35, Twickenham Road, Teddington, London Borough of Richmond

Development of two dwellings on site with previous consent for a single dwelling

Viability Report

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

drajg@btopenworld.com

November 2022

1 Background

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 Fiona Jones BSc (Hons) BTP MRTPI, Chartered Town Planner of Cameron Jones Planning Limited to carry out a viability study for the scheme proposed for a site at 35, Twickenham Road, Teddington in the Borough of Richmond.

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 that might be sought by the Council.

2 The site and development

2.1 Site location

The property is located in the neighbourhood of Teddington (around 700 metres to the north-east of the centre). The area is residential. The property is located some 140 metres to the west of the river.

The site sits to the north of Manor Road and to the west of Twickenham Road. To the east of the site is a block of low rise flats.

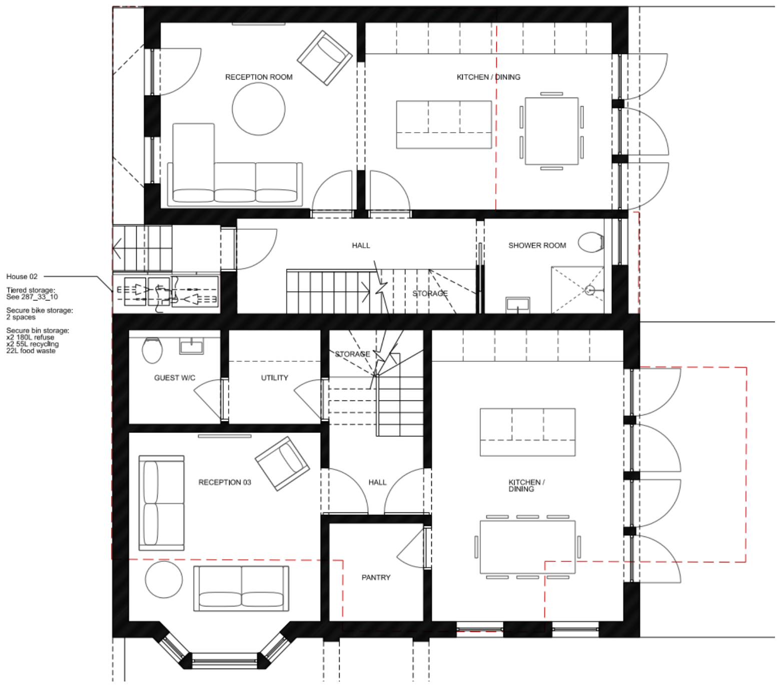
The immediate neighbourhood is residential.

The site location plan is shown below:

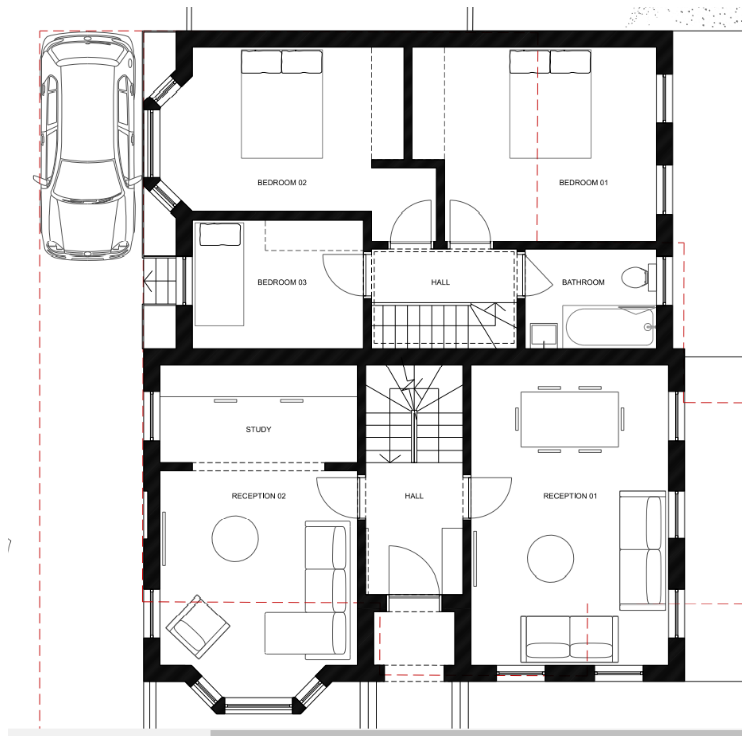
2.2 Proposed development

The proposed development consists of two dwellings. The drawings are shown below:

