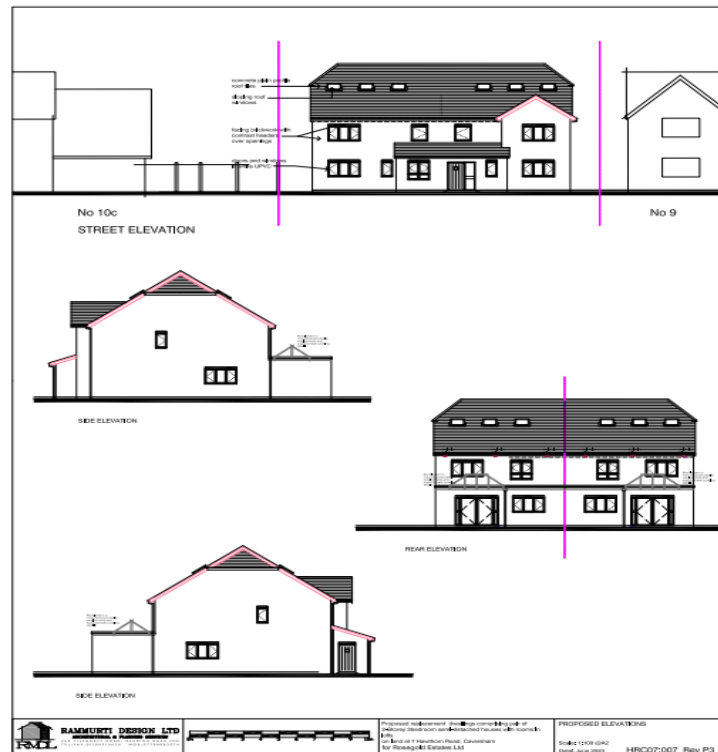


Proposed pair of semi-detached houses as replacement for demolished property on land known as 7 Hawthorne Road, Caversham, Reading



Viability Report



By Dr Andrew Golland BSc (Hons) PhD MRICS
Andrew Golland Associates

drajg@btopenworld.com

May 2024

1 Background

1.1 Introduction

I am Dr Andrew Golland, BSc (Hons), PhD, MRICS, a Chartered Surveyor. I am a Chartered Surveyor, have a PhD in Development Economics and am the founder of the GLA development appraisal Toolkit.

I have written several leading good practice guides on viability and Section 106, have completed over 80 viability studies for local authorities, and am a retained consultant for several councils across England and Wales on viability matters. I have presented viability appraisals for all the major UK house builders and have worked on several schemes, mainly across London, for smaller developers and land owners. My approach is consistent between public and private sectors with respect to appeal and Core Strategy examination precedent.

I have developed, along with a colleague, Dr Adam Watkins, over 150 development viability Toolkits (the 'Three Dragons model') for local authorities. This model is well received by developers as a way of sorting out viability issues. The model has been tested extensively at appeal and Core Strategy examinations.

I have been instructed by Mr Bob Juttla in relation to a development proposed for a site at 7, Hawthorne Road, Caversham in the Borough of Reading.

The main objective of the work is to assess the viability of the proposed scheme, and to assess whether it can deliver Affordable Housing contribution and other Section 106 contributions being sought under Council policies.

2 Location and development

2.1 Site location

The Design and Access Statement (Rammurti Design) states:

'The development site has been created as it now exists where there was the benefit of planning permission with Reading Borough Council where other than demolition of the existing dwelling was undertaken the implementation of the approved scheme was not.

The development plot lies approximately midway on the northwestern section Hawthorne Road in Caversham, which is in an established residential area.

There is a mix of bungalows which have been extended or have had additions, some with tall roof arrangements allowing rooms and accommodation in the roof spaces. There are two story dwellings opposite the application site and more at the corner and junction of Maytree Walk at the northeastern section of Hawthorne Road.

The application plot sits between Nos 10c and No 9, albeit the plot is numbered No 7.



The plot is approximately 17.4m wide at its frontage and on average 44.8m deep providing an area of 689.3m²

The plot is shown below:



2.2 Proposed development

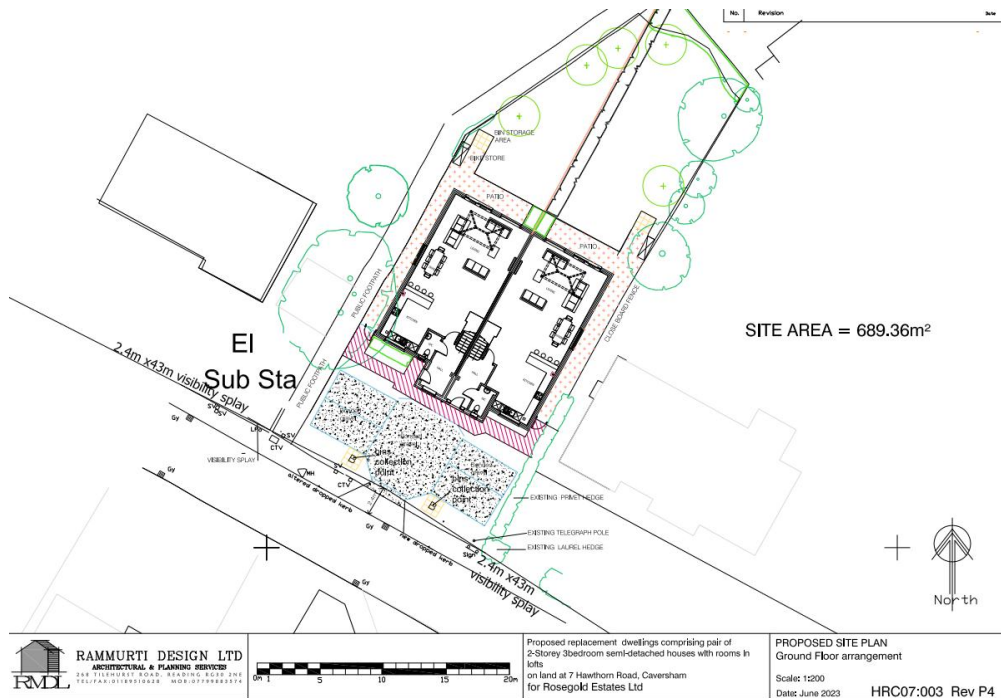
The scheme involves the demolition of an existing dwelling and the construction of two new homes – semi detached houses.

