
South Worcestershire Councils

CIL Viability Update

January 2016

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1. Introduction

Scope

- 1.1 The three South Worcestershire Councils have jointly prepared the South Worcestershire Development Plan which is in the process of undergoing the public examination into its soundness. The Councils are now working together to introduce Community Infrastructure Levy (CIL). This update has been prepared to consider, and where appropriate, address the points raised by stakeholders following the consultation on the Preliminary Draft Charging Schedule (PDCS).
- 1.2 The February 2015 PDCS included the following rates of CIL:

Table 1.1 - Charging Authority Proposed Levy Rate (per m²)			
Use Type	Malvern Hills	Worcester City	Wychavon
Residential – Main Urban Areas	£0 (Malvern, Upton upon Severn and Tenbury Wells)	£0	£0 (Droitwich, Evesham and Pershore)
Residential – All Other Areas	£40	£0	£40
Student Accommodation	£100	£100	£100
Food Retail (Supermarkets)	£100	£100	£100
Retail Warehouses	£100	£100	£100
Shops	£0	£0	£0
Hotels	£0	£0	£0
Industrial and Office	£0	£0	£0
Education, Health, Community and Other Uses	£0	£0	£0

Source: Table 1, South Worcestershire Councils PDCS February 2015

Table 1.2 - SWDP strategic sites - Proposed CIL rates	
Site	Proposed Rate (£/m ²)
Worcester South Urban Extension	N/A
Worcester West Urban Extension	N/A
Gwillam's Farm	0
Crown Packaging, Worcester	As for district (£40/m ²)
Kilbury Drive	N/A – Approved
Vine's Lane, Droitwich	As for district (£40/m ²)
Cheltenham Road, Evesham	As for district (£40/m ²)
Pershore Urban Extension	0
QinetiQ	0
North East Malvern Urban Extension	0

Source: Table 2, South Worcestershire Councils PDCS February 2015

1.3 This update will address:

- a) The comments of stakeholders.
- b) The various policy changes that have arisen through the SWDP hearing sessions and the changes to national policy that have been announced (some of which remain uncertain).
- c) The updated strategic infrastructure and mitigation costs in relation to the strategic sites that has been further developed through SWDP process (including the inclusion of the additional site at Swinesherd Way).

1.4 Over the last 4 or so years, HDH Planning and Development Ltd has undertaken various viability studies in Worcestershire:

- a) Worcestershire CIL Viability Study, was undertaken in 2012 and finalised in January 2013. The study was managed by Worcestershire County Council and jointly carried out for all six of the Worcestershire Councils (Bromsgrove, Malvern Hills, Redditch, Worcester, Wychavon and Wyre Forest).
- b) South Worcestershire Development Plan Viability Study (November 2012).
- c) South Worcestershire Councils, Local Plan Viability Update (September 2014).
- d) South Worcestershire Councils, CIL Viability Update (December 2014).

1.5 Further work has also been carried out for both Bromsgrove and Redditch Councils.

1.6 The South Worcestershire Development Plan Viability Study forms the 'root' document for the December 2014 CIL Viability Update and sets out the detailed methodology and assumptions used, although, to a large extent it carried forward the work from the Worcestershire CIL

Viability Study (2012). This current report should be read as an update to the earlier documents.

- 1.7 Like the earlier work, this update will draw on the existing available evidence. CIL is set having regard to a range of factors, one of which is viability. This update only considers viability. Outside this report, the Councils are considering, amongst other things, the need for infrastructure and other sources of funding.
- 1.8 As when considering the viability aspects of deliverability of the SWDP, it is important to note at the start of a study of this type, that not all sites will be viable, even without any policy requirements or CIL imposed by the Councils. It is inevitable that the Councils' requirements will render some sites unviable. The question for this report is not whether some development site or other would be rendered unviable, it is whether the delivery of the overall South Worcestershire Development Plan is threatened.

Report Structure

- 1.9 This report considers the viability aspects of the CIL setting process for the three South Worcestershire Councils. This report follows the following format:

- Chapter 2** Comments made about the methodology and changes to the CIL Regulations and Guidance and changes that have been made to the SWDP through the examination process.
- Chapter 3** Consideration of the income assumptions.
- Chapter 4** Consideration of the cost assumptions.
- Chapter 5** Review of the modelling and strategic infrastructure and mitigation costs relating to the strategic sites, including the site at Swinesherd Way which was not considered in the earlier work.
- Chapter 6** Brings together the changes that relate to the residential development.
- Chapter 7** Brings together the changes that relate to the non-residential development.
- Chapter 8** Conclusions and revisions to rates of CIL by development type and area.

2. Changes to the CIL Regulations, the CIL Guidance and to SWDP

CIL Regulations

- 2.1 The CIL Regulations have been subject to a number of amendments. The most recent of these was made since the earlier work was completed¹. Whilst this contains some important matters concerning exemptions from CIL, these do not impact on the CIL setting process.

CIL Guidance and PPG

- 2.2 The CIL Guidance was assimilated into the PPG in June 2014. There have not been any relevant changes to the viability sections of the PPG or the CIL Guidance within the PPG since the earlier work.

Other PPG matters

- 2.3 Just before the completion of the December 2014 CIL Viability Study, in a written statement to Parliament, headed, *Small-scale developers*, by Brandon Lewis of Department for Communities and Local Government on 28 November 2014, thresholds for affordable housing and developer contributions were introduced:

Due to the disproportionate burden of developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions.

For designated rural areas under section 157 of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty, authorities may choose to implement a lower threshold of 5-units or less, beneath which affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions. Within these designated areas, if the 5-unit threshold is implemented then payment of affordable housing and tariff style contributions on developments of between 6 to 10 units should also be sought as a cash payment only and be commuted until after completion of units within the development.

These changes in national planning policy will not apply to rural exception sites which, subject to the local area demonstrating sufficient need, remain available to support the delivery of affordable homes for local people. However, affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.

A financial credit, equivalent to the existing gross floorspace of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

This will not however apply to vacant buildings which have been abandoned.

¹ S1 2015 No. 836. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. Made 20th March 2015.

- 2.4 Since then some further clarity was provided by The Rt Hon Eric Pickles of Department for Communities and Local Government on 25th March 2015, in a paper headed *Energy efficiency in buildings and Planning system* which said:

We have previously revised national policy on Section 106 thresholds to help small builders and to encourage empty buildings to be brought back into use. Some councils have misinterpreted the written ministerial statement of 28 November 2014, official report, column 54WS as just a change in guidance – to clarify, this was a change in national policy and we will be updating the online planning guidance/policy website to make this crystal clear. We are also publishing guidance tomorrow on the vacant building credit to assist in the delivery of the new policy.

Plan making

From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases. Particular standards or requirements for energy performance are considered later in this statement.

Local planning authorities and qualifying bodies preparing neighbourhood plans should consider their existing plan policies on technical housing standards or requirements and update them as appropriate, for example through a partial Local Plan review, or a full neighbourhood plan replacement in due course. Local planning authorities may also need to review their local information requirements to ensure that technical detail that is no longer necessary is not requested to support planning applications.

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance. Neighbourhood plans should not be used to apply the new national technical standards.

For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.

This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government's intention into account in applying existing policies and not set conditions with requirements above a Code level 4 equivalent. This statement does not modify the National Planning Policy Framework policy allowing the connection of new housing development to low carbon infrastructure such as district heating networks.

Measures relating to flood resilience and resistance and external noise will remain a matter to be dealt with through the planning process, in line with the existing national policy and guidance. In cases of very specific and clearly evidenced housing accessibility needs, where individual household requirements are clearly outside the new national technical standards, local planning authorities may ask for specific requirements outside of the access standard, subject to overall viability considerations.

- 2.5 These changes were considered at the SWDP hearings and alterations were made to the affordable housing policies.

- 2.6 Since then, on the 1st August 2015, the changes were reversed and the PPG was amended with a new paragraph (paragraph 30) added as follows²:

² <http://planningguidance.planningportal.gov.uk/revisions/23b/030/>

Please note that paragraphs 012-023 of the guidance on planning obligations will be removed following the judgment in R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin).

- 2.7 Since this announcement, in response to a question at the Conservative party conference in early October 2015, Mr Lewis, speaking as Minister of Planning and Housing, said that it was the Government's intention to reintroduce the national threshold. It is not clear whether this change would be through bringing an appeal or through other changes to the NPPF or PPG.
- 2.8 Bearing in mind the stage of the Local Plan we have assumed that the wording of the relevant policies submitted to the Inspector at the SWDP examination will stand.

Summer 2015 Budget

- 2.9 On the 8th July 2015, the Chancellor of the Exchequer gave his post-election 'Summer Budget' to Parliament. With the Budget a number of changes were announced that relate to planning.

Affordable Housing

- 2.10 Prior to the Budget, Affordable Rents were set at up to 80% of open market rent and then generally went up by up to 1% over inflation (CPI) each year. Social Rents were set through a formula, again with an up to 1% over inflation uplift. These provisions were to prevail, under arrangements announced in 2013 until 2023 and have formed the basis of many housing associations' and other providers' business plans. The result was that housing associations knew their rents would go up and those people and organisations who invest in such properties (directly or indirectly) knew that the rents were going up year on year. This made them attractive as each year the rent would always be a little larger relative to inflation.
- 2.11 In the Budget it was announced that social and affordable rents would be reduced by 1% per year for 4 years – although we understand (at the date of this update there remains some uncertainty) that the mechanism for setting new rents on new lets will not change. The objective of these changes is to reduce the cost to the Exchequer of the housing elements (such as Local Housing Allowance, Housing Benefit and the housing elements of Universal Credit) of the social security budget.
- 2.12 It is likely that this change will reduce the value of affordable housing. The impact on councils will depend largely on the amount and nature of affordable housing. Those with high affordable housing requirements will see a larger impact (as it makes up a larger proportion of a development). We have considered this further in Chapter 3 below.

Starter Homes

- 2.13 The Summer Budget included the following statement³:

³ <https://www.gov.uk/government/news/pm-and-chancellor-announce-one-nation-plans-to-spread-homeownership-across-the-country>

Starter Homes – 58,000 people have already signed up to show their interest in owning one of these new homes – exclusively for first time buyers under 40, at a 20% discount. 200,000 of these new homes will be built over the next 5 years. And to deliver this, the government is today announcing that every reasonable sized housing site must include starter homes – and a new duty will be placed on councils to make sure they include starter homes in their future housing plans for their area

2.14 It is not clear what ‘every reasonable sized housing site’ means and it is expected that this will be clarified in due course.

2.15 The Planning and Housing Bill that is currently before Parliament does provide some further information. At the time of this update (so still subject to further iterations and changes) the Bill includes a definition:

(1) In this Chapter “starter home” means a building or part of a building that—

(a) is a new dwelling,

(b) is available for purchase by qualifying first-time buyers only,

(c) is to be sold at a discount of at least 20% of the market value,

(d) is to be sold for less than the price cap, and

(e) is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State.

(2) “New dwelling” means a building or part of a building that—

(a) has been constructed for use as a single dwelling and has not previously been occupied, or

(b) has been adapted for use as a single dwelling and has not been occupied since its adaptation.

(3) “Qualifying first-time buyer” means an individual who—

(a) is a first-time buyer,

(b) is under the age of 40, and

(c) has any other characteristics specified in regulations made by the Secretary of State (for example, relating to nationality or minimum age).

2.16 The initial ‘cap’ is to be £250,000 outside London.

2.17 The PPG has not been updated since the Budget and, at the time of this update, the Starter Homes section of the PPG⁴ only relates to ‘exception’ sites.

2.18 On the 7th October 2015, in his speech to the Conservative party conference, the Prime Minister announced that new affordable housing that is provided by developers under the s106 regime would all be ‘to buy’ rather than affordable housing for rent (i.e. Affordable Rent or Social Rent). At the time it was not clear when this change may be implemented and whether or not this will apply to all affordable housing or to some affordable housing on each site – or if he was actually referring to Starter Homes.

2.19 In early December 2015 the Government launched a consultation on changes to the NPPF. This included the following sections and provides a degree of clarification:

⁴ From PPG Paragraph: 001 Reference ID: 55-001-20150318

7. It is important that the definition of affordable housing for planning purposes supports present and future innovation by housing providers in meeting the needs of a wide range of households who are unable to access market housing. The provision of affordable housing is about supporting households to access home ownership, where that is their aspiration, as well as delivering homes for rent.

8. The current affordable housing definition includes some low cost home ownership models, such as shared ownership and shared equity, provided that they are subject to 'in perpetuity' restrictions or the subsidy is recycled for alternative affordable housing provision. This limits the current availability of home ownership options for households whose needs are not met by the market.

9. We propose to amend the national planning policy definition of affordable housing so that it encompasses a fuller range of products that can support people to access home ownership. We propose that the definition will continue to include a range of affordable products for rent and for ownership for households whose needs are not met by the market, but without being unnecessarily constrained by the parameters of products that have been used in the past which risk stifling innovation. This would include products that are analogous to low cost market housing or intermediate rent, such as discount market sales or innovative rent to buy housing. Some of these products may not be subject to 'in perpetuity' restrictions or have recycled subsidy. We also propose to make clearer in policy the requirement to plan for the housing needs of those who aspire to home ownership alongside those whose needs are best met through rented homes, subject as now to the overall viability of individual sites.

10. By adopting the approach proposed, we are broadening the range of housing types that are taken into account by local authorities in addressing local housing needs to increase affordable home ownership opportunities. This includes allowing local planning authorities to secure starter homes as part of their negotiations on sites.

11. In parallel, the Housing and Planning Bill is introducing a statutory duty on local authorities to promote the delivery of starter homes, and a requirement for a proportion of starter homes to be delivered on all suitable reasonably-sized housing developments. We will consult separately on the level at which this requirement should be set. The Bill defines starter homes as new dwellings for first time buyers under 40, sold at a discount of at least 20% of market value and at less than the price cap of £250,000 (or £450,000 in London). Support is available through the Help to buy ISA to help purchasers save for a deposit.

2.20 This does provide further clarity, however the key question as to how much should be provided is not addressed.

2.21 These changes are certainly going to impact on viability; however, the impact is going to be positive rather than negative. Housing provided as Starter Homes would have a value of 80% of Market Value, compared to the lesser value if provided as social or intermediate housing. In South Worcestershire, CIL is being set against the current policy framework (rather than one that may apply in the future). It is therefore not appropriate (or necessary to test the impact of these changes.

Environmental Standards

2.22 The Government also confirmed within the *Fixing the foundations productivity report*⁵ its intention not to proceed with the zero carbon buildings policy, which was initially announced in 2007.

... repeat its successful target from the previous Parliament to reduce net regulation on housebuilders. The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy

⁵ <https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation>

efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established

- 2.23 As a result, there will be no uplift to Part L of the Building Regulations during 2016, and both the 2016 zero carbon homes target and the 2019 target for non-domestic zero carbon buildings will be dropped, including the Allowable Solutions programme.
- 2.24 This is considered in Chapter 4 below.

SWDP Policy Changes

- 2.25 The hearing sessions of the examination of the SWDP have finished and the Inspector is in the process of writing the report into the soundness of the Plan. During the hearing sessions a number of changes were agreed or proposed by the Councils.
- 2.26 In this update we have reviewed the changes set out in the 7th October 2015 tracked changes version of the Plan and considered their impact on viability and the CIL setting process. The Plan may be subject to further changes and it will be important to review these changes against the Inspector's final comments in due course.
- 2.27 There are changes through the Plan, however relatively few have an impact on viability. For the purpose of setting CIL, the changes to the following policies are relevant. In the following sections, whilst being a little messy, we have shown the original text as submitted with the changes as put to the Inspector. We have used the colour edits provided to the Inspector.

SWDP 4: Moving Around South Worcestershire

- 2.28 This is a broad policy covering all aspects of transport. The implementation section has been amended as follows:

Implementation

~~ML. Financial contributions from development towards **strategic** transport infrastructure will **either** be secured **either** through the Community Infrastructure Levy charging schedule or **the Developer Contributions Supplementary Planning Document** **developer contributions** as appropriate to the circumstances of the development. New development will need to be incorporated into a co-ordinated infrastructure and service delivery programme agreed with the south Worcestershire authorities and Worcestershire County Council. The Infrastructure Delivery Plan provides additional guidance about how this co-ordination will be achieved. Where appropriate site-specific transport improvements may be sought through s.106 or other agreements in accordance with Worcestershire County Council's Highway Design Guidance.~~

- 2.29 This simplified wording does not alter the overall liability for development to contribute towards transport infrastructure (including highways) so it is not necessary to alter the modelling in this regard.

SWDP 5: Green Infrastructure

- 2.30 The provision of green infrastructure is a cost to developers. Whilst this policy has been amended, no additional obligations are imposed on development that have not already been included in the modelling.

SWDP 7: Infrastructure

SWDP 7: ~~INFRASTRUCTURE~~ Infrastructure

A. The ~~Local Authority~~ partner authorities will work closely with ~~its~~ their partners, especially the County Council, to bring forward the ~~necessary~~ appropriate and proportionate ~~crucial~~ infrastructure that is required in order to deliver the ~~Spatial Strategy as set out in the Plan.~~

~~B. The current assessment of crucial infrastructure requirements is set out in Annex I to this Plan, and is explained in more detail in the South Worcestershire Infrastructure Delivery Plan.~~

~~C. B.~~ Development will be required to provide or contribute towards the provision of infrastructure needed to support it. ~~Developers will also need to contribute towards community benefits related to the development.~~

~~D. C.~~ Where new infrastructure is needed to support new development, the ~~crucial~~ infrastructure must be operational no later than the appropriate phase of development for which it is needed.

~~E. The council intends to introduce a co-ordinated Community Infrastructure Levy by March 2014.~~

~~F. The partner authorities intend to explore a range of funding mechanisms in order to finance necessary and proportionate crucial infrastructure, and these are set out in more detail in the Infrastructure Delivery Plan.~~

- 2.31 This policy should be read with Policies SWDP 38: Green Network Space and SWDP 39: Provision for Greenspace and Outdoor Community Uses in New Development. The provision of infrastructure is a cost to developers. Whilst this policy has been amended, no additional obligations are imposed on development that has not already been included in the modelling.
- 2.32 The strategic infrastructure and mitigation costs in relation the strategic sites have been updated, based on the latest available information (November 2015). These revised costs are used in this update as set out in Chapter 5 below.

SWDP 12: Effective Use of Land

- 2.33 Whilst this policy has been amended, the core assumptions with regard to development densities and the use of land have not been altered and are reflected in the modelling. There is no need for these to be revisited in this update.

SWDP 14: Market Housing Mix

- 2.34 This policy has been clarified to require the mix of housing to be informed by the Council's Strategic Housing Market Assessment (SHMA). As set out in Chapter 8 of the Local Plan Viability Study (September 2014), and carried into the analysis in the CIL Viability Update (December 2014), the modelling in the viability study is informed by the SHMA.

SWDP 15 Affordable Housing

- 2.35 The policy has been amended as follows:

SWDP 15: Meeting Affordable Housing Needs

A. All new residential development⁴⁴, including conversions, above the thresholds in SWDP 15 B (and adjacent land, if it is anticipated that it will form part of a larger site) will contribute to the provision of affordable housing⁴⁵.

B. The number, size, type, tenure and distribution of affordable dwellings to be provided will be subject to negotiation, dependent on recognised local housing need, specific site ~~/and~~ location factors and development viability and having regard to the sliding scale approach set out below:

i. On sites of 15 or more dwellings on greenfield land, 40% of the units should be affordable ~~i.e. social rented, affordable rented and intermediate tenure~~ and provided on site;

ii. On sites of 15 or more dwellings on brownfield land within Worcester City and Malvern Hills, 30% of the units should be affordable and provided on site. On sites of 15 or more dwellings on brownfield land within Wychavon, 40% of the units should be affordable and provided on site.

~~iii.~~iii. On sites of 10 – 14 dwellings, 30% of units should be affordable and be provided on site;

~~iiii.~~iv. On sites of 5 – 9 dwellings, 20% of units should be affordable and be provided on site;

~~iv.~~v. On sites of less than 5 dwellings a financial contribution towards local affordable housing provision ~~will be required should be made, based on the cost of providing the equivalent in value to 20% of the units as affordable housing on site.~~

C. Where a ~~developer can demonstrate exceptional circumstances robust justification exists~~, off-site contributions may be accepted ~~for developments in lieu of 5 or more dwellings, subject to the planning authority's agreement on-site provision.~~

D. ~~For sites in rural areas (i.e. not the city or towns), developers will need to demonstrate that secure~~ Secure arrangements ~~exist will need to be put in place to ensure that the resulting affordable housing provided in accordance with this policy will remain permanently affordable and, for sites outside the city or towns, available to help meet the continuing needs of local people.~~

E. The final tenure mix of affordable housing on individual sites will be subject to negotiation ~~but generally. Generally~~ the presumption preference will be for social rented, unless ~~scheme viability clearly indicates that for example~~ a contribution from an alternative affordable housing tenure is required to achieve scheme viability or ~~there is a proven~~ local need has been demonstrated for a different affordable housing tenure.

F. On sites where it has been demonstrated that the proportion of affordable housing requirement is proven sought by SWDP 15 B would not be viable (to the satisfaction of the authority), the maximum proportion of affordable housing will be sought that does not undermine the development's viability. Financial viability assessments conforming to an agreed methodology will be required and, where necessary, the Local Authority will arrange for them to be independently appraised ~~at the cost of the applicant. Contingent Deferred Obligations and other flexible arrangements may be sought through planning agreements to allow for changing market conditions in future years. expense of the applicant.~~

G. ~~The Further details of the~~ manner in which the policy will be implemented will be set out in ~~the an~~ Affordable Housing Supplementary Planning Document. ~~This will include details of the levels of off-site contributions (including for sites of less than 5 units), local connection, Contingent Deferred Obligation arrangements, the exceptional circumstances that may justify an off-site contribution in respect of sites for 5 dwellings or more and the procedures to be followed when a planning application is submitted.~~

2.36 This policy was changed to incorporate the new national threshold and then revised when the national threshold was reversed on 1st August 2015. The policy also incorporates the lowering of the requirement to 30% in the built up areas of Malvern Hills' main settlements as well as the built up area of Worcester.

2.37 This will have a material impact on CIL. The updated modelling in this work is based on the policy as drafted above. It is important to note (as set out earlier in this chapter) that changes have been announced to this policy. The analysis in this update is based on the latest iteration of the SWDP.

SWDP 21: Design

- 2.38 This policy has been subject to a number of changes. These provide further clarity to the policy and do not impose extra requirements on developers that are not already covered in the modelling.

SWDP 27 Renewable and Low Carbon Energy

- 2.39 This policy has been reworded as follows:

SWDP 27: Renewable and Low Carbon Energy

Incorporating Renewable and Low Carbon Energy into New Development

A. To reduce carbon emissions and secure sustainable energy solutions: ~~i. All, all~~ new developments over 100 square metres gross or one or more dwellings ~~(except those outlined below) will be required to should~~ incorporate the generation of energy from renewable or low carbon sources, ~~sufficient to reduce estimated carbon dioxide emissions from residual energy use in the development by equivalent to~~ at least 10% of predicted energy requirements, unless it has been demonstrated that this would make the development unviable.

~~ii. All new development as part of urban extension allocations and large-scale development proposals – including Worcester South, Worcester West, Worcester East, Worcester North, Droitwich Spa, Cheltenham Road, Hampton, development at north-east Malvern and north of Pershore – will be required to incorporate the generation of energy from renewable or low carbon sources sufficient to reduce estimated carbon dioxide emissions from residual energy use in the development by at least 20%.~~

~~B. Large mixed-use developments will be required to examine the potential for combined heat and power. If viable, a combined heat and power network will be required and it will count towards the reduced carbon dioxide emission target.~~

~~C. The level of renewable and low carbon energy required to achieve the targets will be set by the level of energy efficiency achieved – the greater the level of energy efficiency, the less renewable and low carbon energy will be required to meet the 10% or 20% targets.~~

~~D. The carbon savings arising from the installation of renewable and low carbon energy will count towards meeting the overall Building Regulations carbon compliance levels. However, if a development has been designed to be more energy efficient than it needs to be, this increased level of efficiency cannot be used to reduce the percentage of renewable and low carbon energy required. In this situation, the renewable and low carbon energy target will dominate and the percentage reduction against regulated carbon emissions would be higher than the Building Regulation carbon compliance levels.~~

~~E. The use of on-site sources, off-site sources or a combination of both, should be considered in meeting the above requirements.~~

~~F. An energy assessment must be submitted with the planning application to demonstrate that these requirements have been met.~~

~~G. Where it can be demonstrated that residential or non-residential developments are not able to achieve the minimum renewable and low carbon energy targets (due to technical feasibility or financial viability), then a financial contribution towards the Carbon Offset Fund will be required to cover the remaining carbon emissions.~~

B. Large scale development proposals should examine the potential for a decentralised energy and heating network. If practical and viable, a decentralised energy and heating network should be provided as part of the development.

Off Site Stand Alone Renewable and Low Carbon Energy Schemes

- 2.40 This needs to be read with the recent announcements and is reflected in the revised modelling where we have assumed that the costs of these measures is about £2,000 per unit or £20/m².

SWDP 30 Water Resources

- 2.41 The wording of this policy has been altered, however the requirements are as modelled previously so further changes are required.

SWDP 43 to SWDP 61 – Allocations

- 2.42 These policies have been subject to a series of amendments through the examination process. For the purpose of viability testing the relevant change is in relation to the site specific strategic infrastructure and mitigation costs to be sought through the s106 regime. These have been updated, based on the latest available information (October 2015). These revised costs are used in this update as set out in Chapter 5 below.

SWDP 62 Implementation

- 2.43 This policy has been altered as follows:

SWDP 62: Implementation

- A. ~~SWDP 62/1:~~ Planning obligations through Section 106 agreements will continue to be sought to provide funding to mitigate negative impacts relating to specific developments. ~~A S106 A Developer Contributions~~ SPD will be produced to provide detailed guidance for this purpose to be used in conjunction with the Community Infrastructure Levy charging schedule.
- B. ~~SWDP 62/2:~~ Progress on the delivery of the SWDP will be monitored annually and a partial or whole Plan review commenced if the Plan is significantly failing to meet its objectives, or if the first policy context requires a review ~~to take place by 2019.~~
- 2.44 As set out in Chapter 5 below we have updated the modelling on the strategic sites in line with the latest available information (October 2015).

3. Consideration of the income assumptions

- 3.1 Only one concern was raised with regard to the income side of the development appraisals. This was not a concern about the level of the assumption, but a concern about how the current values have been assessed and derived.
- 3.2 In this chapter we have reviewed the residential and non-residential price assumptions used in the December 2014 CIL Viability Update:

Market Housing

- 3.3 The values of market housing were derived by drawing on a range of information sources. These included asking prices, Price Paid data from the Land Registry and other secondary sources. The assumptions were presented to stakeholders through the earlier consultation process and amended to reflect the feedback and comments made (at each stage).
- 3.4 To review the residential value assumptions, we have analysed the Price Paid Data from the Land Registry with information from the Energy Performance Certificate (EPC) Register. This information was not available at the time of the earlier work. We have also refreshed the survey of asking prices of newbuild houses currently for sale in the area.

Land Registry

- 3.5 This study is concerned with the viability of newbuild residential property so the key input for the appraisals are the prices of new units. We have reviewed recent newbuild sales prices from the Land Registry from the start of November 2014⁶. The Land Registry publishes data of all homes sold. Across the SWDP area, 606 newbuild home sales were recorded in the period. These transactions are summarised in the following table and detailed in **Appendix 1**.
- 3.6 Each house sold requires an Energy Performance Certificate. This is a public document that can be viewed on the EPC Register⁷. The EPC contains the floor area (the Gross Internal Area – GIA) as well as a wide range of other information about the construction and energy performance of the building. This GIA information is also included in **Appendix 1**.
- 3.7 We have married the Price Paid Data from the Land Registry with homes' floor area from the EPC Register:

⁶ The Land Registry makes all transactions available as and when they are registered via the 'beta' format tool at <https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads>. It does take some time for transactions to be registered – we estimate this to be about 4 to 6 months.

