

GLA Toolkit Model - September 2014 - BPC toolkit with costs split out - 20 unit scheme.xls - Microsoft Excel

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

Use this button to clear an individual page on the toolkit. NB: This action cannot be undone!

Clear

----- Site Details -----

Site Address	Sandycombe Centre 1-9 Sandycombe Road TW9 2EP
Site Reference	
Application Number	
NLUD Reference	
UPRN or Grid Reference	
Scheme Description	20 flats and 3 commercial units

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Development Control Model - Greater London Authority - 2014

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

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--- Basic Site Information --- Clear

You must complete this page

Site Area

Total Size of Site In Hectares 0.147

Dwellings

Number of Dwellings (Density is then calculated) 20

Density (Enter a value, or choose from the listbox) 136.05

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 20

Resulting Density 136 dph

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AutoSum Fill Sort & Find & Filter Clear

← Toolkit Application →

There are two ways to use the Toolkit.
Choose from either:-

Option 1 - Forward Planning
Select this option for policy testing and development control using benchmark unit types and data

or

Option 2 - Scheme Specific Appraisal
Select this option for assessing a scheme using specific unit types and data. Some benchmark data is available

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Market Values

Clear

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

Ref.	Description of Unit Type	Sale			Low Cost Sale			Equity Share			Shared Ownership		
		Total Units	User Market Value	Adjusted Market Value	Total Units	Adjusted Market Value	Total Units	Adjusted Market Value	Total Units	Adjusted Market Value			
1	F1	1	£ 615,000	£ 615,000		£ -		£ -		£ -			
2	F2	1	£ 585,000	£ 585,000		£ -		£ -		£ -			
3	F3	1	£ 450,000	£ 450,000		£ -		£ -		£ -			
4	F4	1	£ 450,000	£ 450,000		£ -		£ -		£ -			
5	F5	1	£ 385,000	£ 385,000		£ -		£ -		£ -			
6	F6	1	£ 630,000	£ 630,000		£ -		£ -		£ -			
7	F7	1	£ 575,000	£ 575,000		£ -		£ -		£ -			
8	F8	1	£ 450,000	£ 450,000		£ -		£ -		£ -			
9	F9	1	£ 450,000	£ 450,000		£ -		£ -		£ -			
10	F10	1	£ 370,000	£ 370,000		£ -		£ -		£ -			
11	F11	1	£ 615,000	£ 615,000		£ -		£ -		£ -			
12	F12	1	£ 615,000	£ 615,000		£ -		£ -		£ -			
13	F13	1	£ 645,000	£ 645,000		£ -		£ -		£ -			
14	F14	1	£ 585,000	£ 585,000		£ -		£ -		£ -			
15	F15	1	£ 450,000	£ 450,000		£ -		£ -		£ -			
16	F16	1	£ 450,000	£ 450,000		£ -		£ -		£ -			
17	F17	1	£ 585,000	£ 585,000		£ -		£ -		£ -			
18	F18	1	£ 450,000	£ 450,000		£ -		£ -		£ -			
19	F19	1	£ 575,000	£ 575,000		£ -		£ -		£ -			
20	F20	1	£ 660,000	£ 660,000		£ -		£ -		£ -			
21				£ -		£ -		£ -		£ -			
22				£ -		£ -		£ -		£ -			
23				£ -		£ -		£ -		£ -			
24				£ -		£ -		£ -		£ -			
25				£ -		£ -		£ -		£ -			
26				£ -		£ -		£ -		£ -			
27				£ -		£ -		£ -		£ -			

----- 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			Other Development Costs			
Building Type	Toolkit Values	User Values	Additional Cost	Toolkit Values	User Values	
Flats (40+ storeys)	£3,494		Professional Fees %	12.0%		of build costs
Flats (16-40 storeys)	£2,623		Interest rate (Market)	6.75%		of build costs (Sale, Equity Share and Low Cost Sale units)
Flats (6-15 storeys)	£2,037		Interest Rate (Affordable Hou	6.75%		of build costs Rental tenures and Shared Ownership)
Flats (5 & less storeys)	£1,497	£3,615.96	Marketing Fees	3.0%	3.5%	of market value
Houses <= 75m2	£1,113		Developers Return	20.0%		of market value applies to market housing
Houses > 75m2	£976		Contractors Return	6.0%		of development costs (excl finance) (affordable housing)
Code for Sustainable Homes level (3-6)			Construction Period (1+ Years)		1.30	

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

Exceptional Development Costs		Costs incurred for Sustainable homes level of 3, 4, 5 or 6	
Description	Value	Description	Value
Total For Scheme	£99,806	<Enter cost description>	£ -
Cost per dwelling	£4,990	<Enter cost description>	£ -
Cost per hectare	£678,952	<Enter cost description>	£ -
Cost per habitable room	No Info	<Enter cost description>	£ -

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--- 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.