The Design and Access Statement states:

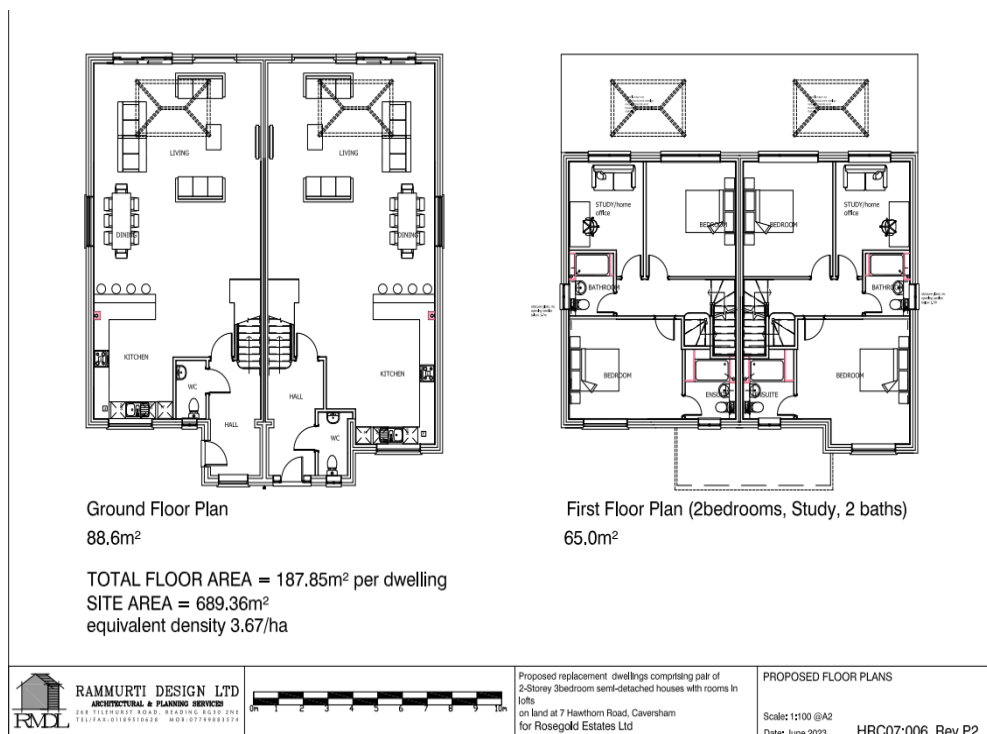
‘The application site as it exists has a site area of 207.3m², and much of this is already occupied by the existing garage workshop and the private residence in the form of a bungalow connected to the workshop at the rear. The plot is approximately 17.4m wide at its frontage and on average 44.8m deep providing a site area of 689.3m² Gross internal areas proposed are 187.85m² per dwelling with an equivalent density of 3.67 units /hectare, which is commensurate with other dwellings on Hawthorne Road, being it detached units or semi-detached units.’

The layout of the scheme within the plot is shown below:

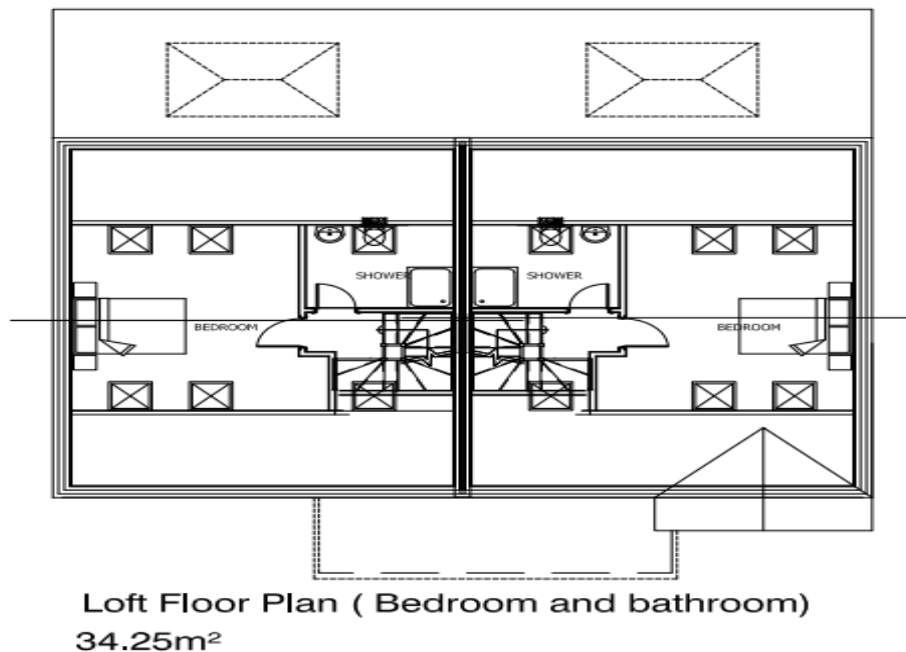
J



The internal layout is shown below:



And:



3 Policy background and viability

3.1 National policy

The National Planning Policy Framework (December 2023) states:

‘56. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

Further:

57. Planning obligations must only be sought where they meet all of the following tests:

- 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.

58. 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.’

National Planning Policy Guidance (last updated 24th February 2024) on viability states:

‘The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

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, landowners, and infrastructure and affordable housing providers.

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.

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. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to

accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.'

3.2 Local planning policy – Reading BC

Policy H3 of the Local Plan (2019) states:

H3: AFFORDABLE HOUSING

Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading

- *on sites of 10 or more dwellings, 30% of the total dwellings will be in the form of affordable housing;*
- *on sites of 5 - 9 dwellings, a financial contribution will be made that will enable the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough; and*
- *on sites of 1 - 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.*

For sites of 10 or more dwellings, provision should be made on site in the first instance with a financial contribution being negotiated to make up the full requirement as appropriate.