⁷ <https://www.epcregister.com/searchReport.html>

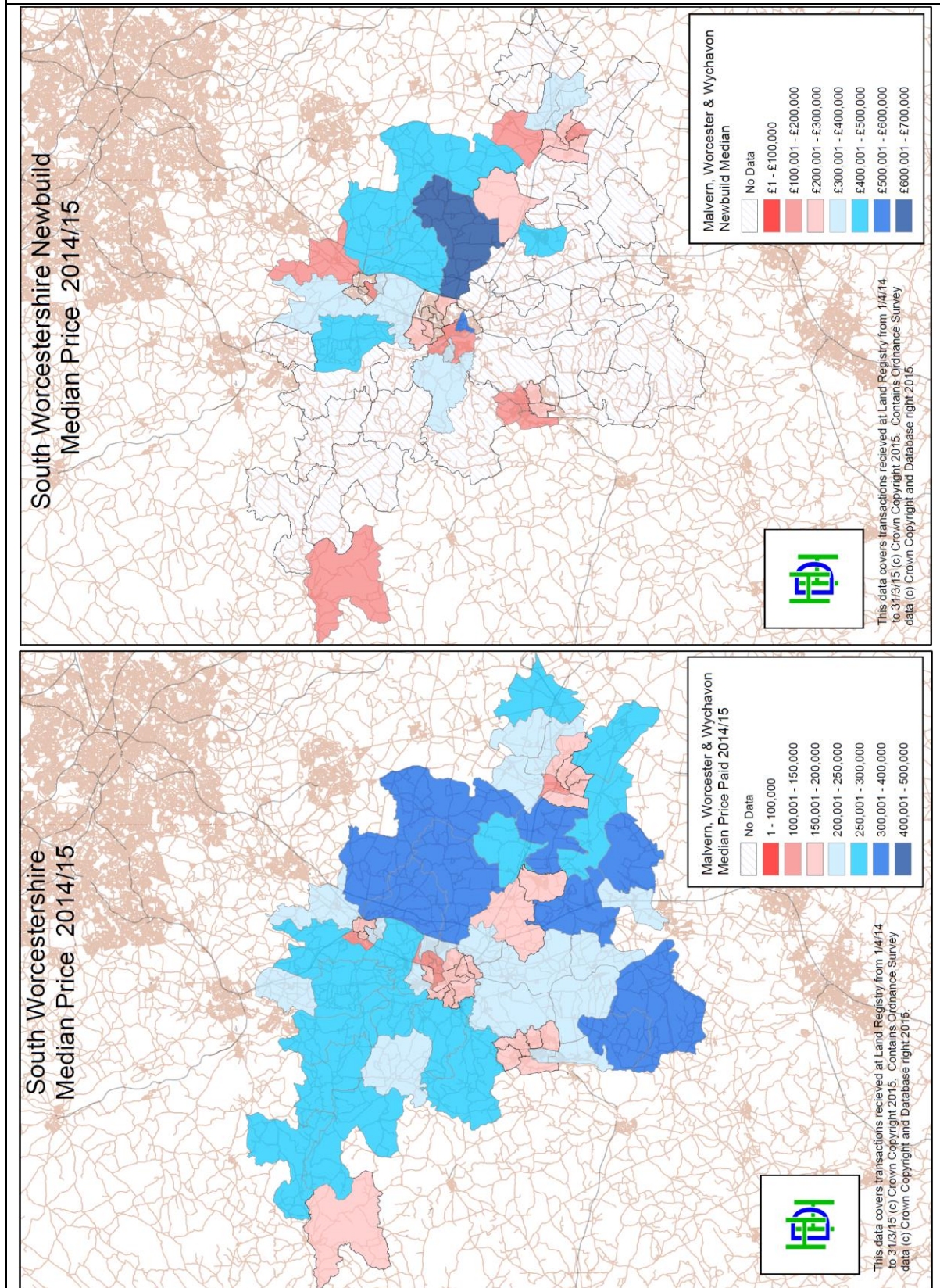
**Table 3.1 Newbuild Price Paid by Floor Area, November 2014 to October 2015.
£/m²**

Malvern Hills						Worcester						Wychavon					
	Detached	Semi-detached	Terrace	Flat	All	Detached	Semi-detached	Terrace	Flat	All		Detached	Semi-detached	Terrace	Flat	All	
	Price Paid from Land Registry (A)					Price Paid from Land Registry (A)						Price Paid from Land Registry (A)					
Count	16	5	3	21	45	70	57	32	40	199		187	101	55	19	362	
Max	£595,000	£387,000	£235,000	£775,000	£775,000	£595,000	£280,000	£328,500	£344,995	£595,000		£635,000	£360,000	£250,000	£189,950	£635,000	
Min	£250,000	£138,750	£132,995	£153,950	£132,995	£237,995	£97,000	£60,250	£110,000	£60,250		£185,000	£76,850	£111,525	£91,975	£76,850	
Mean	£363,297	£238,450	£182,332	£262,619	£290,378	£308,816	£211,685	£186,128	£184,724	£236,323		£329,728	£179,145	£172,253	£142,563	£253,965	
Median	£356,250	£182,000	£179,000	£219,000	£300,000	£295,183	£217,995	£198,495	£166,250	£229,000		£299,995	£189,950	£177,500	£120,712	£234,998	
	Floor Area from EPC (B)					Floor Area from EPC (B)						Floor Area from EPC (B)					
Count	15	4	3	18	40	62	57	28	38	185		173	100	55	6	334	
Max	237	268	83	146	268	211	127	105	107	211		246	133	112	49	246	
Min	93	63	63	47	47	90	60	45	51	45		77	54	47	44	44	
Mean	155	120	70	79	111	128	91	83	71	98		134	79	78	48	107	
Median	147	75	63	78	95	123	86	85	70	92		125	76	74	49	98	
	£/m2 (A/B)					£/m2 (A/B)						£/m2 (A/B)					
Mean	£2,415	£2,124	£2,595	£3,286	£2,791	£2,441	£2,380	£2,126	£2,595	£2,406		£2,483	£2,281	£2,273	£2,418	£2,387	
Median	£2,614	£2,235	£2,831	£3,142	£2,739	£2,456	£2,573	£2,317	£2,524	£2,457		£2,450	£2,405	£2,441	£2,337	£2,434	

Source: Land Registry and EPC Register (October 2015)

- 3.8 The Price Paid Data for newbuild properties is mapped below. This is compared to the data from all sales (new homes and existing). The distribution of newbuild sales is limited, and in terms of price, different – although this may well be due to small sample sizes:

Figure 3.1 Median House Prices by Ward 2014



Source: Land Registry Price Paid Data

Price Survey

3.9 In the earlier work a survey of newbuild homes for sale was undertaken. This has been refreshed. At the time of this review there are about 180 newbuild homes being advertised for sale. Of these, the floor area information is available for about 140. These are listed in **Appendix 2** and summarised below.

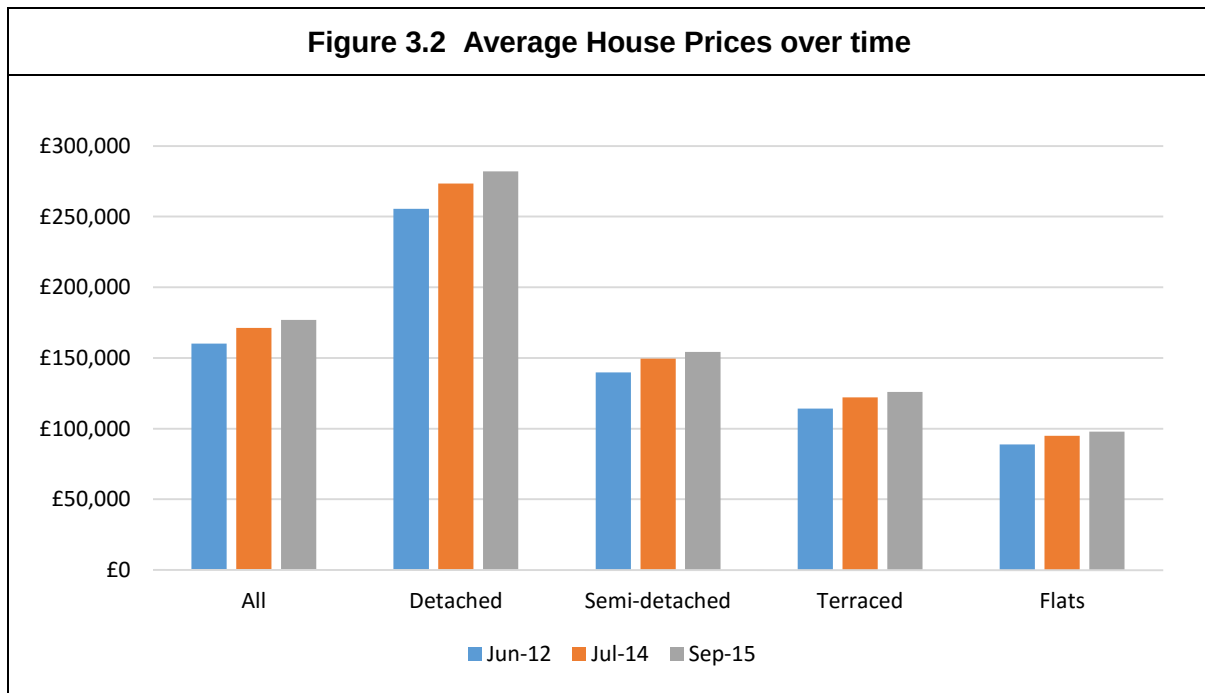
Table 3.2 Newbuild Asking Prices – October 2015 (£/m²)								
	Scheme	Town	£/m ²					
			Flats			Houses		
			Min	Average	Max	Min	Average	Max
Crest Nicholson	Gras Close, Bretforton	Evesham					£1,952	
Persimmon	Blossom Fields, Off Cheltenham Rd	Evesham				£2,297	£2,614	£3,588
Persimmon	Wyre Meadows, Station Rd	Pershore				£2,407	£2,896	£3,827
Persimmon	Persimmon Heights, Bransford Rd	Worcester				£3,111		£3,475
Elan Homes	Merrybrook Grange,	Evesham				£1,908	£2,755	£3,387
David Wilson Homes	Tenbury View	Tenbury Wells				£2,360	£2,730	£3,036
Reeds Rain	Crookbarrow Rd, Brockhill Village	Norton					£1,787	
Bloor Homes	Abbey Springs	Pershore					£2,627	
Bloor Homes	Pinvin Green	Pershore				£2,336		£3,434
Bloor Homes	Wildmore	Worcester		£3,079		£2,105	£2,768	£3,041
Berkeley Homes	The Waterside at Royal Worcester	Worcester	£3,010	£3,987	£5,231			
Taylor Wimpey	Diglis Water, Basin Rd	Worcester	£2,456	£3,039	£3,846	£2,000		£2,296
Bovis	Abbey Vale	Evesham				£2,703	£2,837	£3,200
Taylor Wimpey	Scarlett Pippin Orchard	Lower Broadheath				£1,958	£2,658	£2,913
Taylor Wimpey	The Hopyard	Martley				£1,951	£2,393	£2,913
Taylor Wimpey	The Orchards	Evesham				£2,096	£2,602	£3,560
Redrow	Abbey Meadows	Pershore				£2,601	£2,746	£2,849
Taylor Wimpey	Preedy Place, Badsey	Evesham				£2,459	£3,015	£3,421
Bovis	Montfort Meadows	Evesham				£2,771		£3,125
Bovis	Brookfields	Inkberrow				£2,930	£3,390	£3,802
Barratt	The Orchards	Evesham				£2,280	£2,562	£3,029
Taylor Wimpey	Fair Acres, Weston Rd	Honeybourne				£2,285	£2,626	£2,752
Bovis	Bluebells	Pershore				£2,949	£3,207	£3,402
Bovis	The Russets	Powick				£3,203		£3,300
Barratt	Perry Woods Oaks	Worcester				£2,871		£3,019
David Wilson	Broadheath Meadows	Worcester					£2,519	
John German	Cowleigh Rd	Malvern					£2,012	
John Goodwin	Millstone Close	Malvern				£2,947		£2,960
Gusterson Palmer James		Evesham				£2,439		£2,915
Hayden Estates	Chapel Lane						£3,277	
Fisher German		Inkberrow					£2,852	

Source: HDH Price Survey (October 2015)

- 3.10 The analysis of these shows that asking prices for newbuild homes vary, very considerably, across the area ranging from just under £1,800/m² to over £3,800/m², with the norm being around £2,850/m².

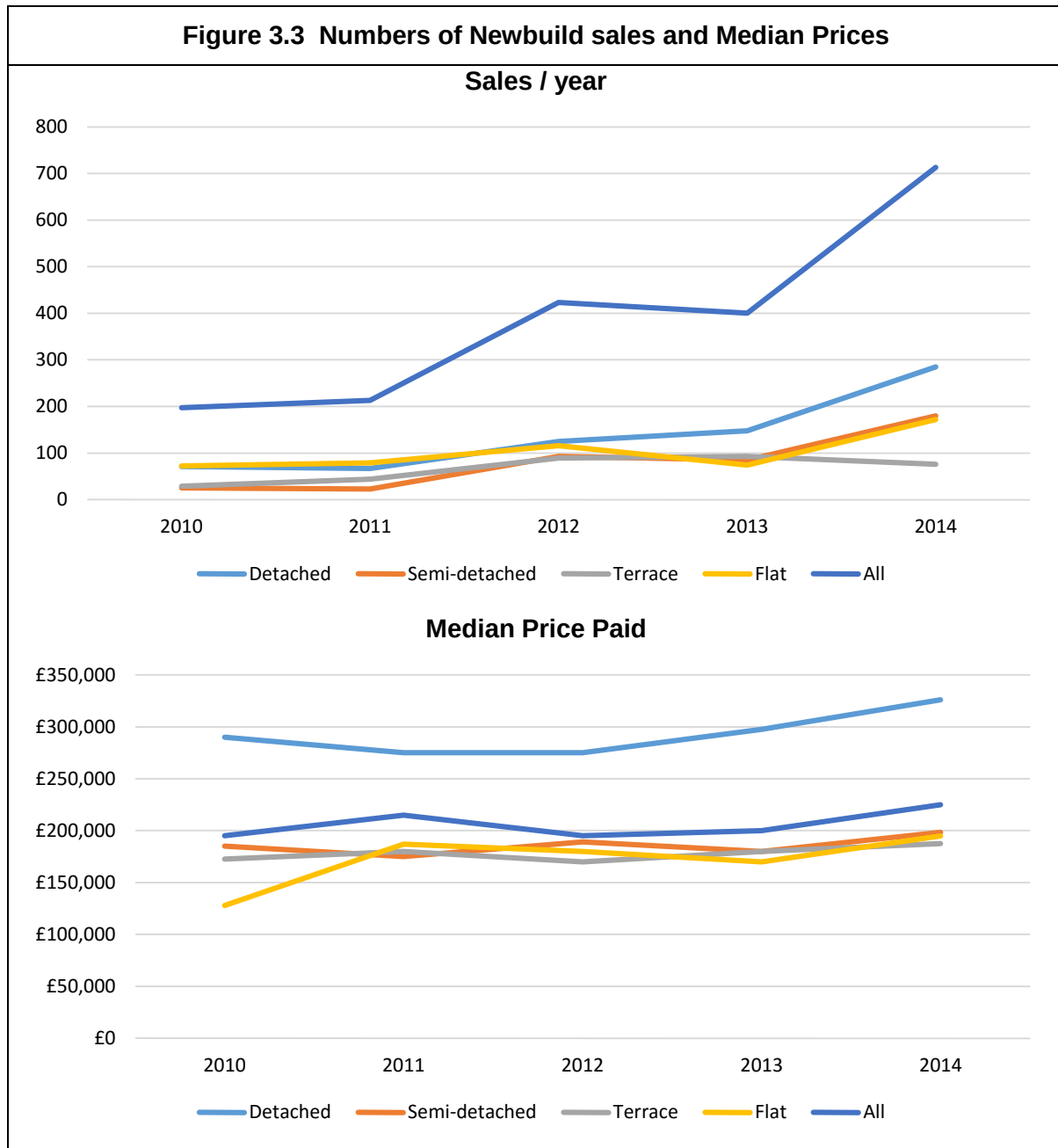
Wider Data

- 3.11 The earlier work drew on various sources of secondary data. We have updated these in the following tables. The following figure shows the average price of all homes (new and existing) at the dates of the earlier work and at this update:



Source: Land Registry

- 3.12 In the three and half years since the start of the project house prices (newbuild and existing) have increased by over 10%.
- 3.13 The following figures show the number new home sales per year and the average price paid. The Land Registry reports that there has been a notable increase in both values and numbers of sales.



3.14 The available data sources report an increase in newbuild house prices in the SWDP area.

3.15 Based on the above information, when taken together, we have believe that newbuild house prices have increased by somewhere between 3% and 10% since the date on which the earlier work was based was collected. In this update we have increased the price assumptions by about 7%.

Affordable Housing

3.16 In the work to date, we have assumed that the value of Affordable Rent was derived based on 80% of the median open market rents (restricted to the Local Housing Allowance (LHA) cap)

and making allowance for 10% management costs, 4% voids and bad debts and 6% repairs. The income was then capitalised at a rate of 5.5% to give valuations of about £1,355/m² in Malvern Hills, £1,120/m² in Worcester City and £1,093/m² in Wychavon. Social Rent was assumed to have a value of 55% of market value and intermediate housing a value of 70% of market value. These assumptions were developed and tested through the consultation process and have not been subject to comment or challenge at the PDCS stage – although they were discussed earlier in the process.

- 3.17 In the Local Plan Viability Update (September 2014) and the CIL Viability Update (December 2014) it was assumed that affordable housing was provided as 30% Intermediate Housing and 70% Social Rent.
- 3.18 As set out in Chapter 2 above, prior to the 2015 Summer Budget, rents of affordable housing (both Affordable Rents and Social Rents) were generally increased by inflation plus 1% each year. These provisions were to prevail until 2023. In the Budget it was announced that social and affordable rents would be reduced by 1% per year for 4 years. It is too early to be certain of the impact, and the effect on the delivery of new housing isn't yet known, but the knock on effect of reducing rents is inevitably going to have an effect on values. There are a number of views as to what impact this change may have. Savills said in their paper *Impact On The Housing Sector of the July Budget*:

VALUATIONS

Valuations for Accounts – Existing Use Value Social Housing

The effect of the proposed rent reductions on valuations for accounts is significant.

The scale of the effect is broadly similar across different Provider types and we estimate will result in a reduction in current values of around 25%-30%. The impact will increase in future years. Relative to what they would have been, we estimate valuations will be some 30%-40% lower in ten years time.

The RPs at the higher end of the reduction scale tend to be those with smaller surpluses.

Valuations for Loan Security – Existing Use Value for Social Housing

Valuations for loan security on an EUV-SH basis are undertaken against the background of the rent freedoms granted to mortgagees in possession (and the landlord they sell the stock to) under the insolvency provisions originally in the Rent Influencing Guidance and now in the Rent Standard. Similar exemptions for mortgagees are contained in the Welfare Reform and Work Bill now before Parliament.

Our interpretation of these provisions is that Mortgagees and their successors would be able to charge a rent that they consider 'affordable' to those in low paid employment, and would be able to increase that rent in line with earnings in order to maintain a level affordability ratio (rent over household income). In our view valuations for loan security can therefore be based on rents and rent growth that sit outside the new rent regime.

*As a result – on the assumption that the insolvency provisions in the Bill remain as they are - it is our view that the proposal to reduced rents by 1% per annum for the next four years **should not significantly affect current loan security valuations**. Our valuations would assume the current rent could quickly converge to our opinion of an appropriate 'affordable' rent and continue to grow in line with earnings – which we generally assume over the longer term is broadly equivalent to CPI+1% - and keep in step with growth in the sector over the long term.*

However valuations in future years valuations will not grow as previously expected (eg circa 5% relative reduction by year 10) as the starting rent for future valuations will be lower than it otherwise would have been.

Of course the Budget provisions may impact on bad debts, voids and discount rates which may adversely feed through into EUV-SH valuations.

- 3.19 It is clearly necessary to reconsider the value of affordable housing. From a valuation perspective, we reconsidered the value of affordable housing from first principles and adjusted the yield by up to 50BPS (i.e. 0.5%)⁸. We have also specifically consulted with housing associations operating in the area as well as agents acting for developers.

Social Rents

- 3.20 In the 2013 CIL Viability Study the following rents were used as the basis of assessing the value:

Table 3.3 Social Rent (£) Q3 2012				
		1 Bedroom	2 Bedrooms	3+ Bedrooms
Malvern Hills	per week	£68.54	£81.46	£95.71
	per month	£297.01	£352.99	£414.74
Worcester	per week	£62.60	£75.46	£89.34
	per month	£271.27	£326.99	£387.14
Wychavon	per week	£71.54	£87.15	£102.24
	per month	£310.01	£377.65	£443.04

Source: Worcestershire CIL Viability Study (HDH 2013). From The Continuous Recording of Letting and Sales in Social Housing in England (CORE) Q3 2012

- 3.21 The latest information from the Councils shows the following Social Rents. We have used these as the basis of the rental calculation:

Table 3.4 Social Rent (£) July 2015				
		1 Bedroom	2 Bedrooms	3+ Bedrooms
Malvern Hills	per week	£72.64	£86.33	£101.43
	per month	£314.77	£374.11	£439.55
Worcester	per week	£66.34	£79.97	£94.68
	per month	£287.49	£346.55	£410.30
Wychavon	per week	£75.82	£92.36	£108.36
	per month	£328.55	£400.24	£469.54

Source: South Worcestershire Councils

- 3.22 Using this information, we have calculated the value of social rents averaged across the study area. As in the earlier work we have assessed 10% management costs, 4% voids and bad debts and 6% repairs. The income is capitalised assuming a yield of 5.5% - prior to the changes in the Summer Budget we capitalised the income at 5%.

⁸ An increase in yields leads to a reduction in prices.

Table 3.5 Capitalisation of Social rents			
	1 Bedroom	2 Bedrooms	3+ Bedrooms
Gross Rent (/month)	£310	£373	£439
Net rent (/year)	£2,978	£3,586	£4,222
Value	£49,643	£59,781	£70,367
m ²	50	72	83
£/m²	£992	£830	£847

Source: HDH October 2015

- 3.23 On this basis this analysis would suggest Social Rent has a value of £890/m² across the study area. This figure has been calculated from ‘first principles’ and is about 25% to 30% lower than the figure used in the earlier work which was derived from 55% of the open market value of the units.
- 3.24 We have consulted with housing associations as to their views of these changes. These vary, with a minority view being that there will be a reluctance to acquire new stock due to the general uncertainty that the change will bring to the whole organisation (and the potential impact on the organisation’s Balance Sheet). There is a consensus that there will be a fall in the values of affordable housing, but this is unlikely to be fully reflected in the offers made by Housing Associations to developers. It is clear that some Housing Associations are continuing their acquisition programs.
- 3.25 The amount of the fall is likely to depend on the scheme in question. Housing Associations have indicated that this is likely to be in the range of 3% to 15%, with the smallest falls being seen on the largest sites and the largest falls being on sites with just a few units that are relatively unattractive due to the difficulties around management. Generally, it was felt that bids would fall in the range of 45% to 52% of open market value, with larger sites being in the range of 50% to 52% of open market value, and smaller sites being worth 45% of open market value.

Affordable Rents

- 3.26 In the 2013 Worcestershire CIL Viability Study, the following values were assumed, having been calculated assuming 10% management costs, 4% voids and bad debts and 6% repairs, with the income then capitalised at 5.5%. This is summarised in the table below.

Table 3.6 Worth of Affordable Rent (£)			
2 Bed	Malvern Hills	Worcester	Wychavon
Private Rent	750	600	575
Affordable Rent (80%)	600	480	460
Net Rent pa	5,760	4,608	4,416
Worth	104,727	83,782	80,291
£/m²	1,396	1,117	1,071
3 Bed	Malvern Hills	Worcester	Wychavon
Private Rent	820	700	695
Affordable Rent (80%)	656	560	556
Net Rent pa	6,298	5,376	5,338
Worth	114,502	97,745	97,047
£/m²	1,316	1,124	1,115

Source: Table 4.9, Worcestershire CIL Viability Study (HDH 2013)

- 3.27 In the earlier Local Plan and CIL viability studies, it was assumed that affordable housing for rent would come forward as Social Rent rather than as Affordable Rent. It remains the Councils' preference for affordable housing for rent to be delivered as Social Rent rather than Affordable Rent. As in the earlier work the values are derived by considering market rents and assuming that Affordable Rent will be set at about 80% of the median market rent, but capped at the Local Housing Allowance cap⁹.

Table 3.7 Market Rents – July 2015		
	2 bed	3 bed
Malvern	£625	£775
Upton upon Severn	£725	£600
Tenbury Wells	£475	£695
Worcester	£650	£825
Droitwich	£625	£825
Evesham	£625	£795
Pershire	£625	£675

Source: HDH Market Survey

⁹ The rents of new affordable housing is not actually subject to the LHA cap (the LHA cap applies to the PRS sector only), however, through the consultation process, this was considered a pragmatic assumption.

Table 3.8 Local Housing Allowance Caps by BRMA – November 2015							
MALVERN HILLS							
	Gloucester	Hereford-shire	Shropshire	Cheltenham	Worcester North	Worcester South	Warwick-shire South
Shared	£295.45	£248.99	£299.17	£296.18	£266.28	£304.72	
1 Bedroom	£398.88	£398.88	£378.78	£484.60	£398.88	£429.26	
2 Bedroom	£530.23	£508.60	£473.72	£621.14	£510.03	£555.49	
3 Bedroom	£637.56	£585.82	£561.04	£755.86	£577.72	£663.09	
4 Bedroom	£810.94	£707.03	£739.57	£1,042.56	£765.09	£816.10	
WORCESTER CITY							
Shared						£304.72	
1 Bedroom						£429.26	
2 Bedroom						£555.49	
3 Bedroom						£663.09	
4 Bedroom						£816.10	
WYCHAVON							
Shared				£296.18	£266.28	£304.72	£302.34
1 Bedroom				£484.60	£398.88	£429.26	£516.06
2 Bedroom				£621.14	£510.03	£555.49	£651.56
3 Bedroom				£755.86	£577.72	£663.09	£787.80
4 Bedroom				£1,042.56	£765.09	£816.10	£1,068.17

Source: VOA (November 2015)

- 3.28 As in the earlier work and discussed through the consultation process, we have assessed the value of Affordable Rents assuming 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 6% - being an increase on the 5.5% used in the earlier work.

Table 3.9 Revised Worth of Affordable Rent (£)			
2 Bed	Malvern Hills	Worcester	Wychavon
Private Rent	700	650	625
Affordable Rent (80%)	530	520	500
Net Rent pa	5,088	4,992	4,800
Worth	84,800	83,200	80,000
£/m²	1,178	1,156	1,111
3 Bed			
Private Rent	750	800	725
Affordable Rent (80%)	<u>585</u>	640	580
Net Rent pa	5,616	6,144	5,568
Worth	93,600	102,400	92,800
£/m²	1,128	1,234	1,118

Source HDH 2015

3.29 We have re-consulted with housing associations as to their views of these changes. It was suggested that typically Affordable Rent property would be worth 5% to 7% over and above the value of Social Rent, with a top price (only achievable on the best, large scale sites) of 60% of Open Market Value.

3.30 Going forward, we would use a value 6% over the value of Social Rent in the appraisals (although the analysis is based on Social Rent rather than Affordable Rent).

Intermediate Housing (to buy)

3.31 Whilst no comments were made by consultees with regard to the value of intermediate housing we have revisited this, based on work we have been doing elsewhere in England. We have assumed a value of 65% of open market value for these units.

3.32 These values are based on purchasers buying an initial 50% share of a property and a 2.5% per annum rent payable on the equity retained. The rental income is capitalised at 5.5% having made a 10% management allowance.

Older People's Housing

3.33 No comments were received in relation to older people's housing. We have reviewed the value assumptions but have not altered these (from Table 4.5 of the Local Plan Viability Study – September 2014). There is limited evidence from the asking prices of the McCarthy and Stone developments in Malvern and Worcester that the prices on premium developments has increased, but the assumptions remain indicative of wider development (although development of such schemes is limited).

3.34 To be consistent with the updating of the cost assumptions, the value of affordable housing has been revised in line with the assumptions on mainstream housing schemes.

Non-Residential Development

- 3.35 In the analysis we used the assumptions set out in the Worcestershire CIL Viability Study (January 2013)¹⁰.

