

Sevenoaks, 101a High Street Hampton

Construction of new family house replacing existing older dwelling



Sevenoaks
Design & Access,
Heritage and Planning
Statement

Viability Report



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1 Background

1.1 Introduction

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

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

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

I have been instructed by Grace Beeby née Mollart BA (Hons) MSc MRTPI in relation to a development proposed for a site at Sevenoaks, 101a High Street, Hampton in the London 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 contributions being sought under Council policies.

2 Location and development

2.1 Property and site location

The Design and Access Statement (Holland and Green) states:

'The property is an arts and crafts style two and a half storey, detached dwelling. There are two outbuildings towards the rear of the property. It is accessed via a long private driveway, off High Street in Hampton. The plot is generous with established mature trees and some vegetation. The site is

located within a mixed-use area, with commercial uses along the high street and residential uses surrounding.

The property is not listed or locally listed, but it is within the Hampton Village Conservation Area and is adjacent to Elmgrove House (101) (Grade II). The site falls within the wider setting of 81 High Street (Grade II) and 110 High Street (Grade II). Bushy Park (Grade I) is a Registered Park and Garden located further to the east.

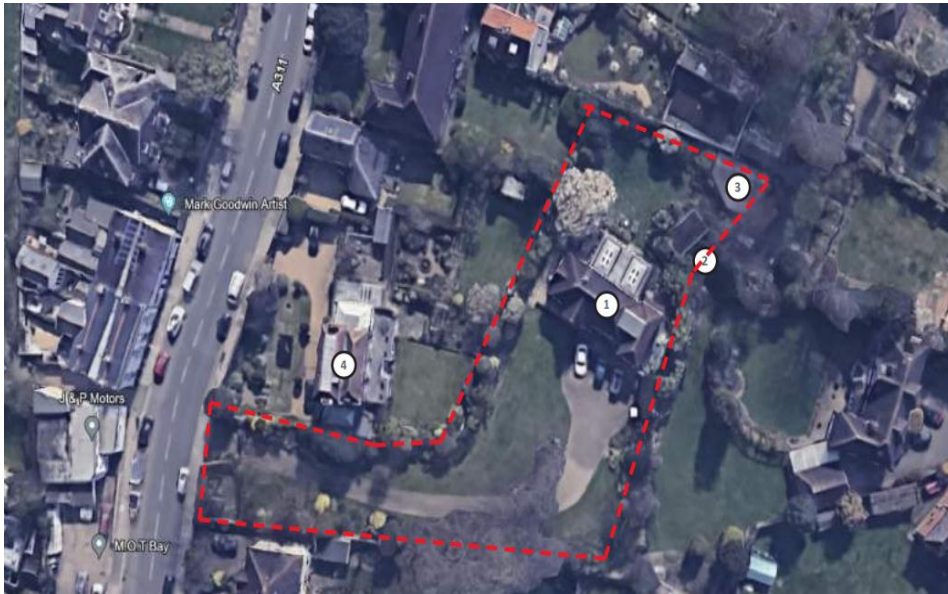
There are several Buildings of Townscape Merit (Non-Designated Heritage Assets) in the immediate surrounds, including 85 High Street and 112-124 High Street. There is a Group TPO near the entrance of the site (Reference: T0012) All the rest of the trees are also protected as a result of the property being in a Conservation Area. The site has a PTAL level of 2 but is well connected by bus. It is 2 km to Hampton and 5km to Kingston. There are a variety of shops and services adjacent and green spaces including Bushey Park which is only a 15 minute walk.'

The existing dwelling is shown below:



This dwelling will be demolished to make way for a new house.

