		0			-
Year 11		0			-
Year 12		0			-
Year 13		0			-
Year 14		0			-
Year 15		0			-
total		15 units @		0 per unit	-
Infra. Costs analysis:	- £ per ha	0.00% % of GDV		0 £ per unit (total u	-
1 bed House		20 sqm @		1,481 psm	(28,991)
2 bed House		286 sqm @		1,481 psm	(423,862)
3 bed House		676 sqm @		1,481 psm	(1,001,674)
4 bed House		309 sqm @		1,481 psm	(457,018)
5 bed House		- sqm @		1,481 psm	-
1 bed Flat		- sqm @		1,504 psm	-
2 bed Flat	1,291	- sqm @		1,504 psm	-
External works					
		1,911,545 @		10.0%	(191,155)
Ext. Works analysis:				12,744 £ per unit	
Future Homes Standard / Part L		15 units @		4,847 £ per unit	(72,705)
Lifetime Homes		units @		£ per unit	-
M4(2) Category 2 Housing	Aff units	2 units @	100% @	1,400 £ per unit	(2,100)
M4(3) Category 3 Housing	Aff units	2 units @	0% @	10,111 £ per unit	-
M4(2) Category 2 Housing	Mkrt units	14 units @	100% @	1,400 £ per unit	(18,900)
M4(3) Category 3 Housing	Mkrt units	14 units @	0% @	10,111 £ per unit	-
Carbon/Energy Reduction		15 units @		£ per unit	-
EV Charging Points - Houses		15 units @		1,000 £ per unit	(15,000)
EV Charging Points - Flats		- units @		10,000 £ per unit	-
Water Efficiency		15 units @		£ per unit	-
Contingency (on construction)		2,262,041 @		5.0%	(113,102)
Professional Fees		2,262,041 @		7.0%	(158,343)
Disposal Costs -					
OMS Marketing and Promotion		3,656,330 OMS @		3.00%	7,313 £ per unit
Residential Sales Agent Costs		3,656,330 OMS @		1.00%	2,438 £ per unit
Residential Sales Legal Costs		3,656,330 OMS @		0.25%	609 £ per unit
Affordable Sale Legal Costs				lump sum	(10,000)
Disposal Cost analysis:				11,026 £ per unit	
Interest (on Development Costs) -					
			6.00% APR	0.487% pcm	(49,434)
Developers Profit -					
Profit on OMS		3,656,330		20.00%	(731,266)
Margin on AH		204,713		6.00% on AH values	(12,283)
Profit analysis:		3,861,043		19.26% blended GDV	(743,549)
		2,907,103		25.58% on costs	(743,549)
TOTAL COSTS					(3,650,652)
RESIDUAL LAND VALUE (RLV)					
Residual Land Value (gross)					210,391
SDLT		210,391 @		HMRC formula	(20)
Acquisition Agent fees		210,391 @		1.0%	(2,104)
Acquisition Legal fees		210,391 @		0.5%	(1,052)
Interest on Land		210,391 @		6.00%	(12,623)
Residual Land Value					194,592
RLV analysis:	12,973 £ per plot	518,913 £ per ha		210,001 £ per acre	5.04% % RLV / GDV
BENCHMARK LAND VALUE (BLV)					
Residential Density		40.0 dph			
Site Area (Net)		0.38 ha		0.93 acres	
Benchmark Land Value (Net)	12,973 £ per plot	518,910 £ per ha		210,000 £ per acre	194,591
BLV analysis:	Density	3,442 sqm/ha		14,993 sqft/ac	
BALANCE					
Surplus/(Deficit)	£ per unit	3 £ per ha		1 £ per acre	1

Scheme Ref: **B**
 No Units: **15** Location: **Leicester Fringe** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 10%							
		1	0%	5%	10%	15%	20%	25%	30%
Site Specific S106 8,791	6,000		114,622	77,561	40,501	3,440	(33,620)	(70,681)	(107,741)
	8,000		85,596	48,536	11,475	(25,585)	(62,646)	(99,706)	(136,767)
	10,000		56,571	19,510	(17,550)	(54,611)	(91,671)	(128,732)	(165,792)
	12,000		27,545	(9,515)	(46,576)	(83,636)	(120,697)	(157,757)	(194,818)
	14,000		(1,480)	(38,541)	(75,601)	(112,662)	(149,722)	(186,783)	(223,843)
	16,000		(30,506)	(67,566)	(104,627)	(141,687)	(178,748)	(215,808)	(252,869)
	18,000		(59,531)	(96,592)	(133,652)	(170,713)	(207,773)	(244,834)	(281,953)
	20,000		(88,557)	(125,617)	(162,678)	(199,738)	(236,799)	(273,895)	(311,120)
	22,000		(117,582)	(154,643)	(191,703)	(228,764)	(265,837)	(303,062)	(340,287)
	24,000		(146,608)	(183,668)	(220,729)	(257,789)	(295,003)	(332,229)	(369,454)
	26,000		(175,633)	(212,694)	(249,754)	(286,945)	(324,170)	(361,395)	(398,621)
	28,000		(204,659)	(241,719)	(278,886)	(316,112)	(353,337)	(390,562)	(427,787)
	30,000		(233,684)	(270,828)	(308,053)	(345,278)	(382,504)	(419,729)	(456,954)
32,000		(262,770)	(299,995)	(337,220)	(374,445)	(411,670)	(448,896)	(486,121)	
34,000		(291,936)	(329,162)	(366,387)	(403,612)	(440,837)	(478,062)	(515,288)	

TABLE 2

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 10%							
		1	0%	5%	10%	15%	20%	25%	30%
Profit 20.0%	15.0%		265,934	219,283	172,632	125,981	79,330	32,679	(13,972)
	16.0%		227,572	182,839	138,106	93,373	48,640	3,907	(40,826)
	17.0%		189,209	146,395	103,580	60,765	17,950	(24,865)	(67,680)
	18.0%		150,847	109,950	69,054	28,157	(12,740)	(53,637)	(94,533)
	19.0%		112,484	73,506	34,527	(4,451)	(43,430)	(82,408)	(121,387)
	20.0%		74,122	37,062	1	(37,059)	(74,120)	(111,180)	(148,241)

TABLE 3

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 10%							
		1	0%	5%	10%	15%	20%	25%	30%
BLV (£ per acre) 210,000	100,000		184,122	147,062	110,001	72,941	35,880	(1,180)	(38,241)
	110,000		174,122	137,062	100,001	62,941	25,880	(11,180)	(48,241)
	120,000		164,122	127,062	90,001	52,941	15,880	(21,180)	(58,241)
	130,000		154,122	117,062	80,001	42,941	5,880	(31,180)	(68,241)
	140,000		144,122	107,062	70,001	32,941	(4,120)	(41,180)	(78,241)
	150,000		134,122	97,062	60,001	22,941	(14,120)	(51,180)	(88,241)
	160,000		124,122	87,062	50,001	12,941	(24,120)	(61,180)	(98,241)
	170,000		114,122	77,062	40,001	2,941	(34,120)	(71,180)	(108,241)
	180,000		104,122	67,062	30,001	(7,059)	(44,120)	(81,180)	(118,241)
	190,000		94,122	57,062	20,001	(17,059)	(54,120)	(91,180)	(128,241)
	200,000		84,122	47,062	10,001	(27,059)	(64,120)	(101,180)	(138,241)
	210,000		74,122	37,062	1	(37,059)	(74,120)	(111,180)	(148,241)
	220,000		64,122	27,062	(9,999)	(47,059)	(84,120)	(121,180)	(158,241)
	230,000		54,122	17,062	(19,999)	(57,059)	(94,120)	(131,180)	(168,241)
	240,000		44,122	7,062	(29,999)	(67,059)	(104,120)	(141,180)	(178,241)
	250,000		34,122	(2,938)	(39,999)	(77,059)	(114,120)	(151,180)	(188,241)

Scheme Ref: **B**
 No Units: **15** Location: **Leicester Fringe** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

TABLE 4

		Affordable Housing - % on site 10%							
		1	0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre)		20	(93,322)	(111,852)	(130,382)	(148,912)	(167,443)	(185,973)	(204,503)
		22	(76,577)	(96,961)	(117,344)	(137,727)	(158,110)	(178,494)	(198,877)
Density (dph) 40.0		24	(59,833)	(82,069)	(104,306)	(126,542)	(148,778)	(171,014)	(193,251)
		26	(43,089)	(67,178)	(91,267)	(115,357)	(139,446)	(163,535)	(187,624)
		28	(26,344)	(52,287)	(78,229)	(104,171)	(130,114)	(156,056)	(181,998)
		30	(9,600)	(37,395)	(65,191)	(92,986)	(120,781)	(148,577)	(176,372)
		32	7,144	(22,504)	(52,152)	(81,801)	(111,449)	(141,097)	(170,746)
		34	23,889	(7,613)	(39,114)	(70,615)	(102,117)	(133,618)	(165,119)
		36	40,633	7,279	(26,076)	(59,430)	(92,784)	(126,139)	(159,493)
		38	57,378	22,170	(13,037)	(48,245)	(83,452)	(118,660)	(153,867)
		40	74,122	37,062	1	(37,059)	(74,120)	(111,180)	(148,241)

TABLE 5

		Affordable Housing - % on site 10%							
		1	0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre)		98%	120,469	83,076	45,683	8,290	(29,103)	(66,496)	(103,889)
		100%	74,122	37,062	1	(37,059)	(74,120)	(111,180)	(148,241)
Build Cost 100% (105% = 5% increase)		102%	27,775	(8,953)	(45,681)	(82,409)	(119,137)	(155,865)	(192,593)
		104%	(18,571)	(54,967)	(91,362)	(127,758)	(164,153)	(200,549)	(236,945)
		106%	(64,918)	(100,981)	(137,044)	(173,107)	(209,170)	(245,233)	(281,353)
		108%	(111,265)	(146,995)	(182,726)	(218,457)	(254,187)	(290,032)	(325,921)
		110%	(157,611)	(193,010)	(228,408)	(263,824)	(299,379)	(334,933)	(370,488)
		112%	(203,958)	(239,024)	(274,173)	(309,394)	(344,615)	(379,835)	(415,056)
		114%	(250,305)	(285,191)	(320,077)	(354,964)	(389,851)	(424,737)	(459,624)
		116%	(296,676)	(331,429)	(365,981)	(400,534)	(435,086)	(469,639)	(504,192)
		118%	(343,449)	(377,667)	(411,886)	(446,104)	(480,322)	(514,541)	(548,759)
		120%	(390,021)	(423,905)	(457,790)	(491,674)	(525,558)	(559,443)	(593,327)

TABLE 6

		Affordable Housing - % on site 10%							
		1	0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre)		80%	(512,742)	(520,545)	(528,348)	(536,151)	(543,954)	(551,758)	(559,561)
		82%	(453,898)	(464,643)	(475,388)	(486,134)	(496,879)	(507,624)	(518,369)
Market Values 100% (105% = 5% increase)		84%	(395,054)	(408,741)	(422,428)	(436,116)	(449,803)	(463,491)	(477,178)
		86%	(336,209)	(352,839)	(369,468)	(386,098)	(402,728)	(419,358)	(435,987)
		88%	(277,365)	(296,937)	(316,509)	(336,080)	(355,652)	(375,224)	(394,796)
		90%	(218,520)	(241,072)	(263,524)	(286,076)	(308,528)	(331,080)	(353,632)
		92%	(160,096)	(185,445)	(210,795)	(236,144)	(261,501)	(286,850)	(312,200)
		94%	(101,541)	(129,818)	(158,096)	(186,373)	(214,650)	(242,928)	(271,206)
		96%	(42,987)	(74,192)	(105,397)	(136,602)	(167,807)	(199,012)	(230,217)
		98%	15,568	(18,565)	(52,698)	(86,831)	(120,963)	(155,096)	(189,229)
		100%	74,122	37,062	1	(37,059)	(74,120)	(111,180)	(148,241)
		102%	132,676	92,688	52,700	12,712	(27,276)	(67,265)	(107,253)
		104%	191,231	148,315	105,399	62,483	19,567	(23,349)	(66,265)
		106%	249,785	203,942	158,098	112,254	66,411	20,567	(25,277)
	108%	308,340	259,568	210,797	162,026	113,254	64,483	15,711	
	110%	366,894	315,195	263,496	211,797	160,098	108,399	56,700	
	112%	425,448	370,821	316,195	261,568	206,941	152,314	97,688	
	114%	484,003	426,448	368,894	311,339	253,785	196,230	138,676	
	116%	542,557	482,075	421,593	361,110	300,628	240,146	179,664	
	118%	601,111	537,701	474,292	410,882	347,472	284,062	220,652	
	120%	659,477	593,234	526,990	460,653	394,315	327,978	261,640	

TABLE 7

		S106 Per Unit £8,790.62							
		1	£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00
Balance (RLV - BLV £ per acre)		15.0%	227,645	155,081	82,517	9,953	(62,610)	(135,422)	(208,339)
		16.0%	193,118	120,555	47,991	(24,573)	(97,137)	(169,948)	(242,865)
Profit 20.0%		17.0%	158,592	86,028	13,465	(59,099)	(131,663)	(204,474)	(277,391)
		18.0%	124,066	51,502	(21,062)	(93,625)	(166,189)	(239,001)	(311,918)
		19.0%	89,540	16,976	(55,588)	(128,152)	(200,715)	(273,527)	(346,444)
		20.0%	55,013	(17,550)	(90,114)	(162,678)	(235,242)	(308,053)	(380,970)

TABLE 8

		S106 Per Unit £8,790.62							
		1	£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00
Balance (RLV - BLV £ per acre)		100,000	165,013	92,450	19,886	(52,678)	(125,242)	(198,053)	(270,970)
		110,000	155,013	82,450	9,886	(62,678)	(135,242)	(208,053)	(280,970)
BLV (£ per acre) 210,000		120,000	145,013	72,450	(114)	(72,678)	(145,242)	(218,053)	(290,970)
		130,000	135,013	62,450	(10,114)	(82,678)	(155,242)	(228,053)	(300,970)
		140,000	125,013	52,450	(20,114)	(92,678)	(165,242)	(238,053)	(310,970)
		150,000	115,013	42,450	(30,114)	(102,678)	(175,242)	(248,053)	(320,970)
		160,000	105,013	32,450	(40,114)	(112,678)	(185,242)	(258,053)	(330,970)
		170,000	95,013	22,450	(50,114)	(122,678)	(195,242)	(268,053)	(340,970)
		180,000	85,013	12,450	(60,114)	(132,678)	(205,242)	(278,053)	(350,970)
		190,000	75,013	2,450	(70,114)	(142,678)	(215,242)	(288,053)	(360,970)
		200,000	65,013	(7,550)	(80,114)	(152,678)	(225,242)	(298,053)	(370,970)
		210,000	55,013	(17,550)	(90,114)	(162,678)	(235,242)	(308,053)	(380,970)
		220,000	45,013	(27,550)	(100,114)	(172,678)	(245,242)	(318,053)	(390,970)
		230,000	35,013	(37,550)	(110,114)	(182,678)	(255,242)	(328,053)	(400,970)
		240,000	25,013	(47,550)	(120,114)	(192,678)	(265,242)	(338,053)	(410,970)
		250,000	15,013	(57,550)	(130,114)	(202,678)	(275,242)	(348,053)	(420,970)
		260,000	5,013	(67,550)	(140,114)	(212,678)	(285,242)	(358,053)	(430,970)
		270,000	(4,987)	(77,550)	(150,114)	(222,678)	(295,242)	(368,053)	(440,970)
		280,000	(14,987)	(87,550)	(160,114)	(232,678)	(305,242)	(378,053)	(450,970)