Table 3.10 Non Residential Values for Appraisals £/m²	
Large industrial	800
Large industrial (NE)	850
Small industrial	750
Small industrial (NE)	800
Large office	1,500
Large office (NE)	1,750
Small office	1,500
Small office (NE)	1,750
Supermarkets	2,500
Retail Warehouse	1,800
Shops	2,000
Hotels	2,150
Student Halls	2,225
Leisure	1,200

Source: Table 5.2 Worcestershire CIL Viability Study (HDH 2013)

- 3.36 Following representations from stakeholders, we extended the modelling in the earlier work, in relation to retail property and included an extra typology to be representative of smaller supermarkets. This sector is currently expanding through operators such as Aldi, Lidl, Farmfoods and Spar, but also includes some smaller format stores from the more established operators such as Waitrose and M&S. The sector has become more active since this work commenced and is now expected to form an element of future net new development in this sector.
- 3.37 We have reviewed data from CoStar concerning the value assumptions of non-residential uses. CoStar is a subscription service of non-residential property transactions. The following data shows the standard CoStar report for the SWDP area.

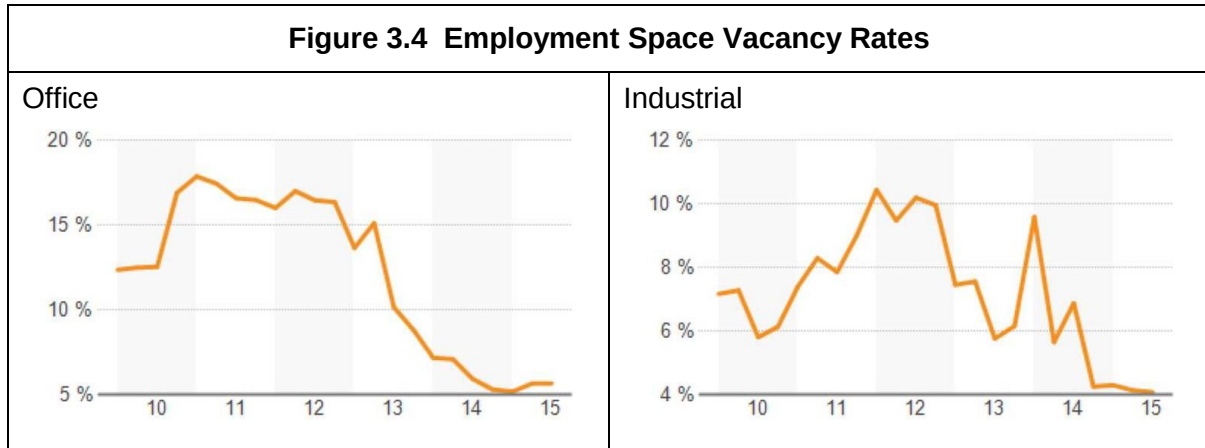
¹⁰ Whilst the report was dated January 2013, much of the data was gathered through 2012.

Table 3.11 Employment and Retail Data

Industrial					
Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Rent Per m2	£49.19	£51.24	Existing Buildings	492	486
Vacancy Rate	4.10%	7.30%	Existing m2	1,401,107	1,350,092
Vacant m2	57,350	98,479	12 Mo. Const. Starts	0	15,946
Availability Rate	10.60%	13.40%	Under Construction	0	11,368
Available m2	148,479	182,987	12 Mo. Deliveries	57,399	16,440
Sublet m2	62,028	64,388			
Months on Market	13.2	13.7			
Demand	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
12 Mo. Absorption m2	75,897	21,912	Sale Price Per m2	£850.35	£624.31
12 Mo. Leasing m2	46,486	40,467	Asking Price Per m2	£839.59	£430.56
			Sales Volume (Mil.)	£742.71	£301.39
			Yield	6.90%	7.80%
Office					
Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Rent Per m2	£104.19	£98.71	Existing Buildings	487	485
Vacancy Rate	5.70%	12.20%	Existing m2	279,428	277,670
Vacant m2	15,899	33,775	12 Mo. Const. Starts	0	367
Availability Rate	10.00%	16.10%	Under Construction	0	927
Available m2	27,912	44,782	12 Mo. Deliveries	0	3,293
Sublet m2	797	2,029			
Months on Market	16.8	17.5			
Demand	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
12 Mo. Absorption m2	3,957	6,941	Sale Price Per m2	£1,377.78	£1,011.81
12 Mo. Leasing m2	11,609	9,096	Asking Price Per m2	£1,087.16	£957.99
			Sales Volume (Mil.)	£69.97	£48.44
			Yield	8.80%	7.40%
Retail					
Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Rent Per m2	£211.62	£206.67	Existing Buildings	669	662
Vacancy Rate	7.50%	5.30%	Existing m2	418,205	409,024
Vacant m2	31,400	21,483	12 Mo. Const. Starts	7,517	3,105
Availability Rate	10.10%	8.90%	Under Construction	4,888	4,875
Available m2	42,942	36,771	12 Mo. Deliveries	2,629	4,919
Sublet m2	1,953	2,513			
Months on Market	18	12			
Demand	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
12 Mo. Absorption m2	-5,625	617	Sale Price Per m2	£1,485.42	£1,851.39
12 Mo. Leasing m2	15,785	10,715	Asking Price Per m2	£1,399.31	£2,292.71
			Sales Volume (Mil.)	£37.67	£312.15
			Yield	7.50%	8.10%

Source: Costar (July 2015)

- 3.38 It is important to note that this data includes both older as well as new units (CIL will only apply to new units) and the data does not include any supermarkets. Based on the above we have not reviewed the value assumptions further.
- 3.39 Interestingly, CoStar induces information about vacant space. This is summarised in the following figure:



Source: CoStar (July 2015)

- 3.40 The amount of vacant space has declined notably over the last few years. It is likely that this will put pressure on rents and values, however, as yet, there is little firm evidence to take a more positive approach and use higher values in the appraisals. It is our recommendation that this is kept under review.

Student Housing

- 3.41 In the earlier work it was assumed that student accommodation has a value of £2,225/m². We have reviewed the current market and there has been a modest increase in room fees:

Table 3.12 Student Halls Fees – Updated results		
Grade	Name of Hall	Per week
Traditional	Evesham, Pershore	£89
Standard	Avon, Ledbury	£110
Standard Plus	Malvern, Wulfstan, Berrow, Ankerdine, Abberley, Windrush, Teme, Sarah Siddons	£117
En-suite St John's Campus	Vesta Tilley, William Morris	£131
En-suite City Centre	Sansome Hall, Old Post Office	£127
En-suite Extra St John's Campus	Elizabeth Barrett Browning, A E Housman	£145
En-suite Extra City Campus	Bishop Bosel, Chancellor	
Postgraduate	Fern Hall, Oldbury House	£118 non-en suite £129 en suite

Source: Worcester University Web Site (August 2015)

- 3.42 The room fees have increased a little over the last year. In the CIL Viability Update (December 2014) we noted that *'we believe that the yield assumption of 6.5% appears cautious and may understate the values somewhat'*. Considering these together we have reviewed assumptions on value.

- 3.43 Assuming a net room rent of £3,000/year and yield of 5.75% (lower than the 6.5% used before) will give a room value of £52,000 and a block value of just over £9,100,000 (£50,000 x 175).

4. Consideration of the cost assumptions

- 4.1 In the earlier work the construction costs assumptions were derived using the BCIS build costs and a series of assumptions that built on those. A number of comments were received:
- a. There are concerns that the viability analysis does not take into account all likely costs associated with developing a new foodstore. The HDH assessment fails to fully acknowledge that development may incur significant s106 costs such as traffic mitigation, which will impact on viability.
 - b. The study has failed to show cost assumptions
 - c. Abnormal costs
- 4.2 The cost assumptions are clearly set out in Chapter 7 of the Local Plan Viability Study. We believe that this is transparent and robust and have not repeated that information here.

Foodstore s106 costs

- 4.3 It is recognised that a new food store may require infrastructure and mitigation measures and this could have an impact on viability. In the Viability Study it was assumed that these would be met through CIL, or would be an abnormal cost so would be reflected in the land price. Having considered this with the Councils, and in the context of the restrictions within CIL Regulations 122 and 123, we believe that this is an appropriate approach. Historically these have not been sought and paid in relation to such development in the area.
- 4.4 Having said this and taking a cautious view we have re-run the appraisals including a s106 contribution of £75,000 on larger supermarkets and £25,000 on smaller supermarkets, together with a range of CIL payments. This further analysis is set out at Chapter 7 below.

Cost Assumptions

- 4.5 We are surprised that it has been said that the cost assumptions have not been set out. These are set out in detail as follows:

Worcestershire CIL Viability Study (January 2013)

Chapter 7

South Worcestershire Councils, CIL Viability Update (December 2014)

Chapter 7

- 4.6 We have not repeated that detail here. In the analysis in this review we have used the most recent (November 2015) BCIS costs.
- 4.7 In August 2015, a report was published that considered the construction costs on smaller sites. *Housing development: the economics of small sites – the effect of project size on the cost of housing construction* (August 2015) was carried out by BCIS, having been commissioned by the Federation of Small Businesses. This study concluded that the construction price for

schemes of 1 to 5 units was about 13% higher than the for schemes of over 10 units and that the construction price for schemes of 1 to 10 units was about 6% higher than the for schemes of over 10 units. These adjustments have been made to the smallest schemes modelled in this report.

Abnormal Costs

- 4.8 The NPPF says (with our emphasis) at Paragraph 174:

... 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...

- 4.9 Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs. It is not the purpose of a study of this type to standardise land prices across an area.

- 4.10 The treatment of abnormals was considered at Gedling Council's Examination in Public. There is an argument, as set out in Gedling¹¹, that it may not be appropriate for abnormals to be built into appraisals in a high level study of this type. A council should not plan for the worst case scenario – rather for the norm. For example, if two sites of identical type were offered to the market and one was previously in industrial use with significant contamination and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

... demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.

- 4.11 We have made allowance for abnormal costs associated with brownfield sites. In some cases, where the site involves redevelopment of land which was previously developed, there is the potential for abnormal costs to be incurred. Abnormal development costs might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels; and so on.
- 4.12 In the case of brownfield sites we have made an additional allowance of 5% of the BCIS costs.
- 4.13 For the non-residential property, we have run a scenario where the site is on previously developed land. With this variable we have increased the costs by an additional 5%.

¹¹ REPORT TO GEDLING BOROUGH COUNCIL, THE PLANNING INSPECTORATE REF PINS/N3020/429/4, MAY 2015

5. Review of the strategic sites

Site Specific Strategic Infrastructure and Mitigation

- 5.1 The earlier work was based on the best information that was available at the time. First, the total infrastructure costs were considered and then an assessment was made as to whether or not, bearing in mind CIL Regulations 122 and 123 the Councils could reasonably seek funding through the s106 regime. In the Local Plan Viability Update (September 2014) and CIL Viability Update (December 2014) the following infrastructure costs were used:

Table 5.1 Strategic Sites Infrastructure Costs post s106 infrastructure requirements		
	Total (£)	£ per unit
Worcester South Urban Extension	27,450,000	10,521
Worcester West Urban Extension	24,350,000	11,326
Gwillam's Farm	1,894,092	7,731
Crown Packaging, Worcester.	1,858,295	7,743
Kilbury Drive	1,968,347	7,842
Vine's Lane (Droitwich)	525,956	5,260
Cheltenham Road Evesham	1,973,823	4,935
Pershore Urban Extension	3,343,713	5,144
Qinetiq	3,817,868	12,726
North East Malvern	5,264,669	6,581
Swinsherd Way	-	-

Source: Table 3.7 SWDP LP Viability Update (July 2014)

- 5.2 It is now possible to update this table based on improved information as follows. This is detailed in **Appendix 3** and draws on the Councils' IDP (2nd October 2014) and information provided by the Councils at the time of this update (November 2015). Those sites that have been consented through the development management process¹² have been taken out of this analysis.
- 5.3 In this update the costs used in relation to those sites that are subject to a current planning application¹³ are the most recent costs, however these may be subject to further change as the negotiations continue.

¹² Gwillam's Farm, Kilbury Drive, Pershore Urban Extension

¹³ Worcester South Urban Extension, Worcester West Urban Extension, Swinesherd Way

Table 5.2 Strategic Sites Infrastructure Costs				
Number	Name	Units	TOTAL	£/unit
SWDP 45/1	Worcester South Urban Extension	2,609	44,090,960	16,900
SWDP 45/2	Worcester West Urban Extension	2,150	34,661,515	16,122
WO135 & 136	Crown Packaging site	230	1,983,158	8,622
SWDP 48/1	Vine's Lane (Droitwich)	100	540,459	5,405
SWDP 51/1	Cheltenham Road Evesham	500	3,216,015	6,432
SWDP 53	Qinetiq	300	3,747,479	12,492
SWDP 56	North East Malvern	800	7,765,013	9,706
	Swinesherd Way	300	2,674,283	8,914
SWDP 54	Blackmore Park		450,000	
SWDP 45/5	Worcester Technology Park		3,670,000	
SWDP 51/3	Vale Park, Evesham		1,770,000	

Source: SWDP and information provided by the Councils (4th November 2015)

- 5.4 The above costs have been used in this update.
- 5.5 In addition to the above, on the modelled typologies (i.e. those sites modelled to be representative of development not on the strategic sites) an allowance of £2,000 per unit has been made in relation to future s106 payments. Following the introduction of CIL the Councils can still request s106 payments towards strategic infrastructure and site mitigation, albeit subject to the restrictions in CIL Regulations 122 and 123. Through the consultation process it was suggested that the derivation of this assumption needs to be clarified.
- 5.6 The Councils have resolved to produce a 123 List, setting out the items of infrastructure that they will use CIL to deliver. S106 contributions cannot be sought in relation to the infrastructure included on the 123 List (so as to avoid 'double dipping' where a developer in effect pays for infrastructure through both s106 and CIL). On the non-strategic sites, the Council may therefore continue to reasonably request, where it is necessary to make a development acceptable, a s106 contribution over and above CIL, so long as there is no element of double dipping. In particular, this may relate to local highways improvements or the like that are site specific to the development in question. It is therefore important to recognise this in the appraisals – hence the assumption of £2,000 per unit being applied to both market and affordable housing.
- 5.7 The amount of £2,000 per unit is less than the £2,500 per unit used in the earlier work. It is derived through looking back at past contributions and considering the emerging 123 List. It is a cautious assumption and somewhat higher than the assumption made by several councils in the locality.

Revised Modelling

- 5.8 The Councils have, as a result of their continued working with site promoters provided us with further information. The latest information with regard to the strategic sites' progress through the planning system is set out in **Appendix 4**. The new information is summarised as follows:

Table 5.3 Strategic Sites Revised Modelling Information		
Number	Name	
SWDP 45/1	Worcester South Urban Extension	Revised delivery trajectory
SWDP 45/2	Worcester West Urban Extension	Revised delivery trajectory
WO 135 & 136	Crown Packaging site	Reduced from 240 to 230 units Revised phasing programme
SWDP 48/1	Vine's Lane (Droitwich)	Updated delivery trajectory
SWDP 51/1	Cheltenham Road Evesham	Updated delivery trajectory
SWDP 53	Qinetiq	Updated delivery trajectory
SWDP 56	North East Malvern	Updated delivery trajectory
	Swinesherd Way	See below

Source: Information provided by the Councils. November 2015

- 5.9 The appraisals in this update reflect these changes.

Swinesherd Way

- 5.10 This site was not included in the earlier work, because it was introduced later in the SWDP process, but is considered to be a strategic site so it is appropriate to be considered now. The site is for up to 300 dwellings with associated public open space and equipped play space.
- 5.11 The gross site area is 18.5ha and the net developable area 13.2ha (which equates to the area within Flood Zone 1 and includes the principal access road).
- 5.12 The Council has advised that the following mix of housing is being sought:

Table 5.5 Swinesherd Way – Affordable Housing Mix						
Type	Total%	Affordable Housing for Social Rent %	Approx number of units by type	Affordable housing for Intermediate Sale %	Approx. number of units by type	Approx number of units by type
1 bedroom flat	10	10	12	0	0	10
1 bedroom house	10	5	6	5	6	10
1 bed bungalow	5	5	6	0	0	5
2 bedroom flat	5	5	6	0	0	5
2 bedroom house	40	30	37	10	12	42
2 bed bungalow	5	5	6	0	0	5
3 bedroom house	20	15	18	5	6	20
4 bed house (6p)	2	2	2	0	0	2
4 bed house (7p)	2	2	2	0	0	2
5 bed house (8p)	1	1	1	0	0	1
Overall tenure %	100	80		20		
Total units	120		96		24	120

Source: SW Councils (July 2015)

Table 5.5 Swinesherd Way – Market Housing Mix		
1 and 2 bedroom flat/ house/ bungalow	35%	63
3 bedroom house	35%	63
4 + bedroom house	30%	54
Total units	100%	180

Source: SW Councils (July 2015)

- 5.13 The site is a greenfield site with no evidence of contaminated land. Part of the site lies within Flood Zones 2 and 3¹⁴. To reflect the additional costs of mitigating the risks an allowance of £1,000/unit (£10/m²) has been allowed for raised floor levels. A new direct access is required off the A4440 (Swinesherd Way).

¹⁴ Flood risk: 71.4% Flood Zone1, 13% Flood Zone2, 5.6% Flood Zone 3a and 10% Flood Zone 3b

6. Changes that relate to the residential development

- 6.1 In the first part of this report we have considered the comments of consultees and the changes in the market that arise from alterations to the regulatory framework and the changes from the SWDP Examination. In this Chapter we have re-run the appraisals that relate to residential development sites.
- 6.2 As in the earlier work, the appraisals use the Residual Valuation approach – that is, they are designed to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents and an appropriate amount of developers' profit. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the Existing Use Value by a satisfactory margin.
- 6.3 We have run multiple sets of appraisals. The initial appraisals are based on the full policy requirements of the Plan (as amended). For each development type we calculated the Residual Value. In the tables we colour coded the results using a simple traffic light system:
- a) **Green** Viable – where the Residual Value per hectare exceeds the indicative Viability Threshold Value per hectare (being the Existing Use Value (EUV) plus the appropriate uplift to provide a competitive return for the landowner).
 - b) **Amber** Marginal – where the Residual Value per hectare exceeds the EUV, but not the Viability Threshold Value per hectare. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.
 - c) **Red** Non-viable – where the Residual Value does not exceed the EUV.
- 6.4 The results are set out and presented for each site and per gross hectare to allow comparison between sites.
- 6.5 In this current work the latest (November 2015) BCIS costs have been used. There has been a notable increase over the life of the project. The BCIS price for estate housing in June 2012 was £763/m². The 2014 Local Plan Viability Update and the CIL work was based on June 2014 costs which had increased by 10.2% to £841. The BCIS now report a costs for estate housing of £969/m² which is an increase of 27% since the start of the project and 15% since June 2014.

Appraisal Results

- 6.6 We prepared financial appraisals for each of the modelled and strategic residential sites using the spreadsheet-based financial analysis package used in the earlier work.

Full SWDP (as at November 2015) Policy Requirements

6.7 These initial appraisals are based on the full policy requirements of the Local Plan. These are summarised below:

- | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------------------|--|---------------------------------|-------------|--------------------------------|-------------|----------------------|------------|-------------------------|----------|-------------------------|------------|---------|------------|--------------------|------------|----------------|------------|
| a) | Environmental | Building Regulations as enhanced (BCIS +1.5%), SUDS on brownfield sites 5%. Small sites as per the BCIS advice of August 2015. | | | | | | | | | | | | | | | | |
| b) | Affordable Housing | <p>On sites of 15 or more dwellings on greenfield land, 40%.</p> <p>On sites of 15 or more dwellings on brownfield land within Worcester City and Malvern Hills, 30% of the units should be affordable and provided on site. On sites of 15 or more dwellings on brownfield land within Wychavon, 40% of the units should be affordable and provided on site.</p> <p>On all sites of 10 – 14 dwellings, 30% of the units should be affordable and provided on site.</p> <p>On all sites of 5 – 9 dwellings, 20% of the units should be affordable and provided on site.</p> <p>On sites of less than 5 units, a financial contribution, equivalent in value to the cost of providing 20% of the units as affordable housing on site. We have assumed this to be the difference in value between the market value and affordable value of 20% of the units.</p> | | | | | | | | | | | | | | | | |
| c) | Strategic Site Infrastructure | <p>As summarised below:</p> <table border="0" style="margin-left: 40px;"> <tr> <td>Worcester South Urban Extension</td> <td style="text-align: right;">£44,090,960</td> </tr> <tr> <td>Worcester West Urban Extension</td> <td style="text-align: right;">£34,661,515</td> </tr> <tr> <td>Crown Packaging site</td> <td style="text-align: right;">£1,983,158</td> </tr> <tr> <td>Vine's Lane (Droitwich)</td> <td style="text-align: right;">£540,459</td> </tr> <tr> <td>Cheltenham Road Evesham</td> <td style="text-align: right;">£3,216,015</td> </tr> <tr> <td>Qinetiq</td> <td style="text-align: right;">£3,747,479</td> </tr> <tr> <td>North East Malvern</td> <td style="text-align: right;">£7,765,013</td> </tr> <tr> <td>Swinesherd Way</td> <td style="text-align: right;">£2,674,283</td> </tr> </table> | Worcester South Urban Extension | £44,090,960 | Worcester West Urban Extension | £34,661,515 | Crown Packaging site | £1,983,158 | Vine's Lane (Droitwich) | £540,459 | Cheltenham Road Evesham | £3,216,015 | Qinetiq | £3,747,479 | North East Malvern | £7,765,013 | Swinesherd Way | £2,674,283 |
| Worcester South Urban Extension | £44,090,960 | | | | | | | | | | | | | | | | | |
| Worcester West Urban Extension | £34,661,515 | | | | | | | | | | | | | | | | | |
| Crown Packaging site | £1,983,158 | | | | | | | | | | | | | | | | | |
| Vine's Lane (Droitwich) | £540,459 | | | | | | | | | | | | | | | | | |
| Cheltenham Road Evesham | £3,216,015 | | | | | | | | | | | | | | | | | |
| Qinetiq | £3,747,479 | | | | | | | | | | | | | | | | | |
| North East Malvern | £7,765,013 | | | | | | | | | | | | | | | | | |
| Swinesherd Way | £2,674,283 | | | | | | | | | | | | | | | | | |
| d) | s106 | £2,000 per unit – applied to all units (market and affordable) on modelled sites (not strategic sites). | | | | | | | | | | | | | | | | |
| e) | CIL rate | As shown. | | | | | | | | | | | | | | | | |

6.8 The Residual Value is compared to the Existing Use Value and Viability Thresholds in the following table.

Table 6.1a Residual Value with full 'policy on' - CIL from £0/m² to £100/m²

Malvern Hills													
	Alternative Use Value	Viability Threshold	Residual Value	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
			£0										

Source: Post PDCS Update – November 2015

Table 6.1b Residual Value with full 'policy on' - CIL from £0/m² to £100/m²

Wychavon													
	Alternative Use Value	Viability Threshold	Residual Value	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	Greenfield1	25,000	330,000	401,071	390,038	367,972	356,939	345,905	334,872	323,839	312,806	301,773	290,739
Site 2	Greenfield2	25,000	330,000	757,673	746,156	734,640	723,123	711,607	700,090	688,574	677,057	665,541	642,508
Site 3	Greenfield3	25,000	330,000	397,682	383,483	369,283	355,083	340,883	326,684	312,484	298,284	284,084	255,685
Site 4	Greenfield4	25,000	330,000	605,113	591,041	562,899	548,827	534,756	520,685	506,613	492,542	478,471	464,399
Site 5	Greenfield5	25,000	330,000	1,062,805	1,044,409	1,007,619	989,224	970,829	952,434	934,039	915,644	905,753	887,184
Site 6	Brown Redev L	350,000	420,000	867,661	837,541	777,299	747,178	717,057	686,936	656,815	626,694	598,802	571,822
Site 7	Urban Flats	350,000	420,000	-5,339,444	-5,382,793	-5,469,493	-5,512,843	-5,556,192	-5,599,542	-5,642,892	-5,686,242	-5,729,591	-5,772,941
Site 8	Brown Redev M	350,000	420,000	573,565	542,806	490,679	459,321	427,962	396,603	365,244	333,885	302,526	271,167
Site 9	Brown Medium	350,000	420,000	-9,613	-28,085	-65,031	-83,504	-101,977	-120,450	-138,923	-157,396	-175,869	-194,342
Site 10	Green Medium	25,000	330,000	-194,235	-214,806	-256,762	-277,740	-298,718	-319,697	-340,675	-361,653	-382,631	-403,609
Site 11	Urban Edge	50,000	360,000	495,275	479,410	447,680	431,815	415,950	400,085	384,220	368,356	352,491	336,626
Site 12	Town Centre Flats	350,000	420,000	-370,340	-396,394	-448,789	-474,987	-501,185	-527,382	-553,580	-579,778	-605,975	-632,173
Site 13	Ex Garage	350,000	420,000	594,128	560,551	493,397	459,820	426,242	392,665	359,088	325,511	291,934	258,357
Site 14	Village/Town Infill	50,000	360,000	195,566	191,526	187,486	179,406	175,366	171,326	167,286	163,245	159,205	155,165
Site 15	Small Village	50,000	360,000	899,243	860,712	783,650	745,119	706,588	668,057	629,526	590,994	552,463	513,932
Site 16	Village House	50,000	360,000	672,297	658,142	629,834	615,680	601,525	587,371	573,217	559,062	544,908	530,754
Strategic Sites													
	Alternative Use Value	Viability Threshold	Residual Value	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	South Worcs UE	25,000	330,000	48,727	43,463	32,936	27,625	22,201	16,778	11,355	5,931	528	-5,157
Site 2	Worcester West UE	25,000	330,000	109,224	91,830	83,133	74,436	65,738	56,785	47,816	38,846	29,877	20,908
Site 3	Crown Packaging	350,000	420,000	252,478	232,056	221,845	211,634	201,423	191,213	181,002	170,791	160,580	150,369
Site 4	Vine's Lane	25,000	330,000	326,457	317,022	307,598	288,720	279,286	269,852	260,418	250,983	241,549	232,115
Site 5	Cheltenham Road	25,000	330,000	865,201	840,674	791,619	767,092	742,564	718,037	693,509	668,982	644,454	619,927
Site 6	Qinetiq	300,000	360,000	1,407,749	1,343,118	1,212,534	1,146,085	1,079,636	1,013,186	946,737	880,288	813,839	747,390
Site 7	North East Malvern	25,000	330,000	539,613	515,776	468,101	444,264	420,427	396,590	372,752	348,915	325,078	301,241
Site 8	Swinesherd Way	25,000	330,000	70,687	62,452	58,212	53,972	49,733	45,493	41,254	37,014	32,774	28,535

Source: Post PDCS Update – November 2015

- 6.9 Over the last year there has been a modest decline in viability due to the increase in construction costs relative to values (both have gone up, but the construction costs have increased by a greater amount). Whilst the results vary by site type, across the modelled sites the Residual Value has generally fallen by somewhere in the region of £100,000/ha (gross). The fall in relation to the strategic sites is generally greater – in part due to the increased strategic infrastructure and mitigation costs.

Impact of national affordable housing threshold

- 6.10 As a further set of analysis, the appraisals for the smaller sites only have been rerun to reflect the reintroduction of the national affordable housing threshold. For both of the scenarios tested above, we have assumed that on 6 – 10 dwellings on greenfield sites (i.e. within the designated rural areas), a financial contribution to local affordable housing should be made, equivalent in value to the cost of providing 20% of the units as affordable housing on site. We have assumed this to be the difference in value between the market value and affordable value of 20% of the units. On sites of 5 or fewer units we have assumed no affordable housing or financial contribution.