The plot with existing buildings is shown below:



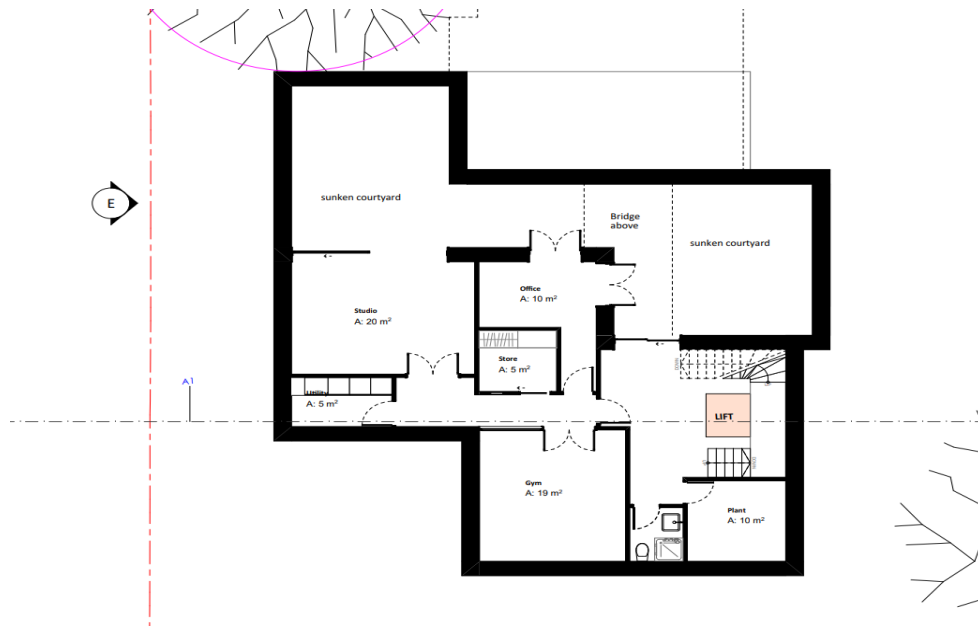
2.2 Proposed development

The Design and Access Statement illustrates the proposal as shown below:

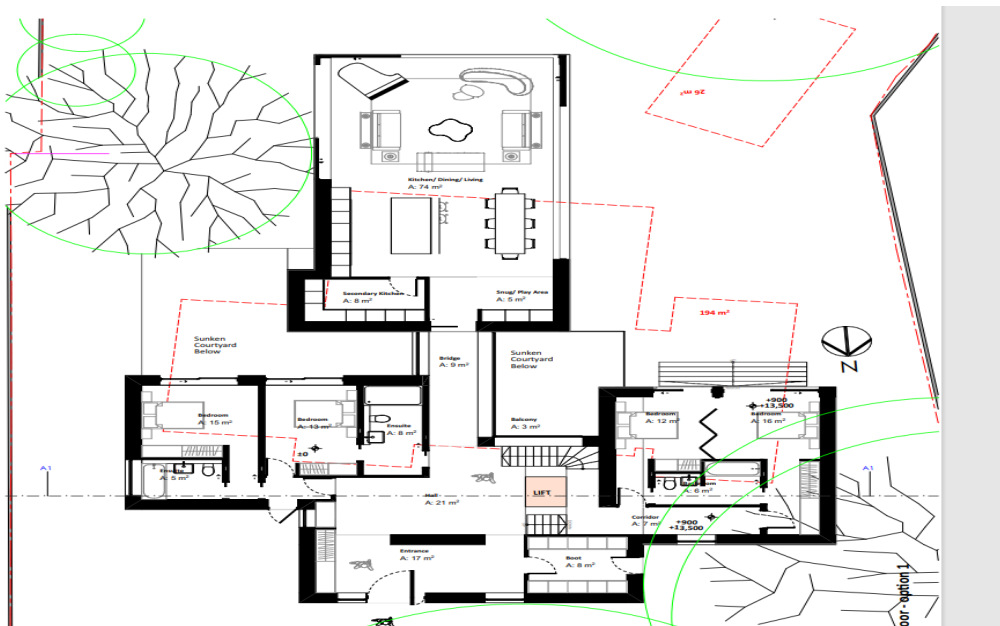


The plans are shown:

