



Economic Viability Assessment – Various site archetypes across the District of Blaby

Planning and Regeneration

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1 Introduction

This report has been prepared as part of the evidence base for the District of Blaby Core Strategy. The report considers archetypal residential development sites (not actual sites) at the following locations across the District:

- Cosby
- Narborough
- Blaby
- Littlethorpe
- Whetstone (*2, one small site and one larger site)
- A generic rural site

The purpose of the report is to test whether the residential development site archetypes can support the provision of the necessary infrastructure and affordable housing in line with the Council's affordable housing policy and Section 106 requirements.

On this basis, for each site archetype, a residual development appraisal has been prepared using *Argus Circle Developer*, which calculates total revenue and deducts from that all costs associated with delivering the development including an element of developer profit, in order to determine what value is left to pay for the land. The residual land value for the residential development, expressed per acre, is then compared with benchmark acre values for the existing / alternative uses. The residual land value for the residential development must at least equal the existing / alternative use rates for the residential development to be considered viable.

2 The Sites

As stated above, site archetypes have been tested, rather than actual sites. Notwithstanding this, in order to ensure that the archetype is representative of potential sites in the settlement it represents, appropriate site sizes have been tested, based on analysis of the SHLAA and consultation with Blaby District Council.

The site sizes (Gross Area) are as below:

- Cosby (4 ha)
- Narborough (2.5 ha)
- Blaby (6 ha)
- Littlethorpe (2 ha)
- Whetstone*2 (10 ha and 1.8 ha)
- A generic rural site (1 ha)

For each site, the net developable area has been calculated based on the discounting formula published in the Blaby District Urban Capacity Study

- Sites up to 0.4 ha, 100% of Gross Area
 - Sites of 0.4 – 2 ha, 82.5% of Gross Area
 - Sites over 2 ha, 62.5% of Gross Area
-

3 Market Evidence

¹ The SHMA suggests 3% representation of 1 bedroom dwellings, and 55% for 2 bedroom dwellings. In the current market, however, we do not believe apartments (which 1 bedroom dwellings would be delivered as) are generally deliverable, and so we have merged the requirements for 1 and 2 bedroom dwellings

Narborough

Achieved Prices over 2011

Narborough						
6 bed	5 bed	4 bed	3 bed	2bed	Type	Approx. House Period, Other
	£290,000		£156,000		Detached	i/w semi, double garage
				£169,950	Detached	1990s
			£173,500		Detached	1980s OK
		£249,950			Detached	1970s
		£250,000			Detached	1980s
			£145,000		Semi Detached	1970s
			£137,500		Semi Detached	Edwardian
				£135,000	Semi Detached	1970s
			£152,800		Semi Detached	1970s/80s
			£180,000		Semi Detached	1990s
		£237,500			Detached	1990s
				£117,000	Terrace	Ex council stock
			£132,000		Semi Detached	1950s
		£212,500			Detached	1990s
				£205,000	Detached	bungalow
		£246,000			Detached	1970s
		£214,451			Detached	1980s
			£143,276		Semi Detached	1990s
	£465,000				Detached	Excellent, double garage, very large, 2 ensembles
			£194,000		Semi Detached	Edwardian semi
			£120,000		Town House	1980s/90s
			£180,000		Detached	1980s 90s
	£207,000				Detached	1980s/90s nice (small)
			£199,950		Detached	1990s
£250,000					Semi Detached	3 storey victorian t/house poor cond
			£207,000		Detached	1980s, large corner plot
		£249,950			Detached	1970s
			£163,000		Semi Detached	1990s vacant
				£130,000	Semi Detached	1980s/90s, garage
				£117,000	Terrace	Small victorian terrace
	£240,000				Detached	Small 5 bedroom, 2000s vacant
			£175,000		Detached	1980s
		£212,500			Detached	1970s
			£185,000		Detached	1980s
				£207,000	Detached	1980s
		£299,950			Detached	1980s
			£153,000		Detached	1970s link house
				£115,000	Terrace	Victorian terrace good condition
			£117,500		Semi Detached	1970s
			£120,000		Semi Detached	small 1990s semi, cheap area
			£131,500		Semi Detached	1970s
			£125,000		Terrace	1970s terrace
		£284,000			Detached	1990s
				£120,500	Terrace	1980s/90s
				£118,000	Terrace	

Suggested Pricing Structure based on Transactional Evidence

Dwelling Type	Size range	Size (sq ft)	Value (£)	£/sq ft
2 bed town house no garage	small	700	£135,000	£193
	medium	775	£140,000	£181
	large	850	£145,000	£171
3 bed town house no garage	small	775	£145,000	£187
	medium	850	£150,000	£176
	large	1000	£165,000	£165
3 bed semi / detached with garage	small	800	£155,000	£194
	medium	875	£165,000	£189
	large	1050	£185,000	£176
4 bed semi with garage	small	1050	£200,000	£190
	medium	1150	£215,000	£187
	large	1300	£230,000	£177
4 bed detached with garage	small	1100	£220,000	£200
	medium	1250	£240,000	£192
	large	1350	£245,000	£181
5 bed detached with garage	small	1450	£280,000	£193
	medium	1650	£305,000	£185
	large	2000	£350,000	£175

Development Mix adopted for development archetype

2 bedroom house, 700 square foot	-	15%
3 bedroom house, 875 square foot	-	60%
4 bedroom house, 1100 square foot	-	20%
5 bedroom house, 1450 square foot	-	5%

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Blaby

Achieved Prices over 2011

Blaby						
6 bed	5 bed	4 bed	3 bed	2bed	Type	Approx. House Period, Other
			£135,000		Semi Detached	1970s semi
		£315,000			Detached	bugalow with dormer
	£320,000		£163,000		Semi Detached	1970s semi
			£147,500		Detached	1970s with dormar
				£135,000	Semi Detached	interwar semi with garage
			£105,000		Semi Detached	on main road 1990s
		£214,500			Detached	poor cond town house edwardian 3 storey
		£195,000			Detached	period property
			£127,000		Semi Detached	end of terrace
		£205,000			Semi Detached	Edwardian semi with parking
		£275,000			Detached	1950s large
			£225,000		Detached	large 1920s with garage
			£155,000		Detached	inter war
			£114,750		Semi Detached	mid size i/w and garage
	£216,000				Semi Detached	large ex council stock
		£237,000			Detached	1960s/70s mid
			£168,000		Detached	Extended 60s/70s link house
	£207,500				Semi Detached	1920s, individual, with garage
			£157,000		Detached	small 1970s, with garage
		£285,000			Semi Detached	1970s semi with garage
			£147,500		Semi Detached	lovely village setting
			£146,500		Semi Detached	2000s, no garage
				£183,750	Bungalow	1970s semi
				£106,000	Terrace	Edwardian
			£140,000		Terrace	2000s, small no garage
			£181,000		Semi Detached	2000s 3 storey no garage
			£184,950		Semi Detached	2000s 3 storey no garage
				£125,000	Terrace	Edwardian terrace
		£205,000			Detached	1970s link house
			£176,000		Semi Detached	
				£109,500	Terrace	Edwardian terrace
		£235,000			Detached	1990s large, garage
			£177,500		Semi Detached	2000s
			£137,750		Semi Detached	2000s 2.5 storey small 4 bed
			£145,000		Semi Detached	small interwar semi and garage
			£145,000		Semi Detached	small 1970s semi and garage
			£174,950		Town House	ex council , large, extended, good fit out
			£170,000		Detached	bungalow
			£139,500		Semi Detached	small interwar and garage
		£245,000			Detached	bungalow
			£136,500		Semi Detached	small i/w semi no garage
			£150,000		Semi Detached	1970s semi
	£410,000				Detached	Supurb, individual, old Blaby
				£124,000	Terrace	Edwardian
			£65,000		Semi Detached	Ex Council Stock