Scheme Ref: **G**
 No Units: **950** Location: **Leicester Fringe** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme			950 Units					
AH Policy requirement (% Target)			30%					
AH tenure split %			67.0%		67.0% % Rented			
	Affordable Rent:			0.0%				
	Social Rent:			0.0%				
	First Homes:			33.0%	9.9% % of total (>10% for NPPF para 64.)			
	Other Intermediate (LCHO/Sub-Market etc.):							
Open Market Sale (OMS) housing			70%					
			100%		100.0%			
CIL Rate (£ psm)			0.00		£ psm			
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	5.0%	33.3	20.00%	57.0	10%	90.3		
2 bed House	25.0%	166.3	38.35%	109.3	29%	275.5		
3 bed House	45.0%	299.3	28.30%	80.7	40%	379.9		
4 bed House	25.0%	166.3	6.65%	19.0	19%	185.2		
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0	3.35%	9.5	1%	9.5		
2 bed Flat	0.0%	0.0	3.35%	9.5	1%	9.5		
Total number of units	100.0%	665.0	100.0%	285.0	100%	950.0		
OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm) (sqft)				
1 bed House	58.0	624		58.0	624			
2 bed House	80.0	861		80.0	861			
3 bed House	100.0	1,076		100.0	1,076			
4 bed House	140.0	1,507		140.0	1,507			
5 bed House		0		0.0	0			
1 bed Flat	45.0	484	85.0%	52.9	570			
2 bed Flat	64.0	689	85.0%	75.3	810			
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm) (sqft)				
1 bed House	58.0	624		58.0	624			
2 bed House	72.0	775		72.0	775			
3 bed House	84.0	904		84.0	904			
4 bed House	103.0	1,109		103.0	1,109			
5 bed House		0		0.0	0			
1 bed Flat	45.0	484	85.0%	52.9	570			
2 bed Flat	64.0	689	85.0%	75.3	810			
Total Gross Floor areas -	Mkt Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm) (sqft)			
1 bed House	1,929	20,758	3,306	35,585	5,235	56,344		
2 bed House	13,300	143,160	7,869	84,706	21,169	227,866		
3 bed House	29,925	322,110	6,775	72,926	36,700	395,036		
4 bed House	23,275	250,530	1,952	21,012	25,227	271,542		
5 bed House	0	0	0	0	0	0		
1 bed Flat	0	0	505	5,441	505	5,441		
2 bed Flat	0	0	719	7,738	719	7,738		
	68,429	736,558	21,127	227,408	89,555	963,966		
AH % by floor area:			23.59% AH % by floor area due to mix					
Open Market Sales values (£) -	£ OMS (per unit)	£psm	£psf	total MV £ (no AH)				
1 bed House	174,735	3,013	280	15,769,834				
2 bed House	256,278	3,203	298	70,616,762				
3 bed House	308,699	3,087	287	117,276,294				
4 bed House	396,066	2,829	263	73,352,413				
5 bed House				0				
1 bed Flat	143,091	3,180	295	1,366,161				
2 bed Flat	181,616	2,838	264	1,733,979				
				280,115,443				
Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £	% of MV	Intermediate £	% of MV
1 bed House	78,631	45%	0	0%	122,315	70%	122,315	70%
2 bed House	115,325	45%	0	0%	179,395	70%	179,395	70%
3 bed House	138,915	45%	0	0%	216,089	70%	216,089	70%
4 bed House	178,230	45%	0	0%	277,246	70%	277,246	70%
5 bed House	0	45%	0	0%	0	70%	0	70%
1 bed Flat	64,391	45%	0	0%	100,164	70%	100,164	70%
2 bed Flat	81,727	45%	0	0%	127,131	70%	127,131	70%

Scheme Ref: **G**
 No Units: **950** Location: **Leicester Fringe** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	33.3	@	174,735	5,809,939
2 bed House	166.3	@	256,278	42,606,218
3 bed House	299.3	@	308,699	92,378,176
4 bed House	166.3	@	396,066	65,845,973
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	143,091	-
2 bed Flat	0.0	@	181,616	-
	665.0			206,640,305
Affordable Rent GDV -				
1 bed House	38.2	@	78,631	3,002,908
2 bed House	73.2	@	115,325	8,445,179
3 bed House	54.0	@	138,915	7,506,783
4 bed House	12.7	@	178,230	2,263,192
5 bed House	0.0	@	0	-
1 bed Flat	6.4	@	64,391	411,898
2 bed Flat	6.4	@	81,727	522,795
	191.0			22,152,754
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	122,315	-
2 bed House	0.0	@	179,395	-
3 bed House	0.0	@	216,089	-
4 bed House	0.0	@	277,246	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	100,164	-
2 bed Flat	0.0	@	127,131	-
	0.0			-
Intermediate GDV -				
1 bed House	18.8	@	122,315	2,300,736
2 bed House	36.1	@	179,395	6,470,436
3 bed House	26.6	@	216,089	5,751,465
4 bed House	6.3	@	277,246	1,733,988
5 bed House	0.0	@	0	-
1 bed Flat	3.2	@	100,164	315,583
2 bed Flat	3.2	@	127,131	400,549
	94.1	285.0		16,972,757
Sub-total GDV Residential				
	950			245,765,816
	AH on-site cost analysis:			
	384 £ psm (total GIA sqm)		EMV (no AH) less £GDV (inc. AH)	34,349,627
			36,158 £ per unit (total units)	
Grant				
	285	AH units @	0	per unit
Total GDV				245,765,816

Scheme Ref: **G**
 No Units: **950** Location: **Leicester Fringe** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(147,059)
Planning Application Professional Fees, Surveys and reports				(440,000)
CIL		68,429 sqm (Market only)	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	-
Site Specific S106 Contributions	Year 1	0		-
	Year 2	0		-
	Year 3	0		-
	Year 4	0		-
	Year 5	0		-
	Year 6	0		-
	Year 7	0		-
	Year 8	0		-
	Year 9	0		-
	Year 10	0		-
	Year 11	0		-
	Year 12	0		-
	Year 13	0		-
	Year 14	0		-
	Year 15	0		-
	total	950 units @	16,754 per unit	(15,916,367)
	S106 analysis:	586,392 £ per ha	6.48% % of GDV	16,754 £ per unit (total u
AH Commuted Sum	Comm. Sum analysis:	89,555 sqm (total)	0 £ psm	-
		0.00% % of GDV		

Scheme Ref:	G	Location:	Leicester Fringe	Development Scenario:	Large greenfield
No Units:	950				
Notes:	Lower quartile BCIS				
<i>cont./</i>					
Construction Costs -					
Site Clearance, Demolition & Remediation		27.14 ha @		0 £ per ha (if brownfield)	-
Net Biodiversity costs		950 units @		1,011 £ per unit	(960,450)
Site Infrastructure costs -					
	Year 1	0			-
	Year 2	0			-
	Year 3	0			-
	Year 4	0			-
	Year 5	0			-
	Year 6	0			-
	Year 7	0			-
	Year 8	0			-
	Year 9	0			-
	Year 10	0			-
	Year 11	0			-
	Year 12	0			-
	Year 13	0			-
	Year 14	0			-
	Year 15	0			-
	total	950 units @		0 per unit	-
Infra. Costs analysis:	- £ per ha	0.00% % of GDV		0 £ per unit (total units)	-
1 bed House		5,235 sqm @		1,313 psm	(6,872,899)
2 bed House		21,169 sqm @		1,313 psm	(27,795,448)
3 bed House		36,700 sqm @		1,313 psm	(48,187,126)
4 bed House		25,227 sqm @		1,313 psm	(33,123,192)
5 bed House		- sqm @		1,313 psm	-
1 bed Flat		505 sqm @		1,504 psm	(760,206)
2 bed Flat	89,555	719 sqm @		1,504 psm	(1,081,181)
External works		117,820,052 @		20.0%	(23,564,010)
Ext. Works analysis:				24,804 £per unit	
Future Homes Standard / Part L		950 units @		4,847 £ per unit	(4,604,650)
Lifetime Homes		units @		£ per unit	-
M4(2) Category 2 Housing	Aff units	285 units @	100% @	1,400 £ per unit	(399,000)
M4(3) Category 3 Housing	Aff units	285 units @	0% @	10,111 £ per unit	-
M4(2) Category 2 Housing	Mrkt units	665 units @	100% @	1,400 £ per unit	(931,000)
M4(3) Category 3 Housing	Mrkt units	665 units @	0% @	10,111 £ per unit	-
Carbon/Energy Reduction		950 units @		£ per unit	-
EV Charging Points - Houses		931 units @		1,000 £ per unit	(930,905)
EV Charging Points - Flats		5 units @		10,000 £ per unit	(47,738)
Water Efficiency		950 units @		£ per unit	-
Contingency (on construction)		149,257,805 @		3.0%	(4,477,734)
Professional Fees		149,257,805 @		7.0%	(10,448,046)
Disposal Costs -					
OMS Marketing and Promotion		206,640,305 OMS @		3.00%	6,525 £ per unit (6,199,209)
Residential Sales Agent Costs		206,640,305 OMS @		1.00%	2,175 £ per unit (2,066,403)
Residential Sale Legal Costs		206,640,305 OMS @		0.25%	544 £ per unit (516,601)
Affordable Sale Legal Costs				lump sum	(10,000)
Disposal Cost analysis:				9,255 £ per unit	
Interest (on Development Costs) -		6.00% APR		0.487% pcm	(358,770)
Developers Profit -					
Profit on OMS		206,640,305		20.00%	(41,328,061)
Margin on AH		39,125,511		6.00% on AH values	(2,347,531)
Profit analysis:		245,765,816		17.77% blended GDV	(43,675,592)
		189,837,994		23.01% on costs	(43,675,592)
TOTAL COSTS					(233,513,586)

Scheme Ref: **G**
 No Units: **950** Location: **Leicester Fringe** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

RESIDUAL LAND VALUE (RLV)				
Residual Land Value (gross)				12,252,230
SDLT		12,252,230 @	HMRC formula	(602,111)
Acquisition Agent fees		12,252,230 @	1.0%	(122,522)
Acquisition Legal fees		12,252,230 @	0.5%	(61,261)
Interest on Land		12,252,230 @	6.00%	(735,134)
Residual Land Value				10,731,201
	RLV analysis:	11,296 £ per plot	395,360 £ per ha	160,000 £ per acre 4.37% % RLV / GDV

BENCHMARK LAND VALUE (BLV)				
Residential Density		35.0 dph		
Site Area (Net)		27.14 ha	67.07 acres	
Benchmark Land Value (Net)	11,296 £ per plot	395,360 £ per ha	160,000 £ per acre	10,731,200
	BLV analysis:	Density	3,299 sqm/ha	14,373 sqft/ac

BALANCE				
Surplus/(Deficit)		£ per unit	£ per ha	£ per acre
				1

Scheme Ref: **G**
 No Units: **950** Location: **Leicester Fringe** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
Site Specific S106 16,754	6,000	276,403	240,750	205,098	169,435	133,770	98,103	62,422
	8,000	251,553	215,901	180,239	144,574	108,908	73,228	37,545
	10,000	226,704	191,042	155,377	119,712	84,033	48,352	12,655
	12,000	201,846	166,181	130,515	94,839	59,158	23,465	(12,238)
	14,000	176,984	141,319	105,645	69,964	34,275	(1,425)	(37,144)
	16,000	152,122	116,451	80,769	45,085	9,385	(26,329)	(62,060)
	18,000	127,256	91,575	55,894	20,194	(15,513)	(51,236)	(86,986)
	20,000	102,381	66,700	31,004	(4,697)	(40,419)	(76,160)	(111,927)
	22,000	77,505	41,814	6,114	(29,603)	(65,336)	(101,094)	(136,886)
	24,000	52,624	16,924	(18,788)	(54,513)	(90,261)	(126,041)	(161,862)
	26,000	27,733	(7,972)	(43,694)	(79,436)	(115,203)	(151,004)	(186,860)
	28,000	2,843	(32,878)	(68,612)	(104,369)	(140,157)	(175,986)	(211,883)
	30,000	(22,062)	(57,789)	(93,536)	(129,312)	(165,127)	(200,992)	(236,940)
	32,000	(46,968)	(82,712)	(118,478)	(154,274)	(190,116)	(226,024)	(262,033)
	34,000	(71,889)	(107,644)	(143,429)	(179,251)	(215,128)	(251,086)	(287,174)

TABLE 2

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
Profit	15.0%	316,053	270,748	225,439	180,120	134,792	89,445	44,079
	16.0%	281,392	238,013	194,629	151,236	107,834	64,412	20,972
	17.0%	246,731	205,277	163,819	122,352	80,875	39,379	(2,135)
	18.0%	212,070	172,542	133,010	93,468	53,917	14,347	(25,243)
	19.0%	177,409	139,807	102,200	64,584	26,958	(10,686)	(48,350)
	20.0%	142,748	107,072	71,391	35,700		(35,719)	(71,457)

TABLE 3

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
BLV (£ per acre) 160,000	100,000	202,748	167,072	131,391	95,700	60,000	24,281	(11,457)
	110,000	192,748	157,072	121,391	85,700	50,000	14,281	(21,457)
	120,000	182,748	147,072	111,391	75,700	40,000	4,281	(31,457)
	130,000	172,748	137,072	101,391	65,700	30,000	(5,719)	(41,457)
	140,000	162,748	127,072	91,391	55,700	20,000	(15,719)	(51,457)
	150,000	152,748	117,072	81,391	45,700	10,000	(25,719)	(61,457)
	160,000	142,748	107,072	71,391	35,700		(35,719)	(71,457)
	170,000	132,748	97,072	61,391	25,700	(10,000)	(45,719)	(81,457)
	180,000	122,748	87,072	51,391	15,700	(20,000)	(55,719)	(91,457)
	190,000	112,748	77,072	41,391	5,700	(30,000)	(65,719)	(101,457)
	200,000	102,748	67,072	31,391	(4,300)	(40,000)	(75,719)	(111,457)
	225,000	77,748	42,072	6,391	(29,300)	(65,000)	(100,719)	(136,457)
	250,000	52,748	17,072	(18,609)	(54,300)	(90,000)	(125,719)	(161,457)
	275,000	27,748	(7,928)	(43,609)	(79,300)	(115,000)	(150,719)	(186,457)
	300,000	2,748	(32,928)	(68,609)	(104,300)	(140,000)	(175,719)	(211,457)
	325,000	(22,252)	(57,928)	(93,609)	(129,300)	(165,000)	(200,719)	(236,457)

Scheme Ref: **G**
 No Units: **950** Location: **Leicester Fringe** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

TABLE 4

Affordable Housing - % on site 30%

Balance (RLV - BLV £ per acre)	Affordable Housing - % on site 30%						
	10%	15%	20%	25%	30%	35%	40%
20	12,999	(7,388)	(27,777)	(48,171)	(68,571)	(88,982)	(109,404)
22	30,299	7,874	(14,555)	(36,989)	(59,429)	(81,881)	(104,344)
Density (dph)	47,599	23,135	(1,332)	(25,806)	(50,286)	(74,779)	(99,285)
35.0	64,899	38,396	11,890	(14,623)	(41,143)	(67,677)	(94,225)
28	82,199	53,657	25,112	(3,440)	(32,000)	(60,575)	(89,166)
30	99,499	68,919	38,335	7,743	(22,857)	(53,474)	(84,106)
32	116,799	84,180	51,557	18,926	(13,714)	(46,372)	(79,046)
34	134,098	99,441	64,779	30,109	(4,571)	(39,270)	(73,987)
36	151,398	114,702	78,002	41,292	4,571	(32,168)	(68,927)
38	168,698	129,964	91,224	52,474	13,714	(25,066)	(63,868)
40	185,998	145,225	104,446	63,657	22,857	(17,965)	(58,808)

TABLE 5

Affordable Housing - % on site 30%

Balance (RLV - BLV £ per acre)	Affordable Housing - % on site 30%						
	10%	15%	20%	25%	30%	35%	40%
98%	186,002	149,728	113,455	77,169	40,880	4,575	(31,742)
100%	142,748	107,072	71,391	35,700		(35,719)	(71,457)
Build Cost	99,467	64,389	29,298	(5,803)	(40,917)	(76,055)	(111,223)
100%	56,160	21,675	(12,828)	(47,345)	(81,883)	(116,450)	(151,055)
(105% = 5% increase)	12,821	(21,077)	(54,993)	(88,933)	(122,899)	(156,907)	(190,972)
108%	(30,555)	(63,872)	(97,210)	(130,578)	(163,986)	(197,450)	(230,998)
110%	(73,975)	(106,715)	(139,484)	(172,290)	(205,156)	(238,099)	(271,166)
112%	(117,445)	(149,617)	(181,829)	(214,091)	(246,433)	(278,891)	(311,532)
114%	(160,984)	(192,595)	(224,262)	(256,003)	(287,853)	(319,875)	(352,180)
116%	(204,594)	(235,663)	(266,806)	(298,052)	(329,461)	(361,125)	(393,248)
118%	(248,298)	(278,841)	(309,491)	(340,290)	(371,327)	(402,768)	(434,986)
120%	(292,120)	(322,168)	(352,363)	(382,781)	(413,563)	(445,014)	(477,892)