In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.

In determining residential applications the Council will assess the site size, suitability and type of units to be delivered in relation to the current evidence of identified needs. The Council will seek an appropriate tenure mix of affordable housing to include social rented, affordable rent, intermediate rent and shared ownership affordable units. The affordable units provided should be integrated into the development.

Reading BC (Community Infrastructure Levy)

The Council have a CIL in place. As follows:

Reading Borough Council Community Infrastructure Levy Annual CIL Rate Summary				
The Reading Borough Council's Charging Schedule, Annual CIL Rate Summary, is set out in the table below and has been prepared in accordance with the Town and Country Planning Act 2008 and the Community Infrastructure Regulations 2010 (as amended).				
The Charging Authority Reading Borough Council, as the Planning Authority, is the Charging Authority (CA).				
Date of Effect This Charging Schedule took effect on 01/04/2015				
The Annual CIL Rate year 1 January 2021 to 31 st December 2021				
Schedule of Rates Reading Borough Council charges CIL in respect of development for the following rates in the year 01/01/2021 - 31/12/2021.				
Use	Charging Zone Location	Index figure for 2015	Index figure for 2020	Charge £/m ²
Residential / Hotels / Sheltered Housing/ Private Rented Hostel Accommodation (including student accommodation)	Boroughwide	255	333	£156.71
Care homes (those providing nursing care and fully catered)	Boroughwide	255	333	£0.00
A1 Retail	Central Reading*	255	333	£0.00
A1 Retail of 2000m ² and over (including foodstores)	Remainder of Borough	255	333	£195.88
A1 Retail of under 2000m ² (including foodstores)	Remainder of Borough	255	333	£0.00
Offices	Central Core**	255	333	£39.18
All other chargeable developments	Boroughwide	255	333	£0.00

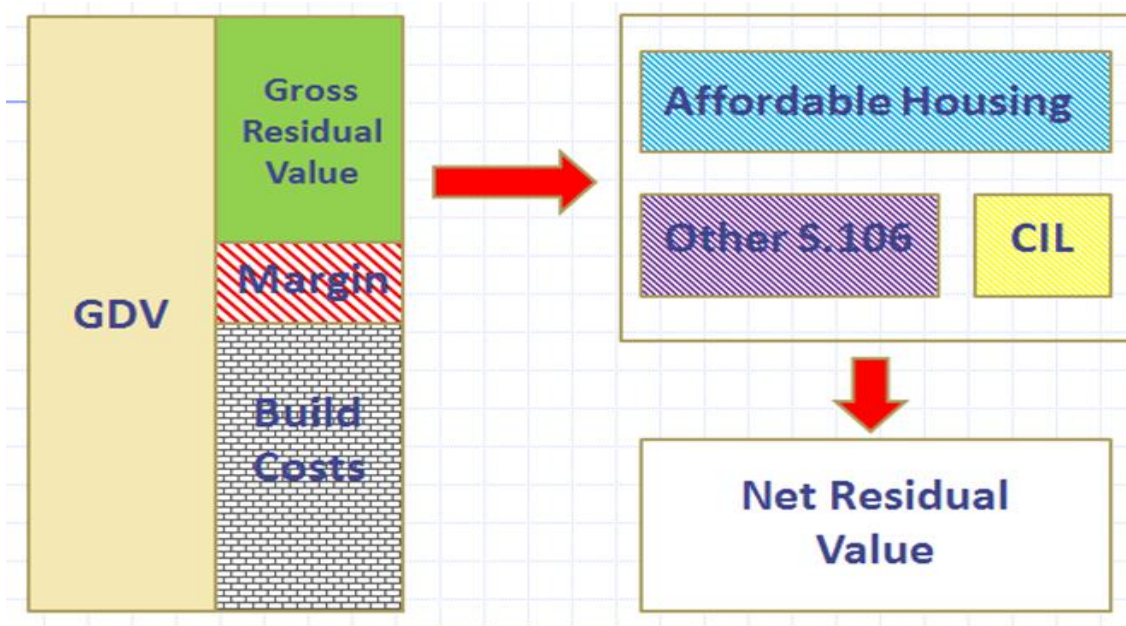
* Reading Central Area: defined in the Reading Local Plan (adopted 2019) , ** Walk time catchment of Reading Rail Station

4 Approach to viability assessment

4.1 Overview

It is important to understand how viability is assessed in the planning and development process. The assessment of viability is usually referred to a residual development appraisal approach. Our understanding is illustrated in the diagram below. This shows that the starting point for calculations is the gross residual value which is the difference between the scheme revenue (GDV – Gross Development Value) and scheme costs, including a reasonable allowance for developer return.

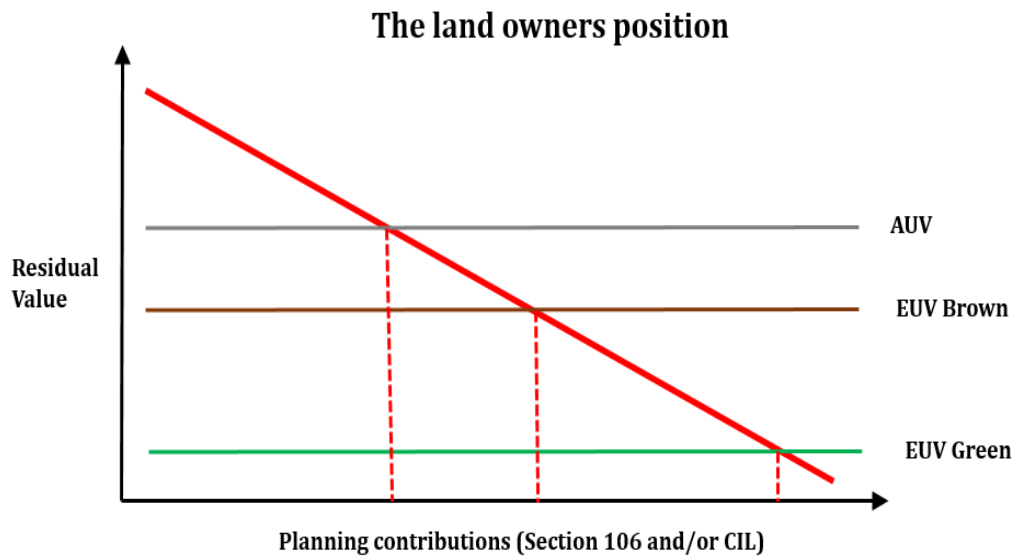
Once CIL or Section 106 contributions have been deducted from the gross residual value, a 'net' residual value results. The question is then whether this net residual value is sufficient in terms of development value relative to the site in its current use.