Suggested Pricing Structure based on Transactional Evidence

Dwelling Type	Size range	Size (sq ft)	Value (£)	£/sq ft
2 bed town house no garage	small	700	£125,000	£179
	medium	775	£135,000	£174
	large	850	£140,000	£165
3 bed town house no garage	small	775	£140,000	£181
	medium	850	£155,000	£182
	large	1000	£165,000	£165
3 bed semi / detached with garage	small	800	£155,000	£194
	medium	875	£165,000	£189
	large	1050	£175,000	£167
4 bed semi with garage	small	1050	£190,000	£181
	medium	1150	£200,000	£174
	large	1300	£210,000	£162
4 bed detached with garage	small	1100	£205,000	£186
	medium	1250	£220,000	£176
	large	1350	£225,000	£167
5 bed detached with garage	small	1450	£255,000	£176
	medium	1650	£280,000	£170
	large	2000	£290,000	£145

Development Mix adopted for development archetype

2 bedroom house, 700 square foot	-	15%
3 bedroom house, 875 square foot	-	70%
4 bedroom house, 1100 square foot	-	10%
5 bedroom house, 1450 square foot	-	5%

Whetstone

Achieved Prices over 2011

Whetstone						
6 bed	5 bed	4 bed	3 bed	2bed	Type	Approx. House Period, Other
		£212,500			Detached	1990s small, conservatory integral garage
			£169,000		Detached	1970s large vacant
			£133,000		Semi Detached	1980s small integral garage
			£123,000		Detached	1990s/ 2000 small, integral garage
			£135,000		Semi Detached	2000s
		£300,000			Detached	2000s, large, double garage
			£119,950		Semi Detached	1970s poor condition
		£183,500			Semi Detached	2000s
			£125,000		Semi Detached	1980s
			£160,000		Detached	2000s
				£129,000	Semi Detached	2000s
			£152,950		Semi Detached	1970s with conservatory
			£123,000		Semi Detached	ex council interwar
			£189,950		Detached	2000s, largish 3 bed, integral garage, corner plot
			£184,000		Detached	1990s with conservatory
				£125,000	Detached	
			£118,750		Semi Detached	1970s vacant
			£128,500		Terrace	1970s vacant
			£146,000		Semi Detached	1980s no garage
			£165,000		Detached	1970s chalet bungalow
			£135,000		Semi Detached	1970s vacant
			£123,000		Semi Detached	bungalow
			£142,000		Terrace	2000s
	£280,000				Detached	1970s large, big plot
			£110,000		Terrace	Ex council stock
			£163,000		Semi Detached	2000s
			£138,000		Semi Detached	2000s
			£167,500		Detached	2000s
		£275,000			Detached	1990s large, integral garage
		£249,950			Detached	2000s
		£295,000			Detached	2000s vary large
		£320,000			Detached	2000s large
		£325,000			Detached	2000s large with double garage

Suggested Pricing Structure based on Transactional Evidence

Dwelling Type	Size range	Size (sq ft)	Value (£)	£/sq ft
2 bed town house no garage	small	700	£129,000	£184
	medium	775	£135,000	£174
	large	850	£140,000	£165
3 bed town house no garage	small	775	£140,000	£181
	medium	850	£155,000	£182
	large	1000	£160,000	£160
3 bed semi / detached with garage	small	800	£145,000	£181
	medium	875	£165,000	£189
	large	1050	£185,000	£176
4 bed semi with garage	small	1050	£185,000	£176
	medium	1150	£195,000	£170
	large	1300	£205,000	£158
4 bed detached with garage	small	1100	£200,000	£182
	medium	1250	£215,000	£172
	large	1350	£220,000	£163
5 bed detached with garage	small	1450	£265,000	£183
	medium	1650	£290,000	£176
	large	2000	£300,000	£150

Development Mix adopted for development archetype

2 bedroom house, 700 square foot	-	15%
3 bedroom house, 875 square foot	-	70%
4 bedroom house, 1100 square foot	-	10%
5 bedroom house, 1450 square foot	-	5%

Littlethorpe

Achieved Prices over 2011

Littlethorpe						
6 bed	5 bed	4 bed	3 bed	2bed	Type	Approx. House Period, Other
		£150,000		£110,000	Semi Detached	2000s 3 storey
			£155,000		Town House	1980sm large, no garage
			£193,000		Semi Detached	1970s, garage
			£130,000		Detached	1980/90s and garage
				£120,000	Detached	1970s and conservatory
	£290,000				Terrace	1970s no garage
				£195,000	Semi Detached	With workshop/ character bungalow
			£146,000		Detached	1960s 70s semi
			£146,950		Semi Detached	Edwardian Pallasade with study
			£155,000		Semi Detached	Edwardian Pallasade with study
			£132,000		Terrace	1960s 70s semi
			£140,500		Semi Detached	1960s 70s semi

Suggested Pricing Structure based on Transactional Evidence

Dwelling Type	Size range	Size (sq ft)	Value (£)	£/sq ft
2 bed town house no garage	small	700	£137,000	£196
	medium	775	£147,000	£190
	large	850	£152,000	£179
3 bed town house no garage	small	775	£152,000	£196
	medium	850	£157,000	£185
	large	1000	£172,000	£172
3 bed semi / detached with garage	small	800	£162,000	£203
	medium	875	£172,000	£197
	large	1050	£182,000	£173
4 bed semi with garage	small	1050	£202,000	£192
	medium	1150	£217,000	£189
	large	1300	£232,000	£178
4 bed detached with garage	small	1100	£222,000	£202
	medium	1250	£242,000	£194
	large	1350	£247,000	£183
5 bed detached with garage	small	1450	£282,000	£194
	medium	1650	£307,000	£186
	large	2000	£352,000	£176