	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	<input type="checkbox"/>								£0
Highway works	<input type="checkbox"/>								£0
Contribution to public transport	<input type="checkbox"/>								£0
Contribution to community facilities	<input type="checkbox"/>								£0
Provision for open space	<input type="checkbox"/>								£0
Contribution to public art	<input type="checkbox"/>								£0
Environmental improvements	<input type="checkbox"/>								£0
Town centre improvements	<input type="checkbox"/>								£0
Waterfront improvements	<input type="checkbox"/>								£0
Support for employment development	<input type="checkbox"/>								£0
Employment related training	<input type="checkbox"/>								£0
Other	<input type="checkbox"/>								£0

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

Ready 110%

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Community Infrastructure Levy Clear

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

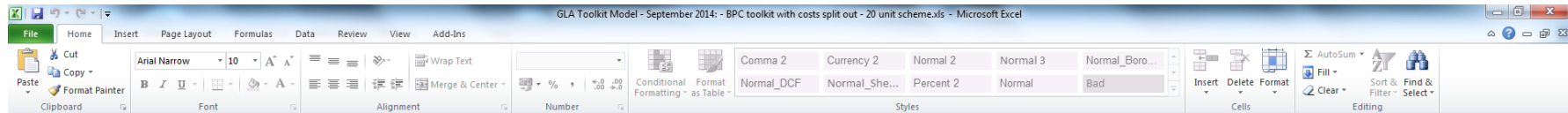
CIL is a calculated figure

CIL is a pre-calculated figure

Overall Borough CIL	£	360,379
Overall Mayoral CIL	£	101,788
Total pre-calculated CIL	£	462,167

For the Mayoral CIL a bespoke CIL calculator can be found here:
<http://www.tfl.gov.uk/businessandpartners/23188.aspx>

Ready 120%



--- Capital Contributions --- 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

	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	
European Union funding	<input type="checkbox"/>								£0
Local Authority capital grant	<input type="checkbox"/>								£0
Other regeneration funding	<input type="checkbox"/>								£0
English Heritage grant	<input type="checkbox"/>								£0
Lottery grant	<input type="checkbox"/>								£0
Contribution from Payment in Lieu fund	<input type="checkbox"/>								£0
Employer contribution	<input type="checkbox"/>								£0
Capitalised ground rent figure	<input type="checkbox"/>	£181,818							£181,818
Other (1)	<input type="checkbox"/>								£0
Other (2)	<input type="checkbox"/>								£0
Other (3)	<input type="checkbox"/>								£0
Total for Scheme									£181,818
Total for Scheme per hectare									£1,236,857
Total for Scheme divided by total number of units									£9,091
Total for Scheme divided by number of sale units									£9,091

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← - Revenue from Affordable Housing - →

Please choose the method by which the payment is made by the affordable housing provider to the developer

- Payment by affordable housing provider to developer based on fixed assumption on social housing grant (including no grant)
- Payment by affordable housing provider to developer fixed. No information available on grant availability or affordable housing provider's revenue income.