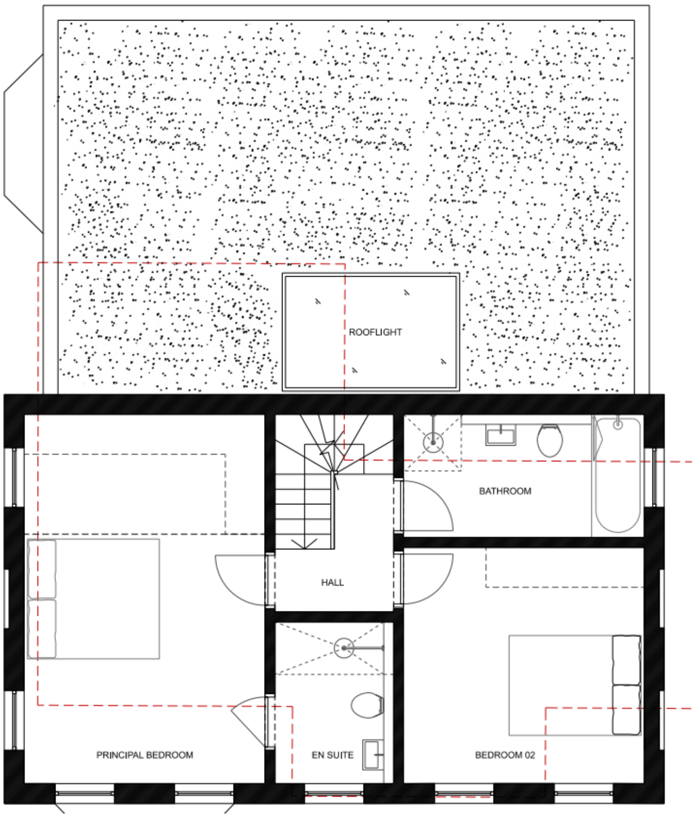
Lower Ground:



Ground floor:



Second floor:



3 Policy background and viability

3.1 National planning

There are a variety of issues surrounding viability questions at the current time. Initially, at the national level, the National Planning Policy Framework stated (Paragraphs 173 and 174) that:

> 'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide

> competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
>
> Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence'.

However, the Revised NPPF (2021) appears to do away with a formal definition of viability; i.e. the previous paras (173 and 174) which dealt with the willing developer and land owner and competitive returns have been removed.

The most relevant paragraphs of the Framework now appears to be Numbers 47, 48 and 58 which deal with the relationship between Local Plans and planning applications:

'Determining applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

48. Local planning authorities may give weight to relevant policies in emerging plans according to: a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'

And:

‘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.’

3.2 Local planning policy – LB Richmond

The adopted Local Plan (3rd July 2018) states as follows:

9.3 Affordable Housing

Policy LP 36

Affordable Housing

A. The Council expects:

a. 50% of all housing units will be affordable housing, this 50% will comprise a tenure mix of 40% of the affordable housing for rent and 10% of the affordable intermediate housing.

b. the affordable housing mix should reflect the need for larger rented family units and the Council's guidance on tenure and affordability, based on engagement with a Registered Provider to maximise delivery.

Where on-site provision is required, an application should be accompanied by evidence of meaningful discussions with a Registered Provider which have informed the proposed tenure, size of units and design to address local priorities and explored funding opportunities.

B. A contribution towards affordable housing will be expected on all housing sites. The following requirements apply:

a. on all former employment sites *at least* 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.

b. on all other sites capable of ten or more units gross 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.

c. on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set out below and in the Affordable Housing SPD.