TABLE 6

Affordable Housing - % on site 30%

Balance (RLV - BLV £ per acre)	Affordable Housing - % on site 30%						
	10%	15%	20%	25%	30%	35%	40%
80%	(388,854)	(395,633)	(402,511)	(409,532)	(416,770)	(424,356)	(432,560)
82%	(334,654)	(344,232)	(353,871)	(363,592)	(373,436)	(383,462)	(393,786)
84%	(280,961)	(293,397)	(305,869)	(318,397)	(331,003)	(343,719)	(356,607)
86%	(227,583)	(242,898)	(258,239)	(273,623)	(289,057)	(304,565)	(320,187)
88%	(174,403)	(192,613)	(210,844)	(229,106)	(247,404)	(265,756)	(284,186)
90%	(121,363)	(142,478)	(163,609)	(184,760)	(205,940)	(227,163)	(248,443)
92%	(68,426)	(92,444)	(116,481)	(140,533)	(164,609)	(188,713)	(212,867)
94%	(15,558)	(42,493)	(69,433)	(96,391)	(123,368)	(150,369)	(177,408)
96%	37,250	7,405	(22,448)	(52,316)	(82,198)	(112,101)	(142,034)
98%	90,016	57,257	24,489	(8,289)	(41,077)	(73,887)	(106,719)
100%	142,748	107,072	71,391	35,700		(35,719)	(71,457)
102%	195,451	156,857	118,264	79,657	41,046	2,415	(36,230)
104%	248,127	206,623	165,111	123,590	82,064	40,523	(1,033)
106%	300,791	256,366	211,936	167,505	123,059	78,610	34,140
108%	353,432	306,092	258,751	211,397	164,040	116,673	69,296
110%	406,066	355,808	305,543	255,278	205,006	154,723	104,431
112%	458,681	405,508	352,334	299,146	245,956	192,762	139,553
114%	511,296	455,199	399,103	343,006	286,899	230,785	174,667
116%	563,892	504,886	445,871	386,851	327,831	268,804	209,765
118%	616,484	554,556	492,629	430,697	368,754	306,811	244,859
120%	669,076	604,226	539,377	474,528	409,677	344,811	279,945

TABLE 7

Balance (RLV - BLV £ per acre)

	S106 Per Unit £16,754.07						
	£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00
15.0%	280,993	218,626	156,622	94,373	32,061	(30,335)	(92,849)
16.0%	254,035	191,867	129,663	67,415	5,102	(57,294)	(119,807)
17.0%	227,076	164,909	102,705	40,456	(21,856)	(84,252)	(146,766)
18.0%	200,118	137,950	75,747	13,498	(48,815)	(111,210)	(173,724)
19.0%	173,160	110,992	48,788	(13,461)	(75,773)	(138,169)	(200,683)
20.0%	146,201	84,033	21,830	(40,419)	(102,732)	(165,127)	(227,641)

TABLE 8

Balance (RLV - BLV £ per acre)

	S106 Per Unit £16,754.07						
	£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00
100,000	206,201	144,033	81,830	19,581	(42,732)	(105,127)	(167,641)
110,000	196,201	134,033	71,830	9,581	(52,732)	(115,127)	(177,641)
120,000	186,201	124,033	61,830	(419)	(62,732)	(125,127)	(187,641)
130,000	176,201	114,033	51,830	(10,419)	(72,732)	(135,127)	(197,641)
140,000	166,201	104,033	41,830	(20,419)	(82,732)	(145,127)	(207,641)
150,000	156,201	94,033	31,830	(30,419)	(92,732)	(155,127)	(217,641)
160,000	146,201	84,033	21,830	(40,419)	(102,732)	(165,127)	(227,641)
170,000	136,201	74,033	11,830	(50,419)	(112,732)	(175,127)	(237,641)
180,000	126,201	64,033	1,830	(60,419)	(122,732)	(185,127)	(247,641)
190,000	116,201	54,033	(8,170)	(70,419)	(132,732)	(195,127)	(257,641)
200,000	106,201	44,033	(18,170)	(80,419)	(142,732)	(205,127)	(267,641)
210,000	96,201	34,033	(28,170)	(90,419)	(152,732)	(215,127)	(277,641)
220,000	86,201	24,033	(38,170)	(100,419)	(162,732)	(225,127)	(287,641)
230,000	76,201	14,033	(48,170)	(110,419)	(172,732)	(235,127)	(297,641)
240,000	66,201	4,033	(58,170)	(120,419)	(182,732)	(245,127)	(307,641)
250,000	56,201	(5,967)	(68,170)	(130,419)	(192,732)	(255,127)	(317,641)
260,000	46,201	(15,967)	(78,170)	(140,419)	(202,732)	(265,127)	(327,641)
270,000	36,201	(25,967)	(88,170)	(150,419)	(212,732)	(275,127)	(337,641)
280,000	26,201	(35,967)	(98,170)	(160,419)	(222,732)	(285,127)	(347,641)



Scheme Ref: K
No Units: 40
Notes: Median BCIS
Location: Loughborough/Shepshed
Development Scenario: Small brownfield

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		40 Units						
AH Policy requirement (% Target)		10%						
AH tenure split %		Affordable Rent:	50.0%	50.0% % Rented				
		Social Rent:	0.0%					
		First Homes:	0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):	50.0%	5.0% % of total (>10% for NPPF para 64.)				
Open Market Sale (OMS) housing		90%		100%				
CIL Rate (£ psm)		0.00 £ psm						
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0	22.5%	0.9	2%	0.9		
2 bed House	25.0%	9.0	40.0%	1.6	27%	10.6		
3 bed House	55.0%	19.8	30.0%	1.2	53%	21.0		
4 bed House	20.0%	7.2	7.5%	0.3	19%	7.5		
5 bed House	0.0%	0.0	0.0%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0		
2 bed Flat	0.0%	0.0	0.0%	0.0	0%	0.0		
Total number of units	100.0%	36.0	100.0%	4.0	100%	40.0		
OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)			
1 bed House	58.0	624		58.0	624			
2 bed House	72.0	775		72.0	775			
3 bed House	84.0	904		84.0	904			
4 bed House	103.0	1,109		103.0	1,109			
5 bed House	0	0		0	0			
1 bed Flat	45.0	484	85.0%	52.9	570			
2 bed Flat	64.0	689	85.0%	75.3	810			
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)			
1 bed House	58.0	624		58.0	624			
2 bed House	72.0	775		72.0	775			
3 bed House	84.0	904		84.0	904			
4 bed House	103.0	1,109		103.0	1,109			
5 bed House	0	0		0	0			
1 bed Flat	45.0	484	85.0%	52.9	570			
2 bed Flat	61.0	657	85.0%	71.8	772			
Total Gross Floor areas -	Mkt Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	0	0	52	562	52	562		
2 bed House	648	6,975	115	1,240	763	8,215		
3 bed House	1,663	17,903	101	1,085	1,764	18,988		
4 bed House	742	7,983	31	333	773	8,315		
5 bed House	0	0	0	0	0	0		
1 bed Flat	0	0	0	0	0	0		
2 bed Flat	0	0	0	0	0	0		
	3,053	32,860	299	3,219	3,352	36,080		
AH % by floor area:		8.92% AH % by floor area due to mix						
Open Market Sales values (£) -	£ OMS (per unit)	Epsm	Epsf	total MV £ (no AH)				
1 bed House	174,735	3,013	280	157,262				
2 bed House	232,980	3,236	301	2,469,588				
3 bed House	262,103	3,120	290	5,504,163				
4 bed House	314,523	3,054	284	2,358,923				
5 bed House				0				
1 bed Flat	132,084	2,935	273	0				
2 bed Flat	176,112	2,752	256	0				
				10,489,935				
Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £	% of MV	Intermediate £	% of MV
1 bed House	78,631	45%	0	0%	122,315	70%	122,315	70%
2 bed House	104,841	45%	0	0%	163,086	70%	163,086	70%
3 bed House	117,946	45%	0	0%	183,472	70%	183,472	70%
4 bed House	141,535	45%	0	0%	220,166	70%	220,166	70%
5 bed House	0	45%	0	0%	0	70%	0	70%
1 bed Flat	59,438	45%	0	0%	92,459	70%	92,459	70%
2 bed Flat	79,250	45%	0	0%	123,278	70%	123,278	70%

Scheme Ref: **K**
 No Units: **40** Location: **Loughborough/Shephed** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	174,735	-
2 bed House	9.0	@	232,980	2,096,820
3 bed House	19.8	@	262,103	5,189,639
4 bed House	7.2	@	314,523	2,264,566
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	132,084	-
2 bed Flat	0.0	@	176,112	-
	36.0			9,551,025
Affordable Rent GDV -				
1 bed House	0.5	@	78,631	35,384
2 bed House	0.8	@	104,841	83,873
3 bed House	0.6	@	117,946	70,768
4 bed House	0.2	@	141,535	21,230
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	59,438	-
2 bed Flat	0.0	@	79,250	-
	2.0			211,255
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	122,315	-
2 bed House	0.0	@	163,086	-
3 bed House	0.0	@	183,472	-
4 bed House	0.0	@	220,166	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	92,459	-
2 bed Flat	0.0	@	123,278	-
	0.0			-
Intermediate GDV -				
1 bed House	0.5	@	122,315	55,042
2 bed House	0.8	@	163,086	130,469
3 bed House	0.6	@	183,472	110,083
4 bed House	0.2	@	220,166	33,025
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	92,459	-
2 bed Flat	0.0	@	123,278	-
	2.0	4.0		328,619
Sub-total GDV Residential				
	40			10,090,898
	AH on-site cost analysis:			
			EMV (no AH) less £GDV (inc. AH)	399,037
		119 £ psm (total GIA sqm)	9,976 £ per unit (total units)	
Grant				
	4	AH units @	0 per unit	-
Total GDV				
				10,090,898

Scheme Ref: **K**
 No Units: **40** Location: **Loughborough/Shepshe** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(18,480)
Planning Application Professional Fees, Surveys and reports					(60,000)
CIL			3,053 sqm (Market only)	0.00 £ psm	-
	CIL analysis:		0.00% % of GDV	0 £ per unit (total units)	
Site Specific S106 Contributions	Year 1		0		-
	Year 2		0		-
	Year 3		0		-
	Year 4		0		-
	Year 5		0		-
	Year 6		0		-
	Year 7		0		-
	Year 8		0		-
	Year 9		0		-
	Year 10		0		-
	Year 11		0		-
	Year 12		0		-
	Year 13		0		-
	Year 14		0		-
	Year 15		0		-
	total		40 units @	10,195 per unit	(407,781)
	S106 analysis:	407,781 £ per ha	4.04% % of GDV	10,195 £ per unit (total u	(407,781)
AH Commuted Sum			3,352 sqm (total)	0 £ psm	-
	Comm. Sum analysis:		0.00% % of GDV		

cont./

Scheme Ref:	K	Location:	Loughborough/Shepshed	Development Scenario:	Small brownfield
No Units:	40	Notes:	Median BCIS		
Construction Costs -					
Site Clearance, Demolition & Remediation		1.00 ha @		123,550 £ per ha (if brownfield)	(123,550)
Net Biodiversity costs		40 units @		287 £ per unit	(11,480)
Site Infrastructure costs -					
Year 1		0			-
Year 2		0			-
Year 3		0			-
Year 4		0			-
Year 5		0			-
Year 6		0			-
Year 7		0			-
Year 8		0			-
Year 9		0			-
Year 10		0			-
Year 11		0			-
Year 12		0			-
Year 13		0			-
Year 14		0			-
Year 15		0			-
total		40 units @		0 per unit	-
Infra. Costs analysis:	- £ per ha	0.00% % of GDV		0 £ per unit (total u	-
1 bed House		52 sqm @		1,481 psm	(77,308)
2 bed House		763 sqm @		1,481 psm	(1,130,299)
3 bed House		1,764 sqm @		1,481 psm	(2,612,484)
4 bed House		773 sqm @		1,481 psm	(1,144,073)
5 bed House		- sqm @		1,481 psm	-
1 bed Flat		- sqm @		1,504 psm	-
2 bed Flat	3,352	- sqm @		1,504 psm	-
External works		4,964,164 @		10.0%	(496,416)
Ext. Works analysis:				12,410 £ per unit	
Future Homes Standard / Part L		40 units @		4,847 £ per unit	(193,880)
Lifetime Homes		units @		£ per unit	-
M4(2) Category 2 Housing	Aff units	4 units @	100% @	1,400 £ per unit	(5,600)
M4(3) Category 3 Housing	Aff units	4 units @	0% @	10,111 £ per unit	-
M4(2) Category 2 Housing	Mrkt units	36 units @	100% @	1,400 £ per unit	(50,400)
M4(3) Category 3 Housing	Mrkt units	36 units @	0% @	10,111 £ per unit	-
Carbon/Energy Reduction		40 units @		£ per unit	-
EV Charging Points - Houses		40 units @		1,000 £ per unit	(40,000)
EV Charging Points - Flats		- units @		10,000 £ per unit	-
Water Efficiency		40 units @		£ per unit	-
Contingency (on construction)		5,885,490 @		5.0%	(294,275)
Professional Fees		5,885,490 @		7.0%	(411,984)
Disposal Costs -					
OMS Marketing and Promotion		9,551,025 OMS @		3.00%	7,163 £ per unit
Residential Sales Agent Costs		9,551,025 OMS @		1.00%	2,388 £ per unit
Residential Sales Legal Costs		9,551,025 OMS @		0.25%	597 £ per unit
Affordable Sale Legal Costs				lump sum	(10,000)
Disposal Cost analysis:				10,398 £ per unit	
Interest (on Development Costs) -		6.00% APR		0.487% pcm	(73,331)
Developers Profit -					
Profit on OMS		9,551,025		20.00%	(1,910,205)
Margin on AH		539,873		6.00% on AH values	(32,392)
Profit analysis:		10,090,898		19.25% blended GDV	(1,942,597)
		7,567,260		25.67% on costs	(1,942,597)
TOTAL COSTS					(9,509,857)
RESIDUAL LAND VALUE (RLV)					
Residual Land Value (gross)					581,041
SDLT		581,041 @		HMRC formula	(18,552)
Acquisition Agent fees		581,041 @		1.0%	(5,810)
Acquisition Legal fees		581,041 @		0.5%	(2,905)
Interest on Land		581,041 @		6.00%	(34,862)
Residual Land Value					518,911
RLV analysis:	12,973 £ per plot	518,911 £ per ha		210,000 £ per acre	5.14% % RLV / GDV
BENCHMARK LAND VALUE (BLV)					
Residential Density		40.0 dph			
Site Area (Net)		1.00 ha		2.47 acres	
Benchmark Land Value (Net)	12,973 £ per plot	518,910 £ per ha		210,000 £ per acre	518,910
BLV analysis:	Density	3,352 sqm/ha		14,601 sqft/ac	
BALANCE					
Surplus/(Deficit)	£ per unit	1 £ per ha		£ per acre	1

Scheme Ref: **K**
 No Units: **40** Location: **Loughborough/Shepshed** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 10%						
		0%	5%	10%	15%	20%	25%	30%
Site Specific S106 10,195	6,000	139,815	100,422	61,010	21,469	(18,072)	(57,753)	(97,472)
	8,000	110,862	71,461	31,920	(7,621)	(47,274)	(86,993)	(126,712)
	10,000	81,909	42,371	2,830	(36,795)	(76,514)	(116,233)	(155,952)
	12,000	52,822	13,281	(26,317)	(66,035)	(105,754)	(145,473)	(185,192)
	14,000	23,732	(15,838)	(55,557)	(95,276)	(134,994)	(174,713)	(214,432)
	16,000	(5,359)	(45,078)	(84,797)	(124,516)	(164,234)	(203,953)	(243,672)
	18,000	(34,599)	(74,318)	(114,037)	(153,756)	(193,475)	(233,193)	(272,980)
	20,000	(63,839)	(103,558)	(143,277)	(182,996)	(222,715)	(262,441)	(302,371)
	22,000	(93,079)	(132,798)	(172,517)	(212,236)	(251,955)	(291,832)	(331,761)
	24,000	(122,319)	(162,038)	(201,757)	(241,476)	(281,292)	(321,222)	(361,152)
	26,000	(151,559)	(191,278)	(230,997)	(270,753)	(310,683)	(350,613)	(390,542)
	28,000	(180,799)	(220,518)	(260,237)	(300,144)	(340,073)	(380,003)	(419,933)
	30,000	(210,040)	(249,758)	(289,605)	(329,534)	(369,464)	(409,394)	(449,323)
	32,000	(239,280)	(279,065)	(318,995)	(358,925)	(398,854)	(438,784)	(478,769)
34,000	(268,526)	(308,456)	(348,386)	(388,315)	(428,245)	(468,174)	(508,311)	

TABLE 2

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 10%						
		0%	5%	10%	15%	20%	25%	30%
Profit 20.0%	15.0%	266,977	218,041	169,105	120,071	70,957	21,844	(27,270)
	16.0%	229,398	182,341	135,284	88,129	40,894	(6,341)	(53,575)
	17.0%	191,820	146,641	101,463	56,187	10,831	(34,525)	(79,880)
	18.0%	154,241	110,942	67,642	24,245	(19,232)	(62,709)	(106,185)
	19.0%	116,662	75,242	33,821	(7,697)	(49,295)	(90,893)	(132,491)
	20.0%	79,083	39,542		(39,639)	(79,358)	(119,077)	(158,796)