Development Mix adopted for development archetype

2 bedroom house, 700 square foot	-	15%
3 bedroom house, 875 square foot	-	60%

4 bedroom house, 1100 square foot - 20%
 5 bedroom house, 1450 square foot - 5%

Cosby

Achieved Prices over 2011

Cosby						
6 bed	5 bed	4 bed	3 bed	2bed	Type	Approx. House Period, Other
			£140,000		Semi Detached	1970s semi, small, car port
			£120,000		Semi Detached	small chalet bungalow
			£153,000		Detached	1970s link house and conservatory
			£135,000		Semi Detached	ex council stock
			£146,000		Semi Detached	1970s semi,
			£134,000		Semi Detached	ex council stock
			£144,995		Detached	1970s link house
			£125,000		Semi Detached	1970s small chalet bung
			£130,000		Semi Detached	Small 1970s semi poor cond
			£161,000		Semi Detached	Edwardian small
		£240,000			Semi Detached	Interwar, large plot
			£155,000		Detached	2000s and garage
				£355,000	Bungalow	Interwar chalet bungalow
			£123,000		Semi Detached	1970s semi
			£135,000		Semi Detached	ex council stock, poor condition
				£145,000	Terrace	Town Centre, Character Property, End Terrace
			£155,000		Semi Detached	1970s semi
			£162,500		Semi Detached	2000s 3 bed and garage

Suggested Pricing Structure based on Transactional Evidence

Dwelling Type	Size range	Size (sq ft)	Value (£)	£/sq ft
2 bed town house no garage	small	700	£127,500	£182
	medium	775	£137,500	£177
	large	850	£142,500	£168
3 bed town house no garage	small	775	£140,000	£181
	medium	850	£145,000	£171
	large	1000	£160,000	£160
3 bed semi / detached with garage	small	800	£150,000	£188
	medium	875	£160,000	£183
	large	1050	£170,000	£162
4 bed semi with garage	small	1050	£190,000	£181
	medium	1150	£205,000	£178
	large	1300	£220,000	£169
4 bed detached with garage	small	1100	£210,000	£191
	medium	1250	£230,000	£184
	large	1350	£235,000	£174
5 bed detached with garage	small	1450	£270,000	£186
	medium	1650	£295,000	£179
	large	2000	£340,000	£170

Development Mix adopted for development archetype

2 bedroom house, 700 square foot	-	15%
3 bedroom house, 875 square foot	-	65%
4 bedroom house, 1100 square foot	-	15%
5 bedroom house, 1450 square foot	-	5%

Rural

Achieved Prices over 2011₂

Rural						
6 bed	5 bed	4 bed	3 bed	2bed	Type	Approx. House Period, Other
		£230,000	£121,500		Semi Detached	
			£176,500		Detached	2000s
			£265,000		Detached	1970s link
			£140,000		Detached	Edwardian
			£140,000		Detached	Extended semi
			£122,950		Semi Detached	1990s small no garage
	£192,500				Semi Detached	
			£169,000		Detached	Small 1970s, no garage
			£181,000		Detached	1990s
				£144,000	Detached	2000s, large 3 bed, integral garage
	£249,950				Terrace	Edwardian end terrace with garage
			£145,000		Detached	2000s large 4/5 bed, 4 baths
		£292,000			Detached	1970s
			£140,000		Detached	2000s very large, double garage
		£350,000			Semi Detached	1990s small
			£129,500		Detached	Period
			£230,000		Semi Detached	Period
			£124,999		Terrace	Period
				£98,000	Semi Detached	1970s small
			£125,000		Terrace	edwardian v.small
			£182,000		Semi Detached	1990s small, garage, poor cond
					Detached	1990s large
				£107,000	Terrace	Edwardian, small

2 For Stoney Stanton, adopted as beacon area

Suggested Pricing Structure based on Transactional Evidence

Dwelling Type	Size range	Size (sq ft)	Value (£)	£/sq ft
2 bed town house no garage	small	700	£142,000	£203
	medium	775	£155,000	£200
	large	850	£158,000	£186
3 bed town house no garage	small	775	£167,000	£215
	medium	850	£172,000	£202
	large	1000	£187,000	£187
3 bed semi / detached with garage	small	800	£177,000	£221
	medium	875	£187,000	£214
	large	1050	£197,500	£188
4 bed semi with garage	small	1050	£217,000	£207
	medium	1150	£230,000	£200
	large	1300	£235,000	£181
4 bed detached with garage	small	1100	£225,000	£205
	medium	1250	£240,000	£192
	large	1350	£245,000	£181
5 bed detached with garage	small	1450	£280,000	£193
	medium	1650	£305,000	£185
	large	2000	£350,000	£175

Development Mix adopted for development archetype

2 bedroom house, 775 square foot	-	15%
3 bedroom house, 875 square foot	-	55%
4 bedroom house, 1100 square foot	-	25%
5 bedroom house, 1450 square foot	-	5%

4 Cost Assumptions

This section summarises the cost assumptions adopted in our appraisals.

Cost Area	Assumption	Comment
Build Costs	£83 per square foot	We have adopted the current BCIS median build cost figure for general estate housing ³ in Leicestershire ⁴ , and added 20% to cover for external works, including site infrastructure – an “all in” build cost for housing. This is consistent with HCA appraisal guidance. No allowance is made for any site specific abnormal costs, on the basis that the appraisals are for archetypal sites within certain settlements.
S106 Costs	Varies by settlement, depending on local needs. See section on Section 106 and affordable housing, below.	
Marketing budget	1.5% for residential private sales and shared ownership	
Sales Agent Fee	1.0% of residential private sales and shared ownership	
Sales Legal Fee	0.5%	Applied to all tenures
Built Area Assumptions		
Density	35 dwellings per hectare	The house building industry’s current maximum preferred density
Phasing and Cashflow Assumptions		
Effective Date of appraisals	Current costs and sales prices assumed. No cost or value inflation is assumed	
Residential Sales absorption	c. 2 units per month	
Profit levels	18% of Profit on Value	An intermediate benchmark to the market, and our current default setting for Affordable Housing Viability Assessments

³ As of December 2011

⁴ There is not a published rate for the District of Blaby

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Cost Area	Assumption	Comment
Finance Rate	7.00%	Benchmarked to market
Other Costs		
Stamp Duty	5%	
Agent Fee (Land Acquisition)	1%	
Legal Fee (Land Acquisition)	0.75%	

5 Section 106 & Affordable Housing Assumptions

Section 106

We have allowed for Section 106 costs covering play and open space, police, libraries, education, civic waste, health (Primary Care Trust) and green travel packs. The Public Open Space, Libraries and education contributions are all a function of the number and mix of dwellings, and have been calculated for each site archetype, based on the anticipated residential development mix (See Section 3, above) applied to the rates for different sized dwellings (by bedroom) featured in the Council's *Planning Obligations and Developer Contribution SPD*. The contribution to the PCT is based on its own be-spoke modelling tool, and contributions have been applied in the appraisals for the Blaby, Whetstone and Cosby site archetype appraisals, where we have been informed that there is no health infrastructure capacity.

With regard to education contributions, they are not applied where there is sufficient local capacity. In situations where there is some capacity, but not enough to cover the entire anticipated level of population growth in an area, we have presumed that there will be a requirement for a contribution. The table below provides a summary of our assumptions regarding education contributions by settlement.