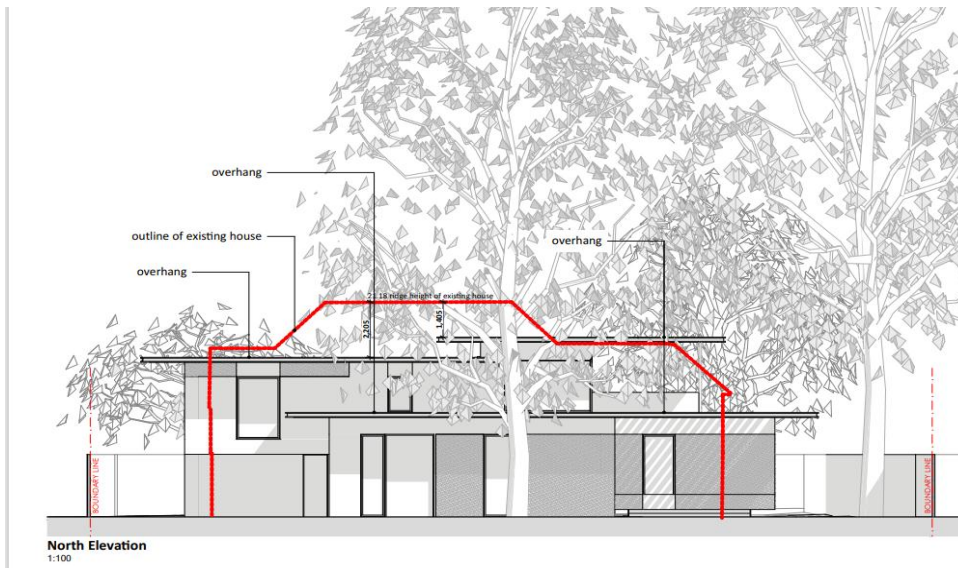
Basement:



Ground:



Elevation:



3 Policy background and viability

3.1 National policy

The National Planning Policy Framework (December 2023) states:

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

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

Further:

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

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.

The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'

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

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

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

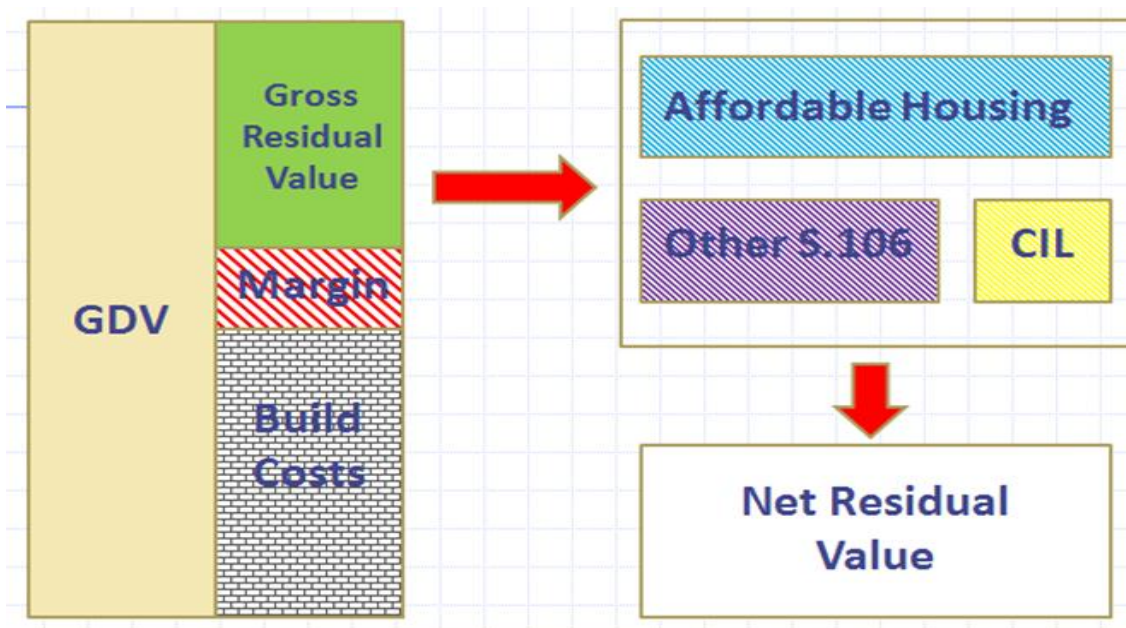
It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.'