No. of units proposed (gross)	% Affordable Housing		
	For conversions and reversions (where there is no loss of former employment floorspace.	For new build development or redevelopment (where there is no loss of former employment floorspace)	For any units replacing employment floorspace
9 units	36%	45%	90%
8 units	32%	40%	80%
7 units	28%	35%	70%
6 units	24%	30%	60%
5 units	20%	25%	50%
4 units	16%	20%	40%
3 units	12%	15%	30%
2 units	8%	10%	20%
1 unit	4%	5%	10%

C. In accordance with A and B, the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes. The Council will have regard to:

a. economic viability;

b. individual site costs;

c. the availability of public subsidy; and

d. the overall mix of uses and other planning benefits.

D. Where a reduction to an affordable housing contribution is sought from the requirements in A and B on economic viability grounds, developers should provide a development appraisal to demonstrate that schemes are maximising affordable housing. The developer will be required to underwrite the costs of a Council commissioned economic viability assessment. The Council will rigorously evaluate such appraisals and:

112

a. assess if the maximum reasonable amount of affordable housing is based on delivering the appropriate tenure, unit sizes and types that address local needs.

b. consider whether it is necessary to secure provision for re-appraising the viability of a scheme prior to implementation to secure contingent obligations.

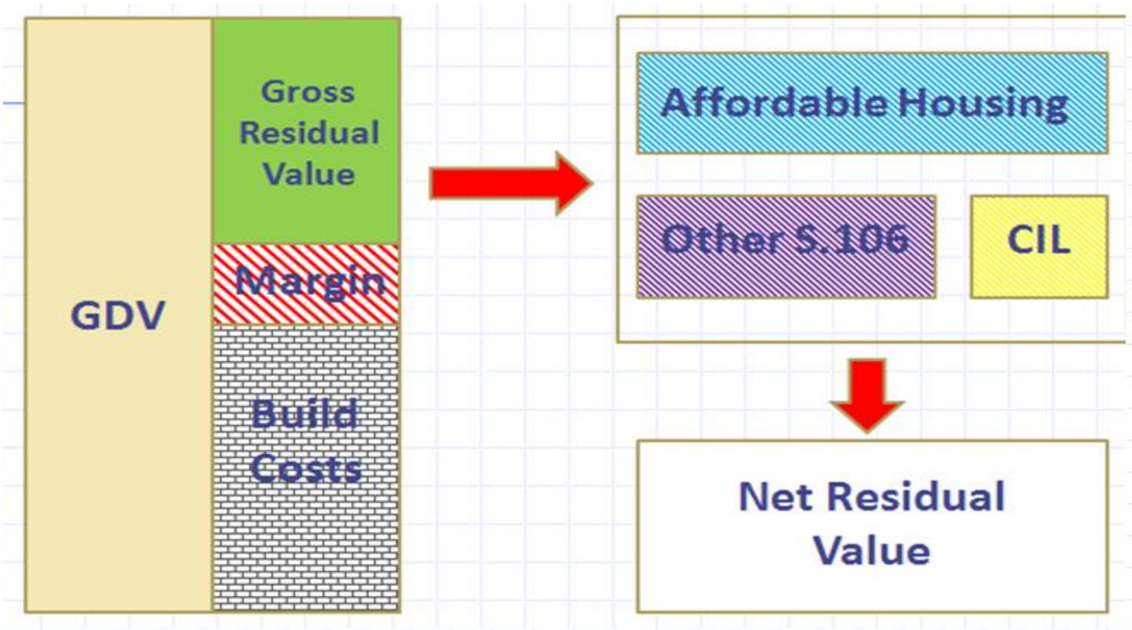
c. in most circumstances the Existing Use Value plus a premium (EUV+) approach to assessing benchmark land value in development appraisals and viability assessments should form the primary basis for determining the benchmark land value.

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 negotiations is the gross residual site value which is the difference between the scheme revenue and scheme costs, including a reasonable allowance for developer return.