Education Contribution Requirement by Site Archetype

Settlement	Primary	Secondary /Upper
Blaby	On	Off
Whetstone	Off	On
Littlethorpe	On	On
Cosby	Off	On
Narborough	On	On
Rural	On	On

With regard to parks and open space contributions, we have assumed on site provision on all of the sites, with a maintenance contribution being payable, in line with the requirements of the SPD.

A full summary of Section 106 calculations is provided in Appendix One.

Affordable Housing

We have allowed for 25% affordable housing, split as follows:

- **By size:** 58%⁵ of which will be 2 bedroom dwellings, 40%, 3 bedroom dwellings, and 2%, 5 bedroom dwellings),
- **By tenure:** 40% (of the 25% affordable housing) being for social rent, 40% being for affordable rent, and 20% intermediate (shared ownership) tenure.

With regard to the value to which to attribute to these tenures in the development appraisals, we have allowed for 42% of the open market value (OMV) for social rent, 45% of OMV for affordable rent, and 65% for shared ownership⁶.

⁵ The SHMA suggests 3% representation of 1 bedroom dwellings, and 55% for 2 bedroom dwellings. In the current market, however, we do not believe apartments (which 1 bedroom dwellings would be delivered as) are generally deliverable, and so we have merged the requirements for 1 and 2 bedroom dwellings

⁶ Our assessment included consultation with local registered providers

6 Conclusion

As outlined previously, the assumptions outlined in sections 2-5, have been incorporated into a residual development appraisal for each settlement site archetype, which calculates total revenue and deducts from that all costs associated with delivering the development including an element of developer profit, along with affordable housing and Section 106 requirements, in order to determine what consideration is left to pay for land acquisition.

On this basis the model calculates the following residual values, per acre.

- Cosby
- Narborough
- Blaby
- Littlethorpe
- Whetstone (*2, one small site and one larger site)
- A generic rural site

Settlement Archetype (Size – Gross Area)	Residual Land Value (£) per gross acre
Cosby (4 ha / 9.8 ac)	£280,000
Narborough (2.5 ha / 6.17 ac)	£320,000
Blaby (6 ha / 14.82 ac)	£285,000
Littlethorpe (2 ha / 4.94 ac)	£450,000
Whetstone 1 (10 ha / 24.7 ac)	£260,000
Whetstone 2 (1.8 ha / 4.44 ac)	£390,000
Rural (1 ha / 2.471 ac)	£515,000

On this basis our analysis suggests that all the site archetypes, subject to the affordable housing and Section 106 requirements tested, are viable, with the exception of *Whetstone 1*, which is of marginal viability. Whilst the large site archetype in Whetstone is shown to be at the margins of viability, the fact that the smaller site is viable implies that, broadly, development sites in Whetstone (notwithstanding any abnormal costs) should be capable of supporting levels of contributions (on site affordable housing and section 106 payments) in close proximity to the Council's requirements as tested in this report.

Also, we would caution that potentially 15 year affordable housing policy should not necessarily be based entirely on the current, relatively difficult, market conditions, and the performance of the site archetypes in the current market environment, taking into account the 25% affordable housing and Section 106 requirements set out in Section 5, above, is encouraging.

Appendix 1: Section 106 Calculations

Type	Number	Tenure Mix				Value by Tenure											
		Open Market	Social Rent	Affordable Rent	Shared O	Value	Open Market	psf	value	Social Rent	psf	value	Affordable Rent	psf	value	Shared O	psf
2 bed	5.25	0.175	2.03	2.03	1.015	£130,000	700	£186	£54,600	700	£78	£58,500	700	£84	£84,500	700	£120.71
3 bed	10.5	7	1.4	1.4	0.7	£170,000	1100	£155	£71,400	1100	£65	£76,500	1,100	£70	£110,500	1100	£100.45
4 bed	17.5	17.325	0.07	0.07	0.035	£200,000	1400	£143	£84,000	1400	£60	£90,000	1,400	£64	£130,000	1400	£92.86
5 bed	1.75	1.75	0	0	0	£250,000	1650	£152	£105,000	1650	£64	£112,500	1,650	£68	£162,500	1650	£98.48

Total	35	26.25	3.5	3.5	1.75
	35				

Site Size (Dev)	1 ha	Site Size (Gross)	% coverage
Density	35 dph	1.00	100%
Yeild	35		

2 bed	15%
3 bed	30%
4 bed	50%
5 bed	5%
Total	100%

Social Rent	0.1	All Units	Social Rent is	0.42	of Open Market	Aff Rent is	0.45	of open market	Shared Equity is	0.65	of open market
Shared Ownership	0.05										
Affordable Rent	0.1										
25.00% Total Affor	25%	0.00%									

Build Period @ 2 per month 17.5 months or 1.458333333 years

INDICATIVE MIX

House type	No units	Affordable share %	Social Rent	Aff Rent	Shared	Total Aff	Private
1 bed			40%	40%	20%	0.25	
2 bed	5.25	5.08	2.03	2.03	1.015	5.075	0.175
3 bed	10.5	3.50	1.4	1.4	0.7	3.5	7
4 bed	17.5	0.18	0.07	0.07	0.035	0.175	17.325
5 bed	1.75						1.75
TOTAL	35	8.75				8.75	35

Affordable 26.25

PLAY AND OPEN SPACE REQUIREMENTS - OFF SITE (SPD FIGURES)

Mix	House type	Total financial contribu	Total contribution
0 1 bed		1,461.33	£0
5.25 2 bed		2,435.55	£12,787
10.5 3 bed		3,896.88	£40,917
19.25 4+ bed		4,871.10	£93,769

OPEN SPACE REQUIREMENTS - ON SITE (MAINTENANCE)

House type	No units	Total financial co	Total contribution
1 bed			
2 bed	5.25		
3 bed	10.5		
4+ bed	19.25		
TOTAL	35	903.96 £	31,638.60

OPEN SPACE REQUIREMENTS - ON SITE (0.4ha per 100 dwellings)

House type	No units	Total open space req.
1 bed		
2 bed	5.25	
3 bed	10.5	
4+ bed	19.25	
TOTAL	35	0.14

POLICE CONTRIBUTIONS

Total units	Cost per dv	Total contribution
35	£606	£21,210

EDUCATION CONTRIBUTIONS

Total units	Primary	Secondary	Upper
	£2,904	£1,788	£1,863
35	£101,640	£62,580	£65,205

CIVIC WASTE

Total units	Cost per dv	Contribution
35	£28.12	£984.20

HEALTH

Total units	Cost per dv	Contribution
35	£459	£16,065

GREEN TRAVEL PACKS

Total units	Cost per dv	Contribution
35	£50.18	£1,756.30

LIBRARY SERVICES

House type	No units	Contribution per dwelling
1 bed		£27.18
2 bed	5.25	£54.35 £ 285.34
3 bed	10.5	£63.41 £ 665.81
4 bed	17.5	£63.41 £ 1,109.68
5 bed	1.75	£63.41 £ 110.97
TOTAL	35	£ 2,171.79