4 Approach to viability assessment

4.1 Overview

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

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

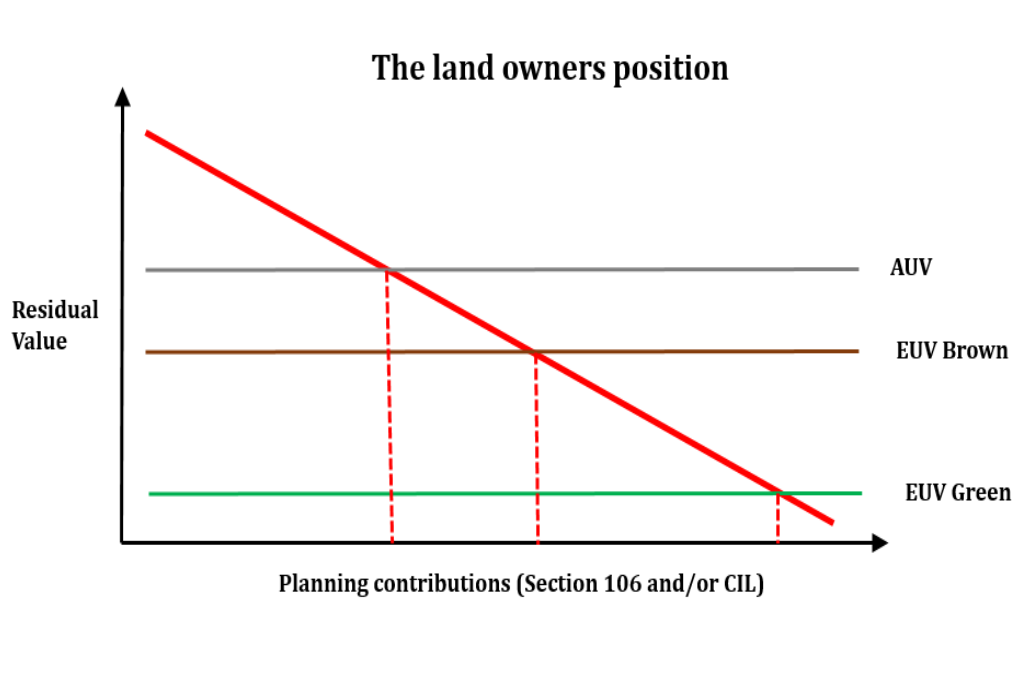


Calculating what is likely to be the value of a site given a specific planning permission, is only one factor in deciding what is viable.

4.2 Land owner considerations

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

bringing the site forward and thus is a factor in deciding whether a site is likely to be brought forward for housing.



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

4.3 Approach and best practice

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

The approach set out above is robust for:

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

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

The approach has never been rejected.