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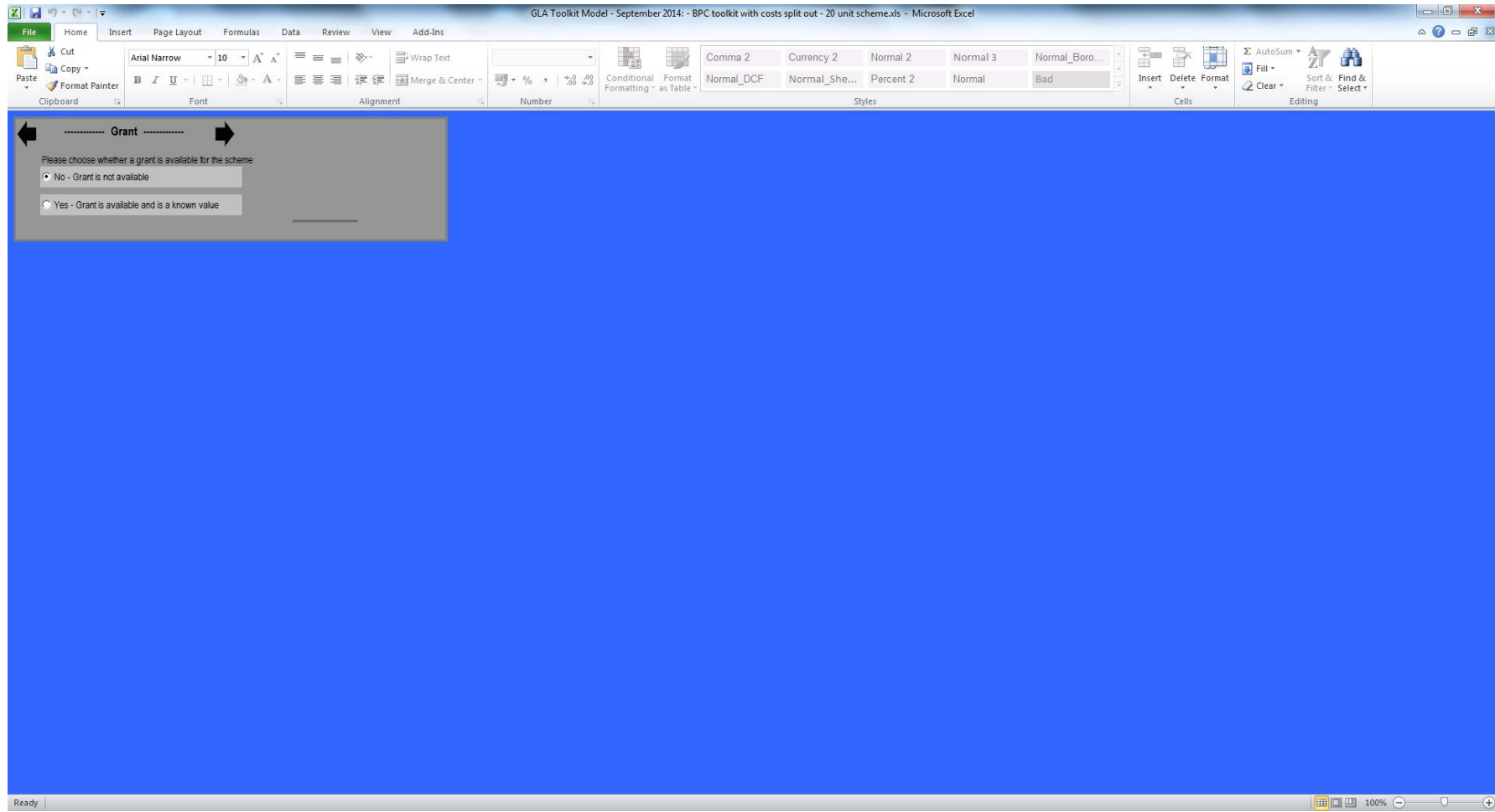
AutoSum Fill Sort & Filter Find & Select
Clear

Grant

Please choose whether a grant is available for the scheme

- No - Grant is not available
- Yes - Grant is available and is a known value

Ready 100%



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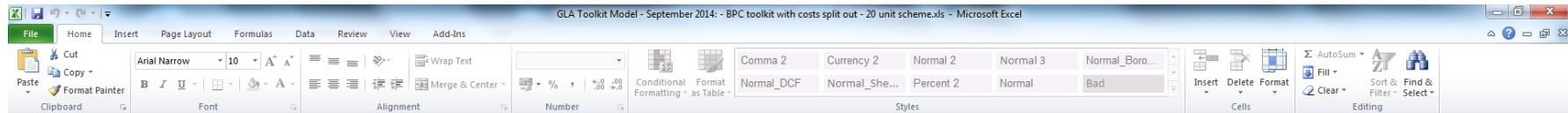
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← Oncosts for Affordable Tenures → Clear

If applicable, the user can provide information about on-costs. You have one of 3 options: i) use the Toolkit benchmark percentages ii) enter your own % iii) enter your own on-cost value (in £s) per unit. If there are no on-costs, either clear the tick box called 'Apply on-costs' or enter '0' in the User rate per unit for that tenure (shown as '£ -', press delete to clear the box and allow oncosts).