Calculating what is likely to be the value of a site given a specific planning permission, is only one factor in deciding what is viable.

4.2 Land owner considerations

Development of a site is unlikely to proceed where the costs of a proposed scheme exceed the revenue. But simply having a positive residual value will not guarantee that development happens. The existing use value (EUV) of the site, or indeed a realistic alternative use value (AUV) for a site (e.g. commercial) will also play a role in the mind of the land owner in bringing the site forward and thus is a factor in deciding whether a site is likely to be brought forward for housing.



The diagram shows how this operates. The land owner will always be concerned to ensure that residual value clears the relevant land value benchmark.

4.3 Approach and best practice

This approach follows that set out in the GLA's Viability Toolkit Guidance (2001) which was the forerunner to the current National Planning Policy Guidance. Dr Golland was the author of the Toolkit and its guidance notes and, in conjunction with two members of Three Dragons, have been instrumental in framing national planning policy guidance.

The approach set out above is robust for:

- Policy development;
- Scheme specific assessment;
- Updating viability (policy and schemes);
- Commuted sums;
- Disposal of public and private land (subject to Section 106 and/or CIL).

Our approach, which has led national planning policy guidance has been followed in good practice and in all appeals.

The approach has never been rejected.

5 Analysis

5.1 Overview

The appraisal work and report relies on a range of information sources. These include comparable market analysis for house prices; this is derived from both my own research and best available secondary data sources. In addition, costs taken from both the BCIS industry standard source.

5.2 Costs

There are normally two main elements of cost analysis: base construction costs and other development costs. The base construction costs include items such as Build Plot costs (sub and superstructure), roads and sewers, landscaping and other external works. Added to these are abnormal construction costs and site remediation works.

Other development costs include such items as professional fees, developer overheads, finance costs and developer margin.

5.2.1 Construction costs

There is no bespoke bill of quantities. I have calculated therefore initially the likely construction costs based on industry standard BCIS costs for new build.

Default period 1	£/m ² gross internal floor area						Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
820.1 'One-off' housing detached (3 units or less)							
<u>Generally (15)</u>	<u>£2,805</u>	<u>£1,100</u>	<u>£1,911</u>	<u>£2,475</u>	<u>£3,358</u>	<u>£7,214</u>	129
<u>Single storey (15)</u>	<u>£2,296</u>	<u>£1,345</u>	<u>£1,694</u>	<u>£2,198</u>	<u>£2,909</u>	<u>£4,126</u>	28
<u>2-storey (15)</u>	<u>£2,728</u>	<u>£1,100</u>	<u>£1,862</u>	<u>£2,380</u>	<u>£3,214</u>	<u>£6,865</u>	70
<u>3-storey (15)</u>	<u>£3,126</u>	<u>£1,481</u>	<u>£2,247</u>	<u>£3,162</u>	<u>£3,536</u>	<u>£5,799</u>	25
<u>4-storey or above (15)</u>	<u>£5,852</u>	<u>£3,574</u>	-	<u>£6,310</u>	-	<u>£7,214</u>	4
820.2 'One-off' housing semi-detached (3 units or less) (15)	<u>£1,925</u>	<u>£1,180</u>	<u>£1,593</u>	<u>£1,770</u>	<u>£2,155</u>	<u>£6,069</u>	56
820.3 'One-off' housing terraced (3 units or less) (15)	<u>£1,859</u>	<u>£1,049</u>	<u>£1,415</u>	<u>£1,580</u>	<u>£1,894</u>	<u>£3,624</u>	14
841. Housing provided in connection with other facilities (25)	<u>£1,887</u>	<u>£1,488</u>	<u>£1,672</u>	<u>£1,840</u>	<u>£1,929</u>	<u>£2,505</u>	5
Average	£2,365						
External Works at 15%	£355						
Reading Local Factor at 9%	£245						
Sub Total	£2,965						
Contingency at 5%	£148						
Total Construction Costs	£3,113						
Working Cost say	£3,100						

The baseline cost is £2,365 per square metre.

There should then be an adjustment for external works. I have taken this at 15% along with a location adjustment (Reading) generating a sub total of £2,965 per square metre.

I have allowed for a 5% contingency, making a working cost of £3,100 per square metre.

5.2.2 Abnormal costs

I have taken site clearance and clean-up costs at £50,000.

5.2.3 Other development costs

Added to these costs will need to be other development costs. These are set out in the screenshot below:

Other Development Costs			
Additional Cost	Toolkit Values	User Values	
Professional Fees %	12.0%		of build costs
Interest rate (Market)	6.75%	10.0%	of build costs (Sale, Equity Share and Low Cost Sale units)
Interest Rate (Affordable Housing)	6.75%	10.0%	of build costs Rental tenures and Shared Ownership)
Marketing Fees	3.0%		of market value
Developers Return	20.0%		of market value applies to market housing
Contractors Return	6.0%		of development costs (excl finance) (affordable housing)

These are the standard costs adopted in the national Toolkit.

5.3 Values

In order to ascertain the likely prices for the proposed units it has been necessary to establish a database of comparable properties sold in the immediate locality.