5 Analysis

5.1 Overview

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

5.2 Costs

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

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

5.2.1 Construction costs

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

I have adopted the One Off category of build costs – specifically the 3 storey cost:

£/M2 STUDY									
Default period									
Building function	£/m² gross internal floor area						Sample		
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest			
New build									
820.1 'One-off' housing detached (3 units or less)									
<u>Generally (15)</u>	<u>£2,819</u>	<u>£1,128</u>	<u>£1,946</u>	<u>£2,528</u>	<u>£3,311</u>	<u>£7,363</u>	119		
<u>Single storey (15)</u>	<u>£2,326</u>	<u>£1,368</u>	<u>£1,717</u>	<u>£2,220</u>	<u>£2,968</u>	<u>£4,189</u>	28		
<u>2-storey (15)</u>	<u>£2,761</u>	<u>£1,128</u>	<u>£1,853</u>	<u>£2,419</u>	<u>£3,190</u>	<u>£7,044</u>	64		
<u>3-storey (15)</u>	<u>£3,243</u>	<u>£1,502</u>	<u>£2,585</u>	<u>£3,260</u>	<u>£3,571</u>	<u>£5,856</u>	22		
<u>4-storey or above (20)</u>	<u>£4,791</u>	<u>£2,154</u>	<u>£3,035</u>	<u>£4,963</u>	<u>£6,424</u>	<u>£7,363</u>	6		
820.2 'One-off' housing semi-detached (3 units or less) (15)	<u>£1,976</u>	<u>£1,211</u>	<u>£1,630</u>	<u>£1,825</u>	<u>£2,196</u>	<u>£6,138</u>	53		
820.3 'One-off' housing terraced (3 units or less) (15)	<u>£1,798</u>	<u>£1,054</u>	<u>£1,433</u>	<u>£1,677</u>	<u>£1,844</u>	<u>£3,661</u>	11		
Baseline	£3,243								
Externals at 15%	£486								
Location factor at 24%	£895								
Sub Total	£4,625								
Contingency at 5%	£4,856								

This calculates to £4,856 per square metre in total taking into account external works, location factor and contingency.

5.2.2 Other development costs

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

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

These are the standard costs adopted in the national and GLA Toolkit.

5.3 Values

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

These are set out in the tables which follow.

Properties currently being marketed:

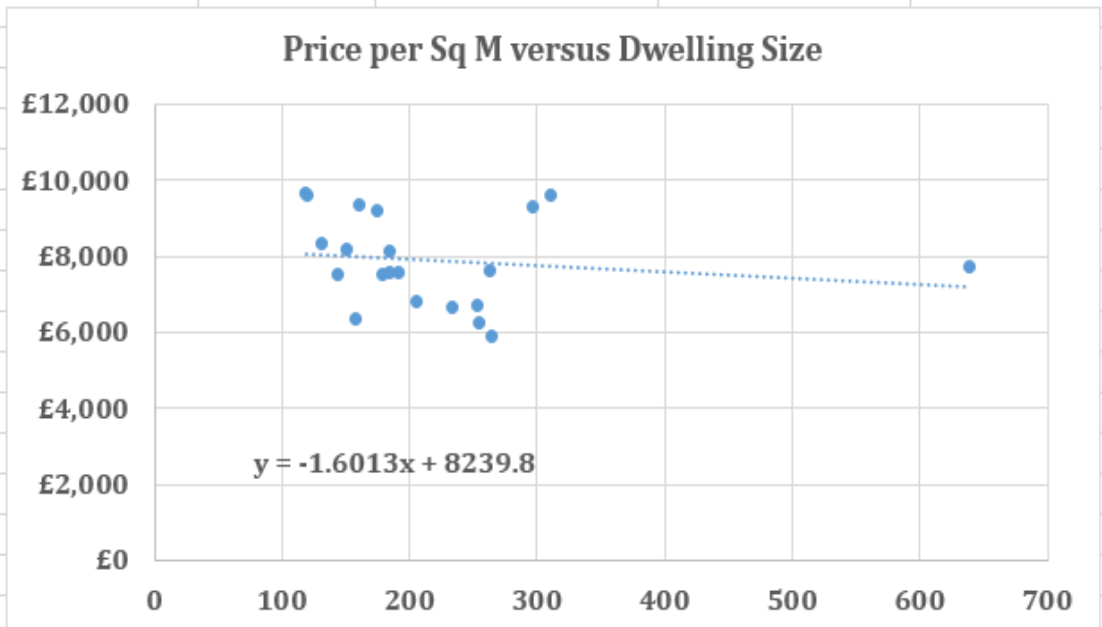
Address	Dwelling Type	Price	Sq M	Price per Sq M	Agent	Age
Warwick Close	4 Bed Detached	£1,400,000	206	£6,796	Devenports	Modern
Cardinals Walk	4 Bed Detached	£1,700,000	253	£6,719	Devenports	Modern
Ormond Drive	3 Bed Detached	£1,350,000	179	£7,542	Snellers	Older
Ormond Drive	5 Bed Semi-Det	£1,500,000	184	£8,152	Chase Buchanan	New
Carlisle Road	4 Bed Detached	£2,750,000	296	£9,291	Dexters	Modern
Uxbridge Road	3 Bed Detached	£1,150,000	119	£9,664	Snellers	Modern
Broad Lane	4 Bed Detached	£1,600,000	174	£9,195	Curchods	Modern
Ormond Avenue	5 Bed Detached	£2,995,000	311	£9,630	Dexters	Modern
Broad Lane	5 Bed Semi-Det	£995,000	157	£6,338	Dexters	Older
Hampton Court Road	5 Bed Semi-Det	£1,600,000	255	£6,275	Devenports	Older
High Street	5 Bed Detached	£1,500,000	160	£9,375	Dexters	Modern
Cranmer Road	4 Bed Detached	£1,450,000	191	£7,592	Dexters	Modern
Tudor Road	5 Bed Semi-Det	£1,550,000	233	£6,652	Move Inn Estates	Older
Park Road	5 Bed Semi-Det	£1,550,000	264	£5,871	Savills	Older
Connaught Road	4 Bed Terrace	£1,095,000	131	£8,359	Snellers	Older
Gloucester Road	4 Bed Semi-Det	£1,075,000	143	£7,517	Devenports	Older
High Street	6 Bed Detached	£4,950,000	639	£7,746	Knight Frank	Older
Douai Grove	5 Bed Detached	£1,395,000	184	£7,582	Hamptons	Older
Coleshill Road	4 Bed House	£1,225,000	150	£8,167	Dexters	Older
Windsor Road	4 Bed House	£1,150,000	120	£9,583	Dexters	Older
Hampton Road	5 Bed Detached	£1,999,950	263	£7,604	Laurels	Modern

**Source: Rightmove
(September 2024)**

I have looked at the relationship between the size of dwellings for the second hand market and the price per square metre achieved.

This analysis is set out on the following page:

Sq M	Price per Sq M
206	£6,796
253	£6,719
179	£7,542
184	£8,152
296	£9,291
119	£9,664
174	£9,195
311	£9,630
157	£6,338
255	£6,275
160	£9,375
191	£7,592
233	£6,652
264	£5,871
131	£8,359
143	£7,517
639	£7,746
184	£7,582
150	£8,167
120	£9,583
263	£7,604



New Dwelling - Sq M	Equation	Calculation	Equation	Calculation	Asking Price	Selling Price
433	-1.6013	-693.3629	8239.8	£7,546	£3,267,607	£3,104,227

The analysis (previous page) indicates a selling price for the proposed dwelling of £3,104,227.

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.'