Table 6.2a Residual Value with and without Affordable Housing Threshold
CIL from £0/m² to £100/m²

Malvern Hills		Alternative Use Value	Viability Threshold	Residual Value	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
BASE															
Site 12	Town Centre Flats	350,000	420,000	245,944	220,599	195,254	169,909	144,565	119,220	93,875	68,530	43,185	17,840	-7,505	
Site 14	Village/Town Infill	50,000	360,000	70,686	66,606	62,526	58,447	54,367	50,287	46,207	42,127	38,047	33,967	29,887	
Site 15	Small Village	50,000	360,000	-158,074	-196,605	-235,136	-273,667	-312,198	-350,729	-389,260	-427,792	-466,323	-504,854	-543,385	
Site 16	Village House	50,000	360,000	61,400	47,246	33,091	18,937	4,783	-9,371	-23,526	-37,680	-51,834	-65,989	-80,143	
AFFORDABLE 80%															
Site 12	Town Centre Flats	350,000	420,000	810,895	785,550	760,205	734,860	709,515	684,171	658,826	633,481	608,136	582,791	557,446	
Site 14	Village/Town Infill	50,000	360,000	147,720	143,680	139,640	135,600	131,559	127,519	123,479	119,439	115,399	111,359	108,376	
Site 15	Small Village	50,000	360,000	723,274	684,743	646,212	607,681	569,150	530,619	492,088	453,557	415,026	376,494	337,963	
Site 16	Village House	50,000	360,000	374,510	360,356	346,202	332,048	317,893	303,739	289,585	275,430	261,276	247,122	232,968	
THRESHOLDS															
Site 12	Town Centre Flats	350,000	420,000	1,163,912	1,128,059	1,092,205	1,056,351	1,020,497	984,644	948,790	912,936	877,082	841,228	813,309	
Site 14	Village/Town Infill	50,000	360,000	192,133	188,093	184,053	180,013	175,973	171,933	167,893	163,852	159,812	155,772	151,732	
Site 15	Small Village	50,000	360,000	1,226,902	1,188,371	1,149,840	1,111,309	1,072,778	1,034,246	995,715	957,184	918,653	880,122	841,591	
Site 16	Village House	50,000	360,000	553,431	539,276	525,122	510,968	496,814	482,659	468,505	454,351	440,196	426,042	411,888	
Worcester City															
BASE															
Site 12	Town Centre Flats	350,000	420,000	399,535	374,191	323,501	323,501	298,156	272,811	247,466	222,121	196,776	171,431	146,086	
Site 14	Village/Town Infill	50,000	360,000	1,910	-2,170	-10,330	-10,330	-14,410	-18,490	-22,570	-26,650	-30,730	-34,809	-38,889	
Site 15	Small Village	50,000	360,000	-702,719	-742,547	-822,202	-822,202	-862,029	-901,857	-941,685	-981,512	-1,021,340	-1,061,167	-1,100,995	
Site 16	Village House	50,000	360,000	-137,141	-151,296	-179,604	-179,604	-193,759	-207,913	-222,067	-236,221	-250,376	-264,530	-278,684	
AFFORDABLE 80%															
Site 12	Town Centre Flats	350,000	420,000	971,776	946,679	896,483	896,483	871,386	846,288	829,281	803,936	778,591	753,246	727,901	
Site 14	Village/Town Infill	50,000	360,000	71,364	67,284	59,124	59,124	55,044	50,964	46,885	42,805	38,725	34,645	30,565	
Site 15	Small Village	50,000	360,000	103,975	65,444	-11,618	-11,618	-50,149	-88,680	-127,211	-165,742	-204,273	-242,805	-281,336	
Site 16	Village House	50,000	360,000	150,608	136,454	108,145	108,145	93,991	79,837	65,682	51,528	37,374	23,219	9,065	
THRESHOLDS															
Site 12	Town Centre Flats	350,000	420,000	1,343,479	1,307,625	1,235,917	1,235,917	1,200,064	1,164,210	1,128,356	1,092,502	1,056,649	1,020,795	984,941	
Site 14	Village/Town Infill	50,000	360,000	109,969	106,972	98,812	98,812	94,733	90,653	86,573	82,493	78,413	74,333	70,253	
Site 15	Small Village	50,000	360,000	561,508	522,977	445,915	445,915	407,384	368,853	330,322	291,790	253,259	214,728	176,197	
Site 16	Village House	50,000	360,000	315,036	300,882	272,573	272,573	258,419	244,265	230,111	215,956	201,802	187,648	173,493	

Source: Post PDCS Update – November 2015

Table 6.2b Residual Value with and without Affordable Housing Threshold
CIL from £0/m² to £100/m²

Wychavon		Alternative Use Value	Viability Threshold	Residual Value	£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
BASE															
Site 12	Town Centre Flats	350,000	420,000	-370,340	-396,394	-422,592	-448,789	-474,987	-501,185	-527,382	-553,580	-579,778	-605,975	-632,173	
Site 14	Village/Town Infill	50,000	360,000	195,566	191,526	187,486	183,446	179,406	175,366	171,326	167,286	163,245	159,205	155,165	
Site 15	Small Village	50,000	360,000	899,243	860,712	822,181	783,650	745,119	706,588	668,057	629,526	590,994	552,463	513,932	
Site 16	Village House	50,000	360,000	672,297	658,142	643,988	629,834	615,680	601,525	587,371	573,217	559,062	544,908	530,754	
AFFORDABLE 80%															
Site 12	Town Centre Flats	350,000	420,000	126,943	101,598	76,253	50,908	25,563	218	-25,127	-50,472	-75,817	-101,161	-126,506	
Site 14	Village/Town Infill	50,000	360,000	284,239	280,276	276,313	272,350	268,387	264,425	260,462	256,499	252,536	248,574	244,611	
Site 15	Small Village	50,000	360,000	1,920,019	1,881,864	1,843,709	1,805,553	1,767,398	1,729,243	1,691,088	1,652,933	1,614,777	1,576,622	1,538,467	
Site 16	Village House	50,000	360,000	1,063,441	1,049,287	1,035,132	1,020,978	1,006,824	992,669	978,515	964,361	950,207	936,052	921,898	
THRESHOLDS															
Site 12	Town Centre Flats	350,000	420,000	447,771	411,564	375,357	339,150	302,943	266,736	230,529	194,322	158,115	121,908	85,701	
Site 14	Village/Town Infill	50,000	360,000	337,047	333,084	329,122	325,159	321,196	317,233	313,271	309,308	305,345	301,382	297,419	
Site 15	Small Village	50,000	360,000	2,500,000	2,470,177	2,432,022	2,393,867	2,355,712	2,317,557	2,279,401	2,241,246	2,203,091	2,164,936	2,126,781	
Site 16	Village House	50,000	360,000	1,274,396	1,260,380	1,250,000	1,244,489	1,230,335	1,216,180	1,202,026	1,187,872	1,173,718	1,159,563	1,145,409	

Source: Post PDCS Update – November 2015

- 6.11 In order to consider these results they need to be related to the expected future development. The following table includes the expected pattern of development, not on the strategic sites across the SWDP area, related to the typologies:

Table 6.3 SWDP Area, Expected future development by typology										
Site	Typology	Malvern Hills		Worcester City		Wychavon				
		Sites	Units	Sites	Units	Sites	Units			
Site 1	Greenfield1	0	0.0%	0	0.0%	4	6.6%	2,306	56.1%	
Site 2	Greenfield2	1	1.8%	0	0.0%	1	1.6%	200	4.9%	
Site 3	Greenfield3	3	5.4%	2	4.2%	3	4.9%	312	7.6%	
Site 4	Greenfield4	14	25.0%	1	2.1%	6	9.8%	347	8.4%	
Site 5	Greenfield5	9	16.1%	4	8.3%	6	9.8%	197	4.8%	
Site 6	Brown Redev L	2	3.6%	6	12.5%	3	4.9%	280	6.8%	
Site 7	Urban Flats	0	0.0%	1	2.1%	0	0.0%	0	0.0%	
Site 8	Brown Redev M	3	5.4%	69	3.2%	5	10.4%	193	8.0%	
Site 9	Brown Medium	6	10.7%	77	3.5%	8	16.7%	110	4.6%	
Site 10	Green Medium	11	19.6%	166	7.6%	1	2.1%	13	0.5%	
Site 11	Urban Edge	0	0.0%	0	0.0%	2	4.2%	25	1.0%	
Site 12	Town Centre Flats	0	0.0%	0	0.0%	15	31.3%	254	10.5%	
Site 13	Ex Garage	0	0.0%	0	0.0%	3	6.3%	28	1.2%	
Site 14	Village/Town Infill	1	1.8%	6	0.3%	0	0.0%	0	0.0%	
Site 15	Small Village	6	10.7%	36	1.7%	0	0.0%	0	0.0%	
Site 16	Village House	0	0.0%	0	0.0%	0	0.0%	0	0.0%	
		56		2,170		48		2,417		
						61		4,114		

Source: South Worcestershire Councils (excludes strategic sites)

CIL as a proportion of Land Value and Gross Development Value

- 6.12 As in the earlier work, to further inform the CIL rate setting process, we have calculated CIL as a proportion of the Residual Value and the Gross Development Value for each scenario.
- 6.13 CIL as the proportion of the Residual Value, in approximate terms, represents the percentage fall in land value that a landowner may receive. As set out in the Local Plan Viability Study, it

is inevitable that CIL or any other developer contribution, will depress land prices. This is recognised in the RICS Guidance and was considered at the Greater Norwich CIL examination¹⁵. In Greater Norwich it was suggested that landowners may accept a 25% fall in land prices following the introduction of CIL saying:

22. Thirdly the work done by the Councils to demonstrate what funds are likely to be available for CIL (Appendix 1 of the Note following Day 1) relies on the full 25% of the benchmark land value being available for the CIL “pot”. While this may sometimes be the case it is unlikely that it will always apply. Even if some landowners may be prepared to accept less than 75% of the benchmark value, the 25% figure should be treated as a maximum and not an average. Using 25% to try to establish what the theoretical maximum amount in a CIL “pot” may be is reasonable, but when thinking about setting a CIL charge in the real world it would be prudent to treat it as a maximum that will only apply on some occasions in some circumstances.

- 6.14 It is important to note that a wide ranging debate took place at that Greater Norwich CIL Examination and on the specific local circumstances. It would however be prudent to set CIL at a rate that does not result in a fall in land prices of greater than 25% or so.
- 6.15 The following tables show CIL, at a range of rates, as a percentage of the Residual Value.

¹⁵ Greater Norwich Development Partnership – for Broadland District Council, Norwich City Council and South Norfolk Council. by Keith Holland BA (Hons) Dip TP, MRTPI ARICS Date: 4 December 2012

Table 6.4a CIL as Percentage of Residual Value
FULL POLICY REQUIREMENTS

Malvern Hills												
		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	Greenfield1	0.00%	3.39%	6.96%	10.73%	14.72%	18.94%	23.42%	28.19%	33.26%	38.67%	44.45%
Site 2	Greenfield2	0.00%	3.66%	7.55%	11.69%	16.09%	20.79%	25.82%	31.21%	37.01%	43.26%	50.08%
Site 3	Greenfield3	0.00%	3.71%	7.70%	12.01%	16.67%	21.75%	27.29%	33.35%	40.02%	47.39%	55.58%
Site 4	Greenfield4	0.00%	3.17%	6.55%	10.14%	13.89%	17.99%	22.40%	27.15%	32.29%	37.87%	43.94%
Site 5	Greenfield5	0.00%	3.31%	6.86%	10.65%	14.73%	19.12%	23.87%	28.73%	34.27%	40.31%	46.94%
Site 6	Brown Redev L	0.00%										
Site 7	Urban Flats	0.00%										
Site 8	Brown Redev M	0.00%	26.67%	74.04%	181.50%	661.76%	-1126.09%	-402.02%	-275.49%			
Site 9	Brown Medium	0.00%	11.62%	26.47%	46.11%	73.28%	113.38%	178.49%	302.64%	632.64%	4165.29%	-1201.35%
Site 10	Green Medium	0.00%	12.31%	28.27%	49.79%	80.37%	127.28%	208.34%	382.21%	1021.75%	-3389.86%	-761.06%
Site 11	Urban Edge	0.00%	2.91%	5.99%	9.28%	12.78%	16.52%	20.53%	24.84%	29.47%	34.47%	39.89%
Site 12	Town Centre Flats	0.00%	10.96%	24.76%	42.68%	66.89%	101.38%	154.50%	246.92%	447.81%	1219.51%	-3221.01%
Site 13	Ex Garage	0.00%										
Site 14	Village/Town Infill	0.00%	5.84%	12.45%	19.97%	28.63%	38.69%	50.53%	64.66%	81.82%	103.10%	130.20%
Site 15	Small Village	0.00%	-18.69%	-31.26%	-40.29%	-47.09%	-52.39%	-56.65%	-60.13%	-63.05%	-65.51%	-67.63%
Site 16	Village House	0.00%	28.57%	81.59%	213.87%	1129.03%	-720.28%	-344.30%	-250.80%	-208.36%	-184.12%	-168.45%
Worcester City												
		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	Greenfield1	0.00%	4.48%	14.46%	14.46%	20.04%	26.08%	32.67%	39.86%	47.73%	56.40%	65.99%
Site 2	Greenfield2	0.00%	4.31%	13.90%	13.90%	19.26%	25.07%	31.40%	38.31%	45.88%	54.22%	63.44%
Site 3	Greenfield3	0.00%	5.24%	17.55%	17.55%	24.86%	33.13%	42.18%	52.96%	65.53%	80.36%	98.12%
Site 4	Greenfield4	0.00%	2.96%	9.44%	9.44%	13.00%	16.79%	20.66%	24.96%	29.60%	34.59%	39.98%
Site 5	Greenfield5	0.00%	2.75%	8.73%	8.73%	11.99%	15.46%	19.15%	23.09%	27.29%	31.80%	36.64%
Site 6	Brown Redev L	0.00%	19.48%	95.04%	95.04%	187.94%	458.41%	14197.02%	-695.68%	-389.36%	-290.03%	-240.87%
Site 7	Urban Flats	0.00%										
Site 8	Brown Redev M	0.00%	4.23%	13.87%	13.87%	19.41%	25.52%	32.31%	39.88%	48.38%	58.00%	68.97%
Site 9	Brown Medium	0.00%	5.94%	20.14%	20.14%	28.88%	39.06%	51.05%	65.40%	82.85%	104.57%	132.30%
Site 10	Green Medium	0.00%	6.09%	20.93%	20.93%	30.08%	40.79%	53.48%	68.75%	86.72%	109.96%	140.13%
Site 11	Urban Edge	0.00%	2.30%	7.25%	7.25%	9.90%	12.70%	15.64%	18.40%	21.61%	25.01%	28.61%
Site 12	Town Centre Flats	0.00%	6.46%	22.42%	22.42%	32.43%	44.30%	58.61%	76.18%	98.28%	126.91%	165.47%
Site 13	Ex Garage	0.00%										
Site 14	Village/Town Infill	0.00%	-179.30%	-113.01%	-113.01%	-108.02%	-105.23%	-103.45%	-102.21%	-101.30%	-100.61%	-100.06%
Site 15	Small Village	0.00%	-4.95%	-13.41%	-13.41%	-17.05%	-20.37%	-23.42%	-26.21%			
Site 16	Village House	0.00%	-8.92%	-22.55%	-22.55%	-27.87%	-32.47%	-36.48%	-40.00%	-43.14%	-45.93%	-48.44%
Wychavon												
		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	Greenfield1	0.00%	3.63%	7.47%	11.55%	15.87%	20.47%	25.37%	30.61%	36.22%	42.23%	48.71%
Site 2	Greenfield2	0.00%	1.90%	3.87%	5.90%	7.99%	10.15%	12.38%	14.69%	17.08%	19.56%	22.12%
Site 3	Greenfield3	0.00%	3.71%	7.70%	12.01%	16.67%	21.75%	27.29%	33.35%	40.02%	47.39%	55.58%
Site 4	Greenfield4	0.00%	2.38%	4.88%	7.51%	10.26%	13.17%	16.23%	19.46%	22.87%	26.49%	30.32%
Site 5	Greenfield5	0.00%	1.76%	3.59%	5.48%	7.44%	9.48%	11.60%	13.80%	16.08%	18.29%	20.75%
Site 6	Brown Redev L	0.00%	3.60%	7.47%	11.63%	16.14%	21.02%	26.33%	32.13%	38.48%	45.31%	52.72%
Site 7	Urban Flats	0.00%										
Site 8	Brown Redev M	0.00%	5.56%	11.80%	18.47%	26.30%	35.29%	45.69%	57.89%	72.37%	89.86%	111.39%
Site 9	Brown Medium	0.00%	-62.73%	-75.69%	-81.28%	-84.40%	-86.39%	-87.77%	-88.78%	-89.55%	-90.16%	-90.66%
Site 10	Green Medium	0.00%	-9.01%									
Site 11	Urban Edge	0.00%	3.19%	6.59%	10.24%	14.15%	18.37%	22.92%	27.84%	33.19%	39.02%	45.39%
Site 12	Town Centre Flats	0.00%										
Site 13	Ex Garage	0.00%	5.71%	12.15%	19.47%	27.86%	37.57%	48.93%	62.43%	78.71%	98.73%	123.96%
Site 14	Village/Town Infill	0.00%	2.03%	4.15%	6.36%	8.68%	11.09%	13.63%	16.28%	19.07%	22.00%	25.08%
Site 15	Small Village	0.00%	4.27%	8.94%	14.07%	19.73%	26.01%	33.01%	40.86%	49.75%	59.87%	71.51%
Site 16	Village House	0.00%	2.05%	4.19%	6.43%	8.77%	11.22%	13.79%	16.49%	19.32%	22.30%	25.44%
Strategic Sites												
		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	South Worcs UE	0.00%	16.40%	37.33%	64.94%	103.24%	160.57%	254.96%	439.53%	961.61%	12154.44%	-1382.43%
Site 2	Worcester West UE	0.00%	10.73%	23.50%	38.93%	57.98%	82.06%	114.00%	157.95%	222.19%	325.01%	516.03%
Site 3	Crown Packaging	0.00%	4.85%	10.13%	15.89%	22.20%	29.16%	36.86%	45.43%	55.03%	65.84%	78.13%
Site 4	Vine's Lane	0.00%	3.12%	6.43%	9.95%	13.70%	17.70%	21.99%	26.58%	31.52%	36.85%	42.60%
Site 5	Cheltenham Road	0.00%	3.43%	7.07%	10.94%	15.05%	19.44%	24.12%	29.14%	34.52%	40.32%	46.57%
Site 6	Qinetiq	0.00%	5.68%	11.92%	18.86%	26.60%	35.30%	45.14%	56.36%	69.27%	84.30%	101.99%
Site 7	North East Malvern	0.00%	5.51%	11.55%	18.21%	25.59%	33.80%	43.00%	53.37%	65.16%	78.69%	94.35%
Site 8	Swinesherd Way	0.00%	7.04%	15.01%	24.16%	34.74%	47.13%	61.82%	79.54%	101.31%	128.72%	164.27%

Source: Post PDCS Update – November 2015

**Table 6.4b(i) CIL as Percentage of Residual Value
with and without Affordable Housing Threshold**

Malvern Hills		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
BASE	Town Centre Flats	0.00%	10.96%	24.76%	42.68%	66.89%	101.38%	154.50%	246.92%	447.81%	1219.51%	-3221.01%
	Village/Town Infill	0.00%	5.84%	12.45%	19.97%	28.63%	38.69%	50.53%	64.66%	81.82%	103.10%	130.20%
	Small Village	0.00%	-18.69%	-31.26%	-40.29%	-47.09%	-52.39%	-56.65%	-60.13%	-63.05%	-65.51%	-67.63%
	Village House	0.00%	28.57%	81.59%	213.87%	1129.03%	-720.28%	-344.30%	-250.80%	-208.36%	-184.12%	-168.45%
	AFFORDABLE 80%											
AFFORDABLE 80%	Town Centre Flats	0.00%	3.08%	6.36%	9.87%	13.63%	17.67%	22.01%	26.71%	31.80%	37.33%	43.36%
	Village/Town Infill	0.00%	2.71%	5.57%	8.61%	11.83%	15.26%	18.91%	22.81%	26.98%	31.45%	35.91%
	Small Village	0.00%	5.37%	11.37%	18.14%	25.83%	34.63%	44.81%	56.72%	70.84%	87.85%	108.74%
	Village House	0.00%	3.75%	7.80%	12.20%	16.99%	22.22%	27.97%	34.31%	41.34%	49.17%	57.95%
	THRESHOLDS											
THRESHOLDS	Town Centre Flats	0.00%	3.06%	6.32%	9.81%	13.54%	17.54%	21.84%	26.48%	31.50%	36.95%	42.46%
	Village/Town Infill	0.00%	2.07%	4.23%	6.49%	8.85%	11.32%	13.91%	16.62%	19.48%	22.48%	25.65%
	Small Village	0.00%	3.09%	6.39%	9.92%	13.70%	17.77%	22.14%	26.88%	32.00%	37.58%	43.67%
	Village House	0.00%	2.50%	5.14%	7.93%	10.87%	13.99%	17.29%	20.80%	24.53%	28.52%	32.78%
	THRESHOLDS											
Worcester City												
BASE	Town Centre Flats	0.00%	6.46%	22.42%	22.42%	32.43%	44.30%	58.61%	76.18%	98.28%	126.91%	165.47%
	Village/Town Infill	0.00%	-179.30%	-113.01%	-113.01%	-108.02%	-105.23%	-103.45%	-102.21%	-101.30%	-100.61%	-100.06%
	Small Village	0.00%	-4.95%	-13.41%	-13.41%	-17.05%	-20.37%	-23.42%	-26.21%	-28.79%	-31.17%	-33.38%
	Village House	0.00%	-8.92%	-22.55%	-22.55%	-27.87%	-32.47%	-36.48%	-40.00%	-43.14%	-45.93%	-48.44%
	AFFORDABLE 80%											
AFFORDABLE 80%	Town Centre Flats	0.00%	2.55%	8.09%	8.09%	11.10%	14.28%	17.49%	21.05%	24.84%	28.88%	33.21%
	Village/Town Infill	0.00%	5.78%	19.74%	19.74%	28.28%	38.18%	49.80%	63.64%	80.39%	101.09%	127.31%
	Small Village	0.00%	56.15%	-948.97%	-948.97%	-293.13%	-207.21%	-173.33%	-155.21%	-143.92%	-136.22%	-130.63%
	Village House	0.00%	9.89%	37.45%	37.45%	57.45%	84.55%	123.32%	183.40%	288.97%	523.27%	1489.21%
	THRESHOLDS											
THRESHOLDS	Town Centre Flats	0.00%	2.64%	8.38%	8.38%	11.51%	14.83%	18.36%	22.13%	26.15%	30.45%	35.06%
	Village/Town Infill	0.00%	3.64%	11.81%	11.81%	16.43%	21.46%	26.97%	33.02%	39.70%	47.11%	55.39%
	Small Village	0.00%	7.03%	24.72%	24.72%	36.08%	49.82%	66.75%	88.16%	116.09%	154.03%	208.57%
	Village House	0.00%	4.49%	14.86%	14.86%	20.90%	27.63%	35.20%	43.76%	53.52%	64.75%	77.81%
	THRESHOLDS											

Source: Post PDCS Update – November 2015

**Table 6.4b(ii) CIL as Percentage of Residual Value
with and without Affordable Housing Threshold**

Worcester City		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
BASE												
Site 12	Town Centre Flats	0.00%	-6.10%	-11.44%	-16.16%	-20.36%	-24.12%	-27.50%	-30.57%	-33.36%	-35.90%	-38.24%
Site 14	Village/Town Infill	0.00%	2.03%	4.15%	6.36%	8.68%	11.09%	13.63%	16.28%	19.07%	22.00%	25.08%
Site 15	Small Village	0.00%	4.27%	8.94%	14.07%	19.73%	26.01%	33.01%	40.86%	49.75%	59.87%	71.51%
Site 16	Village House	0.00%	2.05%	4.19%	6.43%	8.77%	11.22%	13.79%	16.49%	19.32%	22.30%	25.44%
AFFORDABLE 80%												
Site 12	Town Centre Flats	0.00%	23.79%	63.40%	142.45%	378.25%	#####	-577.23%	-335.26%	-255.07%	-215.06%	-191.08%
Site 14	Village/Town Infill	0.00%	1.39%	2.82%	4.29%	5.80%	7.36%	8.96%	10.62%	12.33%	14.09%	15.91%
Site 15	Small Village	0.00%	1.95%	3.99%	6.11%	8.32%	10.63%	13.04%	15.56%	18.21%	20.98%	23.89%
Site 16	Village House	0.00%	1.29%	2.61%	3.97%	5.36%	6.80%	8.28%	9.80%	11.37%	12.98%	14.64%
THRESHOLDS												
Site 12	Town Centre Flats	0.00%	8.39%	18.40%	30.55%	45.60%	64.73%	89.88%	124.40%	174.73%	254.95%	402.95%
Site 14	Village/Town Infill	0.00%	1.17%	2.36%	3.59%	4.85%	6.13%	7.45%	8.81%	10.20%	11.62%	13.08%
Site 15	Small Village	0.00%	1.49%	3.02%	4.61%	6.24%	7.93%	9.67%	11.48%	13.34%	15.28%	17.28%
Site 16	Village House	0.00%	1.07%	2.16%	3.25%	4.39%	5.55%	6.74%	7.96%	9.20%	10.48%	11.79%

Source: Post PDCS Update – November 2015

6.16 Plan-wide viability testing is not an exact science. The process is based on a series of high level modelling and value and development costs and assumptions. The process adopted by

many developers is similar, hence the use of contingency sums, the competitive return assumptions and the generally cautious approach.

- 6.17 In the following tables we have set out CIL, at a range of rates, as a proportion of the Gross Development Value.

