

East Cambridgeshire District Council - Community Infrastructure Levy Viability Assessment - Updated Residential Assumptions Sheet

Site Size Appraised	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Likely Density (dph)	Site Type	Percentage Affordable Housing & Tenure Mix					Construction Duration (months)	
				Private Mix	20% Affordable Tenure Split 70% AR; 30% LCHO* Sample Only	Private Mix	30% Affordable Tenure Split 70% AR; 30% LCHO*	Private Mix		40% Affordable Tenure Split 70% AR; 30% LCHO*
1 Dwelling	1 x 4BH	40	Brownfield	N/A	N/A	1 x 4BH	N/A	1 x 4BH	N/A	6
3 Dwellings	3 x 4BH	40	Brownfield	N/A	N/A	3 x 4BH	Commuted Sum	3 x 4BH	Commuted Sum	6
15 Dwellings	5 x 2BH; 10 x 3BH	40	Brownfield	4 x 2BH; 8 x 3BH	2 x 3BH AR; 1 x 2BH LCHO	3 x 2BH; 7 x 3BH	1 x 2BH, 3 x 3BH AR; 1 x 2BH LCHO	3 x 2BH; 6 x 3BH	4 x 3BH AR; 2 x 2BH LCHO	9
15 Dwellings	5 x 2BH; 10 x 3BH	40	Brownfield / Greenfield	4 x 2BH; 8 x 3BH	2 x 3BH AR; 1 x 2BH LCHO	3 x 2BH; 7 x 3BH	1 x 2BH, 3 x 3BH AR; 1 x 2BH LCHO	3 x 2BH; 6 x 3BH	4 x 3BH AR; 2 x 2BH LCHO	9
100 Dwellings	4 x 1BF; 9 x 2BF; 9 x 2BH; 31 x 3BH; 47 x 4BH	40	Brownfield / Greenfield	N/A	N/A	3 x 1BF; 6 x 2BF; 4 x 2BH; 24 x 3BH; 33 x 4BH	7 x 3BH, 14 x 4BH AR; 1 x 1BF, 3 x 2BF, 5 x 2BH LCHO	3 x 1BF; 3 x 2BF; 1 x 2BH; 20 x 3BH; 33 x 4BH	4 x 3BH AR; 1 x 1BF, 3 x 2BF, 8 x 2BH LCHO	24
400 Dwellings**	16 x 1BF; 32 x 2BF; 32 x 2BH; 124 x 3BH; 188 x 4BH	30	Greenfield	N/A	N/A	12 x 1BF; 24 x 2BF; 16 x 2BH; 96 x 3BH; 132 x 4BH	28 x 3BH, 56 x 4BH AR; 4 x 1BF, 12 x 2BF, 20 x 2BH LCHO	12 x 1BF; 12 x 2BF; 4 x 2BH; 80 x 3BH; 132 x 4BH	12 x 2BF; 44 x 3BH, 56 x 4BH AR; 4 x 1BF, 12 x 2BF, 32 x 2BH LCHO	96

*Policy position. Actual percentage will vary due to numbers rounding.

Dwelling mix on larger schemes based on AECOM Infrastructure Investment Strategy Housing Mix & Tenure as agreed with ECDC. Affordable housing mix proportion of private mix.

** Representative of part of large scale strategic greenfield site

Unit Sizes (sq m)	Affordable	Private
1-bed flat	50	45
2-bed flat	67	60
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

Market Value	Value Level (VL) 1	VL 2	VL 3	VL 3A	VL 4	VL 5	VL 6
1-bed flat	£72,000	£81,000	£99,000	£105,750	£117,000	£135,000	£148,500
2-bed flat	£96,000	£108,000	£132,000	£141,000	£156,000	£180,000	£198,000
2-bed house	£120,000	£135,000	£165,000	£176,250	£195,000	£225,000	£247,500
3-bed house	£152,000	£171,000	£209,000	£223,250	£247,000	£285,000	£313,500
4-bed house	£200,000	£225,000	£275,000	£293,750	£325,000	£375,000	£412,500
Value (£ / sq m)	£1,600	£1,800	£2,200	£2,350	£2,600	£3,000	£3,300

Development Costs	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
Build Costs Flats (Generally) (£/sq m)	£1,201
Build Costs Houses (Mixed Developments) (£/sq m)	£1,047
Build Costs - Houses (One Off Generally) (£/sq m)	£1,606
Site Preparation (£ / unit - smaller sites)	£4,000
Survey Costs (£ / unit - smaller sites)	£500
Professional fees, Contingencies and sustainability (% of build cost)	12.5-20%
Planning obligations /non-CIL costs (£ per unit)	£1,000
Planning obligations /non-CIL costs (£ per unit - 400 unit scenario)	£10,000
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit (% of GDV)	20.0%
Open Market Housing Profit (% of GDV - 400 unit scenario)	17.5%
Affordable Housing Profit (% of GDV)	6.0%

Envisages high specification

Notional amount
Notional amount

FINANCE & ACQUISITION COSTS	
Arrangement Fee - (% of loan)	1.0%
Agents Fees (% of site value)	1.00%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 5%
Finance Rate - Build (%)	6.0%
Finance Rate - Land (%)	6.0%