TABLE 3

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 10%						
		0%	5%	10%	15%	20%	25%	30%
BLV (£ per acre) 210,000	100,000	189,083	149,542	110,000	70,361	30,642	(9,077)	(48,796)
	110,000	179,083	139,542	100,000	60,361	20,642	(19,077)	(58,796)
	120,000	169,083	129,542	90,000	50,361	10,642	(29,077)	(68,796)
	130,000	159,083	119,542	80,000	40,361	642	(39,077)	(78,796)
	140,000	149,083	109,542	70,000	30,361	(9,358)	(49,077)	(88,796)
	150,000	139,083	99,542	60,000	20,361	(19,358)	(59,077)	(98,796)
	160,000	129,083	89,542	50,000	10,361	(29,358)	(69,077)	(108,796)
	170,000	119,083	79,542	40,000	361	(39,358)	(79,077)	(118,796)
	180,000	109,083	69,542	30,000	(9,639)	(49,358)	(89,077)	(128,796)
	190,000	99,083	59,542	20,000	(19,639)	(59,358)	(99,077)	(138,796)
	200,000	89,083	49,542	10,000	(29,639)	(69,358)	(109,077)	(148,796)
	225,000	64,083	24,542	(15,000)	(54,639)	(94,358)	(134,077)	(173,796)
	250,000	39,083	(458)	(40,000)	(79,639)	(119,358)	(159,077)	(198,796)
	275,000	14,083	(25,458)	(65,000)	(104,639)	(144,358)	(184,077)	(223,796)
	300,000	(10,917)	(50,458)	(90,000)	(129,639)	(169,358)	(209,077)	(248,796)
	325,000	(35,917)	(75,458)	(115,000)	(154,639)	(194,358)	(234,077)	(273,796)

Scheme Ref: **K**
 No Units: **40** Location: **Loughborough/Shephed** Development Scenario: **Small brownfield**
 Notes: **Median BCIS**

TABLE 4

		Affordable Housing - % on site 10%						
		0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre)	20	(91,181)	(110,952)	(130,809)	(150,669)	(170,528)	(190,388)	(210,247)
	22	(74,155)	(95,902)	(117,720)	(139,566)	(161,411)	(183,257)	(205,102)
Density (dph)	24	(57,128)	(80,853)	(104,631)	(128,463)	(152,294)	(176,125)	(199,957)
40.0	26	(40,102)	(65,804)	(91,543)	(117,360)	(143,177)	(168,994)	(194,812)
	28	(23,075)	(50,754)	(78,454)	(106,257)	(134,060)	(161,863)	(189,667)
	30	(6,049)	(35,705)	(65,365)	(95,154)	(124,943)	(154,732)	(184,521)
	32	10,978	(20,656)	(52,289)	(84,051)	(115,826)	(147,601)	(179,376)
	34	28,004	(5,606)	(39,216)	(72,948)	(106,709)	(140,470)	(174,231)
	36	45,030	9,443	(26,144)	(61,845)	(97,592)	(133,339)	(169,086)
	38	62,057	24,492	(13,072)	(50,742)	(88,475)	(126,208)	(163,941)
	40	79,083	39,542		(39,639)	(79,358)	(119,077)	(158,796)

TABLE 5

		Affordable Housing - % on site 10%						
		0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre)	85%	415,421	374,138	332,856	291,573	250,290	208,965	167,582
	90%	303,609	262,899	222,179	181,460	140,740	100,020	59,301
Build Cost	95%	191,356	151,300	111,244	71,188	31,049	(9,160)	(49,441)
100%	100%	79,083	39,542		(39,639)	(79,358)	(119,077)	(158,796)
(105% = 5% increase)	105%	(33,859)	(72,907)	(111,956)	(151,005)	(190,053)	(229,102)	(268,192)
	110%	(147,235)	(185,613)	(223,992)	(262,370)	(300,943)	(339,525)	(378,108)
	115%	(260,611)	(298,479)	(336,388)	(374,297)	(412,205)	(450,114)	(488,120)
	120%	(374,527)	(411,762)	(448,998)	(486,233)	(523,640)	(561,120)	(598,599)
	125%	(488,484)	(525,066)	(561,868)	(598,670)	(635,473)	(672,312)	(709,193)
	130%	(602,804)	(638,929)	(675,055)	(711,180)	(747,305)	(783,479)	(819,699)
	135%	(717,345)	(752,793)	(789,341)	(825,889)	(862,437)	(898,985)	(935,579)
	140%	(1,044,164)	(1,358,362)	(1,672,560)	(1,986,757)	(2,300,955)	(2,615,153)	(2,929,351)

TABLE 6

		Affordable Housing - % on site 10%						
		0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre)	80%	(504,158)	(514,916)	(525,673)	(536,431)	(547,189)	(557,946)	(568,704)
	82%	(445,442)	(459,034)	(472,700)	(486,400)	(500,101)	(513,801)	(527,502)
Market Values	84%	(386,915)	(403,434)	(419,953)	(436,471)	(453,013)	(469,557)	(486,300)
100%	86%	(328,388)	(347,833)	(367,278)	(386,723)	(406,169)	(425,614)	(445,059)
(105% = 5% increase)	88%	(269,861)	(292,232)	(314,604)	(336,976)	(359,347)	(381,719)	(404,090)
	90%	(211,595)	(236,758)	(261,930)	(287,228)	(312,526)	(337,823)	(363,121)
	92%	(153,373)	(181,447)	(209,521)	(237,596)	(265,704)	(293,828)	(322,152)
	94%	(95,150)	(126,136)	(157,121)	(188,107)	(219,092)	(250,078)	(281,184)
	96%	(36,928)	(70,824)	(104,721)	(138,617)	(172,514)	(206,411)	(240,307)
	98%	21,137	(15,513)	(52,321)	(89,128)	(125,936)	(162,744)	(199,552)
	100%	79,083	39,542		(39,639)	(79,358)	(119,077)	(158,796)
	102%	136,792	94,515	52,152	9,713	(32,780)	(75,410)	(118,040)
	104%	194,490	149,328	104,166	58,968	13,632	(31,743)	(77,284)
	106%	252,189	204,141	156,094	108,047	59,989	11,755	(36,528)
	108%	309,887	258,955	208,023	157,091	106,159	55,215	4,085
	110%	367,518	313,768	259,951	206,134	152,317	98,500	44,647
	112%	425,024	368,472	311,880	255,178	198,476	141,774	85,072
	114%	482,530	423,103	363,676	304,221	244,635	185,048	125,461
	116%	540,036	477,734	415,431	353,129	290,793	228,321	165,850
	118%	597,394	532,355	467,187	402,009	336,831	271,595	206,239
	120%	654,736	586,829	518,923	450,889	382,836	314,783	246,627

TABLE 7

		Affordable Housing - % on site 10%						
		0%	5%	10%	15%	20%	25%	30%
Balance (RLV - BLV £ per acre)	5,000	79,083	43,171	7,259	(28,700)	(64,772)	(100,845)	(136,917)
	10,000	79,083	46,800	14,517	(17,766)	(50,186)	(82,612)	(115,038)
Grant (£ per unit)	15,000	79,083	50,429	21,775	(6,879)	(35,600)	(64,380)	(93,159)
-	20,000	79,083	54,058	29,034	4,009	(21,016)	(46,148)	(71,281)
	25,000	79,083	57,688	36,292	14,896	(6,499)	(27,915)	(49,402)
	30,000	79,083	61,317	43,550	25,784	8,017	(9,749)	(27,523)
	35,000	79,083	64,946	50,809	36,671	22,534	8,397	(5,741)
	40,000	79,083	68,575	58,067	47,559	37,051	26,543	16,034
	45,000	79,083	72,204	65,325	58,446	51,567	44,688	37,809
	50,000	79,083	75,833	72,573	69,313	66,053	62,793	59,532
	55,000	79,083	79,447	79,800	80,153	80,506	80,859	81,212

TABLE 8

		S106 Per Unit £10,194.52						
		£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00
Balance (RLV - BLV £ per acre)	15.0%	244,611	171,934	98,928	25,828	(47,273)	(120,500)	(193,976)
	16.0%	210,790	138,113	65,107	(7,993)	(81,093)	(154,321)	(227,797)
Profit	17.0%	176,969	104,292	31,286	(41,814)	(114,914)	(188,142)	(261,618)
21000040.5%	18.0%	143,148	70,471	(2,535)	(75,635)	(148,735)	(221,963)	(295,439)
	19.0%	109,327	36,651	(36,356)	(109,456)	(182,556)	(255,784)	(329,260)
	20.0%	75,506	2,830	(70,177)	(143,277)	(216,377)	(289,605)	(363,081)

TABLE 9

		S106 Per Unit £10,194.52						
		£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00
Balance (RLV - BLV £ per acre)	100,000	185,506	112,830	39,823	(33,277)	(106,377)	(179,605)	(253,081)
	110,000	175,506	102,830	29,823	(43,277)	(116,377)	(189,605)	(263,081)
BLV (£ per acre)	120,000	165,506	92,830	19,823	(53,277)	(126,377)	(199,605)	(273,081)
0	130,000	155,506	82,830	9,823	(63,277)	(136,377)	(209,605)	(283,081)
	140,000	145,506	72,830	(177)	(73,277)	(146,377)	(219,605)	(293,081)
	150,000	135,506	62,830	(10,177)	(83,277)	(156,377)	(229,605)	(303,081)
	160,000	125,506	52,830	(20,177)	(93,277)	(166,377)	(239,605)	(313,081)
	170,000	115,506	42,830	(30,177)	(103,277)	(176,377)	(249,605)	(323,081)

Scheme Ref:
No Units:
Notes:

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Median BCIS

Location: **Loughborough/Shepshed** Development Scenario: **Small brownfield**

180,000	105,506	32,830	(40,177)	(113,277)	(186,377)	(259,605)	(333,081)
190,000	95,506	22,830	(50,177)	(123,277)	(196,377)	(269,605)	(343,081)
200,000	85,506	12,830	(60,177)	(133,277)	(206,377)	(279,605)	(353,081)
210,000	75,506	2,830	(70,177)	(143,277)	(216,377)	(289,605)	(363,081)
220,000	65,506	(7,170)	(80,177)	(153,277)	(226,377)	(299,605)	(373,081)
230,000	55,506	(17,170)	(90,177)	(163,277)	(236,377)	(309,605)	(383,081)
240,000	45,506	(27,170)	(100,177)	(173,277)	(246,377)	(319,605)	(393,081)
250,000	35,506	(37,170)	(110,177)	(183,277)	(256,377)	(329,605)	(403,081)
260,000	25,506	(47,170)	(120,177)	(193,277)	(266,377)	(339,605)	(413,081)
270,000	15,506	(57,170)	(130,177)	(203,277)	(276,377)	(349,605)	(423,081)
280,000	5,506	(67,170)	(140,177)	(213,277)	(286,377)	(359,605)	(433,081)

Scheme Ref: O
No Units: 500 **Location:** Loughborough/Shepshed **Development Scenario:** Large greenfield
Notes: Lower quartile BCIS

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		500 Units						
AH Policy requirement (% Target)		30%						
AH tenure split %		Affordable Rent:	67.0%	67.0% % Rented				
		Social Rent:	0.0%					
		First Homes:	0.0%					
		Other Intermediate (LCHO/Sub-Market etc.):	33.0%	9.9% % of total (>10% for NPPF para 64.)				
Open Market Sale (OMS) housing		70%		100%				
		100%		100.0%				
CIL Rate (£ psm)		0.00 £ psm						
Unit mix -	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	5.0%	17.5	20.00%	30.0	10%	47.5		
2 bed House	25.0%	87.5	38.35%	57.5	29%	145.0		
3 bed House	45.0%	157.5	28.30%	42.5	40%	200.0		
4 bed House	25.0%	87.5	6.65%	10.0	19%	97.5		
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0		
1 bed Flat	0.0%	0.0	3.35%	5.0	1%	5.0		
2 bed Flat	0.0%	0.0	3.35%	5.0	1%	5.0		
Total number of units	100.0%	350.0	100.0%	150.0	100%	500.0		
OMS Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)			
1 bed House	58.0	624		58.0	624			
2 bed House	74.0	797		74.0	797			
3 bed House	87.0	936		87.0	936			
4 bed House	115.0	1,238		115.0	1,238			
5 bed House	0	0		0.0	0			
1 bed Flat	45.0	484	85.0%	52.9	570			
2 bed Flat	64.0	689	85.0%	75.3	810			
AH Unit Floor areas -	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)			
1 bed House	58.0	624		58.0	624			
2 bed House	74.0	797		74.0	797			
3 bed House	87.0	936		87.0	936			
4 bed House	115.0	1,238		115.0	1,238			
5 bed House	0.0	0		0.0	0			
1 bed Flat	45.0	484	85.0%	52.9	570			
2 bed Flat	61.0	657	85.0%	71.8	772			
Total Gross Floor areas -	Mkt Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	1,015	10,925	1,740	18,729	2,755	29,655		
2 bed House	6,475	69,696	4,257	45,820	10,732	115,517		
3 bed House	13,703	147,492	3,693	39,753	17,396	187,245		
4 bed House	10,063	108,312	1,147	12,348	11,210	120,659		
5 bed House	0	0	0	0	0	0		
1 bed Flat	0	0	266	2,864	266	2,864		
2 bed Flat	0	0	361	3,882	361	3,882		
	31,255	336,426	11,464	123,395	42,719	459,821		
AH % by floor area:				26.84% AH % by floor area due to mix				
Open Market Sales values (£) -	£ OMS (per unit)	Epsm	Epsf	total MV £ (no AH)				
1 bed House	174,735	3,013	280	8,299,913				
2 bed House	244,629	3,306	307	35,477,321				
3 bed House	279,576	3,214	299	55,901,221				
4 bed House	366,944	3,191	296	35,767,866				
5 bed House		#DIV/0!	#DIV/0!	0				
1 bed Flat	132,084	2,935	273	663,722				
2 bed Flat	176,112	2,752	256	884,963				
				136,995,006				
Affordable Housing values (£) -	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £	% of MV	Intermediate £	% of MV
1 bed House	78,631	45%	0	0%	122,315	70%	122,315	70%
2 bed House	110,083	45%	0	0%	171,240	70%	171,240	70%
3 bed House	125,809	45%	0	0%	195,703	70%	195,703	70%
4 bed House	165,125	45%	0	0%	256,861	70%	256,861	70%
5 bed House	0	45%	0	0%	0	70%	0	70%
1 bed Flat	59,438	45%	0	0%	92,459	70%	92,459	70%
2 bed Flat	79,250	45%	0	0%	123,278	70%	123,278	70%

Scheme Ref: **O**
 No Units: **500** Location: **Loughborough/Shephed** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	17.5	@	174,735	3,057,863
2 bed House	87.5	@	244,629	21,405,038
3 bed House	157.5	@	279,576	44,033,220
4 bed House	87.5	@	366,944	32,107,600
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	132,084	-
2 bed Flat	0.0	@	176,112	-
	350.0			100,603,720
Affordable Rent GDV -				
1 bed House	20.1	@	78,631	1,580,478
2 bed House	38.5	@	110,083	4,242,793
3 bed House	28.4	@	125,809	3,578,202
4 bed House	6.7	@	165,125	1,103,570
5 bed House	0.0	@	0	-
1 bed Flat	3.4	@	59,438	200,112
2 bed Flat	3.4	@	79,250	266,816
	100.5			10,971,973
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	122,315	-
2 bed House	0.0	@	171,240	-
3 bed House	0.0	@	195,703	-
4 bed House	0.0	@	256,861	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	92,459	-
2 bed Flat	0.0	@	123,278	-
	0.0			-
Intermediate GDV -				
1 bed House	9.9	@	122,315	1,210,914
2 bed House	19.0	@	171,240	3,250,697
3 bed House	14.0	@	195,703	2,741,508
4 bed House	3.3	@	256,861	845,522
5 bed House	0.0	@	0	-
1 bed Flat	1.7	@	92,459	153,320
2 bed Flat	1.7	@	123,278	204,426
	49.5	150.0		8,406,387
Sub-total GDV Residential	500			119,982,080
	AH on-site cost analysis:		EMV (no AH) less £GDV (inc. AH)	17,012,926
		398 £ psm (total GIA sqm)	34,026 £ per unit (total units)	
Grant	150	AH units @	0 per unit	-
Total GDV				119,982,080