Table 6.5a CIL as Percentage of GDV
FULL POLICY REQUIREMENTS

Malvern Hills												
		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	Greenfield1	0.00%	0.32%	0.64%	0.95%	1.27%	1.59%	1.91%	2.23%	2.55%	2.86%	3.18%
Site 2	Greenfield2	0.00%	0.32%	0.65%	0.97%	1.30%	1.62%	1.95%	2.27%	2.60%	2.92%	3.25%
Site 3	Greenfield3	0.00%	0.32%	0.64%	0.95%	1.27%	1.59%	1.91%	2.23%	2.55%	2.86%	3.18%
Site 4	Greenfield4	0.00%	0.32%	0.64%	0.97%	1.29%	1.61%	1.93%	2.26%	2.58%	2.90%	3.22%
Site 5	Greenfield5	0.00%	0.32%	0.65%	0.97%	1.30%	1.62%	1.95%	2.27%	2.59%	2.92%	3.24%
Site 6	Brown Redev L	0.00%	0.39%	0.78%	1.18%	1.57%	1.96%	2.35%	2.74%	3.14%	3.53%	3.92%
Site 7	Urban Flats	0.00%	0.30%	0.61%	0.91%	1.21%	1.52%	1.82%	2.12%	2.43%	2.73%	3.03%
Site 8	Brown Redev M	0.00%	0.36%	0.73%	1.09%	1.46%	1.82%	2.19%	2.55%	2.92%	3.28%	3.64%
Site 9	Brown Medium	0.00%	0.36%	0.71%	1.07%	1.42%	1.78%	2.13%	2.49%	2.84%	3.20%	3.55%
Site 10	Green Medium	0.00%	0.35%	0.70%	1.05%	1.39%	1.74%	2.09%	2.44%	2.79%	3.14%	3.49%
Site 11	Urban Edge	0.00%	0.33%	0.67%	1.00%	1.33%	1.67%	2.00%	2.33%	2.67%	3.00%	3.33%
Site 12	Town Centre Flats	0.00%	0.31%	0.62%	0.93%	1.23%	1.54%	1.85%	2.16%	2.47%	2.78%	3.08%
Site 13	Ex Garage	0.00%	0.39%	0.77%	1.16%	1.54%	1.93%	2.32%	2.70%	3.09%	3.47%	3.86%
Site 14	Village/Town Infill	0.00%	0.36%	0.72%	1.08%	1.44%	1.80%	2.16%	2.52%	2.88%	3.24%	3.60%
Site 15	Small Village	0.00%	0.34%	0.68%	1.02%	1.36%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
Site 16	Village House	0.00%	0.31%	0.62%	0.93%	1.25%	1.56%	1.87%	2.18%	2.49%	2.80%	3.12%
Worcester City												
		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	Greenfield1	0.00%	0.33%	1.00%	1.00%	1.33%	1.66%	2.00%	2.33%	2.66%	2.99%	3.33%
Site 2	Greenfield2	0.00%	0.33%	1.00%	1.00%	1.33%	1.66%	2.00%	2.33%	2.66%	2.99%	3.33%
Site 3	Greenfield3	0.00%	0.33%	1.00%	1.00%	1.33%	1.66%	2.00%	2.33%	2.66%	2.99%	3.33%
Site 4	Greenfield4	0.00%	0.32%	0.96%	0.96%	1.27%	1.59%	1.91%	2.23%	2.55%	2.87%	3.18%
Site 5	Greenfield5	0.00%	0.31%	0.94%	0.94%	1.26%	1.57%	1.89%	2.20%	2.51%	2.83%	3.14%
Site 6	Brown Redev L	0.00%	0.36%	1.07%	1.07%	1.43%	1.79%	2.14%	2.50%	2.86%	3.21%	3.57%
Site 7	Urban Flats	0.00%	0.29%	0.88%	0.88%	1.17%	1.46%	1.75%	2.05%	2.34%	2.63%	2.92%
Site 8	Brown Redev M	0.00%	0.33%	0.98%	0.98%	1.30%	1.63%	1.96%	2.28%	2.61%	2.94%	3.26%
Site 9	Brown Medium	0.00%	0.34%	1.02%	1.02%	1.36%	1.70%	2.04%	2.38%	2.72%	3.06%	3.40%
Site 10	Green Medium	0.00%	0.33%	1.00%	1.00%	1.33%	1.67%	2.00%	2.33%	2.67%	3.00%	3.33%
Site 11	Urban Edge	0.00%	0.32%	0.95%	0.95%	1.27%	1.59%	1.90%	2.22%	2.54%	2.86%	3.17%
Site 12	Town Centre Flats	0.00%	0.30%	0.90%	0.90%	1.20%	1.50%	1.80%	2.10%	2.40%	2.69%	2.99%
Site 13	Ex Garage	0.00%	0.39%	1.16%	1.16%	1.54%	1.93%	2.32%	2.70%	3.09%	3.47%	3.86%
Site 14	Village/Town Infill	0.00%	0.41%	1.22%	1.22%	1.63%	2.03%	2.44%	2.85%	3.25%	3.66%	4.07%
Site 15	Small Village	0.00%	0.37%	1.12%	1.12%	1.49%	1.87%	2.24%	2.61%	2.99%	3.36%	3.73%
Site 16	Village House	0.00%	0.34%	1.02%	1.02%	1.36%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
Wychavon												
		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	Greenfield1	0.00%	0.32%	0.64%	0.97%	1.29%	1.61%	1.93%	2.25%	2.58%	2.90%	3.22%
Site 2	Greenfield2	0.00%	0.28%	0.57%	0.85%	1.13%	1.42%	1.70%	1.98%	2.26%	2.55%	2.83%
Site 3	Greenfield3	0.00%	0.32%	0.64%	0.95%	1.27%	1.59%	1.91%	2.23%	2.55%	2.86%	3.18%
Site 4	Greenfield4	0.00%	0.31%	0.61%	0.92%	1.22%	1.53%	1.83%	2.14%	2.44%	2.75%	3.05%
Site 5	Greenfield5	0.00%	0.28%	0.57%	0.85%	1.14%	1.42%	1.71%	1.99%	2.28%	2.56%	2.85%
Site 6	Brown Redev L	0.00%	0.28%	0.56%	0.84%	1.12%	1.40%	1.67%	1.95%	2.23%	2.51%	2.79%
Site 7	Urban Flats	0.00%	0.29%	0.57%	0.86%	1.15%	1.43%	1.72%	2.00%	2.29%	2.58%	2.86%
Site 8	Brown Redev M	0.00%	0.30%	0.59%	0.89%	1.19%	1.48%	1.78%	2.08%	2.38%	2.67%	2.97%
Site 9	Brown Medium	0.00%	0.33%	0.66%	0.99%	1.32%	1.64%	1.97%	2.30%	2.63%	2.96%	3.29%
Site 10	Green Medium	0.00%	0.39%	0.78%	1.17%	1.56%	1.95%	2.34%	2.73%	3.11%	3.50%	3.89%
Site 11	Urban Edge	0.00%	0.34%	0.68%	1.02%	1.35%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
Site 12	Town Centre Flats	0.00%	0.35%	0.70%	1.05%	1.40%	1.75%	2.10%	2.45%	2.80%	3.15%	3.50%
Site 13	Ex Garage	0.00%	0.31%	0.63%	0.94%	1.25%	1.56%	1.88%	2.19%	2.50%	2.82%	3.13%
Site 14	Village/Town Infill	0.00%	0.30%	0.59%	0.89%	1.19%	1.48%	1.78%	2.08%	2.37%	2.67%	2.97%
Site 15	Small Village	0.00%	0.29%	0.57%	0.86%	1.15%	1.44%	1.72%	2.01%	2.30%	2.59%	2.87%
Site 16	Village House	0.00%	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	2.24%	2.49%
Strategic Sites												
		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 1	South Worcs UE	0.00%	0.32%	0.65%	0.97%	1.30%	1.62%	1.95%	2.27%	2.60%	2.92%	3.25%
Site 2	Worcester West UE	0.00%	0.32%	0.65%	0.97%	1.30%	1.62%	1.95%	2.27%	2.60%	2.92%	3.25%
Site 3	Crown Packaging	0.00%	0.35%	0.70%	1.05%	1.40%	1.75%	2.10%	2.45%	2.80%	3.15%	3.50%
Site 4	Vine's Lane	0.00%	0.32%	0.65%	0.97%	1.30%	1.62%	1.95%	2.27%	2.60%	2.92%	3.25%
Site 5	Cheltenham Road	0.00%	0.31%	0.63%	0.94%	1.26%	1.57%	1.89%	2.20%	2.52%	2.83%	3.15%
Site 6	Qinetiq	0.00%	0.35%	0.69%	1.04%	1.38%	1.73%	2.08%	2.42%	2.77%	3.11%	3.46%
Site 7	North East Malvern	0.00%	0.32%	0.65%	0.97%	1.30%	1.62%	1.95%	2.27%	2.60%	2.92%	3.25%
Site 8	Swinesherd Way	0.00%	0.31%	0.62%	0.94%	1.25%	1.56%	1.87%	2.18%	2.49%	2.81%	3.12%

Source: Post PDCS Update – November 2015

**Table 6.5b CIL as Percentage of GDV
with and without Affordable Housing Threshold**

Malvern Hills												
BASE		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 12	Town Centre Flats	0.00%	0.31%	0.62%	0.93%	1.23%	1.54%	1.85%	2.16%	2.47%	2.78%	3.08%
Site 14	Village/Town Infill	0.00%	0.36%	0.72%	1.08%	1.44%	1.80%	2.16%	2.52%	2.88%	3.24%	3.60%
Site 15	Small Village	0.00%	0.34%	0.68%	1.02%	1.36%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
Site 16	Village House	0.00%	0.31%	0.62%	0.93%	1.25%	1.56%	1.87%	2.18%	2.49%	2.80%	3.12%
AFFORDABLE 80%												
Site 12	Town Centre Flats	0.00%	0.28%	0.56%	0.83%	1.11%	1.39%	1.67%	1.95%	2.22%	2.50%	2.78%
Site 14	Village/Town Infill	0.00%	0.36%	0.72%	1.08%	1.44%	1.80%	2.16%	2.52%	2.88%	3.24%	3.60%
Site 15	Small Village	0.00%	0.34%	0.68%	1.02%	1.36%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
Site 16	Village House	0.00%	0.31%	0.62%	0.93%	1.25%	1.56%	1.87%	2.18%	2.49%	2.80%	3.12%
THRESHOLDS												
Site 12	Town Centre Flats	0.00%	0.37%	0.75%	1.12%	1.49%	1.87%	2.24%	2.61%	2.99%	3.36%	3.73%
Site 14	Village/Town Infill	0.00%	0.36%	0.72%	1.08%	1.44%	1.80%	2.16%	2.52%	2.88%	3.24%	3.60%
Site 15	Small Village	0.00%	0.34%	0.68%	1.02%	1.36%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
Site 16	Village House	0.00%	0.31%	0.62%	0.93%	1.25%	1.56%	1.87%	2.18%	2.49%	2.80%	3.12%
Worcester City												
BASE		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 12	Town Centre Flats	0.00%	0.30%	0.90%	0.90%	1.20%	1.50%	1.80%	2.10%	2.40%	2.69%	2.99%
Site 14	Village/Town Infill	0.00%	0.41%	1.22%	1.22%	1.63%	2.03%	2.44%	2.85%	3.25%	3.66%	4.07%
Site 15	Small Village	0.00%	0.37%	1.12%	1.12%	1.49%	1.87%	2.24%	2.61%	2.99%	3.36%	3.73%
Site 16	Village House	0.00%	0.34%	1.02%	1.02%	1.36%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
AFFORDABLE 80%												
Site 12	Town Centre Flats	0.00%	0.27%	0.81%	0.81%	1.08%	1.35%	1.62%	1.89%	2.16%	2.43%	2.70%
Site 14	Village/Town Infill	0.00%	0.41%	1.22%	1.22%	1.63%	2.03%	2.44%	2.85%	3.25%	3.66%	4.07%
Site 15	Small Village	0.00%	0.37%	1.12%	1.12%	1.49%	1.87%	2.24%	2.61%	2.99%	3.36%	3.73%
Site 16	Village House	0.00%	0.34%	1.02%	1.02%	1.36%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
THRESHOLDS												
Site 12	Town Centre Flats	0.00%	0.36%	1.09%	1.09%	1.45%	1.81%	2.17%	2.54%	2.90%	3.26%	3.62%
Site 14	Village/Town Infill	0.00%	0.41%	1.22%	1.22%	1.63%	2.03%	2.44%	2.85%	3.25%	3.66%	4.07%
Site 15	Small Village	0.00%	0.37%	1.12%	1.12%	1.49%	1.87%	2.24%	2.61%	2.99%	3.36%	3.73%
Site 16	Village House	0.00%	0.34%	1.02%	1.02%	1.36%	1.69%	2.03%	2.37%	2.71%	3.05%	3.39%
Wychavon												
BASE		£0	£10	£20	£30	£40	£50	£60	£70	£80	£90	£100
Site 12	Town Centre Flats	0.00%	0.35%	0.70%	1.05%	1.40%	1.75%	2.10%	2.45%	2.80%	3.15%	3.50%
Site 14	Village/Town Infill	0.00%	0.30%	0.59%	0.89%	1.19%	1.48%	1.78%	2.08%	2.37%	2.67%	2.97%
Site 15	Small Village	0.00%	0.29%	0.57%	0.86%	1.15%	1.44%	1.72%	2.01%	2.30%	2.59%	2.87%
Site 16	Village House	0.00%	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	2.24%	2.49%
AFFORDABLE 80%												
Site 12	Town Centre Flats	0.00%	0.32%	0.63%	0.95%	1.26%	1.58%	1.89%	2.21%	2.53%	2.84%	3.16%
Site 14	Village/Town Infill	0.00%	0.30%	0.59%	0.89%	1.19%	1.48%	1.78%	2.08%	2.37%	2.67%	2.97%
Site 15	Small Village	0.00%	0.29%	0.57%	0.86%	1.15%	1.44%	1.72%	2.01%	2.30%	2.59%	2.87%
Site 16	Village House	0.00%	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	2.24%	2.49%
THRESHOLDS												
Site 12	Town Centre Flats	0.00%	0.42%	0.85%	1.27%	1.70%	2.12%	2.54%	2.97%	3.39%	3.82%	4.24%
Site 14	Village/Town Infill	0.00%	0.30%	0.59%	0.89%	1.19%	1.48%	1.78%	2.08%	2.37%	2.67%	2.97%
Site 15	Small Village	0.00%	0.29%	0.57%	0.86%	1.15%	1.44%	1.72%	2.01%	2.30%	2.59%	2.87%
Site 16	Village House	0.00%	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	2.24%	2.49%

Source: Post PDCS Update – November 2015

6.18 These findings are related to the proposed rates of CIL towards the end of this report.

Older People's Housing

6.19 As well as mainstream housing, we have considered the retirement and extracare sectors separately. In the earlier work appraisals were run for a range of affordable housing requirements. In this update the analysis is based on the affordable housing requirements as set out in the amended SWDP 15 – Affordable Housing, as set out towards the end of Chapter 2 above. The results of these are set out in **Appendix 5** and summarised as follows.

Table 6.6 Older People's Housing, Appraisal Results

Droitwich

Greenfield			SHELTERED						
	AFFORDABLE %		40%	40%	40%	40%	40%		
	CIL	E/m2	10	20	30	40	50		
Residual Land Worth	Site		119,302	101,328	83,353	65,379	47,404		
Existing Use Value	E/ha		25,000	25,000	25,000	25,000	25,000		
Viability Threshold	E/ha		430,000	430,000	430,000	430,000	430,000		
Residual Value	E/ha		238,605	202,656	166,707	130,758	94,809		
Brownfield			SHELTERED						
	AFFORDABLE %		40%	40%	40%	40%	40%		
	CIL	E/m2	10	20	30	40	50		
Residual Land Worth	Site		-371,784	-389,758	-407,733	-425,707	-443,682		
Existing Use Value	E/ha		250,000	250,000	250,000	250,000	250,000		
Viability Threshold	E/ha		300,000	300,000	300,000	300,000	300,000		
Residual Value	E/ha		-743,568	-779,517	-815,466	-851,415	-887,364		

EXTRA-CARE									
	40%	40%	40%	40%	40%				
	10	20	30	40	50				
	-235,939	-250,944	-265,948	-280,953	-295,958				
	25,000	25,000	25,000	25,000	25,000				
	430,000	430,000	430,000	430,000	430,000				
	-471,878	-501,887	-531,897	-561,906	-591,916				
EXTRA-CARE									
	40%	40%	40%	40%	40%				
	10	20	30	40	50				
	-687,041	-702,046	-717,051	-732,056	-747,061				
	250,000	250,000	250,000	250,000	250,000				
	300,000	300,000	300,000	300,000	300,000				
	-1,374,083	-1,404,092	-1,434,102	-1,464,112	-1,494,121				

Malvern

Greenfield			SHELTERED						
	AFFORDABLE %		40%	40%	40%	40%	40%		
	CIL	E/m2	10	20	30	40	50		
Residual Land Worth	Site		-14,578	-32,552	-50,527	-68,501	-86,476		
Existing Use Value	E/ha		25,000	25,000	25,000	25,000	25,000		
Viability Threshold	E/ha		430,000	430,000	430,000	430,000	430,000		
Residual Value	E/ha		-29,155	-65,104	-101,053	-137,002	-172,951		
Brownfield			SHELTERED						
	AFFORDABLE %		30%	30%	30%	30%	30%		
	CIL	E/m2	10	20	30	40	50		
Residual Land Worth	Site		-167,611	-188,581	-209,552	-230,522	-251,492		
Existing Use Value	E/ha		250,000	250,000	250,000	250,000	250,000		
Viability Threshold	E/ha		300,000	300,000	300,000	300,000	300,000		
Residual Value	E/ha		-335,222	-377,163	-419,103	-461,044	-502,984		

EXTRA-CARE									
	40%	40%	40%	40%	40%				
	10	20	30	40	50				
	-353,159	-368,164	-383,169	-398,174	-413,178				
	25,000	25,000	25,000	25,000	25,000				
	430,000	430,000	430,000	430,000	430,000				
	-706,319	-736,328	-766,338	-796,347	-826,357				
EXTRA-CARE									
	30%	30%	30%	30%	30%				
	10	20	30	40	50				
	-486,208	-503,714	-521,219	-538,725	-556,230				
	250,000	250,000	250,000	250,000	250,000				
	300,000	300,000	300,000	300,000	300,000				
	-972,416	-1,007,427	-1,042,439	-1,077,450	-1,112,461				

Pershore

Greenfield			SHELTERED						
	AFFORDABLE %		40%	40%	40%	40%	40%		
	CIL	E/m2	10	20	30	40	50		
Residual Land Worth	Site		-148,457	-166,432	-184,406	-202,381	-220,355		
Existing Use Value	E/ha		25,000	25,000	25,000	25,000	25,000		
Viability Threshold	E/ha		430,000	430,000	430,000	430,000	430,000		
Residual Value	E/ha		-296,915	-332,864	-368,813	-404,762	-440,711		
Brownfield			SHELTERED						
	AFFORDABLE %		40%	40%	40%	40%	40%		
	CIL	E/m2	10	20	30	40	50		
Residual Land Worth	Site		-639,544	-657,518	-675,493	-693,467	-711,442		
Existing Use Value	E/ha		250,000	250,000	250,000	250,000	250,000		
Viability Threshold	E/ha		300,000	300,000	300,000	300,000	300,000		
Residual Value	E/ha		-1,279,087	-1,315,036	-1,350,985	-1,386,934	-1,422,883		

EXTRA-CARE									
	40%	40%	40%	40%	40%				
	10	20	30	40	50				
	-470,380	-485,385	-500,389	-515,394	-530,399				
	25,000	25,000	25,000	25,000	25,000				
	430,000	430,000	430,000	430,000	430,000				
	-940,760	-970,769	-1,000,779	-1,030,788	-1,060,798				
EXTRA-CARE									
	40%	40%	40%	40%	40%				
	10	20	30	40	50				
	-921,482	-936,487	-951,492	-966,497	-981,502				
	250,000	250,000	250,000	250,000	250,000				
	300,000	300,000	300,000	300,000	300,000				
	-1,842,965	-1,872,974	-1,902,984	-1,932,994	-1,963,003				

Worcester

Greenfield			SHELTERED						
	AFFORDABLE %		40%	40%	40%	40%	40%		
	CIL	E/m2	10	20	30	40	50		
Residual Land Worth	Site		-682,215	-700,190	-718,164	-736,139	-754,113		
Existing Use Value	E/ha		25,000	25,000	25,000	25,000	25,000		
Viability Threshold	E/ha		430,000	430,000	430,000	430,000	430,000		
Residual Value	E/ha		-1,364,431	-1,400,380	-1,436,329	-1,472,278	-1,508,227		
Brownfield			SHELTERED						
	AFFORDABLE %		30%	30%	30%	30%	30%		
	CIL	E/m2	10	20	30	40	50		
Residual Land Worth	Site		-874,911	-895,881	-916,851	-937,821	-958,792		
Existing Use Value	E/ha		250,000	250,000	250,000	250,000	250,000		
Viability Threshold	E/ha		300,000	300,000	300,000	300,000	300,000		
Residual Value	E/ha		-1,749,821	-1,791,762	-1,833,702	-1,875,643	-1,917,583		

EXTRA-CARE									
	40%	40%	40%	40%	40%				
	10	20	30	40	50				
	-935,607	-950,612	-965,617	-980,622	-995,626				
	25,000	25,000	25,000	25,000	25,000				
	430,000	430,000	430,000	430,000	430,000				
	-1,871,215	-1,901,224	-1,931,234	-1,961,243	-1,991,253				
EXTRA-CARE									
	30%	30%	30%	30%	30%				
	10	20	30	40	50				
	-1,105,951	-1,123,456	-1,140,962	-1,158,468	-1,175,973				
	250,000	250,000	250,000	250,000	250,000				
	300,000	300,000	300,000	300,000	300,000				
	-2,211,902	-2,246,913	-2,281,924	-2,316,935	-2,351,947				

Source: Post PDCS Update – August 2015

6.20 The majority of older people's housing is likely to be forthcoming within the existing urban areas (so as to be within walking distance of local services), although in due course schemes may also come forward on the larger urban extensions. The affordable housing requirements of the Plan extend to all housing so across the SWDP area, being 40% on sites of 15 or more dwellings on greenfield land and brownfield sites in Wychavon, and 30% on sites of 15 or more dwellings on brownfield land within Worcester City and Malvern Hills.

6.21 Based on the revised analysis older people's housing is generally unable to bear CIL.

7. Changes that relate to non-residential development

Non-Residential Development

- 7.1 For the non-residential development we ran a set of development financial appraisals for the development types expected to come forward over the plan period.
- 7.2 When testing the non-residential development types, we did not run multiple sets of appraisals for different levels of policy requirement as the Councils do not seek to impose layers of policy requirements on these types of development.

Retail uses

- 7.3 In the following table we have set out the results with the addition s106 payments suggested by the retail operator and for a range a CIL rates so the impact can be reviewed. The full appraisals are included in **Appendix 7**:

Table 7.1 Retail Development – Revised Results

Larger Supermarkets

[illegible]

Smaller Supermarkets

[illegible]

Retail Warehouses

[illegible]

Source: Post PDCS Update – August 2015

- 7.4 The viability of the larger format retail development has declined since the earlier work was undertaken. The consequence of this is discussed later in this report.

Student Accommodation

- 7.5 In the original Worcestershire CIL Viability Study we considered the viability of student accommodation. Whilst no comments have been received in relation to this, based on our wider experience, and the passage of time, we have revisited these assessments as well (we acknowledge that the supporting information was a little thin).
- 7.6 As for the retail uses set out above we have re-run the appraisals, incorporating a range of CIL payments.

Table 7.2 Student Accommodation – Revised Results

CIL	£/m2	0	10	20	30	40	50	60	70	80	90	100
Residual Land Wor Site		593,130	551,049	508,969	466,888	424,807	382,726	340,646	298,565	256,484	214,403	172,323
	£/ha	1,977,101	1,836,831	1,696,562	1,556,293	1,416,024	1,275,755	1,135,485	995,216	854,947	714,678	574,408
Existing Use Value	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Viability Threshold	£/ha	402,500	402,500	402,500	402,500	402,500	402,500	402,500	402,500	402,500	402,500	402,500
Residual Value	£/ha	1,977,101	1,836,831	1,696,562	1,556,293	1,416,024	1,275,755	1,135,485	995,216	854,947	714,678	574,408

Source: Post PDCS Update – November 2015

- 7.7 The consequence of this is discussed later in this report.

Summary

- 7.8 The impact of the above analysis is discussed in the final chapter below.

8. Conclusions and revisions to rates of CIL

- 8.1 This update has been carried out in at the end of 2015, following the examination into the soundness of the South Worcestershire Development Plan (SWDP), but before the issuing of the Inspector's report. The purpose of the update is fourfold:
- To address the concerns and comments made by consultees to the consultation on the Councils' CIL Preliminary Draft Charging Schedule (PDCS) in February 2015.
 - To consider CIL in the context of the changes and modifications to policies in the SWDP that have been made through the examination process, and further information in autumn 2015 with regard to the strategic infrastructure and mitigation costs that apply to the strategic sites.
 - To consider the impact of the changes in national policy (in particular around affordable housing) on the CIL setting process.
 - To update the assumptions to reflect the current values and costs that impact on development viability.
- 8.2 In Chapter 13 of the September 2014 Local Plan Viability Study we set out some of the matters to be considered when setting CIL but stopped short of recommending rates of CIL. These comments were updated in the December 2014 CIL Viability Update in which the following rates were recommended.

Table 8.1 - Charging Authority Proposed Levy Rate (per m ²)			
Use Type	Malvern Hills	Worcester City	Wychavon
Residential – Main Urban Areas	£0 (Malvern, Upton upon Severn and Tenbury Wells)	£0	£0 (Droitwich, Evesham and Pershore)
Residential – All other Areas	£40	£0	£40
Student Accommodation	£100	£100	£100
Food Retail (Supermarkets)	£100	£100	£100
Retail Warehouses	£100	£100	£100
Shops	£0	£0	£0
Hotels	£0	£0	£0
Industrial and Office	£0	£0	£0
Education, Health, Community and Other Uses	£0	£0	£0

Source: Table 1, South Worcestershire Councils PDCS February 2015

- 8.3 In addition, site specific rates were proposed for some strategic sites (see Table 1.2 above and Table 2, South Worcestershire Councils PDCS, February 2015).

- 8.4 It is important to note that the findings of this report do not determine the rates of CIL, but are one of a number of factors that the Councils may consider when setting CIL. Whilst viability is an important element of the CIL setting process, it is just one of a number of elements.

Infrastructure Delivery and CIL v s106

- 8.5 Since the consideration of CIL started, the Councils have devoted a substantial resource to working with the County Council in its capacity as the Highways and Education Authority. In turn the County has been working with the Highways Agency. Generally, there is a preference for infrastructure to be delivered through s106 where appropriate. It is recognised that this may allow greater control over the timing of delivery and thus giving greater certainty to both the Councils and the developers.
- 8.6 In Chapter 2 of the Local Plan Viability Update (September 2014), we set out the restrictions on future use of s106 and s278 agreements. Those infrastructure costs that can be met through s106 have been included in the modelling and viability appraisals under the assumption that the items (physical and financial) that make up the figures will be delivered through s106 by the developer. These are summarised in Table 5.2 above which is repeated below.

Table 8.2 Strategic Sites Infrastructure Costs				
Number	Name	Units	TOTAL	£/unit
SWDP 45/1	Worcester South Urban Extension	2,609	44,090,960	16,900
SWDP 45/2	Worcester West Urban Extension	2,150	34,661,515	16,122
WO135 & 136	Crown Packaging site	230	1,983,158	8,622
SWDP 48/1	Vine's Lane (Droitwich)	100	540,459	5,405
SWDP 51/1	Cheltenham Road Evesham	500	3,216,015	6,432
SWDP 53	Qinetiq	300	3,747,479	12,492
SWDP 56	North East Malvern	800	7,765,013	9,706
	Swinesherd Way	300	2,674,283	8,914

Source: Table 5.2 Post PDCS CIL Viability Update (November 2015)

- 8.7 It is important to note that if the s106 requests or amounts agreed are notably lower (or higher) than the above figure the advice in this report is likely to be different.
- 8.8 The appraisals of the general residential development (those not on the strategic sites) include an allowance of £2,000 per unit (market and affordable) to be paid in s106 contributions over and above CIL. This is a cautious approach as s106 may only be requested where need arises.

Neighbouring Authorities

- 8.9 There is no requirement to keep CIL rates consistent across Charging Authority boundaries, however it is a relevant factor to consider. It is necessary also to consider the Councils' approach to s106 payment, infrastructure requirements and affordable housing.

Table 8.3 CIL rates of neighbouring authorities		
Herefordshire	PDCS March 2013	Residential 4 zones from £0/m ² to £140/m ² Retail Town Centre comparison £90/m ² Out of town comparison £125/m ² Small convenience £80/m ² Large convenience £120/m ² Hotels £25/m ²
Shropshire	Adopted January 2012	Residential Shrewsbury and Market Towns £40/m ² Elsewhere £80/m ² Other Development £0/m ²
Stratford	DCS August 2014	Residential At Gaydon/ Lighthorne Heath new Settlement £145/m ² Canal Quarter Regeneration Zone £85/m ² Rest of District £150/m ² Retail Within all identified centres £0/m ² Within Gaydon/ Lighthorne Heath new settlement £10/m ² Out of centre retail £120/m ² Other Development £0/m ²

Source: SWDP CIL Viability Update, HDH.

- 8.10 None of the other neighbouring authorities have published rates of CIL although we understand that the Gloucestershire Joint Core Strategy area of Tewksbury, Cheltenham and Gloucester are close to doing so.

S106 History

- 8.11 The Councils have set out their past track record of collecting developer contributions (affordable housing and financial) under s106 separately to this report. This has been updated.

Instalment Policy

- 8.12 It remains our firm recommendation that the Councils introduce an Instalment Policy. Not to do so could put the Development Plan at serious risk.

Viability Evidence

- 8.13 The viability evidence has been updated in Chapters 3 to 7 above. This has identified that there have been some changes in viability, but, the findings of the September 2014 Local Plan Viability Study stand, in that the majority of residential development that is planned is viable and that the cumulative impact of the policies (as amended) does not put the SWDP at serious risk (Table 6.1). In most cases the Residual Value exceeds the Viability Threshold, but those typologies that are not viable (on the whole, the brownfield sites) represent a small proportion of the planned development (as set out in Table 6.4). The changes to the affordable housing policy, in particular the reduction of the target from 40% to 30%, on brownfield sites in Malvern Hills does improve viability in that area.
- 8.14 The impact of the national affordable housing threshold is also considered. The updated analysis includes the fresh cost information released by BCIS in August 2015 concerning the additional costs of building smaller sites. To some extent the improvements in viability that arise due to the national affordable housing threshold are offset by the additional costs assumptions, although if the national threshold were reintroduced (as announced) the viability of smaller sites will be notably better.
- 8.15 When considering CIL, we have drawn on the viability evidence that is updated in this paper. This evidence has been prepared in line with the viability sections of the PPG, with the Harman Guidance and the RICS Guidance and takes the comments of consultees into account. It is therefore an appropriate evidence base for the setting of CIL. Due to the changes in that have been announced to national policy, we have recommended rates of CIL both based on the November iteration of the SWDP and subject to the confirmation by the Government of the announced changes. It is important to note that the following analysis and advice is based on latest iteration of the SWDP.