AGGREGATE SECTION 106 CONTRIBUTIONS

£450,723.44

Type	Number	Tenure Mix				Value by Tenure											
		Open Market	Social Rent	Affordable Rent	Shared O	Value	Open Market	psf	value	Social Rent	psf	value	Affordable Rent	psf	value	Shared O	psf
2 bed	32.8125	1.09375	12.6875	12.6875	6.34375	£129,000	700	£184	£54,180	700	£77	£58,050	700	£83	£83,850	700	£119.79
3 bed	153.125	131.25	8.75	8.75	4.375	£165,000	875	£189	£69,300	875	£79	£74,250	875	£85	£107,250	875	£122.57
4 bed	21.875	20.78125	0.4375	0.4375	0.21875	£200,000	1100	£182	£84,000	1100	£76	£90,000	1,100	£82	£130,000	1100	£118.18
5 bed	10.9375	10.9375	0	0	0	£265,000	1450	£183	£111,300	1450	£77	£119,250	1,450	£82	£172,250	1450	£118.79
Total	218.75	164.0625	21.875	21.875	10.9375												

Site Size (Dev)	6.25 ha	Site Size (Gross)	% coverage
Density	35 dph	10.00	63% Large Site of over 2ha
Yield	218.75		

2 bed	15%
3 bed	70%
4 bed	10%
5 bed	5%
Total	100%

Social Rent	0.1	All Units	Social Rent is 0.42	of Open Market	Aff Rent is 0.45	of open market	Shared Equity is 0.65	of open market
Shared Ownership	0.05							
Affordable Rent	0.1							
25.00% Total Affor	25%	0.00%						

Build Period @ 2 per month 109.375 months or 9.114583333 years

INDICATIVE MIX

House type	No units	Affordable share %	Social Rent	Aff Rent	Shared	Total Aff	Private
1 bed				40%	40%	20%	0.25
2 bed	32.8125	31.72	12.6875	12.6875	6.34375	31.71875	1.09375
3 bed	153.125	21.88	8.75	8.75	4.375	21.875	131.25
4 bed	21.875	1.09	0.4375	0.4375	0.21875	1.09375	20.78125
5 bed	10.9375						10.9375
TOTAL	218.75	54.6875				54.6875	218.75

Affordable 164.0625

PLAY AND OPEN SPACE REQUIREMENTS - OFF SITE (SPD FIGURES)

Mix	House type	Total financial contribu	Total contribution
0	1 bed		
32.8125	2 bed		
153.125	3 bed		
32.8125	4+ bed		

OPEN SPACE REQUIREMENTS - ON SITE (MAINTENANCE)

House type	No units	Total financial co	Total contribution
1 bed			
2 bed	32.8125		
3 bed	153.125		
4+ bed	32.8125		
TOTAL	218.75	903.96 £	197,741.25

OPEN SPACE REQUIREMENTS - ON SITE (0.4ha per 100 dwellings)

House type	No units	Total open space req.
1 bed		
2 bed		
3 bed		
4+ bed		
TOTAL		

POLICE CONTRIBUTIONS

Total units	Cost per dv	Total contribution
218.75	£606	£132,563

EDUCATION CONTRIBUTIONS

Total units	Primary	Secondary	Upper
	£0	£1,788	£1,863
218.75	£0	£391,125	£407,531

CIVIC WASTE

Total units	Cost per dv	Contribution
218.75	£28.12	£6,151.25

HEALTH

Total units	Cost per dv	Contribution
218.75	£459	£100,406

GREEN TRAVEL PACKS

Total units	Cost per dv	Contribution
218.75	£50.18	£10,976.88

LIBRARY SERVICES

House type	No units	Contribution per dwelling
1 bed		£27.18
2 bed	32.8125	£54.35 £ 1,783.36
3 bed	153.125	£63.41 £ 9,709.66
4 bed	21.875	£63.41 £ 1,387.09
5 bed	10.9375	£63.41 £ 693.55
TOTAL	218.75	£ 13,573.66

AGGREGATE SECTION 106 CONTRIBUTIONS

£1,260,068.03

Type	Number	Tenure Mix				Value by Tenure											
		Open Market	Social Rent	Affordable Rent	Shared O	Value	Open Market	psf	value	Social Rent	psf	value	Affordable Rent	psf	value	Shared O	psf
2 bed	7.79625	0.259875	3.01455	3.01455	1.507275	£129,000	700	£184	£54,180	700	£77	£58,050	700	£83	£83,850	700	£119.79
3 bed	36.3825	31.185	2.079	2.079	1.0395	£165,000	875	£189	£69,300	875	£79	£74,250	875	£85	£107,250	875	£122.57
4 bed	5.1975	4.937625	0.10395	0.10395	0.051975	£200,000	1100	£182	£84,000	1100	£76	£90,000	1,100	£82	£130,000	1100	£118.18
5 bed	2.59875	2.59875	0	0	0	£265,000	1450	£183	£111,300	1450	£77	£119,250	1,450	£82	£172,250	1450	£118.79
Total	51.975	38.98125	5.1975	5.1975	2.59875												
	51.975																

Site Size (Dev)	1.485 ha	Site Size (Gross)	% coverage
Density	35 dph	1.80	83% Large Site of over 2ha
Yeild	51.975		

2 bed	15%
3 bed	70%
4 bed	10%
5 bed	5%
Total	100%

Social Rent	0.1	All Units	Social Rent is	0.42	of Open Market	Aff Rent is	0.45	of open market	Shared Equity is	0.65 of open market
Shared Ownership	0.05									
Affordable Rent	0.1									
25.00% Total Affor	25%	0.00%								

Build Period @ 2 per month 25.9875 months or 2.165625 years

INDICATIVE MIX

House type	No units	Affordable share %	Social Rent	Aff Rent	Shared	Total Aff	Private
1 bed				40%	40%	20%	0.25
2 bed	7.79625	7.54	3.01455	3.01455	1.507275	7.536375	0.259875
3 bed	36.3825	5.20	2.079	2.079	1.0395	5.1975	31.185
4 bed	5.1975	0.26	0.10395	0.10395	0.051975	0.259875	4.937625
5 bed	2.59875						2.59875
TOTAL	51.975	12.99375				12.99375	51.975
							38.98125

Affordable

PLAY AND OPEN SPACE REQUIREMENTS - OFF SITE (SPD FIGURES)

Mix	House type	Total financial contribu	Total contribution
	0 1 bed		
	7.79625 2 bed		
	36.3825 3 bed		
	7.79625 4+ bed		

OPEN SPACE REQUIREMENTS - ON SITE (MAINTENANCE)

House type	No units	Total financial co	Total contribution
1 bed			
2 bed	7.79625		
3 bed	36.3825		
4+ bed	7.79625		
TOTAL	51.975	903.96 £	46,983.32

OPEN SPACE REQUIREMENTS - ON SITE (0.4ha per 100 dwellings)