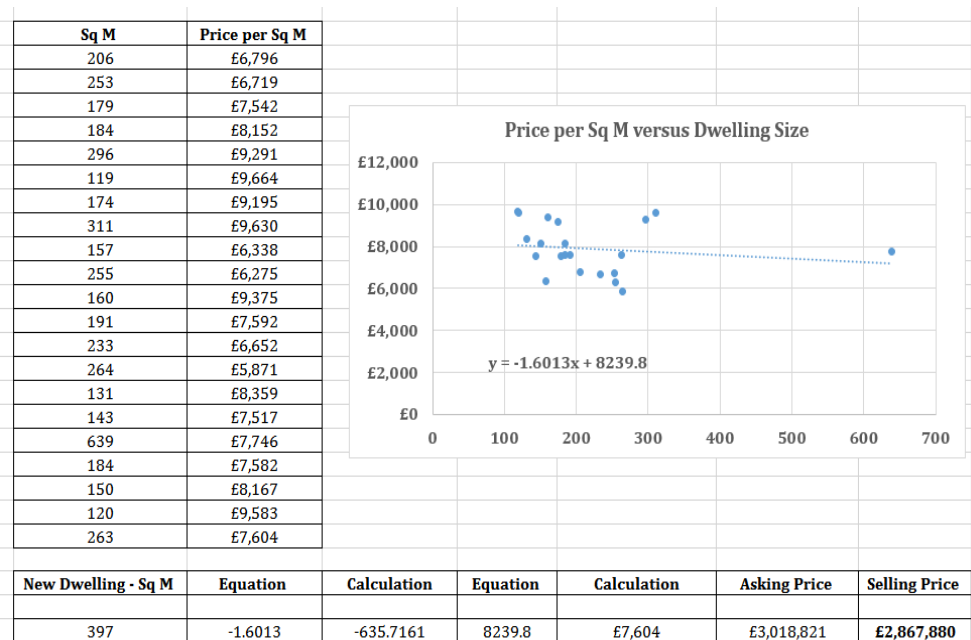
Existing use value of the site

The existing use value of the site is residential. The existing dwelling is the basis of the EUV. This is shown below:



There is as far as I can establish, no recent sale information.

The full area is 397 square metres and I have valued the property on the same basis as for the new build:



This equates to £2,867,880 as the EUV.

In line with NPPG there should be a standard land owner. I have taken a 20% return giving a land value benchmark of £3,441,456.

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 £63,000. This means that costs are higher than revenue and means an unviable scheme before taking the land value benchmark into account.

Site		Sevenoaks, High Street Hampton		Site Reference Number			
Address				Application Number			
Scheme Description		New dwelling replacing existing		NLUD Ref. Number			
				UPRN or Grid Ref.			
RESIDUAL before land finance		-£70,000		SCHEME UNITS		per ha.	
RESIDUAL after land finance		-£63,000		No. of Dwellings	1	20	
Per hectare		-£1,260,000		No. of Habitable rooms			
Per dwelling		-£63,000		No. of Bedrooms	5	100	
Per market dwelling		-£63,000		Total floorspace (m2)	433	8660	
Per habitable room		No Info		% Wheelchair Units			
Per bedspace		-£13,000					
SCHEME REVENUE		£3,104,000		LAND FINANCE			
Contribution to revenue from:				Total land finance		-£7,000	
Market housing		£3,104,000		AFFORDABLE UNITS			
Affordable Housing					Low Cost	Equity Share	Shared
- Low Cost Sale					Intermediate	Affordable	Social Rent
- Equity Share					Total		
- Shared Ownership				Units			
- Intermediate Rent				Units %			
- Affordable Rent				Hab rooms	#DIV/0!	#DIV/0!	#DIV/0!
- Social Rent				Bedrooms	#DIV/0!	#DIV/0!	#DIV/0!
Grant				Persons	#DIV/0!	#DIV/0!	#DIV/0!
Capital Contribution				Floorspace	#DIV/0!	#DIV/0!	#DIV/0!
Commercial Elements							
SCHEME COSTS		£3,174,000		PUBLIC SUBSIDY (GRANT)			
Contribution to costs from:				Whole scheme		£ -	
Market housing		£3,174,000		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				Alternative Site Values		Against residual	
- Intermediate Rent				Existing Use Value		£ 3,441,000	
- Affordable Rent				Acquisition Cost		£ -	
- Social Rent				Value for offices		£ -	
Planning Obligations				Value for industrial		£ -	
Community Infrastructure Levy				Value as hotel site		£ -	
Exceptional Development Costs				Value as other alternative u		£ -	
Commercial Elements							

The land value benchmark is £3.4 million, which means that the scheme is in deficit by approaching £3.5 million.