Residential Development – Non-strategic Sites

- 8.16 The PDCS included the following rates for residential development not on the strategic sites

Table 8.4 PDCS Residential Levy Rate (per m²)			
Use Type	Malvern Hills	Worcester City	Wychavon
Residential – Main Urban Areas	£0 (Malvern, Upton upon Severn and Tenbury Wells)	£0	£0 (Droitwich, Evesham and Pershore)
Residential – All other Areas	£40	£0	£40

Source: Table 1, South Worcestershire Councils PDCS February 2015

- 8.17 We have first considered the results of the updated analysis based on the full policy requirements of the SWDP as at November 2015 and set out in Table 6.1 above, with the pattern of expected development as set out in Table 6.4 above. It is clear that the Residual Values have fallen. This is due to construction costs increasing more rapidly than house prices, but at the levels proposed the rate of £40/m² in the areas outwith the main urban areas

remains viable and would not undermine the delivery of the SWDP. At this level CIL would represent less than 1.5% of the total development value (the Gross Development Value (GDV)) and less than 17% or so of the Residual Value (indicating the amount that land values may fall as a result of the introduction of CIL).

- 8.18 We have also considered the impact of the reintroduction of the national affordable housing threshold of 11 or more units. As published the PDCS does not make any differentiation by site size.
- 8.19 Tables 6.3 show the results of the appraisals, for the small sites (10 or fewer), in the three relevant scenarios of with affordable housing provided in line with the policy SWDP 15 as drafted, with the affordable housing provided as affordable housing 'to buy' and with no affordable housing. This analysis reflects the additional costs if developing smaller sites set out in the BCIS paper of August 2015.
- 8.20 In each of the three districts the results are very much better. Having said this in Worcester much of the development remains unviable or marginal so we do not recommend a differential rate in this area.
- 8.21 In the remaining areas of Malvern and Wychavon the results are better and demonstrate that CIL at £40/m² on the smaller sites would not threaten development. Having said this it has been stressed previously that these types of site represent a small proportion of development anticipated in the plan-period.

Residential Development – Strategic Sites

- 8.22 The February 2015 PDCS included the site specific rates of CIL for some of the strategic sites. As anticipated at the earlier stages of work and during the plan-making process, Gwillam's Farm, Kilbury Drive and the Pershore Urban Extension have now been granted planning consent. The strategic infrastructure and mitigation matters have been dealt with under s106 so these sites are not considered further.
- 8.23 Based on the full policy requirements, as published (i.e. with the affordable housing being provided as set out in SWDP 15) and the updated infrastructure costs (as set out in Table 5.2), based on the Residual Values set out in Table 6.1 above SWDP45/1 South Worcester Urban Extension, SWDP 45/2 West Worcester Urban Extension, WO35 & 136 Crown Packaging (Worcester), SWDP 48/1 Vine's Lane (Droitwich) and Swineherds Way (Worcester) are not shown as viable.
- 8.24 It is important to note that the analysis is carried out on a gross area basis and the strategic sites (particularly the large urban extensions) include significant areas of open space (thus giving a greater Residual Value on a per net developable hectare basis). Several of the site promoters are well on in discussions with the Councils' Development Management Departments and that it is anticipated that not only will the s106 requirements be met but significant amounts of affordable housing will also be delivered.

- 8.25 To some extent it is inevitable that the reality on the ground will be better than that illustrated through viability testing in a plan-wide viability study of this type. This study is based on a series of high level and cautious assumptions that are appropriate for a plan-wide study.
- 8.26 SWDP 51/1 – Cheltenham Road (Evesham) and SWDP 53 – Qinetiq are both shown as viable. Whilst SWDP 51/1 – North East Malvern is shown as viable the margin of viability is small.
- 8.27 Based on the above we recommend if the affordable housing is delivered as affordable housing for rent and as detailed in policy SWDP15 that:
- SWDP45/1 South Worcester Urban Extension, SWDP 45/2 West Worcester Urban Extension, SWDP 48/1 Vine's Lane (Droitwich), Swineherds Way (Worcester) and SWDP 51/1 – North East Malvern are subject to a zero rate of CIL.
 - WO35 & 136 Crown Packaging (Worcester) is within the Worcester zero zone so there is no evidence to suggest that this site should be subject to a differential rate.
 - SWDP 51/1 – Cheltenham Road (Evesham) and SWDP 53 – Qinetiq are both shown as viable, by a comfortable margin at the proposed rate of CIL (£40/m²) in the relevant areas. The evidence does not support a differential rate of CIL on these sites. For the avoidance of doubt both of these sites should be included in the £40/m² zone.
- 8.28 If CIL was set at the rate proposed in the PDCS, of £40/m² for residential development, in CIL would represent 1.5% or less of the total development value (Table 6.6) and be about 25% of the Residual Value (Table 6.5).
- 8.29 Based on the above we recommend that, based on the viability evidence, the following rates of CIL are taken forward to reflect the changes in the wider viability assumptions and the updated strategic infrastructure and mitigation costs.

Table 8.4 - SWDP Strategic Sites - Revised CIL rates (£/m²)		
Site	PDCS Rate	Revised Rate
		Full Policy
Worcester South Urban Extension	N/A	£0
Worcester West Urban Extension	N/A	£0
Gwillam's Farm	N/A – Approved	
Crown Packaging, Worcester	As for district	As for district (£0/m ²)
Kilbury Drive	N/A – Approved	
Vine's Lane, Droitwich	As for district	£0
Cheltenham Road, Evesham	As for district	As for district (£40/m ²)
Pershore Urban Extension	N/A – Approved	
QinetiQ	£0	As for district (£40/m ²)
North East Malvern Urban Extension	£0	£0
Swinesherd Way	-	£0

Source: From Table 2, South Worcestershire Councils PDCS February 2015

- 8.30 As mentioned above, we again take this opportunity to stress that at this stage this update is restricted to reviewing the proposed rates of CIL in the published PDCS and in the context of the NPPF and PPG, the test being whether or not the cumulative impact of policy (local and national, including CIL) would put the development plan at serious risk, or whether development is threatened, rather than to fundamentally revisit CIL.

Older people's housing

- 8.31 Under the PDCS it was proposed that older people's housing should be subject to the same rates of CIL as other housing. We now recommend, based on the viability evidence, that this is reduced to zero.

Non-Residential Development

- 8.32 The PDCS proposed the following rates of CIL for non-residential development – with other development being subject to a zero rate.

Table 8.6 PDCS Proposed Non-residential Levy Rate (per m2)			
Use Type	Malvern Hills	Worcester City	Wychavon
Student Accommodation	£100	£100	£100
Food Retail (Supermarkets)	£100	£100	£100
Retail Warehouses	£100	£100	£100

Source: Table 1, South Worcestershire Councils PDCS February 2015

- 8.33 Having considered the revised viability evidence, particularly the increase in costs, we now recommend, based on the viability evidence the following changes:

- a. **Retail Uses** – We recommend that these are reduced from £100/m² to £60/m². The Councils do not anticipate further large supermarket development to come forward, but they do anticipate smaller supermarkets, particularly within the urban extensions, and retail warehousing to continue to come forward.

This revised rate is based on the assumption that future development will largely be on greenfield sites.

CIL at this level would reduce land values but not to the extent as to threaten development.

- b. **Student Accommodation** – The updated analysis supports the proposed rate of £100/m².

Summary of Recommended Rates of CIL

- 8.34 The revised recommended rates of CIL are summarised as follows. These are largely determined on viability and our understanding of the future requirements for s106 payments. The Councils will need to consider these with their wider infrastructure evidence.

Table 8.7 South Worcestershire Recommended CIL Rates		
	PDCS Rate	Revised Rate SWDP (January 2016)
Residential Development		
Malvern Hills (Non-Strategic Sites)		
Urban areas of Great Malvern, Tenbury Wells and Upton upon Severn	£0/m ²	£0/m ²
Other areas of Malvern Hills	£40/m ²	£40/m ²
Worcester City (Non-Strategic Sites)	£0/m ²	£0/m ²
Wychavon (Non-Strategic Sites)		
Urban areas of Evesham, Droitwich Spa and Pershore	£0/m ²	£0/m ²
Other areas of Wychavon	£40/m ²	£40/m ²
Strategic Sites		
Worcester South Urban Extension & Worcester West Urban Extension	NA	£0/m ²
Gwillam's Farm	£0/m ²	Approved
Crown Packaging, Worcester	As for District (£0/m ²)	As for District (£0/m ²)
Kilbury Drive	Approved	Approved
Vine's Lane, Droitwich	As for District (£40/m ²)	£0/m ²
Cheltenham Road, Evesham	As for District (£40/m ²)	As for District (£40/m ²)
Pershore Urban Extension	£0/m ²	Approved
QinetiQ	£0/m ²	As for District (£40/m ²)
North East Malvern Urban Extension	£0/m ²	£0/m ²
Swinesherd Way	-	£0/m ²
Older People's Housing	As for wider area	£0/m ²
Non-Residential Development		
Retail		
Supermarkets and Retail Warehouses	£100/m ²	£60/m ²
Other Retail	£0/m ²	£0/m ²
Student Accommodation	£100/m ²	£100/m ²
All other development	£0/m ²	£0/m ²

Source: SWDP Post PDCS CIL Viability Update (January 2016)-

- 8.35 As set out above, we take this opportunity to stress that at this stage this update is restricted to reviewing the proposed rates of CIL in the published PDCS and in the context of the NPPF and NPPG, the test being whether or not the cumulative impact of policy (local and national,

including CIL) would put the development plan at serious risk, or whether development is threatened, rather than to fundamentally revisit CIL.

- 8.36 Based on the viability evidence set out in the South Worcestershire Development Plan Viability Study (September 2014), the CIL Viability Update (December 2014) and this Post PDCS CIL Viability Update, we confirm that CIL, when set at these rates, would not threaten delivery of the South Worcestershire Development Plan as a whole.
- 8.37 Separately to this report the Council will set out how funds raised through CIL will be used to deliver the Plan, and how it will form an important source of funding for infrastructure.

Appendix 1 – Land Registry Price Paid Data

Malvern Hills

Price paid	Deed date	postcode	Property type	saon	paon	street	locality	town	m2	£/m2
£326,500	14/11/2014	WR2 5GU	D			38 CALLOWS ORCHARD	RUSHWICK	WORCESTER	147	£2,221
£350,000	21/11/2014	WR2 5GU	D			6 CALLOWS ORCHARD	RUSHWICK	WORCESTER	128	£2,734
£345,000	28/11/2014	WR2 5GU	D			11 CALLOWS ORCHARD	RUSHWICK	WORCESTER	129	£2,674
£362,500	05/12/2014	WR2 5TN	D			2 THE BIRCHES	RUSHWICK	WORCESTER	156	£2,324
£340,000	12/12/2014	WR2 5GU	D			9 CALLOWS ORCHARD	RUSHWICK	WORCESTER	147	£2,313
£388,350	20/01/2015	WR2 5GU	D		UPPER BROOMHALL FARM	8 CALLOWS ORCHARD	RUSHWICK	WORCESTER	201	£1,932
£300,000	24/04/2015	WR5 2PE	D			NORTON ROAD	BROOMHALL	WORCESTER	237	£1,266
£399,950	24/04/2015	WR6 6BF	D			7 RYECROFT WAY	MARTLEY	WORCESTER	154	£2,597
£399,950	24/04/2015	WR6 6BF	D			2 RYECROFT WAY	MARTLEY	WORCESTER	153	£2,614
£340,000	01/05/2015	WR15 8TR	D			14 WHITE WILLOW CLOSE		TENBURY WELLS		
£420,000	01/05/2015	WR2 5GU	D			13 CALLOWS ORCHARD	RUSHWICK	WORCESTER	159	£2,642
£365,000	08/05/2015	WR2 5GU	D			42 CALLOWS ORCHARD	RUSHWICK	WORCESTER	139	£2,626
£595,000	27/05/2015	WR14 2FA	D			4 MILLSTONE CLOSE		MALVERN	224	£2,656
								TENBURY		
£365,000	26/06/2015	WR15 8TN	D			3 BLACKTHORN ROAD		WELLS	139	£2,626
								TENBURY		
£250,000	30/06/2015	WR15 8TN	D			4 BLACKTHORN ROAD		WELLS	93	£2,688
£265,500	10/07/2015	WR14 2FB	D			2 DAIRY CLOSE		MALVERN	115	£2,309
£175,000	01/12/2014	WR14 1PP	F	APARTMENT 5	CLARENCE PARK, 415	WORCESTER ROAD		MALVERN	53	£3,302
					WHITBOURNE LODGE,					
£273,200	05/12/2014	WR14 2AN	F	APARTMENT 4	137	CHURCH STREET		MALVERN	101	£2,705
				APARTMENT						
£219,000	11/12/2014	WR14 1PP	F	132	CLARENCE PARK, 415	WORCESTER ROAD		MALVERN	74	£2,959
£204,000	09/01/2015	WR14 1PP	F	APARTMENT 32	CLARENCE PARK, 415	WORCESTER ROAD		MALVERN	66	£3,091
£153,950	30/01/2015	WR14 1US	F	APARTMENT 1	ELGAR LODGE, 1	HOWSELL ROAD		MALVERN	47	£3,276
£153,950	30/01/2015	WR14 1US	F	APARTMENT 1	ELGAR LODGE, 1	HOWSELL ROAD		MALVERN	47	£3,276
					MILBOURNE LODGE,					
£270,000	30/01/2015	WR14 2AN	F	APARTMENT 4	141	CHURCH STREET		MALVERN	96	£2,813
£365,000	05/02/2015	WR14 3DT	F	APARTMENT 1	2	ORCHARD ROAD		MALVERN	133	£2,744

£775,000	06/02/2015	WR14 3DT	F	APARTMENT 8	2	ORCHARD ROAD	MALVERN	146	£5,308
£325,000	10/02/2015	WR14 3DT	F	APARTMENT 4	2	ORCHARD ROAD	MALVERN	89	£3,652
£350,000	12/02/2015	WR14 3DT	F	APARTMENT 7	2	ORCHARD ROAD	MALVERN	82	£4,268
£155,000	27/02/2015	WR14 1US	F	APARTMENT 21	ELGAR LODGE, 1	HOWSELL ROAD	MALVERN	52	£2,981
£154,950	27/02/2015	WR14 1US	F	APARTMENT 5	ELGAR LODGE, 1	HOWSELL ROAD	MALVERN	50	£3,099
£202,000	03/03/2015	WR14 1FU	F	APARTMENT 219	CLARENCE PARK, 415	WORCESTER ROAD	MALVERN		
£202,000	03/03/2015	WR14 1FU	F	APARTMENT 219	CLARENCE PARK, 415	WORCESTER ROAD	MALVERN		
£320,000	11/03/2015	WR14 3DT	F	APARTMENT 3	THE REVUE, 2	ORCHARD ROAD	MALVERN	86	£3,721
£175,000	15/05/2015	WR14 4RH	F	APARTMENT 7	THE TUDOR 15	WELLS ROAD	MALVERN	90	£1,944
£330,000	19/05/2015	WR14 3DT	F	APARTMENT 5	THE REVUE, 2	ORCHARD ROAD	MALVERN		
£305,000	22/05/2015	WR14 2AN	F	APARTMENT 3	MILBOURNE LODGE, 141	CHURCH STREET	MALVERN	97	£3,144
£156,950	28/05/2015	WR14 1US	F	APARTMENT 22	ELGAR LODGE, 1	HOWSELL ROAD	MALVERN	50	£3,139
£250,000	11/06/2015	WR14 3DT	F	APARTMENT 2	THE REVUE, 2	ORCHARD ROAD	MALVERN	67	£3,731
£304,500	01/04/2015	WR14 4AA	S		36	WORCESTER ROAD	MALVERN	268	£1,136
£387,000	24/04/2015	WR13 6BN	S		RIDGEMORE BARN	LITTLE WELLAND LANE	MALVERN		
£138,750	26/06/2015	WR15 8TN	S		9	BLACKTHORN ROAD	TENBURY	86	£1,613
£182,000	26/06/2015	WR15 8TR	S		3	WHITE WILLOW CLOSE	TENBURY	63	£2,889
£180,000	26/06/2015	WR15 8TR	S		13	WHITE WILLOW CLOSE	WELLS	63	£2,857
£235,000	30/04/2015	WR6 6JD	T		8	GLENDOWER WAY	WORCESTER	83	£2,831
£179,000	22/05/2015	WR6 6BF	T		17	RYECROFT WAY	GREAT WITLEY MARTLEY	63	£2,841
£132,995	22/05/2015	WR6 6BF	T		19	RYECROFT WAY	MARTLEY	63	£2,111

Worcester City

price paid	deed date	postcode	property type	saon	paon	street	locality	town	m2	£/m2
£291,950	03/11/2014	WR5 1BN	D			4 LLOYD CLOSE		WORCESTER	118	£2,474
£362,000	07/11/2014	WR5 1SX	D			4 CHALMERS CLOSE		WORCESTER		
£350,000	19/11/2014	WR3 8PG	D			79 GREGORY'S BANK		WORCESTER	211	£1,659
£312,500	21/11/2014	WR5 1SX	D			7 CHALMERS CLOSE		WORCESTER	125	£2,500

£362,500	21/11/2014	WR5 1SX	D	28	CHALMERS CLOSE	WORCESTER	139	£2,608
£290,000	28/11/2014	WR5 1SU	D	1	ROUNDS ROAD	WORCESTER	127	£2,283
£250,000	28/11/2014	WR5 1SX	D	6	CHALMERS CLOSE	WORCESTER	108	£2,315
£271,995	05/12/2014	WR2 5FA	D	22	SENTINEL CLOSE	WORCESTER	110	£2,473
£360,000	11/12/2014	WR3 8PG	D	51	GREGORY'S BANK	WORCESTER	211	£1,706
£367,500	12/12/2014	WR5 1SX	D	27	CHALMERS CLOSE	WORCESTER	139	£2,644
£299,995	18/12/2014	WR2 5FA	D	8	SENTINEL CLOSE	WORCESTER	117	£2,564
£265,000	18/12/2014	WR2 5FA	D	11	SENTINEL CLOSE	WORCESTER	110	£2,409
£335,000	19/12/2014	WR5 1SU	D	13	ROUNDS ROAD	WORCESTER	139	£2,410
£349,500	19/12/2014	WR5 1SX	D	2	CHALMERS CLOSE	WORCESTER	139	£2,514
£300,000	19/12/2014	WR5 1SX	D	33	CHALMERS CLOSE	WORCESTER	115	£2,609
£340,000	19/12/2014	WR5 1SX	D	25	CHALMERS CLOSE	WORCESTER	139	£2,446
£261,995	06/02/2015	WR2 5FA	D	15	SENTINEL CLOSE	WORCESTER	110	£2,382
£295,000	12/02/2015	WR5 1SX	D	1	CHALMERS CLOSE	WORCESTER	127	£2,323
£275,000	13/02/2015	WR2 5FA	D	3	SENTINEL CLOSE	WORCESTER	112	£2,455
£324,995	27/02/2015	WR2 5FD	D	142	SENTINEL CLOSE	WORCESTER	121	£2,686
£384,995	27/02/2015	WR2 5GP	D	2	DOHERTY AVENUE	WORCESTER	191	£2,016
£289,950	05/03/2015	WR5 1BN	D	5	LLOYD CLOSE	WORCESTER	118	£2,457
£289,950	05/03/2015	WR5 1BN	D	5	LLOYD CLOSE	WORCESTER		
£279,995	06/03/2015	WR2 5FA	D	7	SENTINEL CLOSE	WORCESTER	117	£2,393
£305,000	20/03/2015	WR5 1SX	D	16	CHALMERS CLOSE	WORCESTER	125	£2,440
£290,000	27/03/2015	WR5 1SU	D	11	ROUNDS ROAD	WORCESTER	127	£2,283
£308,000	27/03/2015	WR5 1SX	D	26	CHALMERS CLOSE	WORCESTER	125	£2,464
£308,000	27/03/2015	WR5 1SX	D	26	CHALMERS CLOSE	WORCESTER		
£360,000	27/03/2015	WR5 1SX	D	32	CHALMERS CLOSE	WORCESTER	139	£2,590
£360,000	27/03/2015	WR5 1SX	D	32	CHALMERS CLOSE	WORCESTER	139	£2,590
£250,000	31/03/2015	WR2 5FA	D	31	SENTINEL CLOSE	WORCESTER	112	£2,232
£270,000	31/03/2015	WR3 8AQ	D	38	GREGORY'S BANK	WORCESTER		
£270,000	31/03/2015	WR3 8AQ	D	38	GREGORY'S BANK	WORCESTER		
£250,000	02/04/2015	WR2 5FA	D	10	SENTINEL CLOSE	WORCESTER	112	£2,232
£310,000	09/04/2015	WR5 1SX	D	24	CHALMERS CLOSE	WORCESTER	125	£2,480
£310,000	09/04/2015	WR5 1SX	D	24	CHALMERS CLOSE	WORCESTER		
£279,995	14/04/2015	WR3 8AQ	D	40	GREGORY'S BANK	WORCESTER		
£279,995	14/04/2015	WR3 8AQ	D	40	GREGORY'S BANK	WORCESTER		
£255,000	24/04/2015	WR2 5FA	D	21	SENTINEL CLOSE	WORCESTER	110	£2,318
£279,995	24/04/2015	WR2 5FA	D	23	SENTINEL CLOSE	WORCESTER	117	£2,393

£250,000	24/04/2015	WR2 5FA	D	17	SENTINEL CLOSE	WORCESTER	112	£2,232
£384,995	24/04/2015	WR2 5GQ	D	19	INGRAM AVENUE	WORCESTER	191	£2,016
£263,995	27/04/2015	WR2 5FA	D	33	SENTINEL CLOSE	WORCESTER	110	£2,400
£335,995	27/04/2015	WR3 8BF	D	2	BRICKWHARF DRIVE	WORCESTER	129	£2,605
£281,500	28/04/2015	WR3 8BF	D	4	BRICKWHARF DRIVE	WORCESTER	107	£2,631
£250,000	29/04/2015	WR2 5FA	D	20	SENTINEL CLOSE	WORCESTER	112	£2,232
£370,000	29/04/2015	WR2 5GQ	D	1	INGRAM AVENUE	WORCESTER	191	£1,937
£255,000	30/04/2015	WR2 5FA	D	29	SENTINEL CLOSE	WORCESTER	110	£2,318
£250,000	30/04/2015	WR2 5FA	D	35	SENTINEL CLOSE	WORCESTER	112	£2,232
£295,000	30/04/2015	WR5 1SY	D	50	POPERT DRIVE	WORCESTER	112	£2,634
£250,000	01/05/2015	WR2 5FA	D	9	SENTINEL CLOSE	WORCESTER	112	£2,232
£355,000	08/05/2015	WR5 1SX	D	29	CHALMERS CLOSE	WORCESTER	139	£2,554
£335,995	11/05/2015	WR3 8BF	D	8	BRICKWHARF DRIVE	WORCESTER	129	£2,605
£350,000	15/05/2015	WR5 1SU	D	19	ROUNDS ROAD	WORCESTER	139	£2,518
£355,000	22/05/2015	WR5 1SU	D	25	ROUNDS ROAD	WORCESTER	139	£2,554
£280,995	29/05/2015	WR2 5FA	D	34	SENTINEL CLOSE	WORCESTER	117	£2,402
£350,000	12/06/2015	WR5 1SU	D	23	ROUNDS ROAD	WORCESTER	131	£2,672
£237,995	19/06/2015	WR2 5FA	D	37	SENTINEL CLOSE	WORCESTER	90	£2,644
£284,500	19/06/2015	WR3 8BF	D	3	BRICKWHARF DRIVE	WORCESTER	107	£2,659
£305,000	19/06/2015	WR5 1SY	D	48	POPERT DRIVE	WORCESTER	113	£2,699
£365,000	25/06/2015	WR5 1SU	D	9	ROUNDS ROAD	WORCESTER	139	£2,626
£250,000	26/06/2015	WR5 1SU	D	17	ROUNDS ROAD	WORCESTER	93	£2,688
£345,000	26/06/2015	WR5 1SX	D	34	CHALMERS CLOSE	WORCESTER	139	£2,482
£295,365	26/06/2015	WR5 1SY	D	52	POPERT DRIVE	WORCESTER	112	£2,637
£279,995	29/06/2015	WR2 5FA	D	28	SENTINEL CLOSE	WORCESTER	117	£2,393
£285,000	29/06/2015	WR5 1SU	D	27	ROUNDS ROAD	WORCESTER	127	£2,244
£265,000	30/06/2015	WR5 1SX	D	35	CHALMERS CLOSE	WORCESTER	108	£2,454
£364,995	03/07/2015	WR3 8BF	D	1	BRICKWHARF DRIVE	WORCESTER	138	£2,645
£595,000	09/07/2015	WR1 3DU	D	21	ALBANY TERRACE	WORCESTER	164	£3,628
£335,000	31/07/2015	WR5 1SU	D	21	ROUNDS ROAD	WORCESTER	139	£2,410
£285,000	03/11/2014	WR3 7EW	F		EASTBANK DRIVE	WORCESTER	84	£3,393
£139,950	28/11/2014	WR2 5AT	F	APARTMENT 28	EASTBANK COURT	WORCESTER	60	£2,333
£154,950	28/11/2014	WR2 5AT	F	FLAT 3	CINDERELLA COURT	WORCESTER	59	£2,626
£159,950	04/12/2014	WR2 5AT	F	FLAT 11	CINDERELLA COURT	WORCESTER	57	£2,806
£199,995	11/12/2014	WR5 3GR	F	FLAT 24	CINDERELLA COURT	WORCESTER	76	£2,632
£139,950	12/12/2014	WR2 5AT	F	APARTMENT 2	MILLWRIGHT HOUSE	WORCESTER	60	£2,333
				FLAT 6	CINDERELLA COURT	WORCESTER		