Scheme Ref: **O**
 No Units: **500** Location: **Loughborough/Shepshed** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(84,959)
Planning Application Professional Fees, Surveys and reports					(250,000)
CIL					-
CIL analysis:			31,255 sqm (Market only)	0.00 £ psm	
			0.00% % of GDV	0 £ per unit (total units)	
Site Specific S106 Contributions	Year 1		0		-
	Year 2		0		-
	Year 3		0		-
	Year 4		0		-
	Year 5		0		-
	Year 6		0		-
	Year 7		0		-
	Year 8		0		-
	Year 9		0		-
	Year 10		0		-
	Year 11		0		-
	Year 12		0		-
	Year 13		0		-
	Year 14		0		-
	Year 15		0		-
	total		500 units @	17,294 per unit	(8,646,987)
S106 analysis:		605,289 £ per ha	7.21% % of GDV	17,294 £ per unit (total u	(8,646,987)
Comm. Sum analysis:			42,719 sqm (total)	0 £ psm	-
			0.00% % of GDV		

cont./

Scheme Ref:	O	Location:	Loughborough/Shephed	Development Scenario:	Large greenfield
No Units:	500	Notes:	Lower quartile BCIS		
Construction Costs -					
Site Clearance, Demolition & Remediation		14.29 ha @		0 £ per ha (if brownfield)	-
Net Biodiversity costs		500 units @		1,011 £ per unit	(505,500)
Site Infrastructure costs -					
Year 1		0			-
Year 2		0			-
Year 3		0			-
Year 4		0			-
Year 5		0			-
Year 6		0			-
Year 7		0			-
Year 8		0			-
Year 9		0			-
Year 10		0			-
Year 11		0			-
Year 12		0			-
Year 13		0			-
Year 14		0			-
Year 15		0			-
total		500 units @		0 per unit	-
Infra. Costs analysis:	- £ per ha	0.00% % of GDV		0 £ per unit (total u	-
1 bed House		2,755 sqm @		1,313 psm	(3,617,315)
2 bed House		10,732 sqm @		1,313 psm	(14,090,919)
3 bed House		17,396 sqm @		1,313 psm	(22,840,488)
4 bed House		11,210 sqm @		1,313 psm	(14,718,238)
5 bed House		- sqm @		1,313 psm	-
1 bed Flat		266 sqm @		1,504 psm	(400,108)
2 bed Flat	42,719	361 sqm @		1,504 psm	(542,369)
External works					
		56,209,437 @		20.0%	(11,241,887)
Ext. Works analysis:				22,484 £per unit	
Future Homes Standard / Part L					
Lifetime Homes		500 units @		4,847 £ per unit	(2,423,500)
M4(2) Category 2 Housing	Aff units	150 units @	100% @	1,400 £ per unit	(210,000)
M4(3) Category 3 Housing	Aff units	150 units @	0% @	10,111 £ per unit	-
M4(2) Category 2 Housing	Mrkt units	350 units @	100% @	1,400 £ per unit	(490,000)
M4(3) Category 3 Housing	Mrkt units	350 units @	0% @	10,111 £ per unit	-
Carbon/Energy Reduction		500 units @		£ per unit	-
EV Charging Points - Houses		490 units @		1,000 £ per unit	(489,950)
EV Charging Points - Flats		3 units @		10,000 £ per unit	(25,125)
Water Efficiency		500 units @		£ per unit	-
Contingency (on construction)					
		71,595,400 @		3.0%	(2,147,862)
Professional Fees					
		71,595,400 @		7.0%	(5,011,678)
Disposal Costs -					
OMS Marketing and Promotion		100,603,720 OMS @		3.00%	6,036 £ per unit (3,018,112)
Residential Sales Agent Costs		100,603,720 OMS @		1.00%	2,012 £ per unit (1,006,037)
Residential Sales Legal Costs		100,603,720 OMS @		0.25%	503 £ per unit (251,509)
Affordable Sale Legal Costs				lump sum	(10,000)
Disposal Cost analysis:				8,571 £ per unit	
Interest (on Development Costs) -					
		6.00% APR		0.487% pcm	(233,232)
Developers Profit -					
Profit on OMS		100,603,720		20.00%	(20,120,744)
Margin on AH		19,378,360		6.00% on AH values	(1,162,702)
Profit analysis:		119,982,080		17.74% blended GDV	(21,283,446)
		92,255,776		23.07% on costs	(21,283,446)
TOTAL COSTS					(113,539,221)
RESIDUAL LAND VALUE (RLV)					
Residual Land Value (gross)					6,442,858
SDLT		6,442,858 @		HMRC formula	(311,643)
Acquisition Agent fees		6,442,858 @		1.0%	(64,429)
Acquisition Legal fees		6,442,858 @		0.5%	(32,214)
Interest on Land		6,442,858 @		6.00%	(386,571)
Residual Land Value					5,648,001
RLV analysis:	11,296 £ per plot	395,360 £ per ha		160,000 £ per acre	4.71% % RLV / GDV
BENCHMARK LAND VALUE (BLV)					
Residential Density		35.0 dph			
Site Area (Net)		14.29 ha		35.30 acres	
Benchmark Land Value (Net)	11,296 £ per plot	395,360 £ per ha		160,000 £ per acre	5,648,000
BLV analysis:	Density	2,990 sqm/ha		13,026 sqft/ac	
BALANCE					
Surplus/(Deficit)	£ per unit	£ per ha		£ per acre	1

Scheme Ref: **O**
 No Units: **500** Location: **Loughborough/Shephed** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
Site Specific S106 17,294	6,000	327,084	280,550	234,016	187,460	140,900	94,312	47,704
	8,000	302,191	255,657	209,108	162,548	115,970	69,375	22,749
	10,000	277,299	230,755	184,196	137,627	91,037	44,419	(2,231)
	12,000	252,403	205,843	159,284	112,694	66,090	19,455	(27,223)
	14,000	227,491	180,931	134,352	87,760	41,134	(5,525)	(52,232)
	16,000	202,579	156,009	109,419	62,804	16,162	(30,524)	(77,266)
	18,000	177,667	131,076	84,475	37,848	(8,818)	(55,538)	(102,326)
	20,000	152,734	106,143	59,519	12,868	(33,824)	(80,572)	(127,415)
	22,000	127,801	81,190	34,555	(12,118)	(58,843)	(105,635)	(152,537)
	24,000	102,860	56,234	9,575	(37,124)	(83,881)	(130,726)	(177,704)
	26,000	77,904	31,261	(15,418)	(62,148)	(108,944)	(155,848)	(202,919)
	28,000	52,948	6,281	(40,424)	(87,190)	(134,037)	(181,012)	(228,192)
	30,000	27,968	(18,718)	(65,454)	(112,254)	(159,160)	(206,222)	(253,538)
	32,000	2,988	(43,725)	(90,499)	(137,348)	(184,319)	(231,483)	(278,977)
	34,000	(22,018)	(68,759)	(115,564)	(162,471)	(209,525)	(256,816)	(304,529)

TABLE 2

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
Profit 20.0%	15.0%	346,772	291,282	235,783	180,250	124,686	69,078	13,395
	16.0%	314,710	261,001	207,283	153,532	99,749	45,922	(7,980)
	17.0%	282,648	230,721	178,783	126,814	74,812	22,766	(29,354)
	18.0%	250,586	200,440	150,284	100,095	49,874	(390)	(50,729)
	19.0%	218,524	170,159	121,784	73,377	24,937	(23,546)	(72,104)
	20.0%	186,462	139,878	93,284	46,658		(46,702)	(93,479)

TABLE 3

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
BLV (£ per acre) 160,000	100,000	246,462	199,878	153,284	106,658	60,000	13,298	(33,479)
	110,000	236,462	189,878	143,284	96,658	50,000	3,298	(43,479)
	120,000	226,462	179,878	133,284	86,658	40,000	(6,702)	(53,479)
	130,000	216,462	169,878	123,284	76,658	30,000	(16,702)	(63,479)
	140,000	206,462	159,878	113,284	66,658	20,000	(26,702)	(73,479)
	150,000	196,462	149,878	103,284	56,658	10,000	(36,702)	(83,479)
	160,000	186,462	139,878	93,284	46,658		(46,702)	(93,479)
	170,000	176,462	129,878	83,284	36,658	(10,000)	(56,702)	(103,479)
	180,000	166,462	119,878	73,284	26,658	(20,000)	(66,702)	(113,479)
	190,000	156,462	109,878	63,284	16,658	(30,000)	(76,702)	(123,479)
	200,000	146,462	99,878	53,284	6,658	(40,000)	(86,702)	(133,479)
	225,000	121,462	74,878	28,284	(18,342)	(65,000)	(111,702)	(158,479)
	250,000	96,462	49,878	3,284	(43,342)	(90,000)	(136,702)	(183,479)
	275,000	71,462	24,878	(21,716)	(68,342)	(115,000)	(161,702)	(208,479)
	300,000	46,462	(122)	(46,716)	(93,342)	(140,000)	(186,702)	(233,479)
	325,000	21,462	(25,122)	(71,716)	(118,342)	(165,000)	(211,702)	(258,479)

Scheme Ref: O
No Units: 500 **Location:** Loughborough/Shepshed **Development Scenario:** Large greenfield
Notes: Lower quartile BCIS

TABLE 4

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
Density (dph)	35.0	20	37,978	11,359	(15,266)	(41,909)	(68,571)	(95,258)	(121,988)
		22	57,776	28,495	(793)	(30,100)	(59,429)	(88,784)	(118,187)
		24	77,574	45,631	13,681	(18,291)	(50,286)	(82,310)	(114,385)
		26	97,371	62,767	28,154	(6,482)	(41,143)	(75,836)	(110,584)
		28	117,169	79,902	42,628	5,327	(32,000)	(69,362)	(106,783)
		30	136,967	97,038	57,101	17,136	(22,857)	(62,888)	(102,982)
		32	156,765	114,174	71,574	28,945	(13,714)	(56,413)	(99,181)
		34	176,563	131,310	86,048	40,754	(4,571)	(49,939)	(95,379)
		36	196,360	148,446	100,521	52,563	4,571	(43,465)	(91,578)
		38	216,158	165,582	114,995	64,372	13,714	(36,991)	(87,777)
		40	235,956	182,718	129,468	76,181	22,857	(30,517)	(83,976)

TABLE 5

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
Build Cost	(105% = 5% increase)	98%	224,581	177,756	130,914	84,058	37,167	(9,756)	(56,729)
		100%	186,462	139,878	93,284	46,658		(46,702)	(93,479)
		102%	148,311	101,978	55,618	9,224	(37,211)	(83,711)	(130,300)
		104%	110,139	64,045	17,915	(28,254)	(74,479)	(120,787)	(167,218)
		106%	71,941	26,073	(19,829)	(65,781)	(111,814)	(157,953)	(204,283)
		108%	33,699	(11,938)	(57,621)	(103,377)	(149,226)	(195,226)	(241,462)
		110%	(4,581)	(49,996)	(95,475)	(141,042)	(186,377)	(232,636)	(278,881)
		112%	(42,905)	(88,108)	(133,400)	(178,802)	(224,376)	(270,234)	(316,595)
		114%	(81,281)	(126,293)	(171,404)	(216,672)	(262,174)	(308,078)	(354,735)
		116%	(119,723)	(164,552)	(209,514)	(254,683)	(300,180)	(346,259)	(393,525)
		118%	(158,241)	(202,910)	(247,754)	(292,880)	(338,469)	(384,934)	(433,372)
		120%	(196,845)	(241,383)	(286,157)	(331,313)	(377,148)	(424,356)	(475,116)

TABLE 6

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
Market Values	(105% = 5% increase)	80%	(305,463)	(325,604)	(345,962)	(366,658)	(387,925)	(410,272)	(434,998)
		82%	(255,445)	(278,103)	(300,900)	(323,911)	(347,255)	(371,179)	(396,250)
		84%	(205,799)	(231,045)	(256,385)	(281,871)	(307,572)	(333,632)	(360,338)
		86%	(156,403)	(184,267)	(212,208)	(240,250)	(268,446)	(296,882)	(325,725)
		88%	(107,173)	(137,685)	(168,252)	(198,901)	(229,660)	(260,593)	(291,807)
		90%	(58,062)	(91,236)	(124,455)	(157,738)	(191,105)	(224,599)	(258,301)
		92%	(9,048)	(44,893)	(80,775)	(116,705)	(152,705)	(188,805)	(225,080)
		94%	39,900	1,379	(37,172)	(75,768)	(114,420)	(153,150)	(192,002)
		96%	88,793	47,591	6,360	(34,905)	(76,216)	(117,597)	(159,073)
		98%	137,643	93,754	49,843	5,898	(38,083)	(82,120)	(126,237)
		100%	186,462	139,878	93,284	46,658		(46,702)	(93,479)
		102%	235,245	185,975	136,688	87,385	38,044	(11,334)	(60,773)
		104%	284,006	232,048	180,068	128,073	76,055	23,999	(28,112)
		106%	332,751	278,093	223,431	168,741	114,033	59,295	4,511
		108%	381,473	324,130	266,764	209,394	151,993	94,568	37,105
		110%	430,184	370,140	310,093	250,019	189,936	129,825	69,678
		112%	478,886	416,145	353,395	290,640	227,857	165,058	102,229
114%	527,566	462,138	396,693	331,237	265,770	200,280	134,759		
116%	576,247	508,114	439,982	371,830	303,667	235,485	167,281		
118%	624,922	554,090	483,253	412,416	341,554	270,685	199,783		
120%	673,575	600,060	526,525	452,983	379,440	305,865	232,280		

TABLE 7

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
Grant (£ per unit)	-	5,000	192,699	149,243	105,774	62,282	18,768	(24,781)	(68,380)
		10,000	198,936	158,608	118,260	77,906	37,529	(2,874)	(43,308)
		15,000	205,174	167,970	130,747	93,521	56,277	19,023	(18,260)
		20,000	211,411	177,326	143,233	109,129	75,025	40,898	6,765
		25,000	217,648	186,682	155,715	124,737	93,754	62,771	31,769
		30,000	223,886	196,038	168,190	140,342	112,484	84,623	56,762
		35,000	230,123	205,394	180,664	155,935	131,206	106,474	81,734
		40,000	236,360	214,750	193,139	171,529	149,918	128,308	106,697
		45,000	242,597	224,106	205,614	187,122	168,630	150,138	131,646
		50,000	248,834	233,459	218,085	202,710	187,336	171,961	156,586
		55,000	255,066	242,807	230,549	218,290	206,031	193,773	181,514

TABLE 7

Balance (RLV - BLV £ per acre)		S106 Per Unit £17,293.97							
		£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00	
Profit	16000002.8%	15.0%	278,042	215,723	153,338	90,862	28,273	(34,474)	(97,457)
		16.0%	253,105	190,785	128,400	65,925	3,336	(59,411)	(122,395)
		17.0%	228,167	165,848	103,463	40,988	(21,601)	(84,348)	(147,332)
		18.0%	203,230	140,911	78,526	16,051	(46,538)	(109,285)	(172,269)
		19.0%	178,293	115,974	53,589	(8,887)	(71,475)	(134,223)	(197,206)
		20.0%	153,356	91,037	28,652	(33,824)	(96,412)	(159,160)	(222,143)

TABLE 8

Balance (RLV - BLV £ per acre)		S106 Per Unit £17,293.97							
		£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00	
BLV (£ per acre)	0	100,000	213,356	151,037	88,652	26,176	(36,412)	(99,160)	(162,143)
		110,000	203,356	141,037	78,652	16,176	(46,412)	(109,160)	(172,143)
		120,000	193,356	131,037	68,652	6,176	(56,412)	(119,160)	(182,143)
		130,000	183,356	121,037	58,652	(3,824)	(66,412)	(129,160)	(192,143)
		140,000	173,356	111,037	48,652	(13,824)	(76,412)	(139,160)	(202,143)
		150,000	163,356	101,037	38,652	(23,824)	(86,412)	(149,160)	(212,143)
		160,000	153,356	91,037	28,652	(33,824)	(96,412)	(159,160)	(222,143)
170,000	143,356	81,037	18,652	(43,824)	(106,412)	(169,160)	(232,143)		

Scheme Ref: **O**
 No Units: **500** Location: **Loughborough/Shepshed** Development Scenario: **Large greenfield**
 Notes: **Lower quartile BCIS**

180,000	133,356	71,037	8,652	(53,824)	(116,412)	(179,160)	(242,143)
190,000	123,356	61,037	(1,348)	(63,824)	(126,412)	(189,160)	(252,143)
200,000	113,356	51,037	(11,348)	(73,824)	(136,412)	(199,160)	(262,143)
210,000	103,356	41,037	(21,348)	(83,824)	(146,412)	(209,160)	(272,143)
220,000	93,356	31,037	(31,348)	(93,824)	(156,412)	(219,160)	(282,143)
230,000	83,356	21,037	(41,348)	(103,824)	(166,412)	(229,160)	(292,143)
240,000	73,356	11,037	(51,348)	(113,824)	(176,412)	(239,160)	(302,143)
250,000	63,356	1,037	(61,348)	(123,824)	(186,412)	(249,160)	(312,143)
260,000	53,356	(8,963)	(71,348)	(133,824)	(196,412)	(259,160)	(322,143)
270,000	43,356	(18,963)	(81,348)	(143,824)	(206,412)	(269,160)	(332,143)
280,000	33,356	(28,963)	(91,348)	(153,824)	(216,412)	(279,160)	(342,143)

Scheme Ref: **R**
 No Units: **50** Location: **Wider Charnwood** Development Scenario: **Medium greenfield**
 Notes: **Median BCIS**