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

The scheme is not viable to deliver any Section 106 or to deliver CIL.

Appendix 1 Appraisal

Site Details

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

Site Address	Sevenoaks, High Street Hampton
Site Reference	
Application Number	
NLUD Reference	
UPRN or Grid Reference	
Scheme Description	New dwelling replacing existing

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Development Control Model - Greater London Authority - 2015

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

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

← **Basic Site Information** →

Clear

You must complete this page

Site Area	
Total Size of Site In Hectares	0.05

Dwellings	
<input checked="" type="radio"/> Number of Dwellings (Density is then calculated)	1
<input type="radio"/> Density (Enter a value, or choose from the listbox)	20.00
	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	1		
Resulting Density	20		dph

← Unit Types & Details →

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	Five Bed Dwelling	5					NO	NO	n/a	433

← Tenure Mix →

You can distribute units across the tenures in two ways:

Input by Percentages

Input by Quantity

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

Ref.	Description	Units
1	Five Bed Dwelling	1

Market Values

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

Ref.	Description of Unit Type	Total Units	User Market Value	Adjusted Market Value
1	Five Bed Dwelling	1	£ 3,104,227	£ 3,104,227
2				£ -
3				£ -
4				£ -
5				£ -

Sale

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

← — Development Costs — →

Clear

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

Build Costs per sq m		
Building Type	Toolkit Values	User Values
Flats (40+ storeys)	£3,739	
Flats (16-40 storeys)	£3,081	
Flats (6-15 storeys)	£2,394	
Flats (5 & less storeys)	£1,758	£4,856.00
Houses <= 75m2	£1,308	£4,856.00
Houses > 75m2	£1,146	£4,856.00
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%	10.0%	of build costs (Sale, Equity Share and Low Cost Sale units)
Interest Rate (Affordable Hou	6.75%	10.0%	of build costs Rental tenures and Shared Ownership)
Marketing Fees	3.0%		of market value
Developers Return	20.0%		of market value applies to market housing
Contractors Return	6.0%		of development costs (excl finance) (affordable housing)
Construction Period (1+ Years)		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 →

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? 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 -

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

CIL is a calculated figure
 CIL is a pre-calculated figure

You must enter a CIL value

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

← **Land Finance & Site Value Comparisons** →

Land Finance

Reduction of Residual (%)	10%	Guide Values
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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	£	3,441,456
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	Sevenoaks, High Street Hampton	Site Reference Number	
Address		Application Number	
Scheme Description	New dwelling replacing existing	NLUD Ref. Number	
		UPRN or Grid Ref.	

RESIDUAL before land finance	-£70,000
RESIDUAL after land finance	-£63,000
Per hectare	-£1,260,000
Per dwelling	-£63,000
Per market dwelling	-£63,000
Per habitable room	No Info
Per bedspace	-£13,000

SCHEME UNITS	per ha.	
No. of Dwellings	1	20
No. of Habitable rooms		
No. of Bedrooms	5	100
Total floorspace (m2)	433	8660
% Wheelchair Units		

SCHEME REVENUE	£3,104,000
Contribution to revenue from:	
Market housing	£3,104,000
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	-£7,000

SCHEME COSTS	£3,174,000
Contribution to costs from:	
Market housing	£3,174,000
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	£	-

AFFORDABLE UNITS							
	Low Cost	Equity Share	Shared	Intermediate	Affordable	Social Rent	Total
Units							
Units %							
Hab rooms	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Bedrooms							
Persons	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Floorspace							

Alternative Site Values	Against residual	
Existing Use Value	£ 3,441,000	-£3,504,000
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative u	£ -	

- Save Results
- View Results
- Discounting Function
- Floor Space Analysis
- Costs Analysis
- Child Occupancy & Bedrooms