£159,995	19/12/2014	WR1 2GB	F	APARTMENT 2	CHAMBERLAIN HOUSE	ARMSTRONG DRIVE	WORCESTER	56	£2,857
£162,500	19/12/2014	WR2 5AT	F	FLAT 7	CINDERELLA COURT	WATERY LANE	WORCESTER	71	£2,289
£233,750	19/12/2014	WR3 7EW	F	APARTMENT 39	EASTBANK COURT	EASTBANK DRIVE	WORCESTER	68	£3,438
£194,995	07/01/2015	WR1 2GB	F	APARTMENT 12	CHAMBERLAIN HOUSE	ARMSTRONG DRIVE	WORCESTER	74	£2,635
£110,000	21/01/2015	WR3 7HE	F	APARTMENT 7	MEADOW SWEET HOUSE, 370	OMBERSLEY ROAD	WORCESTER	52	£2,115
£137,500	03/02/2015	WR2 5AT	F	FLAT 10	CINDERELLA COURT	WATERY LANE	WORCESTER	59	£2,331
£187,495	06/02/2015	WR5 3GR	F	APARTMENT 3	MILLWRIGHT HOUSE	BASIN ROAD	WORCESTER	73	£2,568
£130,000	13/02/2015	WR3 7HE	F	APARTMENT 2	MEADOW SWEET HOUSE, 370	OMBERSLEY ROAD	WORCESTER	61	£2,131
£130,000	13/02/2015	WR3 7HE	F	APARTMENT 2	MEADOW SWEET HOUSE, 370	OMBERSLEY ROAD	WORCESTER		
£127,000	20/02/2015	WR3 7HN	F	APARTMENT 3	PRIMROSE HOUSE, 3	WHINFIELD GARDENS	WORCESTER	62	£2,048
£225,000	27/02/2015	WR1 2GB	F	APARTMENT 1	CHAMBERLAIN HOUSE	ARMSTRONG DRIVE	WORCESTER	83	£2,711
£220,000	27/02/2015	WR3 7EW	F	APARTMENT 48	EASTBANK COURT	EASTBANK DRIVE	WORCESTER	68	£3,235
£135,000	02/03/2015	WR2 5AT	F	FLAT 14	CINDERELLA COURT	WATERY LANE	WORCESTER	56	£2,411
£170,000	26/03/2015	WR2 5AT	F	FLAT 30	CINDERELLA COURT	WATERY LANE	WORCESTER	76	£2,237
£211,000	10/04/2015	WR1 2GB	F	APARTMENT 6	CHAMBERLAIN HOUSE	ARMSTRONG DRIVE	WORCESTER		
£149,995	23/04/2015	WR5 3FQ	F	APARTMENT 8	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	66	£2,273
£179,995	24/04/2015	WR5 3FQ	F	FLAT 3	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	81	£2,222
£154,995	24/04/2015	WR5 3FQ	F	FLAT 12	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	66	£2,348
£124,995	24/04/2015	WR5 3FQ	F	FLAT 1	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	51	£2,451
£184,995	24/04/2015	WR5 3FQ	F	FLAT 7	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	81	£2,284
£134,995	24/04/2015	WR5 3FQ	F	FLAT 9	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	51	£2,647
£189,995	24/04/2015	WR5 3FQ	F	FLAT 11	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	81	£2,346
£129,995	24/04/2015	WR5 3FQ	F	FLAT 5	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	51	£2,549
£270,000	22/05/2015	WR3 7EW	F	APARTMENT 38	EASTBANK COURT	EASTBANK DRIVE	WORCESTER	75	£3,600
£194,995	22/05/2015	WR5 3FQ	F	FLAT 6	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	78	£2,500
£340,000	22/05/2015	WR5 3FQ	F	FLAT 14	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	107	£3,178
£334,995	22/05/2015	WR5 3FQ	F	FLAT 13	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	102	£3,284
£149,995	12/06/2015	WR5 3FQ	F	FLAT 15	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	66	£2,273
£124,995	12/06/2015	WR5 3FQ	F	FLAT 18	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	51	£2,451
£209,995	19/06/2015	WR5 3FQ	F	FLAT 20	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	81	£2,593
£199,995	26/06/2015	WR5 3FQ	F	FLAT 10	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	78	£2,564
£204,995	26/06/2015	WR5 3FQ	F	FLAT 17	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	78	£2,628
£344,995	26/06/2015	WR5 3FQ	F	FLAT 28	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	102	£3,382
£150,000	13/07/2015	WR5 3FQ	F	FLAT 2	BRIDGEVIEW HOUSE, 2	WOODHOUSE CLOSE	WORCESTER	78	£1,923
£250,000	04/11/2014	WR3 8PG	S			WOODHOUSE CLOSE	WORCESTER	113	£2,212
£258,000	13/11/2014	WR3 8PG	S			GREGORY'S BANK	WORCESTER	113	£2,283

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£262,950	14/11/2014	WR3 8PG	S	67	GREGORY'S BANK	WORCESTER	125	£2,104
£239,995	20/11/2014	WR2 5FA	S	19	SENTINEL CLOSE	WORCESTER	90	£2,667
£250,000	21/11/2014	WR3 8PG	S	25	GREGORY'S BANK	WORCESTER	125	£2,000
£258,995	24/11/2014	WR3 8PG	S	81	GREGORY'S BANK	WORCESTER	113	£2,292
£250,000	28/11/2014	WR3 8PG	S	3	GREGORY'S BANK	WORCESTER	113	£2,212
£219,995	12/12/2014	WR5 1SY	S	96	POPERT DRIVE	WORCESTER	107	£2,056
£219,995	12/12/2014	WR5 1SY	S	94	POPERT DRIVE	WORCESTER	107	£2,056
£209,995	16/12/2014	WR5 1SY	S	86	POPERT DRIVE	WORCESTER	77	£2,727
£212,995	18/12/2014	WR2 5FD	S	129	SENTINEL CLOSE	WORCESTER	77	£2,766
£207,995	19/12/2014	WR2 5FA	S	26	SENTINEL CLOSE	WORCESTER	77	£2,701
£217,995	19/12/2014	WR2 5FA	S	27	SENTINEL CLOSE	WORCESTER	77	£2,831
£209,995	19/12/2014	WR5 1SY	S	92	POPERT DRIVE	WORCESTER	77	£2,727
£210,995	19/12/2014	WR5 1SY	S	84	POPERT DRIVE	WORCESTER	77	£2,740
£210,995	19/12/2014	WR5 1SY	S	82	POPERT DRIVE	WORCESTER	77	£2,740
£235,000	30/01/2015	WR2 5FA	S	25	SENTINEL CLOSE	WORCESTER	121	£1,942
£240,000	06/02/2015	WR2 5FA	S	24	SENTINEL CLOSE	WORCESTER	121	£1,983
£170,000	06/02/2015	WR2 6JB	S	11	THE MEAD	WORCESTER	72	£2,361
£97,000	12/02/2015	WR5 1SY	S	74	POPERT DRIVE	WORCESTER	86	£1,128
£180,000	19/02/2015	WR3 8AQ	S	32	GREGORY'S BANK	WORCESTER	66	£2,727
£215,950	27/02/2015	WR5 1SY	S	90	POPERT DRIVE	WORCESTER	77	£2,805
£150,000	26/03/2015	WR5 1EH	S		PERRY WOOD WALK	WORCESTER	72.2	£2,078
£123,250	26/03/2015	WR5 1SY	S	68	POPERT DRIVE	WORCESTER	127	£970
£123,250	26/03/2015	WR5 1SY	S	70	POPERT DRIVE	WORCESTER	117	£1,053
£250,000	27/03/2015	WR2 5FA	S	30	SENTINEL CLOSE	WORCESTER	112	£2,232
£225,000	27/03/2015	WR5 1SX	S	30	CHALMERS CLOSE	WORCESTER	106	£2,123
£225,000	27/03/2015	WR5 1SX	S	31	CHALMERS CLOSE	WORCESTER	106	£2,123
£225,000	27/03/2015	WR5 1SX	S	30	CHALMERS CLOSE	WORCESTER	106	£2,123
£229,950	27/03/2015	WR5 1SY	S	64	POPERT DRIVE	WORCESTER	89	£2,584
£204,000	27/03/2015	WR5 1SY	S	88	POPERT DRIVE	WORCESTER	77	£2,649
£229,995	31/03/2015	WR3 8AQ	S	44	GREGORY'S BANK	WORCESTER	86	£2,674
£225,995	16/04/2015	WR3 8AQ	S	42	GREGORY'S BANK	WORCESTER	86	£2,628
£198,000	20/04/2015	WR5 1SY	S	44	POPERT DRIVE	WORCESTER	77	£2,571
£195,000	29/04/2015	WR5 1SY	S	46	POPERT DRIVE	WORCESTER	77	£2,532
£232,995	30/04/2015	WR2 5FD	S	128	SENTINEL CLOSE	WORCESTER	90	£2,589
£216,000	30/04/2015	WR5 1SY	S	42	POPERT DRIVE	WORCESTER	89	£2,427
£209,950	01/05/2015	WR5 1ST	S	199	NEWTOWN ROAD	WORCESTER	77	£2,727

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£198,995	19/05/2015	WR3 8BF	S			16	BRICKWHARF DRIVE	WORCESTER	74	£2,689
£126,750	21/05/2015	WR5 1SY	S			30	POPERT DRIVE	WORCESTER	77	£1,646
£126,750	21/05/2015	WR5 1SY	S			32	POPERT DRIVE	WORCESTER	77	£1,646
£168,995	27/05/2015	WR2 5FD	S			123	SENTINEL CLOSE	WORCESTER	60	£2,817
£167,995	27/05/2015	WR2 5FD	S			122	SENTINEL CLOSE	WORCESTER	60	£2,800
£229,950	27/05/2015	WR5 1SY	S			62	POPERT DRIVE	WORCESTER	87	£2,643
£199,995	28/05/2015	WR3 8BF	S			14	BRICKWHARF DRIVE	WORCESTER	74	£2,703
£229,950	28/05/2015	WR5 1SY	S			60	POPERT DRIVE	WORCESTER	87	£2,643
£225,995	29/05/2015	WR3 8BF	S			10	BRICKWHARF DRIVE	WORCESTER	86	£2,628
£223,995	29/05/2015	WR3 8BF	S			12	BRICKWHARF DRIVE	WORCESTER	86	£2,605
£255,000	12/06/2015	WR1 1AE	S			40	THE LANE	WORCESTER	105	£2,429
£209,950	19/06/2015	WR5 1ST	S			195	NEWTOWN ROAD	WORCESTER	77	£2,727
£229,000	26/06/2015	WR5 1SY	S			9	POPERT DRIVE	WORCESTER	89	£2,573
£211,650	26/06/2015	WR5 1SY	S			11	POPERT DRIVE	WORCESTER	77	£2,749
£280,000	10/07/2015	WR1 1AE	S			35	THE LANE	WORCESTER	125	£2,240
£209,950	31/07/2015	WR5 1SY	S			66	POPERT DRIVE	WORCESTER	77	£2,727
£242,995	07/08/2015	WR2 5FA	S			46	SENTINEL CLOSE	WORCESTER	121	£2,008
£209,950	07/08/2015	WR5 1SY	S			12	POPERT DRIVE	WORCESTER	77	£2,727
£225,950	14/08/2015	WR5 1SY	S			10	POPERT DRIVE	WORCESTER	89	£2,539
£195,000	07/11/2014	WR3 7HX	T			53	DROITWICH ROAD	WORCESTER	93	£2,097
£200,000	21/11/2014	WR3 7HX	T				DROITWICH ROAD	WORCESTER	91	£2,198
£164,995	28/11/2014	WR2 5FD	T			131	SENTINEL CLOSE	WORCESTER	60	£2,750
£167,995	28/11/2014	WR2 5FD	T			132	SENTINEL CLOSE	WORCESTER	60	£2,800
£167,995	18/12/2014	WR2 5FD	T			130	SENTINEL CLOSE	WORCESTER	77	£2,182
£81,250	12/02/2015	WR5 1SY	T			76	POPERT DRIVE	WORCESTER	70	£1,161
£157,000	06/03/2015	WR3 8AN	T				NEW BANK STREET	WORCESTER		
£328,500	10/03/2015	WR5 2EF	T				LARK HILL ROAD	WORCESTER		
£328,500	10/03/2015	WR5 2EF	T				LARK HILL ROAD	WORCESTER		
£104,500	29/04/2015	WR5 1ST	T			191	NEWTOWN ROAD	WORCESTER	98	£1,066
£104,500	29/04/2015	WR5 1SY	T			34	POPERT DRIVE	WORCESTER	98	£1,066
£97,000	29/04/2015	WR5 1SY	T			56	POPERT DRIVE	WORCESTER	86	£1,128
£81,250	29/04/2015	WR5 1SY	T			36	POPERT DRIVE	WORCESTER	70	£1,161
£104,500	29/04/2015	WR5 1SY	T			54	POPERT DRIVE	WORCESTER	98	£1,066
£229,950	30/04/2015	WR5 1SY	T			40	POPERT DRIVE	WORCESTER	89	£2,584
£225,950	29/05/2015	WR5 1ST	T			193	NEWTOWN ROAD	WORCESTER	89	£2,539
£255,000	04/06/2015	WR1 1AE	T			36	THE LANE	WORCESTER	105	£2,429

THE YORK

BELMONT MEWS

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WOODSIDE GRANGE

WOODSIDE GRANGE

£192,995	25/06/2015	WR2 5FA	T						42	SENTINEL CLOSE	WORCESTER	84	£2,298
£194,995	26/06/2015	WR2 5FA	T						41	SENTINEL CLOSE	WORCESTER	84	£2,321
£210,000	29/06/2015	WR1 1AE	T						39	THE LANE	WORCESTER	92	£2,283
£208,995	29/06/2015	WR2 5FA	T						40	SENTINEL CLOSE	WORCESTER	77	£2,714
£60,250	29/06/2015	WR5 1SY	T						20	POPERT DRIVE	WORCESTER	45	£1,339
£196,995	30/06/2015	WR2 5FA	T						44	SENTINEL CLOSE	WORCESTER	84	£2,345
£215,000	03/07/2015	WR1 1AE	T						37	THE LANE	WORCESTER	93	£2,312
£199,995	10/07/2015	WR3 8AQ	T						50	GREGORY'S BANK	WORCESTER	74	£2,703
£223,000	13/07/2015	WR1 1AE	T						41	THE LANE	WORCESTER	93	£2,398
£215,000	24/07/2015	WR1 1AE	T						38	THE LANE	WORCESTER		
£204,995	31/07/2015	WR2 5FA	T						39	SENTINEL CLOSE	WORCESTER	77	£2,662
£214,995	31/07/2015	WR2 5FA	T						38	SENTINEL CLOSE	WORCESTER	77	£2,792
£190,000	31/07/2015	WR5 1SY	T						38	POPERT DRIVE	WORCESTER	77	£2,468
£230,000	28/08/2015	WR1 1AE	T						6	THE LANE	WORCESTER	93	£2,473
£205,000	04/09/2015	WR1 1AE	T						3	THE LANE	WORCESTER	93	£2,204

Wychavon

price paid	deed date	postcode	property type	saon	paon	street	locality	town	m2	£/m2
£344,995	07/11/2014	WR11 3FJ	D			21 JUPITER ROAD		EVESHAM	131	£2,634
£400,000	07/11/2014	WR9 7GB	D			19 WOODEDGE DRIVE		DROITWICH	165	£2,424
£289,995	13/11/2014	WR11 2AZ	D			33 THE MEWS		EVESHAM		
£365,000	14/11/2014	WR11 7JP	D			1 GRAS CLOSE	BRETORTON	EVESHAM	149	£2,450
£250,000	14/11/2014	WR11 7YT	D			4 THE QUARRY	BLACKMINSTER	EVESHAM	118	£2,119
£319,995	18/11/2014	WR11 3FJ	D			19 JUPITER ROAD		EVESHAM	154	£2,078
£550,000	21/11/2014	WR11 7AN	D			6 HERDWICK DRIVE	HONEYBOURNE	EVESHAM	246	£2,236
£354,995	21/11/2014	WR9 0FB	D			1 SQUASHBERRIES CLOSE	WYCHBOLD	DROITWICH	145	£2,448
£279,995	21/11/2014	WR9 7TA	D			6 CROSS FURLONG	WYCHBOLD	DROITWICH	120	£2,333
£234,995	21/11/2014	WR9 7TA	D			10 CROSS FURLONG	WYCHBOLD	DROITWICH	85	£2,765
£240,000	24/11/2014	WR11 4GS	D			24 NURSERY ROAD		EVESHAM	87	£2,759
£419,995	28/11/2014	WR11 3FJ	D			23 JUPITER ROAD		EVESHAM	164	£2,561
£365,000	28/11/2014	WR11 7AP	D			9 CLUN FOREST WAY	HONEYBOURNE	EVESHAM	139	£2,626
£309,995	28/11/2014	WR9 0FB	D			3 SQUASHBERRIES CLOSE	WYCHBOLD	DROITWICH	131	£2,366
£289,995	28/11/2014	WR9 0FB	D			5 SQUASHBERRIES CLOSE	WYCHBOLD	DROITWICH	131	£2,214

£284,995	28/11/2014	WR9 7TA	D	9	CROSS FURLONG	WYCHBOLD	DROITWICH	120	£2,375
£299,995	28/11/2014	WR9 7TA	D	8	CROSS FURLONG	WYCHBOLD	DROITWICH	126	£2,381
£295,000	03/12/2014	WR5 2SH	D	22	WALKERS LANE	WHITTINGTON	WORCESTER	130	£2,269
£325,995	05/12/2014	WR11 3JA	D	24	BEAUTY BANK		EVESHAM	123	£2,650
£249,995	05/12/2014	WR11 4GS	D	30	NURSERY ROAD		EVESHAM	87	£2,874
£294,995	12/12/2014	WR11 3JQ	D	10	JONAGOLD PLACE		EVESHAM		
£349,995	12/12/2014	WR9 0FB	D	9	SQUASHBERRIES CLOSE	WYCHBOLD	DROITWICH	145	£2,414
£284,995	12/12/2014	WR9 0FB	D	15	SQUASHBERRIES CLOSE	WYCHBOLD	DROITWICH	119	£2,395
£285,000	16/12/2014	WR12 7AS	D	1	ST AIDANS ROW	ASTON SOMERVILLE	BROADWAY		
£588,500	17/12/2014	WR10 2RA	D	4	THE MEADOWS	FLADBURY	PERSHORE		
£299,995	18/12/2014	WR11 3BA	D	94	BADSEY LANE		EVESHAM	123	£2,439
£225,000	18/12/2014	WR11 4GS	D	32	NURSERY ROAD		EVESHAM	90	£2,500
£347,995	19/12/2014	WR10 2FB	D	9	CHOULES CLOSE		PERSHORE	125	£2,784
£265,000	19/12/2014	WR11 2AY	D	70	SNAFFLE WAY		EVESHAM	117	£2,265
£284,995	19/12/2014	WR11 2AZ	D	15	THE MEWS		EVESHAM	120	£2,375
£287,000	19/12/2014	WR11 3EQ	D	10	HOLLYHOCKS CLOSE		EVESHAM	123	£2,333
£500,000	19/12/2014	WR11 7AN	D	3	HERDWICK DRIVE	HONEYBOURNE	EVESHAM	222	£2,252
£510,000	19/12/2014	WR11 7AP	D	1	CLUN FOREST WAY		EVESHAM	222	£2,297
£250,000	19/12/2014	WR11 8AE	D	6	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	118	£2,119
£310,000	07/01/2015	WR9 0FB	D	7	SQUASHBERRIES CLOSE	WYCHBOLD	DROITWICH	131	£2,366
£244,995	16/01/2015	WR11 2AZ	D	7	THE MEWS		EVESHAM	97	£2,526
£240,000	19/01/2015	WR5 2QY	D	6	DALZIEL DRIVE	WHITTINGTON	WORCESTER	77	£3,117
£500,000	21/01/2015	WR7 4DS	D	1	WORKMAN CLOSE	CROWLE	WORCESTER	174	£2,874
£289,995	23/01/2015	WR11 3EQ	D	4	HOLLYHOCKS CLOSE		EVESHAM	123	£2,358
£307,995	30/01/2015	WR11 3JH	D	30	CRUMP WAY		EVESHAM	127	£2,425
£240,000	30/01/2015	WR5 2QY	D	8	DALZIEL DRIVE	WHITTINGTON	WORCESTER	77	£3,117
£435,000	30/01/2015	WR7 4DP	D	3	HARRISON FIELDS	CROWLE	WORCESTER	141	£3,085
£340,000	30/01/2015	WR9 7GB	D	4	WOODEDGE DRIVE		DROITWICH	135	£2,519
£342,500	30/01/2015	WR9 7GB	D	2	WOODEDGE DRIVE		DROITWICH	141	£2,429
£579,995	10/02/2015	WR10 2FB	D	14	CHOULES CLOSE		PERSHORE	208	£2,788
£185,000	11/02/2015	WR9 0DP	D		THE VINEYARDS	OMBERSLEY	DROITWICH		
£185,000	11/02/2015		D		THE VINEYARDS	OMBERSLEY	DROITWICH		
£185,000	11/02/2015		D		THE VINEYARDS	OMBERSLEY	DROITWICH		
£336,500	13/02/2015	WR10 2FB	D	4	CHOULES CLOSE		PERSHORE	125	£2,692
£336,500	13/02/2015	WR10 2FB	D	4	CHOULES CLOSE		PERSHORE		
£250,000	13/02/2015	WR11 4GS	D	14	NURSERY ROAD		EVESHAM	87	£2,874

£218,000	13/02/2015	WR11 4GS	D	34	NURSERY ROAD			EVESHAM	78	£2,795
£218,000	13/02/2015	WR11 4GS	D	36	NURSERY ROAD			EVESHAM	78	£2,795
£250,000	13/02/2015	WR5 2SH	D	20	WALKERS LANE	WHITTINGTON		WORCESTER	114	£2,193
£350,000	18/02/2015	WR11 3EQ	D	6	HOLLYHOCKS CLOSE			EVESHAM	153	£2,288
£284,995	20/02/2015	WR11 3FJ	D	27	JUPITER ROAD			EVESHAM	115	£2,478
£399,995	20/02/2015	WR11 3JF	D	17	COSTARD LANE			EVESHAM	169	£2,367
£379,950	20/02/2015	WR11 7JP	D	34	GRAS CLOSE	BRETORTON		EVESHAM	149	£2,550
£250,000	20/02/2015	WR5 2QY	D	10	DALZIEL DRIVE	WHITTINGTON		WORCESTER	95	£2,632
£467,950	27/02/2015	WR11 7JP	D	36	GRAS CLOSE	BRETORTON		EVESHAM	205	£2,283
£284,995	27/02/2015	WR9 OFB	D	11	SQUASHBERRIES CLOSE	WYCHBOLD		DROITWICH	119	£2,395
£222,995	06/03/2015	WR11 3JX	D	20	SUNSET WAY			EVESHAM	85	£2,623
£299,950	10/03/2015	WR5 2PU	D	1	PITSCOTTIE PLACE	WHITTINGTON		WORCESTER	108	£2,777
£510,000	12/03/2015	WR10 3EF	D	12	DOWLING DRIVE			PERSHORE	190	£2,684
£439,950	12/03/2015	WR11 7JP	D	40	GRAS CLOSE	BRETORTON		EVESHAM	167	£2,634
£304,950	13/03/2015	WR5 2QY	D	1	DALZIEL DRIVE	WHITTINGTON		WORCESTER	108	£2,824
£569,995	19/03/2015	WR10 2FB	D	11	CHOULES CLOSE			PERSHORE	208	£2,740
£264,995	20/03/2015	WR11 3JD	D	67	CODLING ROAD			EVESHAM	106	£2,500
£365,000	20/03/2015	WR11 7AP	D	4	CLUN FOREST WAY	HONEYBOURNE		EVESHAM		
£260,000	20/03/2015	WR5 2SH	D	26	WALKERS LANE	WHITTINGTON		WORCESTER	128	£2,031
£249,995	20/03/2015	WR9 7TA	D	19	CROSS FURLONG	WYCHBOLD		DROITWICH	106	£2,358
£400,000	26/03/2015	WR11 8AE	D	5	ORCHARD CLOSE	SOUTH LITTLETON		EVESHAM	204	£1,961
£299,995	26/03/2015	WR9 7TA	D	18	CROSS FURLONG	WYCHBOLD		DROITWICH	125	£2,400
£430,000	27/03/2015	WR10 3EF	D	14	DOWLING DRIVE			PERSHORE	153	£2,810
£269,995	27/03/2015	WR11 3ED	D	6	BUTTERCUP CLOSE			EVESHAM	121	£2,231
£319,995	27/03/2015	WR11 3GD	D	1	WISTERIA DRIVE			EVESHAM	159	£2,013
£325,995	27/03/2015	WR11 3JH	D	34	CRUMP WAY			EVESHAM	123	£2,650
£250,000	27/03/2015	WR11 8AE	D	21	ORCHARD CLOSE	SOUTH LITTLETON		EVESHAM	118	£2,119
£250,000	27/03/2015	WR11 8AE	D	21	ORCHARD CLOSE	SOUTH LITTLETON		EVESHAM	118	£2,119
£420,000	31/03/2015	WR10 3EF	D	13	DOWLING DRIVE			PERSHORE	144	£2,917
£225,000	31/03/2015	WR11 2AZ	D	14	THE MEWS			EVESHAM	136	£1,654
£224,995	31/03/2015	WR11 2AZ	D	8	THE MEWS			EVESHAM	136	£1,654
£334,995	31/03/2015	WR11 3JH	D	36	CRUMP WAY			EVESHAM	123	£2,724
£250,000	31/03/2015	WR11 4GS	D	53	NURSERY ROAD			EVESHAM	90	£2,778
£250,000	31/03/2015	WR11 4GS	D	55	NURSERY ROAD			EVESHAM	90	£2,778
£250,000	31/03/2015	WR11 4GS	D	57	NURSERY ROAD			EVESHAM	87	£2,874
£250,000	31/03/2015	WR11 8AE	D	16	ORCHARD CLOSE	SOUTH LITTLETON		EVESHAM	118	£2,119

£250,000	31/03/2015	WR11 8AE	D	10	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	118	£2,119
£250,000	31/03/2015	WR11 8AE	D	12	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	118	£2,119
£400,000	31/03/2015	WR11 8AE	D	9	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	204	£1,961
£294,995	02/04/2015	WR9 7TA	D	11	CROSS FURLONG	WYCHBOLD	DROITWICH	126	£2,341
£265,000	07/04/2015	WR5 2PU	D	3	PITSCOTTIE PLACE	WHITTINGTON	WORCESTER	94	£2,819
£499,995	13/04/2015	WR10 2FB	D	16	CHOULES CLOSE		PERSHORE	189	£2,645
£350,000	17/04/2015	WR11 2AQ	D	4	BRIDLEWAY VIEWS		EVESHAM	146	£2,397
£384,995	17/04/2015	WR11 3FJ	D	25	JUPITER ROAD		EVESHAM	150	£2,567
£405,950	23/04/2015	WR11 7JP	D	37	GRAS CLOSE	BRETORTON	EVESHAM	160	£2,537
£274,995	24/04/2015	WR11 3ED	D	3	BUTTERCUP CLOSE		EVESHAM	120	£2,292
£284,995	24/04/2015	WR11 3EQ	D	5	HOLLYHOCKS CLOSE		EVESHAM	123	£2,317
£304,995	24/04/2015	WR11 3JX	D	14	SUNSET WAY		EVESHAM	126	£2,421
£350,000	24/04/2015	WR11 8AE	D	19	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	174	£2,011
£304,995	24/04/2015	WR9 7TA	D	16	CROSS FURLONG	WYCHBOLD	DROITWICH	126	£2,421
£249,995	30/04/2015	WR11 2AZ	D	25	THE MEWS		EVESHAM	100	£2,500
£274,995	30/04/2015	WR11 2AZ	D	11	THE MEWS		EVESHAM	120	£2,292
£299,995	30/04/2015	WR11 3FJ	D	14	JUPITER ROAD		EVESHAM	115	£2,609
£235,000	30/04/2015	WR11 4GS	D	40	NURSERY ROAD		EVESHAM	87	£2,701
£524,995	30/04/2015	WR11 7JP	D	46	GRAS CLOSE	BRETORTON	EVESHAM	232	£2,263
£270,000	30/04/2015	WR5 2PU	D	9	PITSCOTTIE PLACE	WHITTINGTON	WORCESTER	94	£2,872
£459,995	01/05/2015	WR11 3FJ	D	1	JUPITER ROAD		EVESHAM	189	£2,434
£237,950	01/05/2015	WR11 3JE	D	22	CODLING ROAD		EVESHAM	89	£2,674
£350,000	01/05/2015	WR11 8AE	D	2	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	148	£2,365
£254,995	08/05/2015	WR11 3JU	D	15	PEARMAN DRIVE		EVESHAM	89	£2,865
£246,995	08/05/2015	WR11 3JX	D	18	SUNSET WAY		EVESHAM	79	£3,127
£224,995	12/05/2015	WR11 2AZ	D	10	THE MEWS		EVESHAM	94	£2,394
£300,000	14/05/2015	WR9 7PA	D	ROBINS RETREAT		WYCHBOLD	DROITWICH		
£474,995	21/05/2015	WR11 3FJ	D	16	JUPITER ROAD		EVESHAM	189	£2,513
£550,000	21/05/2015	WR11 7AP	D	5	CLUN FOREST WAY	HONEYBOURNE	EVESHAM	246	£2,236
£569,995	22/05/2015	WR10 2FB	D	21	CHOULES CLOSE		PERSHORE	208	£2,740
£555,995	22/05/2015	WR11 3FJ	D	2	JUPITER ROAD		EVESHAM	208	£2,673
£495,000	22/05/2015	WR11 7AL	D	2	SHEPHERDS WALK	HONEYBOURNE	EVESHAM	246	£2,012
£294,995	22/05/2015	WR9 7TA	D	15	CROSS FURLONG	WYCHBOLD	DROITWICH	120	£2,458
£330,000	29/05/2015	WR10 3EF	D	18	DOWLING DRIVE		PERSHORE	116	£2,845
£224,995	29/05/2015	WR11 2AZ	D	28	THE MEWS		EVESHAM	88	£2,557
£294,995	29/05/2015	WR11 2AZ	D	30	THE MEWS		EVESHAM	129	£2,287