These are set out in the table overleaf:

Properties currently being marketed:

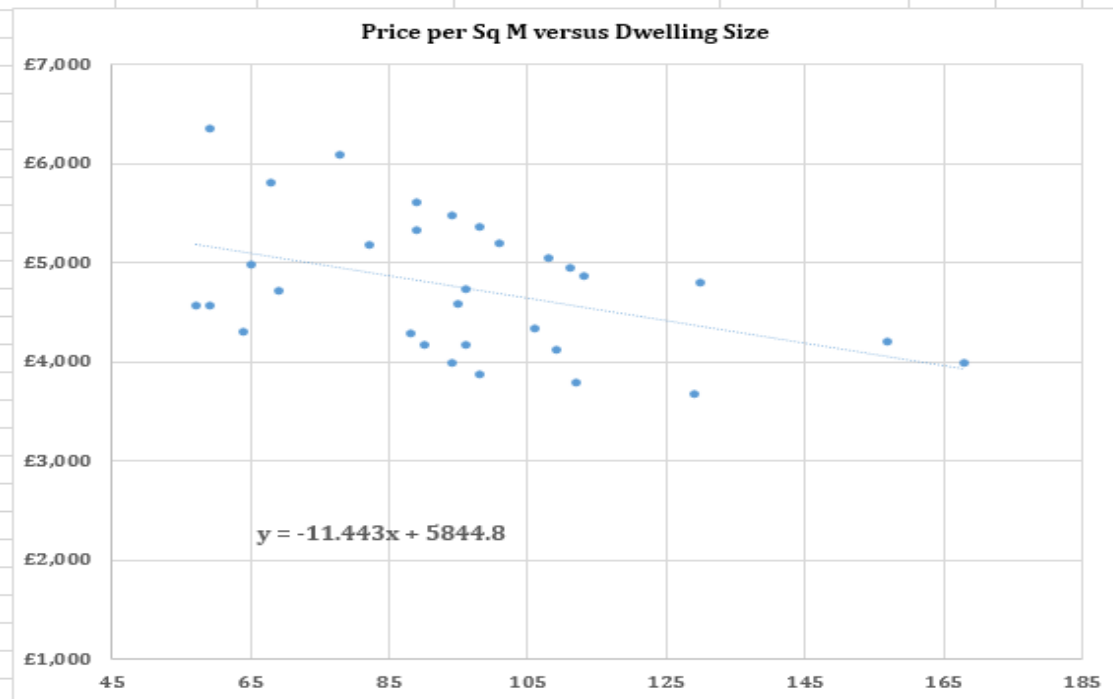
Address	Dwelling Type	Price	Sq M	Price per Sq M	Agent	Age
Pendemis Avenue	3 Bed Semi-Det	£400,000	96	£4,167	Romans	Modern
Littlestead Close	4 Bed Detached	£660,000	157	£4,204	Walmsley	Modern
Kingsway	3 Bed Semi-Det	£450,000	109	£4,128	Romans	Modern
Kingsway	3 Bed Semi-Det	£460,000	106	£4,340	Farmer and Dyer	Modern
Eltham Avenue	5 Bed Detached	£670,000	168	£3,988	Masons	Modern
Eltham Avenue	3 Bed Detached	£550,000	111	£4,955	Farmer and Dyer	Modern
Galsworthy Drive	5 Bed Semi-Det	£375,000	94	£3,989	Nicholas Estate Agents	Modern
Pevensey Avenue	3 Bed Semi-Det	£435,000	95	£4,579	Walmsley	Modern
Tenby Avenue	3 Bed Terrace	£379,950	98	£3,877	Farmer and Dyer	Modern
Quantock Avenue	3 Bed Semi-Det	£455,000	96	£4,740	Walmsley	Modern
Caversham Park Village	4 Bed Semi-Det	£525,000	101	£5,198	Chancellors	Modern
Galsworthy Drive	3 Bed Semi-Det	£425,000	112	£3,795	Farmer and Dyer	Modern
Chestnut Avenue	4 Bed Semi-Det	£475,000	129	£3,682	Bridges	Modern
Orchard Grove	3 Bed Terraced	£475,000	78	£6,090	Farmer and Dyer	Modern
Harley Road	2 Bed Flat	£325,000	69	£4,710	Romans	Modern
Alston Walk	3 Bed Terrace	£375,000	90	£4,167	Nicholas Estate Agents	Modern
Meadow Way	2 Bed Terrace	£375,000	59	£6,356	Chancellors	Modern
Meadow Way	2 Bed Flat	£260,000	57	£4,561	Reading Estate Agents	Modern
Clonmel Close	3 Bed Semi-Det	£475,000	89	£5,337	Martin & Co	Modern
Star Road	3 Bed Semi-Det	£425,000	82	£5,183	Romans	Older
Chiltern Road	3 Bed Semi-Det	£515,000	94	£5,479	Walmsley	Older
Norman Road	4 Bed Semi-Det	£525,000	98	£5,357	Walmsley	Older
South View Avenue	3 Bed Semi-Det	£500,000	89	£5,618	Farmer and Dyer	Older
Emmer Green Court	2 Bed Flat	£270,000	59	£4,576	Masons	Modern
Grove Mews	3 Bed Detached	£545,000	108	£5,046	Walmsley	Modern
Charlotte Close	2 Bed Flat	£324,000	65	£4,985	Nicholas Estate Agents	Modern
Hemdean	2 Bed Flat	£275,000	64	£4,297	Walmsley	Modern
Grove Hill Close	2 Bed Terrace	£395,000	68	£5,809	Haslam	Modern
Emmer Green Court	4 Bed Detached	£625,000	130	£4,808	Bridges	Modern
Grove Cottages	2 Bed Terrace	£377,950	88	£4,295	Bridges	Modern
Gravel Hill	3 Bed Terrace	£549,950	113	£4,867	Walmsley	Older

Source: Rightmove
(May 2024)

Table sets out a range of values in the locality. I have looked at the relationship between the size of dwellings and the price per square metre achieved.