ASSUMPTIONS - RESIDENTIAL USES

Total number of units in scheme		50 Units							
AH Policy requirement (% Target)		30%							
AH tenure split %		Affordable Rent:	67.0%						
		Social Rent:	0.0%						
		First Homes:	0.0%						
		Other Intermediate (LCHO/Sub-Market etc.):	33.0%						
Open Market Sale (OMS) housing		70%	67.0% % Rented						
		100%	9.9% % of total (>10% for NPPF para 64.)						
		100.0%							
CIL Rate (£ psm)		0.00 £ psm							
Unit mix -		Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units		
1 bed House	0.0%	0.0	23.35%	3.5	7%	3.5			
2 bed House	20.0%	7.0	41.70%	6.3	27%	13.3			
3 bed House	55.0%	19.3	28.30%	4.2	47%	23.5			
4 bed House	25.0%	8.8	6.65%	1.0	19%	9.7			
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0			
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0			
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0			
Total number of units	100.0%	35.0	100.0%	15.0	100%	50.0			
OMS Unit Floor areas -		Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)			
1 bed House	58.0	624			58.0	624			
2 bed House	80.0	861			80.0	861			
3 bed House	105.0	1,130			105.0	1,130			
4 bed House	130.0	1,399			130.0	1,399			
5 bed House	0	0			0.0	0			
1 bed Flat	45.0	484	85.0%		52.9	570			
2 bed Flat	64.0	689	85.0%		75.3	810			
AH Unit Floor areas -		Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)			
1 bed House	58.0	624			58.0	624			
2 bed House	72.0	775			72.0	775			
3 bed House	84.0	904			84.0	904			
4 bed House	103.0	1,109			103.0	1,109			
5 bed House	0.0	0			0.0	0			
1 bed Flat	45.0	484	85.0%		52.9	570			
2 bed Flat	61.0	657	85.0%		71.8	772			
Total Gross Floor areas -		Mkt Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)		
1 bed House	0	0	203	2,187	203	2,187			
2 bed House	560	6,028	450	4,848	1,010	10,875			
3 bed House	2,021	21,757	357	3,838	2,378	25,595			
4 bed House	1,138	12,244	103	1,106	1,240	13,350			
5 bed House	0	0	0	0	0	0			
1 bed Flat	0	0	0	0	0	0			
2 bed Flat	0	0	0	0	0	0			
	3,719	40,028	1,113	11,978	4,832	52,007			
AH % by floor area:		23.03% AH % by floor area due to mix							
Open Market Sales values (£) -		£ OMS (per unit)	Epsm	Epsf	total MV £ (no AH)				
1 bed House	186,384	3,214	299	652,810					
2 bed House	267,927	3,349	311	3,551,372					
3 bed House	349,470	3,328	309	8,210,798					
4 bed House	436,838	3,360	312	4,258,078					
5 bed House	0	0	0	0					
1 bed Flat	159,602	3,547	330	0					
2 bed Flat	198,033	3,094	287	0					
				16,673,058					
Affordable Housing values (£) -		Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £	% of MV	Intermediate £	% of MV
1 bed House	83,873	45%	0	0%	130,469	70%	130,469	70%	
2 bed House	120,567	45%	0	0%	187,549	70%	187,549	70%	
3 bed House	157,262	45%	0	0%	244,629	70%	244,629	70%	
4 bed House	196,577	45%	0	0%	305,787	70%	305,787	70%	
5 bed House	0	45%	0	0%	0	70%	0	70%	
1 bed Flat	71,821	45%	0	0%	111,721	70%	111,721	70%	
2 bed Flat	89,115	45%	0	0%	138,623	70%	138,623	70%	

Scheme Ref: **R**
 No Units: **50** Location: **Wider Charnwood** Development Scenario: **Medium greenfield**
 Notes: **Median BCIS**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	186,384	-
2 bed House	7.0	@	267,927	1,875,489
3 bed House	19.3	@	349,470	6,727,298
4 bed House	8.8	@	436,838	3,822,333
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	159,602	-
2 bed Flat	0.0	@	198,033	-
	35.0			12,425,119
Affordable Rent GDV -				
1 bed House	2.3	@	83,873	196,822
2 bed House	4.2	@	120,567	505,279
3 bed House	2.8	@	157,262	447,275
4 bed House	0.7	@	196,577	131,377
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	71,821	-
2 bed Flat	0.0	@	89,115	-
	10.1			1,280,754
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	130,469	-
2 bed House	0.0	@	187,549	-
3 bed House	0.0	@	244,629	-
4 bed House	0.0	@	305,787	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	111,721	-
2 bed Flat	0.0	@	138,623	-
	0.0			-
Intermediate GDV -				
1 bed House	1.2	@	130,469	150,799
2 bed House	2.1	@	187,549	387,129
3 bed House	1.4	@	244,629	342,689
4 bed House	0.3	@	305,787	100,657
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	111,721	-
2 bed Flat	0.0	@	138,623	-
	5.0	15.0		981,274
Sub-total GDV Residential				
	50			14,687,147
	AH on-site cost analysis:		EMV (no AH) less EGDV (inc. AH)	1,985,912
	411 £ psm (total GIA sqm)		39,718 £ per unit (total units)	
Grant				
	15	AH units @	0 per unit	-
Total GDV				
				14,687,147

Scheme Ref: **R**
 No Units: **50** Location: **Wider Charnwood** Development Scenario: **Medium greenfield**
 Notes: **Median BCIS**

DEVELOPMENT COSTS				
Initial Payments -				
Statutory Planning Fees (Residential)				(23,100)
Planning Application Professional Fees, Surveys and reports				(70,000)
CIL		3,719 sqm (Market only)	0.00 £ psm	-
	CIL analysis:	0.00% % of GDV	0 £ per unit (total units)	
Site Specific S106 Contributions	Year 1	0		-
	Year 2	0		-
	Year 3	0		-
	Year 4	0		-
	Year 5	0		-
	Year 6	0		-
	Year 7	0		-
	Year 8	0		-
	Year 9	0		-
	Year 10	0		-
	Year 11	0		-
	Year 12	0		-
	Year 13	0		-
	Year 14	0		-
	Year 15	0		-
	total	50 units @	34,175 per unit	(1,708,763)
	S106 analysis:	1,196,134 £ per ha	11.63% % of GDV	34,175 £ per unit (total u)
AH Commuted Sum		4,832 sqm (total)	0 £ psm	-
	Comm. Sum analysis:	0.00% % of GDV		

cont./

Scheme Ref:	R	Location:	Wider Charnwood	Development Scenario:	Medium greenfield
No Units:	50				
Notes:	Median BCIS				
Construction Costs -					
Site Clearance, Demolition & Remediation		1.43 ha @		0 £ per ha (if brownfield)	-
Net Biodiversity costs		50 units @		1,011 £ per unit	(50,550)
Site Infrastructure costs -					
Year 1				0	-
Year 2				0	-
Year 3				0	-
Year 4				0	-
Year 5				0	-
Year 6				0	-
Year 7				0	-
Year 8				0	-
Year 9				0	-
Year 10				0	-
Year 11				0	-
Year 12				0	-
Year 13				0	-
Year 14				0	-
Year 15				0	-
total		50 units @		0 per unit	-
Infra. Costs analysis:	- £ per ha	0.00% % of GDV		0 £ per unit (total u	-
1 bed House		203 sqm @		1,481 psm	(300,858)
2 bed House		1,010 sqm @		1,481 psm	(1,496,343)
3 bed House		2,378 sqm @		1,481 psm	(3,521,566)
4 bed House		1,240 sqm @		1,481 psm	(1,836,799)
5 bed House		- sqm @		1,481 psm	-
1 bed Flat		- sqm @		1,504 psm	-
2 bed Flat	4,832	- sqm @		1,504 psm	-
External works					
		7,155,566 @		10.0%	(715,557)
Ext. Works analysis:				14,311 £ per unit	
Future Homes Standard / Part L		50 units @		4,847 £ per unit	(242,350)
Lifetime Homes		units @		£ per unit	-
M4(2) Category 2 Housing	Aff units	15 units @	100% @	1,400 £ per unit	(21,000)
M4(3) Category 3 Housing	Aff units	15 units @	0% @	10,111 £ per unit	-
M4(2) Category 2 Housing	Mrkt units	35 units @	100% @	1,400 £ per unit	(49,000)
M4(3) Category 3 Housing	Mrkt units	35 units @	0% @	10,111 £ per unit	-
Carbon/Energy Reduction		50 units @		£ per unit	-
EV Charging Points - Houses		50 units @		1,000 £ per unit	(50,000)
EV Charging Points - Flats		- units @		10,000 £ per unit	-
Water Efficiency		50 units @		£ per unit	-
Contingency (on construction)		8,284,023 @		3.0%	(248,521)
Professional Fees					
		8,284,023 @		7.0%	(579,882)
Disposal Costs -					
OMS Marketing and Promotion		12,425,119 OMS @		3.00%	7,455 £ per unit (372,754)
Residential Sales Agent Costs		12,425,119 OMS @		1.00%	2,485 £ per unit (124,251)
Residential Sales Legal Costs		12,425,119 OMS @		0.25%	621 £ per unit (31,063)
Affordable Sale Legal Costs					lump sum (10,000)
Disposal Cost analysis:				10,761 £ per unit	
Interest (on Development Costs) -					
		6.00% APR		0.487% pcm	(141,930)
Developers Profit -					
Profit on OMS		12,425,119		20.00%	(2,485,024)
Margin on AH		2,262,028		6.00% on AH values	(135,722)
Profit analysis:		14,687,147		17.84% blended GDV	(2,620,745)
		11,594,286		22.60% on costs	(2,620,745)
TOTAL COSTS					(14,215,031)
RESIDUAL LAND VALUE (RLV)					
Residual Land Value (gross)					472,115
SDLT		472,115 @		HMRC formula	(13,106)
Acquisition Agent fees		472,115 @		1.0%	(4,721)
Acquisition Legal fees		472,115 @		0.5%	(2,361)
Interest on Land		472,115 @		6.00%	(28,327)
Residual Land Value					423,601
RLV analysis:	8,472 £ per plot	296,521 £ per ha		120,000 £ per acre	2.88% % RLV / GDV
BENCHMARK LAND VALUE (BLV)					
Residential Density		35.0 dph			
Site Area (Net)		1.43 ha		3.53 acres	
Benchmark Land Value (Net)	8,472 £ per plot	296,520 £ per ha		120,000 £ per acre	423,600
BLV analysis:	Density	3,382 sqm/ha		14,733 sqft/ac	

Scheme Ref: **R**
No Units: **50** Location: **Wider Charnwood** Development Scenario: **Medium greenfield**
Notes: **Median BCIS**

BALANCE				
Surplus/(Deficit)	£ per unit	1	£ per ha	£ per acre

Scheme Ref: **R**
 No Units: **50** Location: **Wider Charnwood** Development Scenario: **Medium greenfield**
 Notes: **Median BCIS**

SENSITIVITY ANALYSIS

The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
Site Specific S106 34,175	6,000	530,445	488,064	445,683	403,303	360,922	318,541	276,110
	8,000	505,035	462,654	420,273	377,892	335,467	293,036	250,585
	10,000	479,625	437,244	394,863	352,414	309,963	267,512	225,061
	12,000	454,215	411,792	369,341	326,889	284,438	241,986	199,438
	14,000	428,718	386,267	343,816	301,365	258,885	216,337	173,789
	16,000	403,194	360,743	318,291	275,784	233,236	190,688	148,140
	18,000	377,669	335,218	292,684	250,136	207,587	165,039	122,491
	20,000	352,131	309,583	267,035	224,487	181,939	139,391	96,842
	22,000	326,482	283,934	241,386	198,838	156,290	113,742	71,194
	24,000	300,834	258,285	215,737	173,189	130,641	88,093	45,545
	26,000	275,185	232,637	190,089	147,540	104,992	62,444	19,896
	28,000	249,536	206,988	164,440	121,892	79,344	36,795	(5,788)
	30,000	223,887	181,339	138,791	96,243	53,695	11,122	(31,561)
	32,000	198,238	155,690	113,142	70,594	28,032	(14,651)	(57,335)
	34,000	172,590	130,042	87,493	44,942	2,259	(40,425)	(83,109)

TABLE 2

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
Profit	15.0%	368,335	314,787	261,239	207,678	153,994	100,311	46,628
	16.0%	328,736	277,388	226,040	174,679	123,196	71,712	20,229
	17.0%	289,138	239,990	190,842	141,680	92,397	43,113	(6,170)
	18.0%	249,539	202,591	155,643	108,681	61,598	14,514	(32,569)
	19.0%	209,941	165,193	120,445	75,683	30,799	(14,084)	(58,968)
	20.0%	170,342	127,794	85,246	42,684		(42,683)	(85,367)

TABLE 3

Balance (RLV - BLV £ per acre)		Affordable Housing - % on site 30%						
		10%	15%	20%	25%	30%	35%	40%
BLV (£ per acre)	100,000	190,342	147,794	105,246	62,684	20,000	(22,683)	(65,367)
	110,000	180,342	137,794	95,246	52,684	10,000	(32,683)	(75,367)
	120,000	170,342	127,794	85,246	42,684		(42,683)	(85,367)
	130,000	160,342	117,794	75,246	32,684	(10,000)	(52,683)	(95,367)
	140,000	150,342	107,794	65,246	22,684	(20,000)	(62,683)	(105,367)
	150,000	140,342	97,794	55,246	12,684	(30,000)	(72,683)	(115,367)
	160,000	130,342	87,794	45,246	2,684	(40,000)	(82,683)	(125,367)
	170,000	120,342	77,794	35,246	(7,316)	(50,000)	(92,683)	(135,367)
	180,000	110,342	67,794	25,246	(17,316)	(60,000)	(102,683)	(145,367)
	190,000	100,342	57,794	15,246	(27,316)	(70,000)	(112,683)	(155,367)
	200,000	90,342	47,794	5,246	(37,316)	(80,000)	(122,683)	(165,367)
	225,000	65,342	22,794	(19,754)	(62,316)	(105,000)	(147,683)	(190,367)
	250,000	40,342	(2,206)	(44,754)	(87,316)	(130,000)	(172,683)	(215,367)
	275,000	15,342	(27,206)	(69,754)	(112,316)	(155,000)	(197,683)	(240,367)
	300,000	(9,658)	(52,206)	(94,754)	(137,316)	(180,000)	(222,683)	(265,367)
	325,000	(34,658)	(77,206)	(119,754)	(162,316)	(205,000)	(247,683)	(290,367)

Scheme Ref: **R**
 No Units: **50** Location: **Wider Charnwood** Development Scenario: **Medium greenfield**
 Notes: **Median BCIS**

TABLE 4

		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
Balance (RLV - BLV £ per acre)		20	45,910	21,597	(2,717)	(27,038)	(51,428)	(75,819)	(100,210)
		22	62,501	35,756	9,012	(17,742)	(44,571)	(71,401)	(98,231)
Density (dph)		24	79,092	49,916	20,740	(8,445)	(37,714)	(66,983)	(96,252)
	35.0	26	95,683	64,076	32,468	851	(30,857)	(62,565)	(94,273)
		28	112,274	78,235	44,197	10,147	(24,000)	(58,147)	(92,294)
		30	128,865	92,395	55,925	19,443	(17,143)	(53,729)	(90,315)
		32	145,456	106,555	67,653	28,740	(10,285)	(49,310)	(88,336)
		34	162,047	120,714	79,382	38,036	(3,428)	(44,892)	(86,357)
		36	178,638	134,874	91,110	47,332	3,429	(40,474)	(84,377)
		38	195,229	149,034	102,838	56,628	10,286	(36,056)	(82,398)
		40	211,820	163,193	114,567	65,924	17,143	(31,638)	(80,419)

TABLE 5

		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
Balance (RLV - BLV £ per acre)		98%	217,937	174,649	131,360	88,072	44,783	1,423	(42,005)
		100%	170,342	127,794	85,246	42,684		(42,683)	(85,367)
Build Cost		102%	122,747	80,939	39,029	(2,911)	(44,850)	(86,790)	(128,729)
	100%	104%	75,081	33,886	(7,310)	(48,505)	(89,701)	(130,896)	(172,092)
(105% = 5% increase)		106%	27,255	(13,197)	(53,648)	(94,100)	(134,551)	(175,003)	(215,584)
		108%	(20,572)	(60,280)	(99,987)	(139,694)	(179,402)	(219,274)	(259,158)
		110%	(68,399)	(107,362)	(146,326)	(185,322)	(224,458)	(263,595)	(302,731)
		112%	(116,226)	(154,445)	(192,749)	(231,138)	(269,527)	(307,916)	(346,305)
		114%	(164,052)	(201,672)	(239,313)	(276,955)	(314,596)	(352,237)	(390,037)
		116%	(212,090)	(248,984)	(285,878)	(322,771)	(359,665)	(396,698)	(433,823)
		118%	(260,150)	(296,296)	(332,442)	(368,588)	(404,861)	(441,235)	(477,609)
		120%	(308,209)	(343,608)	(379,006)	(414,527)	(450,149)	(485,772)	(521,394)