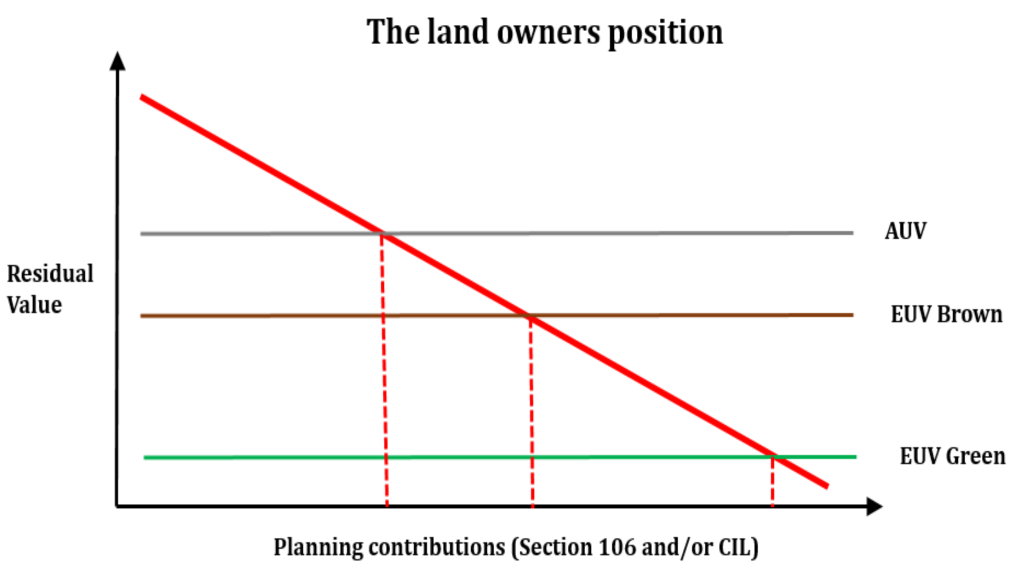
Once CIL or Section 106 contributions have been deducted from the gross residual value, a 'net' residual value results. The question is then whether this net residual value is sufficient in terms of development value relative to the site in its current use.



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

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 of the site, or indeed a realistic alternative use value 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.

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:

Results							
Rebased to London Borough of Richmond Upon Thames (120; sample 30) Edit							
£/m2 study							
Description: Rate per m2 gross internal floor area for the building Cost including prelims.							
Last updated: 22-Oct-2022 05:36							
Maximum age of results:							
Default period							
Building function	**£/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)							
Generally (15)	£3,164	£1,276	£2,177	£2,810	£3,828	£8,343	124
Single storey (15)	£2,550	£1,558	£1,862	£2,307	£2,826	£4,877	26
2-storey (15)	£3,003	£1,276	£2,120	£2,720	£3,560	£7,880	65
3-storey (15)	£3,649	£1,700	£2,465	£3,739	£4,167	£6,629	26
4-storey or above (15)	£6,040	£3,209	£4,134	£7,183	£7,334	£8,343	5
820.2 'One-off' housing semi-detached (3 units or less) (15)	£2,168	£1,278	£1,821	£2,003	£2,371	£7,019	61
820.3 'One-off' housing terraced (3 units or less) (15)	£2,199	£1,576	£1,670	£1,905	£2,189	£4,187	14
841. Housing provided in connection with other facilities (25)	£2,204	£1,710	£1,988	£2,174	£2,312	£2,879	6

This (previous page) shows a baseline cost of £6,040 per square metre (mean 4 storey One-Off Housing). To this should be added external works of, traditionally, 15%, bringing the cost to £6,946 per square metre.

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%		of build costs (Sale, Equity Share and Low Cost Sale units)
Interest Rate (Affordable Hou	6.75%		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 nationally accepted Toolkit.

5.4 Values

There is no bespoke valuation of the new build dwelling for sale. This is a specific development and both the Council and the applicant should satisfy themselves of open market value when negotiating the scheme.