This analysis is set out on the following page:

Sq M	Price per Sq M
96	£4,167
157	£4,204
109	£4,128
106	£4,340
168	£3,988
111	£4,955
94	£3,989
95	£4,579
98	£3,877
96	£4,740
101	£5,198
112	£3,795
129	£3,682
78	£6,090
69	£4,710
90	£4,167
59	£6,356
57	£4,561
89	£5,337
82	£5,183
94	£5,479
98	£5,357
89	£5,618
59	£4,576
108	£5,046
65	£4,985
64	£4,297
68	£5,809
130	£4,808
88	£4,295
113	£4,867



Sq M - New Build	Equation	Calculation	Equation	Calculation	Asking Price	Selling Price
188	-11.443	-2151.284	5844.8	£3,694	£694,381	£659,662
188	-11.443	-2151.284	5844.8	£3,694	£694,381	£659,662
					GDV	£1,319,324

The analysis (previous page) indicates a gross development value (GDV) of £1,319,324 for the 2 new dwellings.

The applicant has commissioned two local agent valuations.

These are shown below:



2nd May 2024

Attn: Mr B Juttla

Ref: Site proposal at 7 Hawthorne Road, Caversham, Reading

Thank you for submitting the plans for the two semi detached properties at the above site, which I have now been able to review and research.

The Site – a residential location, originally built in the 1930's but is now a mixed style of predominately detached house with various infill developments including semi detached and town house properties. The site area is approx. 689m² and neighbours an electrical sub station. Reading town centre is approx. two miles distant.

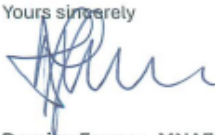
Design – from the plans of Rammurti Design Ltd, there are two semi detached properties of equal sqft with accommodation set over three floors. Each property will have front and rear gardens with two off road parking spaces.

Value – assuming there are no material changes to these plans with design or sqft, then I would advise the following asking prices:

No.7: £650,000
No.7a: £635,000 – due to the neighbouring sub station and reduced garden size

This letter and contents therein can be shared with relevant third parties and if you need any further advice then please contact me.

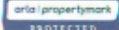
Yours sincerely



Damian Farmer MNAEA, MARLA
Director

Registered address: No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 9461800 W www.farmeranddyer.com E info@farmeranddyer.com

Farmer & Dyer Ltd
Registered No. 13013220 VAT No. 380 1936 94



And:



Walmsley
Residential Sales & Lettings

Mr Juttla
11 Tudor Gardens
Slough
SL1 6HU

13th May 2024

Dear Bob,

Two new units Hawthorne Road

Following our recent conversation, I am writing to provide my pricing recommendations for the two new build properties on Hawthorne Road.

Situated on a residential street in the northern part of Reading, Hawthorne Road offers convenient access to schools, shops, and bus services, with both Reading and Caversham centres easily reachable.

The design of the houses is overall well-conceived, though I must note that number 7a, with its side doorway, may be slightly less attractive to some potential buyers.

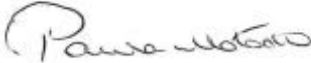
Both properties, numbers 7 and 7a, are semi-detached units spanning three floors. The accommodation includes a hall, cloakroom/w.c., kitchen/family area, three bedrooms, an en-suite to bedroom 1, a bathroom, a shower room, and a study. Additionally, there are gardens and off-road parking available.

Taking into consideration these factors, I propose the following pricing range for the properties:

No. 7: £635,000
No. 7a (with door to the side of the property): £630,000

I believe these prices are in line with current market conditions. Please feel free to share your thoughts or any additional considerations you may have.

Yours sincerely


PP Simon Walmsley
Director

9 - 11 Bridge Street, Caversham, Reading, Berkshire RG4 8AA
Tel. 0118 947 0511
Email. sales@walmsley.co.uk

Registered in England and Wales. Registered address: 9-11 Bridge Street, Caversham, Reading, Berkshire RG4 8AA. Registered no. 11020131

walmsley.co.uk

A summary of these valuations are shown below:

Nos	Farmer & Dyer	Walmsley	Average
7	£650,000	£635,000	£642,500
7a	£635,000	£630,000	£632,500

I have taken the average of these two valuations by the local agents.

6 Existing Situation – land value benchmark

The land value benchmark (LVB) is important in defining viability; in particular, the financial relationship between residual value and the LVB

Where the LVB is higher than the residual value (RV), then schemes are in principle, unviable.

The Revised NPPG

The Revised NPPG is very clear that the land value benchmark should be based on existing use value (EUV). It states:

‘To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called ‘existing use value plus’ (EUV+).’

The guidance goes on to state:

‘Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. 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).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.'

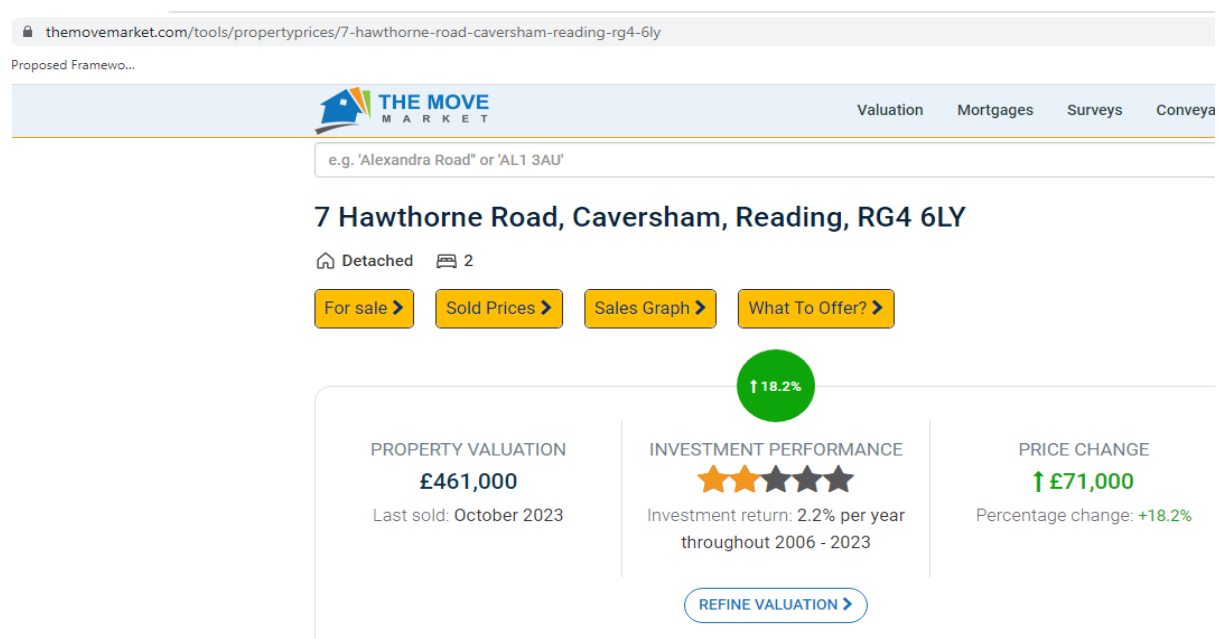
Significance of the revised NPPF for viability and planning for housing