TABLE 6

		Affordable Housing - % on site 30%							
		10%	15%	20%	25%	30%	35%	40%	
Balance (RLV - BLV £ per acre)		80%	(447,558)	(456,092)	(464,626)	(473,160)	(481,693)	(490,318)	(498,984)
		82%	(385,275)	(397,269)	(409,263)	(421,257)	(433,251)	(445,245)	(457,239)
Market Values		84%	(323,240)	(338,581)	(353,921)	(369,354)	(384,808)	(400,262)	(415,716)
	100%	86%	(261,287)	(280,069)	(298,851)	(317,633)	(336,415)	(355,200)	(374,194)
(105% = 5% increase)		88%	(199,334)	(221,558)	(243,782)	(266,006)	(288,229)	(310,453)	(332,677)
		90%	(137,512)	(163,071)	(188,712)	(214,378)	(240,043)	(265,709)	(291,375)
		92%	(75,862)	(104,846)	(133,830)	(162,814)	(191,858)	(220,965)	(250,073)
		94%	(14,213)	(46,622)	(79,031)	(111,439)	(143,848)	(176,257)	(208,771)
		96%	47,436	11,602	(24,231)	(60,065)	(95,899)	(131,732)	(167,566)
		98%	108,971	69,827	30,568	(8,691)	(47,949)	(87,208)	(126,467)
		100%	170,342	127,794	85,246	42,684		(42,683)	(85,367)
		102%	231,713	185,756	139,798	93,841	47,883	1,841	(44,267)
		104%	293,085	243,718	194,350	144,983	95,616	46,249	(3,168)
		106%	354,456	301,679	248,903	196,126	143,349	90,573	37,796
		108%	415,712	359,641	303,455	247,269	191,083	134,896	78,710
		110%	476,832	417,403	357,974	298,411	238,816	179,220	119,624
		112%	537,832	475,126	412,302	349,478	286,549	223,544	160,538
		114%	598,725	532,663	466,602	400,411	334,191	267,867	201,453
		116%	659,596	590,173	520,729	451,284	381,728	312,113	242,367
		118%	720,287	647,604	574,856	502,028	429,201	356,254	283,244
		120%	780,979	704,924	628,869	552,772	476,562	400,352	323,990

TABLE 7

		S106 Per Unit £34,175.25							
		£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00	
Balance (RLV - BLV £ per acre)		15.0%	527,621	463,957	400,055	335,933	271,811	207,689	143,366
		16.0%	496,822	433,158	369,256	305,134	241,012	176,890	112,567
Profit		17.0%	466,023	402,359	338,457	274,335	210,213	146,091	81,768
	20.0%	18.0%	435,224	371,560	307,658	243,536	179,414	115,292	50,970
		19.0%	404,425	340,762	276,859	212,737	148,616	84,494	20,171
		20.0%	373,627	309,963	246,061	181,939	117,817	53,695	(10,628)

TABLE 8

		S106 Per Unit £34,175.25							
		£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00	
Balance (RLV - BLV £ per acre)		100,000	393,627	329,963	266,061	201,939	137,817	73,695	9,372
		110,000	383,627	319,963	256,061	191,939	127,817	63,695	(628)
BLV (£ per acre)		120,000	373,627	309,963	246,061	181,939	117,817	53,695	(10,628)
	120,000	130,000	363,627	299,963	236,061	171,939	107,817	43,695	(20,628)
		140,000	353,627	289,963	226,061	161,939	97,817	33,695	(30,628)
		150,000	343,627	279,963	216,061	151,939	87,817	23,695	(40,628)
		160,000	333,627	269,963	206,061	141,939	77,817	13,695	(50,628)
		170,000	323,627	259,963	196,061	131,939	67,817	3,695	(60,628)
		180,000	313,627	249,963	186,061	121,939	57,817	(6,305)	(70,628)
		190,000	303,627	239,963	176,061	111,939	47,817	(16,305)	(80,628)
		200,000	293,627	229,963	166,061	101,939	37,817	(26,305)	(90,628)
		210,000	283,627	219,963	156,061	91,939	27,817	(36,305)	(100,628)
		220,000	273,627	209,963	146,061	81,939	17,817	(46,305)	(110,628)
		230,000	263,627	199,963	136,061	71,939	7,817	(56,305)	(120,628)
		240,000	253,627	189,963	126,061	61,939	(2,183)	(66,305)	(130,628)
		250,000	243,627	179,963	116,061	51,939	(12,183)	(76,305)	(140,628)
		260,000	233,627	169,963	106,061	41,939	(22,183)	(86,305)	(150,628)
		270,000	223,627	159,963	96,061	31,939	(32,183)	(96,305)	(160,628)
		280,000	213,627	149,963	86,061	21,939	(42,183)	(106,305)	(170,628)

Scheme Ref: **V**
 No Units: **5** Location: **Borough Wide** Development Scenario: **Greenfield RES**
 Notes: **Median BCIS** (Rural Exception Site)

ASSUMPTIONS - RESIDENTIAL USES									
Total number of units in scheme					5 Units				
AH Policy requirement (% Target)					100%				
AH tenure split %					67.0% Rented				
Affordable Rent:					67.0%				
Social Rent:					0.0%				
First Homes:					0.0%				
Other Intermediate (LCHO/Sub-Market etc.):					33.0%				
Open Market Sale (OMS) housing					0%				
					100%				
					100.0%				
CIL Rate (£ psm)					0.00 £ psm				
Unit mix -									
	Mkt Units mix%	MV # units	AH mix%	AH # units	Overall mix%	Total # units			
1 bed House	0.0%	0.0	23.35%	1.2	23%	1.2			
2 bed House	20.0%	0.0	41.70%	2.1	42%	2.1			
3 bed House	55.0%	0.0	28.30%	1.4	28%	1.4			
4 bed House	25.0%	0.0	6.65%	0.3	7%	0.3			
5 bed House	0.0%	0.0	0.00%	0.0	0%	0.0			
1 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0			
2 bed Flat	0.0%	0.0	0.00%	0.0	0%	0.0			
Total number of units	100.0%	0.0	100.0%	5.0	100%	5.0			
OMS Unit Floor areas -									
	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)				
1 bed House	58.0	624	%	58.0	624				
2 bed House	80.0	861		80.0	861				
3 bed House	105.0	1,130		105.0	1,130				
4 bed House	130.0	1,399		130.0	1,399				
5 bed House		0		0.0	0				
1 bed Flat	45.0	484	85.0%	52.9	570				
2 bed Flat	64.0	689	85.0%	75.3	810				
AH Unit Floor areas -									
	Net area per unit (sqm)	(sqft)	Net to Gross %	Gross (GIA) per unit (sqm)	(sqft)				
1 bed House	58.0	624	%	58.0	624				
2 bed House	72.0	775		72.0	775				
3 bed House	84.0	904		84.0	904				
4 bed House	103.0	1,109		103.0	1,109				
5 bed House	0.0	0		0.0	0				
1 bed Flat	45.0	484	85.0%	52.9	570				
2 bed Flat	61.0	657	85.0%	71.8	772				
Total Gross Floor areas -									
	Mkt Units GIA (sqm)	(sqft)	AH units GIA (sqm)	(sqft)	Total GIA (all units) (sqm)	(sqft)			
1 bed House	0	0	68	729	68	729			
2 bed House	0	0	150	1,616	150	1,616			
3 bed House	0	0	119	1,279	119	1,279			
4 bed House	0	0	34	369	34	369			
5 bed House	0	0	0	0	0	0			
1 bed Flat	0	0	0	0	0	0			
2 bed Flat	0	0	0	0	0	0			
	0	0	371	3,993	371	3,993			
AH % by floor area: 100.00% AH % by floor area due to mix									
Open Market Sales values (£) -									
	£ OMS (per unit)	£psm	£psf	total MV £ (no AH)					
1 bed House	203,200	3,503	325	237,236					
2 bed House	292,100	3,651	339	609,029					
3 bed House	381,000	3,629	337	539,115					
4 bed House	476,250	3,663	340	158,353					
5 bed House				0					
1 bed Flat		0	0	0					
2 bed Flat		0	0	0					
				1,543,733					
Affordable Housing values (£) -									
	Aff. Rent £	% of MV	Social Rent £	% of MV	First Homes £	% of MV	Intermediate £	% of MV	
1 bed House	91,440	45%	0	0%	142,240	70%	142,240	70%	
2 bed House	131,445	45%	0	0%	204,470	70%	204,470	70%	
3 bed House	171,450	45%	0	0%	266,700	70%	266,700	70%	
4 bed House	214,313	45%	0	0%	333,375	70%	333,375	70%	
5 bed House	0	45%	0	0%	0	70%	0	70%	
1 bed Flat	0	45%	0	0%	0	70%	0	70%	
2 bed Flat	0	45%	0	0%	0	70%	0	70%	

Scheme Ref: **V**
 No Units: **5** Location: **Borough Wide** Development Scenario: **Greenfield RES**
 Notes: **Median BCIS** **(Rural Exception Site)**

GROSS DEVELOPMENT VALUE				
OMS GDV - (part houses due to % mix)				
1 bed House	0.0	@	203,200	-
2 bed House	0.0	@	292,100	-
3 bed House	0.0	@	381,000	-
4 bed House	0.0	@	476,250	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Affordable Rent GDV -				
1 bed House	0.8	@	91,440	71,527
2 bed House	1.4	@	131,445	183,622
3 bed House	0.9	@	171,450	162,543
4 bed House	0.2	@	214,313	47,743
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	3.4			465,435
Social Rent GDV -				
1 bed House	0.0	@	0	-
2 bed House	0.0	@	0	-
3 bed House	0.0	@	0	-
4 bed House	0.0	@	0	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
First Homes GDV -				
1 bed House	0.0	@	142,240	-
2 bed House	0.0	@	204,470	-
3 bed House	0.0	@	266,700	-
4 bed House	0.0	@	333,375	-
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	0.0			-
Intermediate GDV -				
1 bed House	0.4	@	142,240	54,802
2 bed House	0.7	@	204,470	140,686
3 bed House	0.5	@	266,700	124,536
4 bed House	0.1	@	333,375	36,580
5 bed House	0.0	@	0	-
1 bed Flat	0.0	@	0	-
2 bed Flat	0.0	@	0	-
	1.7	5.0		356,602
Sub-total GDV Residential				
	5			822,038
AH on-site cost analysis:				
			1,946 £ psm (total GIA sqm)	£MV (no AH) less £GDV (inc. AH)
				144,339 £ per unit (total units)
Grant	5	AH units @	16,033 per unit	80,167
Total GDV				902,205

Scheme Ref: **V**
 No Units: **5** Location: **Borough Wide** Development Scenario: **Greenfield RES**
 Notes: **Median BCIS** **(Rural Exception Site)**

DEVELOPMENT COSTS					
Initial Payments -					
Statutory Planning Fees (Residential)					(2,310)
Planning Application Professional Fees, Surveys and reports					(10,000)
CIL			0 sqm (Market only)	0.00 £ psm	-
	CIL analysis:		0.00% % of GDV	0 £ per unit (total units)	
Site Specific S106 Contributions	Year 1		0		-
	Year 2		0		-
	Year 3		0		-
	Year 4		0		-
	Year 5		0		-
	Year 6		0		-
	Year 7		0		-
	Year 8		0		-
	Year 9		0		-
	Year 10		0		-
	Year 11		0		-
	Year 12		0		-
	Year 13		0		-
	Year 14		0		-
	Year 15		0		-
	total		5 units @	19,214 per unit	(96,070)
	S106 analysis:	384,280 £ per ha	11.69% % of GDV	19,214 £ per unit (total units)	(96,070)
AH Commuted Sum			371 sqm (total)	£ psm	-
	Comm. Sum analysis:		0.00% % of GDV		

cont./

Scheme Ref: **V**
 No Units: **5** Location: **Borough Wide** Development Scenario: **Greenfield RES**
 Notes: **Median BCIS** (Rural Exception Site)

Construction Costs -					
Site Clearance, Demolition & Remediation			0.25 ha @		0 £ per ha (if brownfield)
Net Biodiversity costs			5 units @		1,011 £ per unit (5,055)
Site Infrastructure costs -					
	Year 1		0		-
	Year 2		0		-
	Year 3		0		-
	Year 4		0		-
	Year 5		0		-
	Year 6		0		-
	Year 7		0		-
	Year 8		0		-
	Year 9		0		-
	Year 10		0		-
	Year 11		0		-
	Year 12		0		-
	Year 13		0		-
	Year 14		0		-
	Year 15		0		-
	total		5 units @		0 per unit
Infra. Costs analysis:		- £ per ha	0.00% % of GDV		0 £ per unit (total unit) -
1 bed House			68 sqm @	1,425 psm	(96,494)
2 bed House			150 sqm @	1,425 psm	(213,921)
3 bed House			119 sqm @	1,425 psm	(169,376)
4 bed House			34 sqm @	1,425 psm	(48,803)
5 bed House			- sqm @	1,425 psm	-
1 bed Flat			- sqm @	1,504 psm	-
2 bed Flat		371	- sqm @	1,504 psm	-
External works			528,593 @	10.0%	(52,859)
Ext. Works analysis:				10,572 £ per unit	
Future Homes Standard / Part L			5 units @	4,847 £ per unit	(24,235)
Lifetime Homes			units @	£ per unit	-
M4(2) Category 2 Housing	Aff units	5 units @	100% @	1,400 £ per unit	(7,000)
M4(3) Category 3 Housing	Aff units	5 units @	0% @	10,111 £ per unit	-
M4(2) Category 2 Housing	Mrkt units	- units @	100% @	1,400 £ per unit	-
M4(3) Category 3 Housing	Mrkt units	- units @	0% @	10,111 £ per unit	-
Carbon/Energy Reduction			5 units @	£ per unit	-
EV Charging Points - Houses			5 units @	1,000 £ per unit	(5,000)
EV Charging Points - Flats			- units @	10,000 £ per unit	-
Water Efficiency			5 units @	£ per unit	-
Contingency (on construction)			622,742 @	3.0%	(18,682)
Professional Fees			622,742 @	7.0%	(43,592)
Disposal Costs -					
OMS Marketing and Promotion			- OMS @	3.00%	0 £ per unit
Residential Sales Agent Costs			- OMS @	1.00%	0 £ per unit
Residential Sales Legal Costs			- OMS @	0.25%	0 £ per unit
Affordable Sale Legal Costs					lump sum (10,000)
Disposal Cost analysis:					2,000 £ per unit
Interest (on Development Costs) -			6.00% APR	0.487% pcm	(4,342)
Developers Profit -					
Profit on OMS			0	20.00%	-
Margin on AH			822,038	6.00% on AH values	(49,322)
Profit analysis:			822,038	6.00% blended GDV	(49,322)
			807,738	6.11% on costs	(49,322)
TOTAL COSTS					(857,061)

RESIDUAL LAND VALUE (RLV)					
Residual Land Value (gross)					45,144
SDLT			45,144 @	HMRC formula	8,243
Acquisition Agent fees			45,144 @	1.0%	(451)
Acquisition Legal fees			45,144 @	0.5%	(226)
Interest on Land			45,144 @	6.00%	(2,709)
Residual Land Value					50,001
RLV analysis:		10,000 £ per plot	200,004 £ per ha	80,941 £ per acre	6.08% % RLV / GDV

BENCHMARK LAND VALUE (BLV)					
Residential Density			20.0 dph		
Site Area (Net)			0.25 ha	0.62 acres	
Benchmark Land Value (Net)		10,000 £ per plot	200,000 £ per ha	80,939 £ per acre	50,000
BLV analysis:		Density	1,484 sqm/ha	6,463 sqft/ac	

BALANCE					
Surplus/(Deficit)		£ per unit	4 £ per ha	2 £ per acre	1

Scheme Ref: **V**
 No Units: **5** Location: **Borough Wide** Development Scenario: **Greenfield RES**
 Notes: **Median BCIS** **(Rural Exception Site)**

SENSITIVITY ANALYSIS
 The following sensitivity tables show the balance of the appraisal (RLV-BLV £ per acre) for changes in appraisal input assumptions above. Where the surplus is positive (green) the policy is viable. Where the surplus is negative (red) the policy is not viable.