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:

Recent sales in the area:

Address	Dwelling Type	Price	Sq M	Price per Sq M	Agent	Age
Vale Close	2 Bed Flat	£425,000	56	£7,589	Purple Bricks	Modern
Waldegrave Park	2 Bed Flat	£450,000	65	£6,923	Snellers	Modern
Waldegrave Park	2 Bed Flat	£445,000	66	£6,742	Foxtons	Modern
Twickenham Road	1 Bed Flat	£500,000	60	£8,333	Curchods	Modern
Twickenham Road	1 Bed Flat	£350,000	48	£7,292	Curchods	Modern
Twickenham Road	2 Bed Flat	£549,995	69	£7,971	Chase Buchanan	Modern
Twickenham Road	2 Bed Flat	£549,950	98	£5,612	Dexters	Modern
Twickenham Road	1 Bed Flat	£339,950	42	£8,094	Curchods	Modern
Twickenham Road	2 Bed Flat	£495,000	68	£7,279	Snellers	Modern
Twickenham Road	1 Bed Flat	£339,950	42	£8,094	Curchods	Modern
Manor Road	2 Bed Flat	£599,950	94	£6,382	Dexters	Modern
Twickenham Road	2 Bed Flat	£495,000	68	£7,279	Snellers	Modern
Manor Road	2 Bed Flat	£899,950	108	£8,333	Featherstone Leigh	Modern
Broom Road	4 Bed Town House	£1,299,995	162	£8,025	Curchods	New
Cloister Close	2 Bed Flat	£400,000	61	£6,557	Castleman Barry	Modern
Kingston Road	6 Bed Semi-Det	£1,400,000	210	£6,667	Dexters	Older
Cambridge Road	2 Bed Flat	£399,950	53	£7,546	Jackson Stops	Older
Kingston Road	1 Bed Flat	£289,950	40	£7,249	Dexters	Older

Source: Rightmove

Table sets out a range of values in the locality. I have looked, as previously, 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
56	£7,589
65	£6,923
66	£6,742
60	£8,333
48	£7,292
69	£7,971
98	£5,612
42	£8,094
68	£7,279
42	£8,094
94	£6,382
68	£7,279
108	£8,333
162	£8,025
61	£6,557
210	£6,667
53	£7,546
40	£7,249

Dwelling	Floors	Sq M	Equation	Calculation	Equation	Calculation	Adjusted	Asking Price	Selling Price
House 1	Lower Ground Floor	51	-3.2411	-165.2961	7585.5	7420.2039	3710.102	£189,215	£179,754
	Ground Floor	51	-3.2411	-165.2961	7585.5	7420.2039	7420.2039	£378,430	£359,509
	First Floor	51	-3.2411	-165.2961	7585.5	7420.2039	7420.2039	£378,430	£359,509
	Second Floor	34	-3.2411	-110.1974	7585.5	7475.3026	3737.6513	£127,080	£120,726
		187						**Price**	**£1,019,498**
House 2	Lower Ground Floor	45.5	-3.2411	-147.47005	7585.5	7438.02995	3719.015	£169,215	£160,754
	Ground Floor	45.5	-3.2411	-147.47005	7585.5	7438.02995	7438.03	£338,430	£321,509
		91						**Price**	**£482,263**
								GDV	**£1,501,762**

The analysis (previous page) indicates a gross development value (GDV) of £1,501,762 for the two new dwellings. It should be noted that the lower ground and second floor are valued at the rate of half GDV reflecting their position.

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 site appears to be currently vacant. I understand however that a previous planning consent was given for a single dwelling (in 2017) – ref 17/0788/FUL.

On this basis the LVB for the site should be the residual value for the single dwelling.

I understand that this must have been positive as a commuted sum was agreed.

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 £964,000. This means that revenue is lower than cost and means an unviable scheme before taking the land value benchmark into account.