The revised NPPF/G represents a watershed in the approach to viability. With the revised basis now EUV, the government has shifted the approach squarely back to the roots of the planning system and to the heart of the Section 106 process itself.

This (the Section 106 process) was always intended to capture planning gain and the increase in land value that emanates from the grant of planning permission. Indeed, there are numerous government statements and studies now attempting to re-focus the purpose of planning to this end.

Existing use value of the site

The existing use value of the site is residential – with the property now demolished being valued at £461,000 (2023):



The property was sold in 2006 for £265,000:

rightmove.co.uk/house-prices/rg4-6ly.html			
Proposed Framewo...			
1, Hawthorne Road, Caversham, Reading RG4 6LY			
Detached			
£460,000	31 Jul 2009	Freehold	
£455,000	17 Oct 2006	Freehold	
£240,000	24 May 2001	Freehold	+ 2 extra r
14a, Hawthorne Road, Caversham, Reading RG4 6LY			
Detached			
£467,500	3 Nov 2006	Freehold	
No other historical records			
7, Hawthorne Road, Caversham, Reading, Oxfordshire RG4 6LY			
4 bed, detached			
£265,000	2 Jun 2006	Freehold	
No other historical records			

Indexed forward from 2006 to 2024 (Terraced Housing as a base):

$£265,000 \times £326,677 / £177,218 = £488,491$.

These two estimates are close and I have taken a mid-point: £474,745.

Added to this should be a land owner return – I have assumed here 20%.

This gives a figure of £569,694.

7 Results and conclusions

The full appraisal for the scheme is shown in Toolkit form at Appendix 1.

This shows a residual value of minus £383,000. This means that costs are higher than revenue and means an unviable scheme before taking the land value benchmark into account.

Appendix 1 Appraisal

Site Details

Use these arrows to navigate Toolkit pages. You should ensure there are no warning messages on a page before continuing.

Clear

Site Address	7, Hawthorne Road, Caversham
Site Reference	
Application Number	
NLUD Reference	
UPRN or Grid Reference	
Scheme Description	2 New Dwellings replacing One

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Development Control Model - Greater London Authority - 2015

For queries on viability, development schemes and the Toolkit generally, please contact Dr Andrew Golland - Tel: 01162 701 772 and E-Mail: drajg@btopenworld.com

For queries on spreadsheets and technical aspects of the Toolkit (including bug reports and feature requests), please contact Dr Adam Watkins - Tel: 07746 809 748, and E-Mail: Toolkits@Dread-IT.co.uk

← — Basic Site Information — →

Clear

You must complete this page

Site Area	
Total Size of Site In Hectares	0.07

Dwellings	
☒ Number of Dwellings (Density is then calculated)	2
☐ Density (Enter a value, or choose from the listbox)	28.57
users own value ▼	

You can test a percentage increase or decrease on the resulting density by either entering a value in the box below, or by using the buttons.

Percentage increase/decrease	%	▲ ▼	Reset
Resulting Number of Dwellings	2		
Resulting Density	29 dph		

←

Unit Types & Details

→

Clear

Enter the details for each type of unit in the cells below. You can specify up to 40 types of unit, one per row. Each row must be either fully completed or left fully blank. Note: For wheelchair units; the Toolkit uses the size of the unit as entered by the user. Build costs for wheelchair and non-wheelchair units are the same.

Ref.	Description of Unit Type (for the users reference only)	Number of Bed-rooms	Person Occupancy		Habitable Rooms		Wheel-chair Unit?	Is a Flat?	No. Of Storeys (1-99)	Size in sq m
			Bench - mark	User value	Bench - mark	User value				
1	Unit 7 - 3 Bed	1	2		2		NO	NO	n/a	188
2	Unit 7a- 3 Bed	1	2		2		NO	NO	n/a	188

← **Tenure Mix** →

Clear

You can distribute units across the tenures in two ways:

☒ Input by Percentages

☐ Input by Quantity

Total units to enter:	2	
Total units entered:	2	
Ref.	Description	Units
1	Unit 7- 3 Bed	1
2	Unit 7a- 3 Bed	1

Affordable Units							
Sale	Low Cost Sale	Equity Share	Shared Ownership	Intermediate Rent	Affordable Rent	Social Rent	Units allocated
100%							100%
2.0							2.0
1.0							1.0
1.0							1.0

← **Market Values** →

Ensure you enter market values for all unit types in the scheme under the Sale Tenure.

Ref.	Description of Unit Type	Total Units	User Market Value	Adjusted Market Value
1	Unit 7- 3 Bed	1	£ 642,500	£ 642,500
2	Unit 7a- 3 Bed	1	£ 632,500	£ 632,500
3				£ -
4				£ -
5				£ -
6				£ -
7				£ -
8				£ -

Sale

entering a percentage in the box to the right (this affects other tenures)

100%

Development Costs

Clear

Toolkit values will be used unless you enter your own value in the white cells. The CSH level is for reference purposes only.