House type	No units	Total open space req.
1 bed		
2 bed		
3 bed		
4+ bed		
TOTAL		

POLICE CONTRIBUTIONS

Total units	Cost per dv	Total contribution
51.975	£606	£31,497

EDUCATION CONTRIBUTIONS

Total units	Primary	Secondary	Upper
	£0	£1,788	£1,863
51.975	£0	£92,931	£96,829

CIVIC WASTE

Total units	Cost per dv	Contribution
51.975	£28.12	£1,461.54

HEALTH

Total units	Cost per dv	Contribution
51.975	£459	£23,857

GREEN TRAVEL PACKS

Total units	Cost per dv	Contribution
51.975	£50.18	£2,608.11

LIBRARY SERVICES

House type	No units	Contribution per dwelling
1 bed		£27.18
2 bed	7.79625	£54.35 £ 423.73
3 bed	36.3825	£63.41 £ 2,307.01
4 bed	5.1975	£63.41 £ 329.57
5 bed	2.59875	£63.41 £ 164.79
TOTAL	51.975	£ 3,225.10

AGGREGATE SECTION 106 CONTRIBUTIONS

£299,392.16

Type	Number	Tenure Mix				Value by Tenure											
		Open Market	Social Rent	Affordable Rent	Shared O	Value	Open Market	psf	value	Social Rent	psf	value	Affordable Rent	psf	value	Shared O	psf
2 bed	8.6625	0.28875	3.3495	3.3495	1.67475	£137,000	700	£196	£57,540	700	£82	£61,650	700	£88	£89,050	700	£127.21
3 bed	34.65	28.875	2.31	2.31	1.155	£172,000	875	£197	£72,240	875	£83	£77,400	875	£88	£111,800	875	£127.77
4 bed	11.55	11.26125	0.1155	0.1155	0.05775	£222,000	1100	£202	£93,240	1100	£85	£99,900	1,100	£91	£144,300	1100	£131.18
5 bed	2.8875	2.8875	0	0	0	£282,000	1450	£194	£118,440	1450	£82	£126,900	1,450	£88	£183,300	1450	£126.41
Total	57.75	43.3125	5.775	5.775	2.8875												

Site Size (Dev)	1.65 ha	Site Size (Gross)	2.00	% coverage	83%
Density	35 dph				
Yield	57.75				

2 bed	15%
3 bed	60%
4 bed	20%
5 bed	5%
Total	100%

Social Rent	0.1	All Units	Social Rent is	0.42	of Open Market	Aff Rent is	0.45	of open market	Shared Equity is	0.65	of open market
Shared Ownership	0.05										
Affordable Rent	0.1										
25.00% Total Affor	25%	0.00%									

Build Period @ 2 per month 28.875 months or 2.40625 years

INDICATIVE MIX

House type	No units	Affordable share %	Social Rent	Aff Rent	Shared	Total Aff	Private
1 bed			40%	40%		20%	0.25
2 bed	8.6625	8.37	3.3495	3.3495	1.67475	8.37375	0.28875
3 bed	34.65	5.78	2.31	2.31	1.155	5.775	28.875
4 bed	11.55	0.29	0.1155	0.1155	0.05775	0.28875	11.26125
5 bed	2.8875						2.8875
TOTAL	57.75	14.4375				14.4375	57.75
							43.3125

Affordable

PLAY AND OPEN SPACE REQUIREMENTS - OFF SITE (SPD FIGURES)

Mix	House type	Total financial contribu	Total contribution
0	1 bed		
8.6625	2 bed		
34.65	3 bed		
14.4375	4+ bed		

OPEN SPACE REQUIREMENTS - ON SITE (MAINTENANCE)

House type	No units	Total financial co	Total contribution
1 bed			
2 bed	8.6625		
3 bed	34.65		
4+ bed	14.4375		
TOTAL	57.75	903.96 £	52,203.69

OPEN SPACE REQUIREMENTS - ON SITE (0.4ha per 100 dwellings)

House type	No units	Total open space req.
1 bed		
2 bed	8.6625	
3 bed	34.65	
4+ bed	14.4375	
TOTAL	57.75	0.231

POLICE CONTRIBUTIONS

Total units	Cost per dv	Total contribution
57.75	£606	£34,997

EDUCATION CONTRIBUTIONS

Total units	Primary	Secondary	Upper
	£2,904	£1,788	£1,863
57.75	£167,706	£103,257	£107,588

CIVIC WASTE

Total units	Cost per dv	Contribution
57.75	£28.12	£1,623.93

HEALTH

Total units	Cost per dv	Contribution
57.75	£0	£0

GREEN TRAVEL PACKS

Total units	Cost per dv	Contribution
57.75	£50.18	£2,897.90

LIBRARY SERVICES

House type	No units	Contribution per dwelling
1 bed		£27.18
2 bed	8.6625	£54.35 £ 470.81
3 bed	34.65	£63.41 £ 2,197.16
4 bed	11.55	£63.41 £ 732.39
5 bed	2.8875	£63.41 £ 183.10
TOTAL	57.75	£ 3,583.45

AGGREGATE SECTION 106 CONTRIBUTIONS

£473,856.71

Type	Number	Tenure Mix				Value by Tenure											
		Open Market	Social Rent	Affordable Rent	Shared O	Value	Open Market	psf	value	Social Rent	psf	value	Affordable Rent	psf	value	Shared O	psf
2 bed	8.203125	0.2734375	3.171875	3.171875	1.5859375	£135,000	700	£193	£56,700	700	£81	£60,750	700	£87	£87,750	700	£125.36
3 bed	32.8125	27.34375	2.1875	2.1875	1.09375	£165,000	875	£189	£69,300	875	£79	£74,250	875	£85	£107,250	875	£122.57
4 bed	10.9375	10.6640625	0.109375	0.109375	0.0546875	£220,000	1100	£200	£92,400	1100	£84	£99,000	1,100	£90	£143,000	1100	£130.00
5 bed	2.734375	2.734375	0	0	0	£280,000	1450	£193	£117,600	1450	£81	£126,000	1,450	£87	£182,000	1450	£125.52
Total	54.6875	41.015625	5.46875	5.46875	2.734375												

Site Size (Dev)	1.5625 ha	Site Size (Gross)	2.50	% coverage	63%
Density	35 dph				
Yeild	54.6875				

2 bed	15%
3 bed	60%
4 bed	20%
5 bed	5%
Total	100%

Social Rent	0.1	All Units	Social Rent is	0.42	of Open Market	Aff Rent is	0.45	of open market	Shared Equity is	0.65	of open market
Shared Ownership	0.05										
Affordable Rent	0.1										
25.00% Total Affor	25%	0.00%									

Build Period @ 2 per month 27.34375 months or 2.278645833 years

INDICATIVE MIX

House type	No units	Affordable share %	Social Rent	Aff Rent	Shared	Total Aff	Private
1 bed				40%	40%	20%	0.25
2 bed	8.203125	7.93	3.171875	3.171875	1.5859375	7.9296875	0.2734375
3 bed	32.8125	5.47	2.1875	2.1875	1.09375	5.46875	27.34375
4 bed	10.9375	0.27	0.109375	0.109375	0.0546875	0.2734375	10.6640625
5 bed	2.734375						2.734375
TOTAL	54.6875	13.671875				13.671875	54.6875
							41.015625