Results

Site Address	35, Twickenham Road, Teddington	Site Reference Number	
Scheme Description	2 New Dwellings	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	-£1,071,000
RESIDUAL after land finance	-£964,000
Per hectare	-£48,200,000
Per dwelling	-£482,000
Per market dwelling	-£482,000
Per habitable room	-£96,000
Per bedspace	-£138,000

SCHEME UNITS		per ha.
No. of Dwellings	2	100
No. of Habitable rooms	10	500
No. of Bedrooms	7	350
Total floorspace (m2)	278	13900
% Wheelchair Units		

SCHEME REVENUE	£1,502,000
Contribution to revenue from:	
Market housing	£1,502,000
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	-£107,000

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

SCHEME COSTS	£2,573,000
Contribution to costs from:	
Market housing	£2,573,000
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	£ -	
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative	£ -	

The scheme generates a 20% equivalent margin to the developer.

<u>There is no CIL payment assumed</u>.

The scheme is unviable as the residual value falls below the land value benchmark. Hence, no Affordable Housing contribution or CIL is viable.

Appendix 1 Appraisal

Site Details

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

Clear

Site Address	35, Twickenham Road, Teddington

Site Reference	
Application Number	
NLUD Reference	
UPRN or Grid Reference	

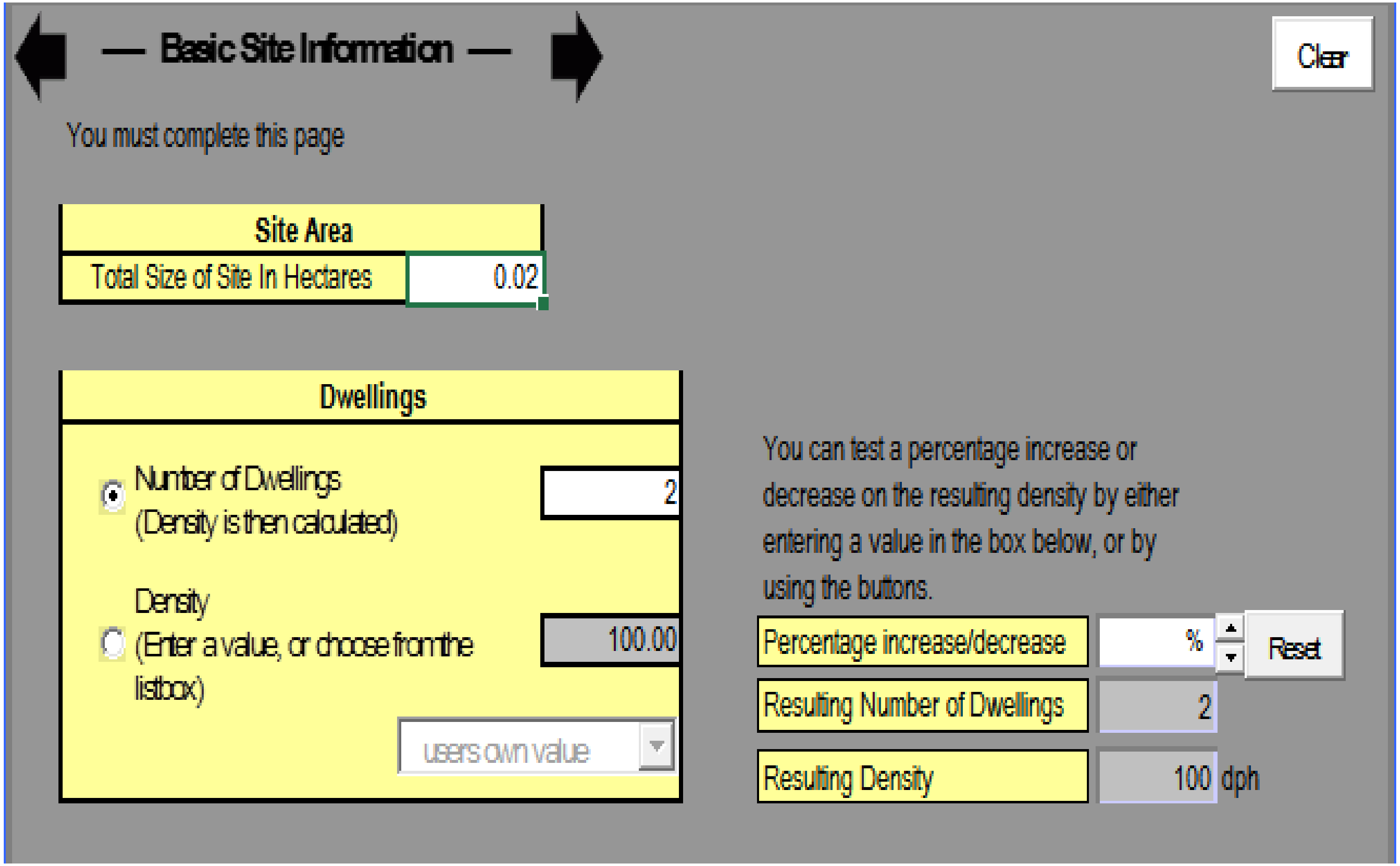
Scheme Description	2 New Dwellings

Use of this software implies acceptance of the license terms and conditions (click here to read)

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
0.02
Dwellings
Number of Dwellings
(Density is then calculated)
2
Density
(Enter a value, or choose from the listbox)
100.00
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
100 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	House 1	4	6		6		NO	NO	n/a	187
2	House 2	3	4		4		NO	NO	n/a	91
3										

Tenure Mix

Clear

You can distribute units across the tenures in two ways:

- (selected) Input by Percentages
- Input by Quantity

	Total units to enter:	2
	Total units entered:	2
Ref.	Description	Units
1	House 1	1
2	House 2	1

Sale	Affordable Units						Units allocated
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
1	House 1
2	House 2
3	
4	
5	

Sale

You can adjust all market values by entering a percentage in the box to the right (this affects other tenures): 100%

Total Units	User Market Value	Adjusted Market Value
1	£ 1,019,498	£ 1,019,498
1	£ 482,263	£ 482,263
		£ -
		£ -