Build Costs per sq m		
Building Type	Toolkit Values	User Values
Flats (40+ storeys)	£3,739	
Flats (16-40 storeys)	£3,081	
Flats (6-15 storeys)	£2,394	
Flats (5 & less storeys)	£1,758	£3,100.00
Houses <= 75m2	£1,308	£3,100.00
Houses > 75m2	£1,146	£3,100.00
Code for Sustainable Homes level (3-6)		

Exceptional Development Costs	
Total For Scheme	
Cost per dwelling	
Cost per hectare	
Cost per habitable room	No Info

Other Development Costs			
Additional Cost	Toolkit Values	User Values	
Professional Fees %	12.0%		of build costs
Interest rate (Market)	6.75%	10.0%	of build costs (Sale, Equity Share and Low Cost Sale units)
Interest Rate (Affordable Hou	6.75%	10.0%	of build costs Rental tenures and Shared Ownership)
Marketing Fees	3.0%		of market value
Developers Return	20.0%		of market value applies to market housing
Contractors Return	6.0%		of development costs (excl finance) (affordable housing)
Construction Period (1+ Years)		2.00	

You may also enter SCHEME totals for other exceptional costs. Enter the name of the cost in the left hand cells and the SCHEME value in the right hand cell

Costs incurred for Sustainable homes level of 3,4, 5 or 6	£	-
<Enter cost description>	£	-
<Enter cost description>	£	-
<Enter cost description>	£	-

← Planning Obligations →

Clear

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total obligation 'cost' for the scheme.

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked	Input by Total		Input by Unit							Calculated Total (Affordable and Sale)
	Enter Total?	User Total	Sale	Affordable						
				Low Cost Sale	Equity Share	Shared Ownership	Intermediate Rent	Affordable Rent	Social Rent	
Education Contribution	☐									£
Highway works	☐									£
Contribution to public transport	☐									£
Contribution to community facilities	☐									£
Provision for open space	☐									£
Contribution to public art	☐									£
Environmental improvements	☐									£
Town centre improvements	☐									£
Waterfront improvements	☐									£
Support for employment development	☐									£
Employment related training	☐									£
Other	☐									£

Does CIL apply on this scheme? ☐ Yes Please select Yes or No

Total for Scheme	£0
Total for Scheme per hectare	£0
Total for Scheme divided by total number of units	£0
Total for Scheme divided by number of sale units	£0

← - Community Infrastructure Levy - →
Clear

You must enter CIL in one of two ways. Either as a calculated figure or by entering a pre-calculated figure.

☒ CIL is a calculated figure

☐ CIL is a pre-calculated figure

You must enter a CIL value

	Qualifying Area (sq. M)	Borough CIL Rate (per Sq. M)	Mayoral CIL Rate (per Sq. M)	Total Payment
Residential (C3)				£ -
Hotels (C1)				£ -
Secure Residential (C2)				£ -
Retail (A1)				£ -
Financial (A2)				£ -
Restaurants & Cafes (A3)				£ -
Drinking Est (A4)				£ -
Hot Food (A5)				£ -
Business (B1)				£ -
General Industrial (B2)				£ -
Storage & Distribution (B8)				£ -
Clinics & Health Centres (D1)				£ -
Assembly & Leisure (D2)				£ -
Sui Generis				£ -
Total calculated CIL				£ -

← Land Finance & Site Value Comparisons →
Clear

Land Finance

Reduction of Residual (%)

13%

Guide Values

Values entered below will be shown on the results page compared to the scheme residual. These values cannot be calculated by the toolkit.

Existing use value	£	569,694
Acquisition cost	£	-
Value for offices	£	-
Value for industrial	£	-
Value as hotel site	£	-
Value as other alternative use	£	-

Indicative reductions to apply to the final Site Residual value (shown on the Results Page)

Site Development Time (Years)	Reduction
1	10%
2	13%
3	16%
4	19%
5	22%
6	25%
7	28%
8	31%

← Results

Site	7, Hawthorne Road, Caversham
Address	
Scheme	2 New Dwellings replacing One
Description	

Site Reference Number	
Application Number	
NLUD Ref. Number	
UPRN or Grid Ref.	

Save Results

View Results

Discounting Function

Floor Space Analysis

Costs Analysis

Child Occupancy & Bedrooms

RESIDUAL before land finance	-£440,000
RESIDUAL after land finance	-£383,000
Per hectare	-£5,471,000
Per dwelling	-£192,000
Per market dwelling	-£192,000
Per habitable room	-£96,000
Per bedspace	-£192,000

SCHEME UNITS		per ha.
No. of Dwellings	2	29
No. of Habitable rooms	4	57
No. of Bedrooms	2	29
Total floorspace (m2)	376	5371
% Wheelchair Units		

SCHEME REVENUE	£1,275,000
Contribution to revenue from:	
Market housing	£1,275,000
Affordable Housing	
- Low Cost Sale	
- Equity Share	
- Shared Ownership	
- Intermediate Rent	
- Affordable Rent	
- Social Rent	
Grant	
Capital Contribution	
Commercial Elements	

LAND FINANCE	
Total land finance	-£57,000

SCHEME COSTS		£1,715,000
Contribution to costs from:		
Market housing		£1,715,000
Affordable Housing		
- Low Cost Sale		
- Equity Share		
- Shared Ownership		
- Intermediate Rent		
- Affordable Rent		
- Social Rent		
Planning Obligations		
Community Infrastructure Levy		
Exceptional Development Costs		
Commercial Elements		

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per Social Rent dwelling	£ -
Per Shared Ownership dwelling	£ -
Per Intermediate Rent dwellings	£ -
Per Affordable Rent dwelling	£ -

Alternative Site Values		Against residual
Existing Use Value	£ 570,000	-£953,000
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative u	£ -	

AFFORDABLE UNITS							
	Low Cost	Equity Share	Shared	Intermediate	Affordable	Social Rent	Total
Units							
Units %							
Hab rooms							
Bedrooms							
Persons							
Floorspace							