Affordable

PLAY AND OPEN SPACE REQUIREMENTS - OFF SITE (SPD FIGURES)

Mix	House type	Total financial contribu	Total contribution
	0 1 bed	0.00	£0
	8.203125 2 bed	0.00	£0
	32.8125 3 bed	0.00	£0
	13.671875 4+ bed	0.00	£0

OPEN SPACE REQUIREMENTS - ON SITE (MAINTENANCE)

House type	No units	Total financial coi	Total contribution
1 bed			
2 bed	8.203125		
3 bed	32.8125		
4+ bed	13.671875		
TOTAL	54.6875	903.96 £	49,435.31

OPEN SPACE REQUIREMENTS - ON SITE (0.4ha per 100 dwellings)

House type	No units	Total open space req.
1 bed		
2 bed	8.203125	
3 bed	32.8125	
4+ bed	13.671875	
TOTAL	54.6875	0.21875

POLICE CONTRIBUTIONS

Total units	Cost per dv	Total contribution
54.6875	£606	£33,141

EDUCATION CONTRIBUTIONS

Total units	Primary	Secondary	Upper
	£2,904	£1,788	£1,863
54.6875	£158,813	£97,781	£101,883

CIVIC WASTE

Total units	Cost per dv	Contribution
54.6875	£28.12	£1,537.81

HEALTH

Total units	Cost per dv	Contribution
54.6875	£0	£0

GREEN TRAVEL PACKS

Total units	Cost per dv	Contribution
54.6875	£50.18	£2,744.22

LIBRARY SERVICES

House type	No units	Contribution per dwelling
1 bed		£27.18
2 bed	8.203125	£54.35 £ 445.84
3 bed	32.8125	£63.41 £ 2,080.64
4 bed	10.9375	£63.41 £ 693.55
5 bed	2.734375	£63.41 £ 173.39
TOTAL	54.6875	£ 3,393.41

AGGREGATE SECTION 106 CONTRIBUTIONS

£448,727.95

Type	Number	Tenure Mix				Value by Tenure											
		Open Market	Social Rent	Affordable Rent	Shared O	Value	Open Market	psf	value	Social Rent	psf	value	Affordable Rent	psf	value	Shared O	psf
2 bed	19.6875	0.65625	7.6125	7.6125	3.80625	£125,000	700	£179	£52,500	700	£75	£56,250	700	£80	£81,250	700	£116.07
3 bed	91.875	78.75	5.25	5.25	2.625	£165,000	875	£189	£69,300	875	£79	£74,250	875	£85	£107,250	875	£122.57
4 bed	13.125	12.46875	0.2625	0.2625	0.13125	£205,000	1100	£186	£86,100	1100	£78	£92,250	1,100	£84	£133,250	1100	£121.14
5 bed	6.5625	6.5625	0	0	0	£255,000	1450	£176	£107,100	1450	£74	£114,750	1,450	£79	£165,750	1450	£114.31
Total	131.25	98.4375	13.125	13.125	6.5625												

Site Size (Dev)	3.75 ha	Site Size (Gross)	6.00	% coverage	63%
Density	35 dph				
Yeild	131.25				

2 bed	15%
3 bed	70%
4 bed	10%
5 bed	5%
Total	100%

Social Rent	0.1	All Units	Social Rent is	0.42	of Open Market	Aff Rent is	0.45	of open market	Shared Equity is	0.65	of open market
Shared Ownership	0.05										
Affordable Rent	0.1										
25.00% Total Affor	25%	0.00%									

Build Period @ 2 per month 65.625 months or 5.46875 years

INDICATIVE MIX							
House type	No units	Affordable share %	Social Rent	Aff Rent	Shared	Total Aff	Private
1 bed				40%	40%	20%	0.25
2 bed	19.6875	19.03	7.6125	7.6125	3.80625	19.03125	0.65625
3 bed	91.875	13.13	5.25	5.25	2.625	13.125	78.75
4 bed	13.125	0.66	0.2625	0.2625	0.13125	0.65625	12.46875
5 bed	6.5625						6.5625
TOTAL	131.25	32.8125				32.8125	131.25
							98.4375

Affordable

PLAY AND OPEN SPACE REQUIREMENTS - OFF SITE (SPD FIGURES)

Mix	House type	Total financial contribu	Total contribution
	0 1 bed		£0
	19.6875 2 bed		£0
	91.875 3 bed		£0
	19.6875 4+ bed		£0

OPEN SPACE REQUIREMENTS - ON SITE (MAINTENANCE)

House type	No units	Total financial coi	Total contribution
1 bed			
2 bed	19.6875		
3 bed	91.875		
4+ bed	19.6875		
TOTAL	131.25	903.96 £	118,644.75

OPEN SPACE REQUIREMENTS - ON SITE (0.4ha per 100 dwellings)

House type	No units	Total open space req.
1 bed		
2 bed	19.6875	
3 bed	91.875	
4+ bed	19.6875	
TOTAL	131.25	0.525

POLICE CONTRIBUTIONS

Total units	Cost per dv	Total contribution
131.25	£606	£79,538

EDUCATION CONTRIBUTIONS

Total units	Primary	Secondary	Upper
	£2,904		
131.25	£381,150		£0
			£0

CIVIC WASTE

Total units	Cost per dv	Contribution
131.25	£28.12	£3,690.75

HEALTH

Total units	Cost per dv	Contribution
131.25	£459	£60,244

GREEN TRAVEL PACKS

Total units	Cost per dv	Contribution
131.25	£50.18	£6,586.13

LIBRARY SERVICES

House type	No units	Contribution per dwelling
1 bed		£27.18
2 bed	19.6875	£54.35 £ 1,070.02
3 bed	91.875	£63.41 £ 5,825.79
4 bed	13.125	£63.41 £ 832.26
5 bed	6.5625	£63.41 £ 416.13
TOTAL	131.25	£ 8,144.19

AGGREGATE SECTION 106 CONTRIBUTIONS

£657,997.07

Type	Number	Tenure Mix				Value by Tenure											
		Open Market	Social Rent	Affordable Rent	Shared O	Value	Open Market	psf	value	Social Rent	psf	value	Affordable Rent	psf	value	Shared O	psf
2 bed	13.125	0.4375	5.075	5.075	2.5375	£127,500	700	£182	£53,550	700	£77	£57,375	700	£82	£82,875	700	£118.39
3 bed	56.875	48.125	3.5	3.5	1.75	£160,000	875	£183	£67,200	875	£77	£72,000	875	£82	£104,000	875	£118.86
4 bed	13.125	12.6875	0.175	0.175	0.0875	£210,000	1100	£191	£88,200	1100	£80	£94,500	1,100	£86	£136,500	1100	£124.09
5 bed	4.375	4.375	0	0	0	£270,000	1450	£186	£113,400	1450	£78	£121,500	1,450	£84	£175,500	1450	£121.03
Total	87.5	65.625	8.75	8.75	4.375												