		£ -

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)	£3,001	
Flats (6-15 storeys)	£2,331	
Flats (5 & less storeys)	£1,713	
Houses <= 75m2	£1,274	£6,946.00
Houses > 75m2	£1,116	£6,946.00
Code for Sustainable Homes level (3-6)		

Other Development Costs			
Additional Cost	Toolkit Values	User Values	
Professional Fees %	12.0%		of build costs
Interest rate (Market)	6.75%		of build costs (Sale, Equity Share and Low Cost Sale units)
Interest Rate (Affordable Hous	6.75%		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)		1.00	

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

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

	Input by Total		Input by Unit							Calculated Total (Affordable and Sale)
				Affordable						
	Enter Total?	User Total	Sale	Low Cost Sale	Equity Share	Shared Ownership	Intermediate Rent	Affordable Rent	Social Rent	
Education Contribution	☐									£0
Highway works	☐									£0
Contribution to public transport	☐									£0
Contribution to community facilities	☐									£0
Provision for open space	☐									£0
Contribution to public art	☐									£0
Environmental improvements	☐									£0
Town centre improvements	☐									£0
Waterfront improvements	☐									£0
Support for employment development	☐									£0
Employment related training	☐									£0
Other	☐									£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

- 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.

You must enter a CIL value

- (●) CIL is a calculated figure
- ( ) CIL is a pre-calculated figure

	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	£ -

Results

Site Address	35, Twickenham Road, Teddington
Scheme Description	2 New Dwellings

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	-£1,071,000
RESIDUAL after land finance	-£964,000
Per hectare	-£48,200,000
Per dwelling	-£482,000
Per market dwelling	-£482,000
Per habitable room	-£96,000
Per bedspace	-£138,000

SCHEME UNITS		per ha.
No. of Dwellings	2	100
No. of Habitable rooms	10	500
No. of Bedrooms	7	350
Total floorspace (m2)	278	13900
% Wheelchair Units		

SCHEME REVENUE	**£1,502,000**
Contribution to revenue from:	
Market housing	£1,502,000
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	-£107,000

AFFORDABLE UNITS

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

SCHEME COSTS	**£2,573,000**
Contribution to costs from:	
Market housing	£2,573,000
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	£ -	
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative	£ -	