TABLE 1

		Affordable Housing - % on site 100%								
		2	40%	50%	60%	70%	80%	90%	100%	
Balance (RLV - BLV £ per acre)	6,000		379,104	331,932	284,639	237,300	189,960	142,621	94,730	
	8,000		364,888	317,711	270,371	223,032	175,692	128,353	80,392	
	Site Specific S106	10,000		350,671	303,443	256,103	208,764	161,424	114,048	66,055
		12,000		336,455	289,175	241,835	194,496	147,156	99,710	51,717
		14,000		322,239	274,907	227,567	180,228	132,888	85,373	37,380
		16,000		307,978	260,639	213,299	165,960	118,620	71,035	23,042
		18,000		293,710	246,371	199,031	151,692	104,352	56,698	8,704
		20,000		279,442	232,103	184,763	137,424	90,084	42,360	(5,633)
		22,000		265,174	217,835	170,495	123,155	75,816	28,023	(19,971)
		24,000		250,906	203,566	156,227	108,887	61,548	13,685	(34,315)
		26,000		236,638	189,298	141,959	94,619	47,280	(652)	(48,723)
		28,000		222,370	175,030	127,691	80,351	33,003	(14,990)	(63,130)
		30,000		208,102	160,762	113,423	66,083	18,666	(29,328)	(77,537)
		32,000		193,834	146,494	99,155	51,815	4,328	(43,665)	(91,945)
		34,000		179,566	132,226	84,887	37,547	(10,009)	(58,003)	(106,352)

TABLE 2

		Affordable Housing - % on site 100%								
		2	40%	50%	60%	70%	80%	90%	100%	
Balance (RLV - BLV £ per acre)	15.0%		367,280	306,236	245,191	184,146	123,102	61,700	2	
	16.0%		350,834	292,530	234,227	175,923	117,619	58,959	2	
	Profit	17.0%		334,388	278,825	223,263	167,700	112,137	56,218	2
		18.0%		317,942	265,120	212,299	159,477	106,655	53,477	2
		19.0%		301,496	251,415	201,334	151,254	101,173	50,736	2
		20.0%		285,049	237,710	190,370	143,031	95,691	47,995	2

TABLE 3

		Affordable Housing - % on site 100%								
		2	40%	50%	60%	70%	80%	90%	100%	
Balance (RLV - BLV £ per acre)	5,000		325,519	278,179	230,840	183,500	136,161	88,464	40,471	
	7,500		305,284	257,945	210,605	163,266	115,926	68,229	20,236	
	BLV (£ per plot)	10,000		285,049	237,710	190,370	143,031	95,691	47,995	2
		12,500		264,815	217,475	170,136	122,796	75,457	27,760	(20,233)
		15,000		244,580	197,240	149,901	102,561	55,222	7,525	(40,468)
		17,500		224,345	177,006	129,666	82,327	34,987	(12,709)	(60,703)
		20,000		204,111	156,771	109,431	62,092	14,752	(32,944)	(80,937)
		22,500		183,876	136,536	89,197	41,857	(5,482)	(53,179)	(101,172)
		25,000		163,641	116,302	68,962	21,623	(25,717)	(73,414)	(121,407)
		27,500		143,406	96,067	48,727	1,388	(45,952)	(93,648)	(141,641)
		30,000		123,172	75,832	28,493	(18,847)	(66,186)	(113,883)	(161,876)
		32,500		102,937	55,597	8,258	(39,082)	(86,421)	(134,118)	(182,111)
		35,000		82,702	35,363	(11,977)	(59,316)	(106,656)	(154,353)	(202,346)
		40,000		42,233	(5,107)	(52,446)	(99,786)	(147,125)	(194,822)	(242,815)
		45,000		1,763	(45,576)	(92,916)	(140,255)	(187,595)	(235,291)	(283,285)
		50,000		(38,706)	(86,046)	(133,385)	(180,725)	(228,064)	(275,761)	(323,754)

Scheme Ref: **V**
 No Units: **5**
 Notes: **Median BCIS**
 Location: **Borough Wide**
 Development Scenario: **Greenfield RES (Rural Exception Site)**

TABLE 4

		Affordable Housing - % on site 100%							
		2	40%	50%	60%	70%	80%	90%	100%
Balance (RLV - BLV £ per acre)	20	285,049	237,710	190,370	143,031	95,691	47,995	2	2
	22	313,554	261,481	209,407	157,334	105,260	52,794	2	2
Density (dph)	24	342,059	285,252	228,444	171,637	114,830	57,594	2	2
	26	370,564	309,023	247,462	185,940	124,399	62,393	2	2
20.0	28	399,069	332,794	266,519	200,243	133,968	67,193	2	2
	30	427,574	356,565	285,556	214,546	143,537	71,992	2	2
	32	456,079	380,336	304,593	228,849	153,106	76,791	3	3
	34	484,584	404,107	323,630	243,152	162,675	81,591	3	3
	36	513,089	427,878	342,667	257,456	172,244	86,390	3	3
	38	541,594	451,649	361,704	271,759	181,813	91,190	3	3
	40	570,099	475,420	380,741	286,062	191,383	95,989	3	3

TABLE 5

		Affordable Housing - % on site 100%							
		2	40%	50%	60%	70%	80%	90%	100%
Balance (RLV - BLV £ per acre)	98%	308,090	259,960	211,829	163,699	115,569	67,174	18,387	
	100%	285,049	237,710	190,370	143,031	95,691	47,995	2	
Build Cost	102%	262,009	215,460	168,911	122,363	75,814	28,515	(18,384)	
	104%	238,969	193,211	147,453	101,694	55,936	9,635	(36,788)	
(105% = 5% increase)	106%	215,929	170,961	125,994	81,026	36,059	(9,545)	(55,263)	
	108%	192,888	148,711	104,535	60,358	16,091	(28,724)	(73,738)	
	110%	169,848	126,462	83,076	39,690	(3,884)	(47,904)	(92,212)	
	112%	146,808	104,212	61,617	19,021	(23,858)	(67,084)	(110,687)	
	114%	123,767	81,963	40,158	(1,647)	(43,832)	(86,264)	(129,162)	
	116%	100,727	59,713	18,699	(22,315)	(63,807)	(105,507)	(215,603)	
	118%	77,687	37,463	(2,760)	(42,983)	(83,781)	(124,780)	(324,849)	
	120%	54,646	15,214	(24,219)	(63,708)	(103,755)	(144,053)	(434,096)	

TABLE 6

		Affordable Housing - % on site 100%							
		2	40%	50%	60%	70%	80%	90%	100%
Balance (RLV - BLV £ per acre)	80%	35,114	29,430	23,747	18,063	12,157	6,079	2	2
	82%	60,107	50,258	40,409	30,560	20,540	10,271	2	2
Market Values	84%	85,101	71,086	57,071	43,057	28,923	14,462	2	2
	86%	110,095	91,914	73,734	55,553	37,306	18,654	2	2
100%	88%	135,088	112,742	90,396	68,050	45,689	22,845	2	2
	90%	160,082	133,570	107,059	80,547	54,035	27,037	2	2
(105% = 5% increase)	92%	185,075	154,398	123,721	93,044	62,367	31,229	2	2
	94%	210,069	175,226	140,383	105,541	70,698	35,420	2	2
	96%	235,062	196,054	157,046	118,037	79,029	39,612	2	2
	98%	260,056	216,882	173,708	130,534	87,360	43,803	2	2
	100%	285,049	237,710	190,370	143,031	95,691	47,995	2	2
	102%	310,043	258,538	207,033	155,528	104,022	52,186	2	2
	104%	335,010	279,366	223,695	168,024	112,554	56,378	2	2
	106%	359,926	300,194	240,357	180,521	120,685	60,569	2	2
	108%	384,842	321,022	257,020	193,018	129,016	64,761	2	2
	110%	409,757	341,823	273,682	205,515	137,347	68,952	2	2
	112%	434,673	362,586	290,345	218,012	145,678	73,144	2	2
	114%	459,589	383,349	307,007	230,508	154,010	77,335	2	2
	116%	484,505	404,113	323,669	243,005	162,341	81,527	2	2
	118%	509,421	424,876	340,331	255,502	170,672	85,719	2	2
	120%	534,337	445,639	356,941	267,999	179,003	89,910	2	2

TABLE 7

		Affordable Housing - % on site 100%							
		2	40%	50%	60%	70%	80%	90%	100%
Balance (RLV - BLV £ per acre)	5,000	253,610	198,411	143,212	88,012	32,813	(23,019)	(79,127)	
	10,000	267,858	216,220	164,583	112,945	61,308	9,162	(43,196)	
Grant (£ per unit)	15,000	282,105	234,029	185,954	137,878	89,802	41,344	(7,389)	
	20,000	296,352	251,838	207,324	162,811	118,297	73,525	28,369	
16,033	25,000	310,599	269,647	228,695	187,743	146,791	105,706	64,126	
	30,000	324,847	287,457	250,066	212,676	175,286	137,888	99,883	
	35,000	339,065	305,266	271,437	237,609	203,781	169,952	135,640	
	40,000	353,271	323,075	292,808	262,542	232,275	202,009	171,397	
	45,000	367,476	340,880	314,179	287,475	260,770	234,065	207,154	
	50,000	381,682	358,637	335,550	312,407	289,264	266,122	242,912	
	55,000	395,888	376,394	356,900	337,340	317,759	298,178	278,597	

TABLE 8

		S106 Per Unit £19,214.00							
		2	£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00
Balance (RLV - BLV £ per acre)	15.0%	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
	16.0%	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
Profit	17.0%	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
	18.0%	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
20.0%	19.0%	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
	20.0%	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	

TABLE 9

		S106 Per Unit £19,214.00							
		2	£5,000.00	£10,000.00	£15,000.00	£20,000.00	£25,000.00	£30,000.00	£35,000.00
Balance (RLV - BLV £ per acre)	100,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
	110,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
BLV (£ per acre)	120,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
	130,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
2	140,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
	150,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
	160,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	
	170,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)	

Scheme Ref:	V	Location:	Borough Wide	Development Scenario:	Greenfield RES (Rural Exception Site)			
No Units:	5							
Notes:	Median BCIS							
	180,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	190,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	200,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	210,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	220,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	230,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	240,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	250,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	260,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	270,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)
	280,000	101,898	66,055	30,211	(5,633)	(41,519)	(77,537)	(113,556)

Appendix 2 – Typologies Matrix

230817 Charnwood Typologies Matrix v.15 - Version Notes

Date	version	Comments
230817	v15	

Charnwood Local Plan Residential Typologies Matrix

Ref.	# Res Units	Market Area	Site Typology	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	Other County S106 [2.1]	County Education [2.2]	Off-Site Transport Costs [2.3]	Charnwood Borough S106 [2.4]	Total S106	DEFRA Biodiversity [3]	Electric Vehicle Charging [4]	CIL - Baseline [5]	AII Target [6]	AII Basis [6]	AII Tenure Mix [6]			Market Housing Mix [6]							Affordable Rent Housing Mix: [6]					Affordable Intermediate Tenures Housing Mix: [6]					Cat. M4(2)	Cat. M4(3)				
																	Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (p10%) [7]	1B F	2B F	1B H	2B H	3B H	4B+ H	Total	1B F	2B F	1B H	2B H	3B H	4B+ H	Total	1B F	2B F	1B H			2B H	3B H	4B+ H	Total
A	5	Leicester Fringe	Small Brownfield	40	0.13	0.31	£3,260	£14,644	£19,875	£3,000	£40,579	£287	£1,000	£0	0%	N/A	0%	0%	0%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	0%	
B	15	Leicester Fringe	Small Brownfield	40	0.38	0.93	£3,260	£14,644	£19,875	£3,000	£40,579	£287	£1,000	£0	10%	On-site	50%	50%	5%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
C	20	Leicester Fringe	Medium Greenfield	30	0.67	1.65	£3,260	£14,644	£19,875	£3,000	£40,579	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
D	30	Leicester Fringe	Small Brownfield	40	0.75	1.85	£3,260	£14,644	£19,875	£3,000	£40,579	£287	£1,000	£0	10%	On-site	50%	50%	5%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
E	125	Leicester Fringe	Large Greenfield	35	3.57	8.83	£3,260	£14,644	£19,875	£3,000	£40,579	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
F	250	Leicester Fringe	Large Greenfield	35	7.14	17.65	£3,260	£14,644	£19,875	£3,000	£40,579	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
G	950	Leicester Fringe	Large Greenfield	35	27.14	67.07	£3,260	£14,644	£19,875	£3,000	£40,579	£1,011	£1,000 (Houses) £2,500 (Flats)	£0	30%	On-site	67%	33%	10%	-	-	5.0%	25.0%	45.0%	25.0%	100.0%	5.0%	5.0%	20.0%	40.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
H	15	Shepshed / Loughborough	Medium Greenfield	30	0.50	1.24	£3,130	£14,675	£19,875	£3,000	£40,480	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
I	15	Shepshed / Loughborough	Small Brownfield	40	0.38	0.93	£3,130	£14,675	£19,875	£3,000	£40,480	£287	£1,000	£0	10%	On-site	50%	50%	5%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
J	40	Shepshed / Loughborough	Medium Greenfield	35	1.14	2.82	£3,130	£14,675	£19,875	£3,000	£40,480	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
K	40	Shepshed / Loughborough	Small Brownfield	40	1.00	2.47	£3,130	£14,675	£19,875	£3,000	£40,480	£287	£1,000	£0	10%	On-site	50%	50%	5%	-	-	-	25.0%	55.0%	20.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
L	150	Shepshed / Loughborough	Large Greenfield	35	4.29	10.59	£3,130	£14,675	£19,875	£3,000	£40,480	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
M	250	Shepshed / Loughborough	Large Greenfield	35	7.14	17.65	£3,130	£14,675	£19,875	£3,000	£40,480	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
N	200	Shepshed / Loughborough	Large Brownfield (Flat Development)	125	1.60	3.95	£3,130	£14,675	£19,875	£3,000	£40,480	£287	£2,500	£0	10%	On-site	50%	50%	5%	40.0%	60.0%	-	-	-	-	100.0%	60.0%	40.0%	-	-	-	-	100.0%	60.0%	40.0%	-	-	-	-	100.0%	100%	0%
O	500	Shepshed / Loughborough	Large Greenfield	35	14.29	35.30	£3,130	£14,675	£19,875	£3,000	£40,480	£1,011	£1,000 (Houses) £2,500 (Flats)	£0	30%	On-site	67%	33%	10%	-	-	5.0%	25.0%	45.0%	25.0%	100.0%	5.0%	5.0%	20.0%	40.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
P	15	Wider Charnwood	Medium Greenfield	30	0.50	1.24	£3,700	£16,813	£19,875	£3,000	£42,188	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	20.0%	55.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
Q	15	Wider Charnwood	Small Brownfield	40	0.38	0.93	£3,700	£16,813	£19,875	£3,000	£42,188	£287	£1,000	£0	10%	On-site	50%	50%	5%	-	-	-	20.0%	55.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
R	50	Wider Charnwood	Medium Greenfield	35	1.43	3.53	£3,700	£16,813	£19,875	£3,000	£42,188	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	20.0%	55.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
S	125	Wider Charnwood	Large Greenfield	35	3.57	8.83	£3,700	£16,813	£19,875	£3,000	£42,188	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
T	250	Wider Charnwood	Large Greenfield	35	7.14	17.65	£3,700	£16,813	£19,875	£3,000	£42,188	£1,011	£1,000	£0	30%	On-site	67%	33%	10%	-	-	-	30.0%	45.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%
U	35	Borough Wide	Small Brownfield Flatted Scheme	150	0.23	0.56	£3,130	£0	£19,875	£3,000	£26,805	£287	£2,500	£0	10%	On-site	50%	50%	5%	40.0%	60.0%	-	-	-	-	100.0%	60.0%	40.0%	-	-	-	-	100.0%	60.0%	40.0%	-	-	-	-	100.0%	100%	0%
V	5	Borough Wide	Greenfield Rural Exception Site	20	0.25	0.62	£3,700	£0	£19,875	£3,000	£26,375	£1,011	£1,000	£0	100%	On-site	67%	33%	33%	-	-	-	20.0%	55.0%	25.0%	100.0%	-	-	25.0%	45.0%	25.0%	5.0%	100.0%	-	-	20.0%	35.0%	35.0%	10.0%	100.0%	100%	0%

- Notes**
- 0 Site density assumptions based on those used for SHEAA.
 - 1 Assumptions based on MHM study.
 - 2.1 Other County Council S106 including libraries and waste.
 - 2.2 Education costs provided by Leicestershire County Council based on the latest construction costs for new primary schools within each brand market area. No education contributions have been included for small brownfield flatted developments and for brownfield rural exception sites. The costs per dwelling have been calculated based on the new schools which will be required in the Charnwood Local Plan (plus an allowance for extensions and replacements) in each Housing Sub Market Area. Site HA12 (Land at Cynbill Lane and Anaby Lane) will serve residential development in three local authority areas and only the proportion of houses within Charnwood has been included.
 - 2.3 Off site highway costs provided by Leicestershire County Council. The figures reflect the total amount of expenditure for off site highway measures, sustainable transport measures and bus support measures derived from the Transport Strategies for North of Leicester, Loughborough/Shepshed and Soar Valley.
 - 2.4 Allowance to cover any additional Borough Council S.106s.
 - 3 Policy LP22 - Cost taken from Biodiversity Net Gain and Local Nature Recovery Strategies.
 - 4 Policy LP23 for electric charging vehicles - cost from experience elsewhere.
 - 5 No CIL currently adopted.
 - 6 Policy LP4 on affordable housing - note that tenure mix does not meet NPPF requirement.
 - 7 NPPF requirement for minimum 10% affordable home ownership.
 - 8 Mix based on latest needs assessment in accordance with Policy LP6 - note that the appraisal shows a blended affordable housing mix across tenures.
 - 9 M4 (2) and M4 (3) based on policy LP6.

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