Site Size (Dev)	2.5 ha	Site Size (Gross)	% coverage
Density	35 dph	4.00	63%
Yeild	87.5		
2 bed	15%		
3 bed	65%		
4 bed	15%		
5 bed	5%		
	100%		

Social Rent	0.1	All Units	Social Rent is	0.42	of Open Market	Aff Rent is	0.45	of open market	Shared Equity is	0.65 of open market
Shared Ownership	0.05									
Affordable Rent	0.1									
25.00% Total Affor	25%	0.00%								

Build Period @ 2 per month 43.75 months or 3.645833333 years

INDICATIVE MIX							
House type	No units	Affordable share %	Social Rent	Aff Rent	Shared	Total Aff	Private
1 bed			40%	40%	20%	0.25	
2 bed	13.125	12.69	5.075	5.075	2.5375	12.6875	0.4375
3 bed	56.875	8.75	3.5	3.5	1.75	8.75	48.125
4 bed	13.125	0.44	0.175	0.175	0.0875	0.4375	12.6875
5 bed	4.375						4.375
TOTAL	87.5	21.875				21.875	87.5
							65.625

Affordable

PLAY AND OPEN SPACE REQUIREMENTS - OFF SITE (SPD FIGURES)

Mix	House type	Total financial contribu	Total contribution
	0 1 bed		£0
	13.125 2 bed		£0
	56.875 3 bed		£0
	17.5 4+ bed		£0

OPEN SPACE REQUIREMENTS - ON SITE (MAINTENANCE)

House type	No units	Total financial coi	Total contribution
1 bed			
2 bed	13.125		
3 bed	56.875		
4+ bed	17.5		
TOTAL	87.5	903.96 £	79,096.50

OPEN SPACE REQUIREMENTS - ON SITE (0.4ha per 100 dwellings)

House type	No units	Total open space req.
1 bed		
2 bed	13.125	
3 bed	56.875	
4+ bed	17.5	
TOTAL	87.5	0.35

POLICE CONTRIBUTIONS

Total units	Cost per dv	Total contribution
87.5	£606	£53,025

EDUCATION CONTRIBUTIONS

Total units	Primary	Secondary	Upper
	£0	£1,788	£1,863
87.5	£0	£156,450	£163,013

CIVIC WASTE

Total units	Cost per dv	Contribution
87.5	£28.12	£2,460.50

HEALTH

Total units	Cost per dv	Contribution
87.5	£459	£40,163

GREEN TRAVEL PACKS

Total units	Cost per dv	Contribution
87.5	£50.18	£4,390.75

LIBRARY SERVICES

House type	No units	Contribution per dwelling
1 bed		£27.18
2 bed	13.125	£54.35 £ 713.34
3 bed	56.875	£63.41 £ 3,606.44
4 bed	13.125	£63.41 £ 832.26
5 bed	4.375	£63.41 £ 277.42
TOTAL	87.5	£ 5,429.46

AGGREGATE SECTION 106 CONTRIBUTIONS

£504,027.21

Type	Number	Tenure Mix				Value by Tenure											
		Open Market	Social Rent	Affordable Rent	Shared O	Value	Open Market	psf	value	Social Rent	psf	value	Affordable Rent	psf	value	Shared O	psf
2 bed	4.33125	0.144375	1.67475	1.67475	0.837375	£155,000	775	£200	£65,100	775	£84	£69,750	775	£90	£100,750	775	£130.00
3 bed	15.88125	12.99375	1.155	1.155	0.5775	£187,000	875	£214	£78,540	875	£90	£84,150	875	£96	£121,550	875	£138.91
4 bed	7.21875	7.074375	0.05775	0.05775	0.028875	£225,000	1100	£205	£94,500	1100	£86	£101,250	1,100	£92	£146,250	1100	£132.95
5 bed	1.44375	1.44375	0	0	0	£280,000	1450	£193	£117,600	1450	£81	£126,000	1,450	£87	£182,000	1450	£125.52
Total	28.875	21.65625	2.8875	2.8875	1.44375												

Site Size (Dev)	0.825 ha	Site Size (Gross)	1.00	% coverage	83%
Density	35 dph				
Yield	28.875				

2 bed	15%
3 bed	55%
4 bed	25%
5 bed	5%
Total	100%

Social Rent	0.1	All Units	Social Rent is	0.42	of Open Market	Aff Rent is	0.45	of open market	Shared Equity is	0.65 of open market
Shared Ownership	0.05									
Affordable Rent	0.1									
25.00% Total Affor	25%	0.00%								

Build Period @ 2 per month 14.4375 months or 1.203125 years

INDICATIVE MIX

House type	No units	Affordable share %	Social Rent	Aff Rent	Shared	Total Aff	Private
1 bed				40%	40%	20%	0.25
2 bed	4.33125	4.19	1.67475	1.67475	0.837375	4.186875	0.144375
3 bed	15.88125	2.89	1.155	1.155	0.5775	2.8875	12.99375
4 bed	7.21875	0.14	0.05775	0.05775	0.028875	0.144375	7.074375
5 bed	1.44375						1.44375
TOTAL	28.875	7.21875				7.21875	28.875
							21.65625

Affordable

PLAY AND OPEN SPACE REQUIREMENTS - OFF SITE (SPD FIGURES)

Mix	House type	Total financial contribu	Total contribution
	0 1 bed		£0
	4.33125 2 bed		£0
	15.88125 3 bed		£0
	8.6625 4+ bed		£0

OPEN SPACE REQUIREMENTS - ON SITE (MAINTENANCE)

House type	No units	Total financial co	Total contribution
1 bed			
2 bed	4.33125		
3 bed	15.88125		
4+ bed	8.6625		
TOTAL	28.875	903.96 £	26,101.85

OPEN SPACE REQUIREMENTS - ON SITE (0.4ha per 100 dwellings)

House type	No units	Total open space req.
1 bed		
2 bed	4.33125	
3 bed	15.88125	
4+ bed	8.6625	
TOTAL	28.875	0.1155

POLICE CONTRIBUTIONS

Total units	Cost per dv	Total contribution
28.875	£606	£17,498

EDUCATION CONTRIBUTIONS

Total units	Primary	Secondary	Upper
	£2,904	£1,788	£1,863
28.875	£83,853	£51,629	£53,794

CIVIC WASTE

Total units	Cost per dv	Contribution
28.875	£28.12	£811.97

HEALTH

Total units	Cost per dv	Contribution
28.875	£459	£13,254

GREEN TRAVEL PACKS

Total units	Cost per dv	Contribution
28.875	£50.18	£1,448.95

LIBRARY SERVICES

House type	No units	Contribution per dwelling
1 bed		£27.18
2 bed	4.33125	£54.35 £ 235.40
3 bed	15.88125	£63.41 £ 1,007.03
4 bed	7.21875	£63.41 £ 457.74
5 bed	1.44375	£63.41 £ 91.55
TOTAL	28.875	£ 1,791.72

AGGREGATE SECTION 106 CONTRIBUTIONS

£250,181.98