Apply On-costs

Affordable Housing Tenures							Total
	Low Cost Sale	Equity Share	Shared Ownership	Intermediate Rent	Affordable Rent	Social Rent	Affordable Units
Number of units	0.0	0.0	0.0	0.0	0.0	0.0	0
Toolkit benchmark on-costs rate			9.00%	9.00%	9.00%	9.00%	
User on-cost rate (%)							
User rate per unit (£)							
On-cost per unit	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Intermediate calculation	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Total on-cost per tenure	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Total on-costs for affordable housing	£ -						



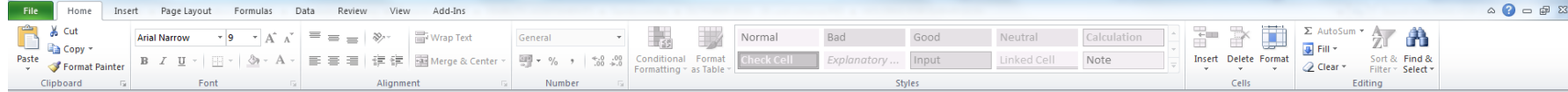
←----- Contribution from -----→
 -- Commercial Elements -- Clear

This page allows the user to input data relating to a commercial property element of a scheme. The user will need to complete the white boxes relating to size of scheme, rent, yield and capital value. In addition cost related data will need to be inputted

Revenues	Office	Industrial	Retail	Hotel	Leisure/Community Services	Other
Net area in Sq. m	455					
Rent (£ per sq.m per annum)	£ 301.00					
Yield (%)	7.0%					
Capital value	£ 1,956,500	£ -	£ -	£ -	£ -	£ -

Costs	Check Area
Gross Internal Area in Sq. m	535
Build costs (£ per GIA sq. m)	£ 3,616
Professional fees (% of Build Costs)	12.00%
Interest Rate (% of Build Costs)	7%
Marketing fees (% of Capital Value)	4%
Return (% of Capital Value)	20%

Total build costs	£ 1,934,560	£ -	£ -	£ -	£ -	£ -
Professional, other fees and finance costs	£ 431,208	£ -	£ -	£ -	£ -	£ -
Return	£ 391,300	£ -	£ -	£ -	£ -	£ -
Total development costs	£ 2,757,068	£ -	£ -	£ -	£ -	£ -
Site value for commercial element	£ 800,568	£ -	£ -	£ -	£ -	£ -
Total site value for all commercial Element	£ 800,568					



← **Land Finance** →

& Site Value Comparisons

Land Finance

Reduction of Residual (%)	11%	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	£	1,860,000
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	Sandycombe Centre 1-9 Sandycombe Road TW9	Site Reference Number	
Address	ZEP	Application Number	
Scheme	20 flats and 3 commercial units	NLUD Ref. Number	
Description		UPRN or Grd Ref	

Save Results
View Results

RESIDUAL before land finance	£1,599,000	SCHEME UNITS	per ha.
RESIDUAL after land finance	£1,423,000	No. of Dwellings	20 138
Per hectare	£9,680,000	No. of Habitable rooms	66 374
Per dwelling	£71,000	No. of Bedrooms	35 238
Per market dwelling	£71,000	Total floorspace (m2)	1,264 8529
Per habitable room	£26,000	% Wheelchair Units	
Per bedspace	£41,000		

Discounting Function
Floor Space Analysis
Costs Analysis
Child Occupancy & Bedrooms

SCHEME REVENUE	£12,669,000	LAND FINANCE	
Contribution to revenue from:		Total land finance	£176,000
Market housing	£10,530,000		
Affordable Housing			
- Low Cost Sale			
- Equity Share			
- Shared Ownership			
- Intermediate Rent			
- Affordable Rent			
- Social Rent			
Grant			
Capital Contribution	£182,000		
Commercial Elements	£1,957,000		

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

SCHEME COSTS	£11,070,000	PUBLIC SUBSIDY (GRANT)	
Contribution to costs from:		Whole scheme	£ -
Market housing	£7,751,000	Per Social Rent dwelling	£ -
Affordable Housing		Per Shared Ownership dwelling	£ -
- Low Cost Sale		Per Intermediate Rent dwellings	£ -
- Equity Share		Per Affordable Rent dwelling	£ -
- Shared Ownership			
- Intermediate Rent			
- Affordable Rent			
- Social Rent			
Planning Obligations			
Community Infrastructure Levy	£462,000		
Exceptional Development Costs	£100,000		
Commercial Elements	£2,757,000		

Alternative Site Values		Against residual
Existing Use Value	£ 1,860,000	-£437,000
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative	£ -	

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Costs Analysis

	Sale	Low Cost Sale	Equity Share	Shared Ownership	Intermediate Rent	Affordable Rent	Social Rent	Commercial Elements
Number of units	20							
Base build costs	£4,533,691							£1,935,000
Prof fees	£544,043							£431,000
Finance	£198,916							-
Marketing	£368,550							-
Developer's Return	£2,106,000							-
Contractor's Return	-							£391,000
Total Costs	£7,751,000							£2,757,000
Exceptional Development Costs	£100,000							

NB: Exceptional Development Costs are apportioned across tenures and all values rounded to nearest thousand