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£420,000	30/06/2015	WR10 3EF	D	29	DOWLING DRIVE		PERSHORE	144	£2,917
£264,950	30/06/2015	WR11 3JT	D	18	LAXTON CRESCENT		EVESHAM	110	£2,409
£390,000	30/06/2015	WR11 4QR	D	1	GREENAVON CLOSE		EVESHAM	138	£2,826
£475,000	30/06/2015	WR11 7AP	D	3	CLUN FOREST WAY	HONEYBOURNE	EVESHAM	216	£2,199
£260,000	30/06/2015	WR5 2NS	D	1	MONTGOMERY MEWS	WHITTINGTON	WORCESTER	94	£2,766
£265,000	30/06/2015	WR5 2PU	D	5	PITSCOTTIE PLACE	WHITTINGTON	WORCESTER	94	£2,819
£280,000	30/06/2015	WR9 OFB	D	17	SQUASHBERRIES CLOSE	WYCHBOLD	DROITWICH		
£264,995	30/06/2015	WR9 OFD	D	8	TOLL ORCHARD	WYCHBOLD	DROITWICH	103	£2,573
£331,995	30/06/2015	WR9 OFD	D	4	TOLL ORCHARD	WYCHBOLD	DROITWICH	131	£2,534
£294,995	30/06/2015	WR9 OFD	D	6	TOLL ORCHARD	WYCHBOLD	DROITWICH	115	£2,565
£274,995	03/07/2015	WR11 2AZ	D	1	THE MEWS		EVESHAM	117	£2,350
£309,995	03/07/2015	WR11 3FJ	D	6	JUPITER ROAD		EVESHAM	120	£2,583
£400,000	08/07/2015	WR11 8AE	D	15	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	204	£1,961
£299,995	20/07/2015	WR11 7TB	D	65	BANKS ROAD	BADSEY	EVESHAM	113	£2,655
£296,995	24/07/2015	WR11 3JG	D	93	CRUMP WAY		EVESHAM	134	£2,216
£335,000	24/07/2015	WR11 3JX	D	12	SUNSET WAY		EVESHAM	141	£2,376
£232,995	24/07/2015	WR11 7TB	D	57	BANKS ROAD	BADSEY	EVESHAM	85	£2,741
£490,000	28/07/2015	WR9 7JJ	D		TAGWELL ROAD	PRIMSLAND	DROITWICH	198	£2,475
£280,000	31/07/2015	WR11 2AP	D	3	BRIDLEWAY VIEWS		EVESHAM	114	£2,456
£269,995	31/07/2015	WR11 3EQ	D	3	HOLLYHOCKS CLOSE		EVESHAM	123	£2,195
£550,000	31/07/2015	WR11 7UZ	D	83	WINCHCOMBE ROAD		EVESHAM	210	£2,619
£299,995	06/08/2015	WR11 3FJ	D	10	JUPITER ROAD	SEDGEBERROW	EVESHAM	115	£2,609
£233,000	10/08/2015	WR11 2AZ	D	22	THE MEWS		EVESHAM	100	£2,330
£292,000	14/08/2015	WR11 2AZ	D	32	THE MEWS		EVESHAM	129	£2,264
£397,500	14/08/2015	WR9 7GB	D	8	WOODEDGE DRIVE		DROITWICH	165	£2,409
£296,995	20/08/2015	WR11 3JG	D	91	CRUMP WAY		EVESHAM	134	£2,216
£296,995	21/08/2015	WR11 3JG	D	89	CRUMP WAY		EVESHAM	134	£2,216
£260,000	27/08/2015	WR11 2AZ	D	9	THE MEWS		EVESHAM	120	£2,167
£259,995	28/08/2015	WR11 3ED	D	4	BUTTERCUP CLOSE		EVESHAM	121	£2,149
£114,000	12/11/2014	WR11 1BU	F	8 PIPPINS COURT, 40	WATERSIDE		EVESHAM	49	£2,327
£117,000	28/11/2014	WR11 1BU	F	4 PIPPINS COURT, 40	WATERSIDE		EVESHAM	44	£2,659
£115,000	10/12/2014	WR11 1BU	F	13 PIPPINS COURT, 40	WATERSIDE		EVESHAM	49	£2,347
£112,500	10/04/2015	WR11 1BU	F	10 PIPPINS COURT, 40	WATERSIDE		EVESHAM	49	£2,296
£120,000	05/05/2015	WR11 1BU	F	FLAT 1 PIPPINS COURT, 40	WATERSIDE		EVESHAM	47	£2,553

£186,950	06/05/2015	WR11 4DP	F	FLAT 88	YATES COURT	HIGH STREET	EVEHAM	
£167,955	06/05/2015	WR11 4DP	F	FLAT 82	YATES COURT	HIGH STREET	EVEHAM	
£120,712	06/05/2015	WR11 4DP	F	FLAT 62	YATES COURT	HIGH STREET	EVEHAM	
£186,950	06/05/2015	WR11 4DP	F	FLAT 89	YATES COURT	HIGH STREET	EVEHAM	
£186,950	06/05/2015	WR11 4DP	F	FLAT 63	YATES COURT	HIGH STREET	EVEHAM	
£91,975	06/05/2015	WR11 4DP	F	FLAT 68	YATES COURT	HIGH STREET	EVEHAM	
£186,950	06/05/2015	WR11 4DP	F	FLAT 95	YATES COURT	HIGH STREET	EVEHAM	
£186,950	06/05/2015	WR11 4DP	F	FLAT 50	YATES COURT	HIGH STREET	EVEHAM	
£95,970	06/05/2015	WR11 4DP	F	FLAT 93	YATES COURT	HIGH STREET	EVEHAM	
£132,965	06/05/2015	WR11 4DP	F	FLAT 86	YATES COURT	HIGH STREET	EVEHAM	
£91,975	06/05/2015	WR11 4DP	F	FLAT 70	YATES COURT	HIGH STREET	EVEHAM	
£189,950	08/05/2015	WR11 4DP	F	FLAT 79	YATES COURT	HIGH STREET	EVEHAM	
£189,950	18/05/2015	WR11 4DP	F	FLAT 84	YATES COURT	HIGH STREET	EVEHAM	
£114,000	30/06/2015	WR11 1BU	F	7	PIPPINS COURT, 40	WATERSIDE	EVEHAM	49
£209,995	07/11/2014	WR11 3JA	S	18	BEAUTY BANK	BEAUTY BANK	EVEHAM	78
£218,500	14/11/2014	WR9 8HS	S	1F	ST NICHOLAS STREET	ST NICHOLAS STREET	DROITWICH	133
£191,950	21/11/2014	WR5 2SH	S	28	WALKERS LANE	WALKERS LANE	WORCESTER	76
£234,995	28/11/2014	WR11 3JA	S	20	BEAUTY BANK	BEAUTY BANK	EVEHAM	110
£175,000	28/11/2014	WR11 3JA	S	8	BEAUTY BANK	BEAUTY BANK	EVEHAM	62
£159,950	28/11/2014	WR11 3JS	S	79	LAXTON CRESCENT	LAXTON CRESCENT	EVEHAM	59
£159,950	28/11/2014	WR11 3JT	S	36	LAXTON CRESCENT	LAXTON CRESCENT	EVEHAM	59
£167,950	28/11/2014	WR11 3JT	S	40	LAXTON CRESCENT	LAXTON CRESCENT	EVEHAM	68
£175,371	28/11/2014	WR11 3JT	S	42	LAXTON CRESCENT	LAXTON CRESCENT	EVEHAM	68
£235,000	28/11/2014	WR11 7AP	S	13	CLUN FOREST WAY	CLUN FOREST WAY	EVEHAM	60
£189,950	28/11/2014	WR5 2SH	S	34	WALKERS LANE	WALKERS LANE	WORCESTER	76
£189,950	28/11/2014	WR5 2SH	S	32	WALKERS LANE	WALKERS LANE	WORCESTER	76
£224,995	28/11/2014	WR9 0FB	S	19	SQUASHBERRIES CLOSE	SQUASHBERRIES CLOSE	DROITWICH	85
£224,995	05/12/2014	WR9 0FB	S	25	SQUASHBERRIES CLOSE	SQUASHBERRIES CLOSE	DROITWICH	85
£219,995	12/12/2014	WR9 0FB	S	23	SQUASHBERRIES CLOSE	SQUASHBERRIES CLOSE	DROITWICH	85
£224,995	12/12/2014	WR9 0FB	S	21	SQUASHBERRIES CLOSE	SQUASHBERRIES CLOSE	DROITWICH	85
£222,995	16/12/2014	WR11 2AZ	S	3	THE MEWS	THE MEWS	EVEHAM	110
£227,995	18/12/2014	WR11 2AZ	S	5	THE MEWS	THE MEWS	EVEHAM	110
£210,000	18/12/2014	WR11 3JA	S	22	BEAUTY BANK	BEAUTY BANK	EVEHAM	110
£189,950	19/12/2014	WR11 3JQ	S	7	JONAGOLD PLACE	JONAGOLD PLACE	EVEHAM	77
£159,950	19/12/2014	WR11 3JT	S	34	LAXTON CRESCENT	LAXTON CRESCENT	EVEHAM	59
£219,995	19/12/2014	WR11 4GS	S	26	NURSERY ROAD	NURSERY ROAD	EVEHAM	68

£229,995	30/12/2014	WR11 3JD	S	77	CODLING ROAD	OFFENHAM	EVESHAM	110	£2,091
£175,000	12/02/2015	WR11 8RS	S	2	RAVENHURST	BOAT LANE	EVESHAM	61	£2,869
£135,000	19/02/2015	WR11 3JW	S	7	RUSSET CLOSE		EVESHAM	85	£1,588
£135,000	19/02/2015	WR11 3JW	S	12	RUSSETT CLOSE		EVESHAM	85	£1,588
£135,000	19/02/2015	WR11 3JW	S	11	RUSSETT CLOSE		EVESHAM	85	£1,588
£116,250	19/02/2015	WR11 3JW	S	9	RUSSETT CLOSE		EVESHAM	74	£1,571
£116,250	19/02/2015	WR11 3JW	S	8	RUSSETT CLOSE		EVESHAM	74	£1,571
£135,000	19/02/2015	WR11 3JW	S	10	RUSSETT CLOSE		EVESHAM	85	£1,588
£199,995	20/02/2015	WR11 3ED	S	7	BUTTERCUP CLOSE		EVESHAM	106	£1,887
£219,995	27/02/2015	WR11 3JD	S	75	CODLING ROAD		EVESHAM	110	£2,000
£165,000	27/02/2015	WR11 4TF	S	6	BYRD ROW	NORTON	EVESHAM	76	£2,171
£214,995	13/03/2015	WR11 3JU	S	10	PEARMAN DRIVE		EVESHAM	78	£2,756
£210,000	13/03/2015	WR11 4GS	S	12	NURSERY ROAD		EVESHAM	78	£2,692
£202,995	13/03/2015	WR11 7TB	S	20	BANKS ROAD	BADSEY	EVESHAM	73	£2,781
£87,450	18/03/2015	WR11 8AE	S	32	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	72	£1,215
£87,450	18/03/2015	WR11 8AE	S	34	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	72	£1,215
£100,700	18/03/2015	WR11 8AE	S	38	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	82	£1,228
£76,850	18/03/2015	WR11 8AE	S	30	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	55	£1,397
£76,850	18/03/2015	WR11 8AE	S	36	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	55	£1,397
£108,900	18/03/2015	WR11 8AE	S	40	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	82	£1,328
£194,995	20/03/2015	WR11 3ED	S	5	BUTTERCUP CLOSE		EVESHAM	106	£1,840
£207,995	27/03/2015	WR11 7TB	S	69	BANKS ROAD	BADSEY	EVESHAM	73	£2,849
£95,400	27/03/2015	WR11 8AE	S	26	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	62	£1,539
£87,450	27/03/2015	WR11 8AE	S	22	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	72	£1,215
£95,400	27/03/2015	WR11 8AE	S	28	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	62	£1,539
£87,450	27/03/2015	WR11 8AE	S	24	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	72	£1,215
£76,850	27/03/2015	WR11 8AE	S	20	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	55	£1,397
£85,250	27/03/2015	WR11 8AE	S	18	ORCHARD CLOSE	SOUTH LITTLETON	EVESHAM	55	£1,550
£174,995	27/03/2015	WR9 0FE	S	25	FLAX CLOSE	WYCHBOLD	DROITWICH	63	£2,778
£120,000	30/03/2015	WR10 3EF	S	23	DOWLING DRIVE		PERSHORE	75	£1,600
£120,000	30/03/2015	WR10 3EF	S	24	DOWLING DRIVE		PERSHORE	75	£1,600
£125,000	30/03/2015	WR7 4FB	S	9	FLYFORD GREEN	FLYFORD FLAVELL	WORCESTER	64	£1,953
£171,995	30/03/2015	WR9 0FE	S	23	FLAX CLOSE	WYCHBOLD	DROITWICH	63	£2,730
£240,000	31/03/2015	WR11 4GS	S	10	NURSERY ROAD		EVESHAM	89	£2,697
£174,995	31/03/2015	WR9 0FE	S	27	FLAX CLOSE	WYCHBOLD	DROITWICH	63	£2,778
£169,995	31/03/2015	WR9 0FE	S	21	FLAX CLOSE	WYCHBOLD	DROITWICH	63	£2,698

£169,950	17/04/2015	WR11 4TF	S	8	BYRD ROW	NORTON	EVESHAM	76	£2,236
£205,000	17/04/2015	WR5 2QY	S	3	DALZIEL DRIVE	WHITTINGTON	WORCESTER	76	£2,697
£179,995	24/04/2015	WR11 3EQ	S	20	HOLLYHOCKS CLOSE		EVESHAM	77	£2,338
£179,995	24/04/2015	WR11 3EQ	S	22	HOLLYHOCKS CLOSE		EVESHAM	77	£2,338
£184,995	24/04/2015	WR11 3EQ	S	18	HOLLYHOCKS CLOSE		EVESHAM	76	£2,434
£174,500	24/04/2015	WR11 3JU	S	5	PEARMAIN DRIVE		EVESHAM	62	£2,815
£169,950	27/04/2015	WR11 4TF	S	7	BYRD ROW	NORTON	EVESHAM	76	£2,236
£210,000	30/04/2015	WR5 2QY	S	2	DALZIEL DRIVE	WHITTINGTON	WORCESTER	63	£3,333
£220,000	30/04/2015	WR5 2QY	S	5	DALZIEL DRIVE	WHITTINGTON	WORCESTER	76	£2,895
£220,000	30/04/2015	WR7 4FB	S	12	FLYFORD GREEN	FLYFORD FLAVELL	WORCESTER	65	£3,385
£220,000	30/04/2015	WR7 4FB	S	11	FLYFORD GREEN	FLYFORD FLAVELL	WORCESTER	65	£3,385
£104,000	30/04/2015	WR9 0FB	S	2	SQUASHBERRIES CLOSE	WYCHBOLD	DROITWICH	74	£1,405
£104,000	30/04/2015	WR9 0FE	S	2	FLAX CLOSE	WYCHBOLD	DROITWICH	74	£1,405
£245,000	01/05/2015	WR11 4QR	S	6	GREENAVON CLOSE		EVESHAM	105	£2,333
£205,000	11/05/2015	WR5 2QY	S	4	DALZIEL DRIVE	WHITTINGTON	WORCESTER	63	£3,254
£169,950	22/05/2015	WR11 4TF	S	9	BYRD ROW	NORTON	EVESHAM	76	£2,236
£175,995	22/05/2015	WR11 7TB	S	23	BANKS ROAD	BADSEY	EVESHAM	54	£3,259
£240,000	29/05/2015	WR5 2PU	S	6	PITSCOTTIE PLACE	WHITTINGTON	WORCESTER	94	£2,553
£187,995	12/06/2015	WR11 3GA	S	17	POPPY CLOSE		EVESHAM	79	£2,380
£187,995	12/06/2015	WR11 3GA	S	15	POPPY CLOSE		EVESHAM	79	£2,380
£206,995	17/06/2015	WR11 7TB	S	67	BANKS ROAD	BADSEY	EVESHAM	73	£2,836
£191,950	18/06/2015	WR11 3JX	S	35	SUNSET WAY		EVESHAM	77	£2,493
£185,000	19/06/2015	WR11 3JX	S	33	SUNSET WAY		EVESHAM	74	£2,500
£191,950	19/06/2015	WR11 3JX	S	25	SUNSET WAY		EVESHAM	77	£2,493
£172,995	19/06/2015	WR11 7TB	S	25	BANKS ROAD	BADSEY	EVESHAM	54	£3,204
£224,950	22/06/2015	WR11 3JQ	S	5	JONAGOLD PLACE		EVESHAM	111	£2,027
£300,000	26/06/2015	WR10 2RA	S	1	THE MEADOWS	FLADBURY	PERSHORE	105	£2,857
£209,995	26/06/2015	WR11 3ED	S	18	BUTTERCUP CLOSE		EVESHAM	112	£1,875
£209,995	26/06/2015	WR11 3ED	S	16	BUTTERCUP CLOSE		EVESHAM	112	£1,875
£232,950	26/06/2015	WR11 3JX	S	29	SUNSET WAY		EVESHAM	102	£2,284
£192,995	26/06/2015	WR9 7SJ	S	15	BROOK MEADOW	WYCHBOLD	DROITWICH	74	£2,608
£190,000	26/06/2015	WR9 7SJ	S	11	BROOK MEADOW	WYCHBOLD	DROITWICH	74	£2,568
£235,000	30/06/2015	WR5 2NS	S	3	MONTGOMERY MEWS	WHITTINGTON	WORCESTER	91	£2,582
£235,000	30/06/2015	WR5 2NS	S	2	MONTGOMERY MEWS	WHITTINGTON	WORCESTER	91	£2,582
£240,000	30/06/2015	WR5 2PU	S	4	PITSCOTTIE PLACE	WHITTINGTON	WORCESTER	94	£2,553
£104,000	30/06/2015	WR9 0FA	S	16	PIGEON HOUSE CLOSE	WYCHBOLD	DROITWICH	74	£1,405

£104,000	30/06/2015	WR9 0FA	S	14	PIGEON HOUSE CLOSE	WYCHBOLD	DROITWICH	74	£1,405
£200,000	22/07/2015	WR11 3JD	S	105	CODLING ROAD		EVESHAM	85	£2,353
£189,950	24/07/2015	WR11 3JD	S	107	CODLING ROAD		EVESHAM	79	£2,404
£189,500	14/08/2015	WR11 3JG	S	83	CRUMP WAY		EVESHAM	79	£2,399
£360,000	21/08/2015	B96 6RW	S			ASHVIEW			
£189,995	21/08/2015	WR11 3JG	S	79	CHURCH ROAD		REDDITCH		
£191,250	28/08/2015	WR11 3JG	S	81	CRUMP WAY		EVESHAM	79	£2,405
£206,995	14/11/2014	WR11 3JD	T	69	CODLING ROAD		EVESHAM	79	£2,421
£187,950	27/11/2014	WR11 3JT	T	46	LAXTON CRESCENT		EVESHAM	78	£2,654
£204,995	28/11/2014	WR11 3ED	T	11	BUTTERCUP CLOSE		EVESHAM	77	£2,441
£207,995	28/11/2014	WR11 3JD	T	71	CODLING ROAD		EVESHAM	98	£2,092
£209,995	11/12/2014	WR11 3ED	T	13	BUTTERCUP CLOSE		EVESHAM	78	£2,667
£207,995	11/12/2014	WR11 3ED	T	9	BUTTERCUP CLOSE		EVESHAM	98	£2,143
£228,995	12/12/2014	WR11 3JD	T	61	CODLING ROAD		EVESHAM	98	£2,122
£149,995	19/12/2014	WR11 3ET	T	14	LUPIN WALK		EVESHAM	110	£2,082
£182,999	19/12/2014	WR11 4GS	T	54	NURSERY ROAD		EVESHAM	58	£2,586
£111,525	22/01/2015	WR11 3FJ	T	29	JUPITER ROAD		EVESHAM	71	£2,577
£115,000	09/03/2015	WR11 4PZ	T	72	RYNAL PLACE		EVESHAM	76	£1,467
£188,995	27/03/2015	WR11 3JG	T	109	CRUMP WAY		EVESHAM	68	£1,691
£167,000	27/03/2015	WR11 3JU	T	4	PEARMAN DRIVE		EVESHAM	79	£2,392
£163,000	27/03/2015	WR11 3JU	T	6	PEARMAN DRIVE		EVESHAM	62	£2,694
£165,995	30/03/2015	WR11 3JU	T	2	PEARMAN DRIVE		EVESHAM	62	£2,629
£124,995	17/04/2015	WR11 3EQ	T	32	HOLLYHOCKS CLOSE		EVESHAM	62	£2,677
£124,995	17/04/2015	WR11 3EQ	T	30	HOLLYHOCKS CLOSE		EVESHAM	47	£2,659
£124,995	24/04/2015	WR11 3EQ	T	28	HOLLYHOCKS CLOSE		EVESHAM	47	£2,659
£124,995	24/04/2015	WR11 3EQ	T	26	HOLLYHOCKS CLOSE		EVESHAM	47	£2,659
£163,495	24/04/2015	WR11 3JG	T	107	CRUMP WAY		EVESHAM	47	£2,659
£175,000	24/04/2015	WR11 3JU	T	7	PEARMAN DRIVE		EVESHAM	64	£2,555
£116,250	24/04/2015	WR11 3JW	T	5	RUSSET CLOSE		EVESHAM	62	£2,823
£116,250	24/04/2015	WR11 3JW	T	3	RUSSET CLOSE		EVESHAM	74	£1,571
£116,250	24/04/2015	WR11 3JW	T	2	RUSSET CLOSE		EVESHAM	74	£1,571
£135,000	24/04/2015	WR11 3JW	T	1	RUSSET CLOSE		EVESHAM	74	£1,571
£135,000	24/04/2015	WR11 3JW	T	6	RUSSET CLOSE		EVESHAM	85	£1,588
£116,250	24/04/2015	WR11 3JW	T	4	RUSSET CLOSE		EVESHAM	85	£1,588
£189,950	30/04/2015	WR10 3EF	T	16	DOWLING DRIVE		PERSHORE	74	£1,571
£199,950	30/04/2015	WR10 3EF	T	17	DOWLING DRIVE		PERSHORE	65	£2,922
							PERSHORE	67	£2,984

£169,995	21/05/2015	WR11 3JG	T	99	CRUMP WAY		EVEHAM	64	£2,656
£189,995	21/05/2015	WR11 3JG	T	103	CRUMP WAY		EVEHAM	79	£2,405
£169,995	21/05/2015	WR11 3JG	T	101	CRUMP WAY		EVEHAM	64	£2,656
£187,995	22/05/2015	WR11 3JG	T	97	CRUMP WAY		EVEHAM	79	£2,380
£189,995	22/05/2015	WR9 7SJ	T	3	BROOK MEADOW	WYCHBOLD	DROITWICH	74	£2,568
£212,500	29/05/2015	WR5 2PU	T	12	PITSCOTTIE PLACE	WHITTINGTON	WORCESTER	77	£2,760
£208,000	29/05/2015	WR5 2PU	T	10	PITSCOTTIE PLACE	WHITTINGTON	WORCESTER	77	£2,701
£210,000	29/05/2015	WR5 2PU	T	8	PITSCOTTIE PLACE	WHITTINGTON	WORCESTER	77	£2,727
£207,995	26/06/2015	WR11 3ED	T	12	BUTTERCUP CLOSE		EVEHAM	112	£1,857
£209,995	26/06/2015	WR11 3ED	T	14	BUTTERCUP CLOSE		EVEHAM	112	£1,875
£116,250	26/06/2015	WR11 3JD	T	95	CODLING ROAD		EVEHAM	74	£1,571
£135,000	26/06/2015	WR11 3JD	T	97	CODLING ROAD		EVEHAM	85	£1,588
£116,250	26/06/2015	WR11 3JD	T	93	CODLING ROAD		EVEHAM	74	£1,571
£135,000	26/06/2015	WR11 3JD	T	89	CODLING ROAD		EVEHAM	85	£1,588
£116,250	26/06/2015	WR11 3JD	T	91	CODLING ROAD		EVEHAM	74	£1,571
£224,950	26/06/2015	WR11 3JQ	T	1	JONAGOLD PLACE		EVEHAM	111	£2,027
£189,995	26/06/2015	WR9 7SJ	T	5	BROOK MEADOW	WYCHBOLD	DROITWICH	74	£2,568
£189,995	26/06/2015	WR9 7SJ	T	7	BROOK MEADOW	WYCHBOLD	DROITWICH	74	£2,568
£200,000	30/06/2015	WR5 2NS	T	4	MONTGOMERY MEWS	WHITTINGTON	WORCESTER	84	£2,381
£177,500	30/06/2015	WR9 0FE	T	14	FLAX CLOSE	WYCHBOLD	DROITWICH	63	£2,817
£211,995	24/07/2015	WR11 3ED	T	10	BUTTERCUP CLOSE		EVEHAM	112	£1,893
£222,950	24/07/2015	WR11 3JQ	T	3	JONAGOLD PLACE		EVEHAM	111	£2,009
£175,000	29/07/2015	WR9 0FE	T	16	FLAX CLOSE	WYCHBOLD	DROITWICH	63	£2,778
£177,500	31/07/2015	WR9 0FE	T	18	FLAX CLOSE	WYCHBOLD	DROITWICH	63	£2,817
£215,995	21/08/2015	WR11 3GA	T	3	POPPY CLOSE		EVEHAM	112	£1,929
£250,000	03/09/2015	WR10 2EE	T			PEOPLETON	PERSHORE	102	£2,451
					COACH HOUSE				

Appendix 2 – Newbuild Asking Prices

Developer / Agent	Scheme	Town	Postcode	Type	Beds	T/SD/D	Flats		Houses		Asking Price	£/m2	
							m2	sqft	m2	sqft		Flats	Houses
Crest Nicholson Persimmon	Gras Close, Bretforton	Evesham			2	t			82	882	£159,950		£1,952
	Blossom Fields, Off Cheltenham Rd	Evesham	WR11 2LJ	Hatfield x3	3	d			67		£239,995		£3,588
	8 houses left			Chedworth	4	d			108		£274,995		£2,551
				Winster x3	4	d			124		£290,995		£2,355
				Corfe	5	d			131		£312,995		£2,397
				Corfe	5	d			131		£325,995		£2,497
					3	t			78		£177,995		£2,297
	Wyre Meadows, Station Rd	Pershore	WR10 2BX	Alnwick	2	sd			60		£179,995		£3,000
Persimmon				Hanbury	3	sd			66		£204,995		£3,107
				Rufford	3	sd			87		£224,995		£2,589
				Hatfield	3	d			67		£255,995		£3,827
				Rosebery	4	d			115		£275,995		£2,407
				Chedworth	4	d			108		£319,995		£2,968
				Winster	4	d			124		£319,995		£2,589
				Corfe	5	d			131		£349,995		£2,681
	Persimmon Heights, Bransford Rd	Worcester	WR2 5YA	Beverley x 4	2	t			52		£179,995		£3,475
Elan Homes	Merrybrook Grange,	Evesham	WR11 2PL	Warwick x6	3	sd			72		£223,995		£3,111
				Dolton x2	2	d			70	750	£235,995		£3,387
				Brandon	4	d			121	1,298	£317,995		£2,637
				Draycott x 3	3	d			79	850	£265,995		£3,368
				Fenwick x 2	3	d			91	975	£234,995		£2,594
				Bunbury	4	d			121	1,298	£317,995		£2,637
	Tenbury View	Tenbury Wells	WR15 8DP	Archford x2	2	t			84		£160,000		£1,908
					3	sd			75		£210,000		£2,800
Reeds Rain				Finsbury	4	d			125		£295,000		£2,360
				Hertford x4	4	d			127	1,362	£345,000		£2,727
				Mitchell x3	4	d			114	1,223	£345,000		£3,036
				Holdon x2	4	d			141	1,519	£385,000		£2,728
	Crookbarrow Rd, Brockhill Village	Norton	WR5		3	sd			106		£190,000		£1,787
	Abbey Springs	Pershore	WR10		2	sd			74		£195,000		£2,627
	Pinvin Green	Pershore	WR10	Harvington	3	d					£300,000		
				Caulke	4	d					£385,000		

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						Whitford		4	d			116	1,248	£314,995		£2,717
						Flatford		3	sd			80	866	£219,995		£2,734
						Canford		2	sd			64	689	£146,246		£2,285
Bovis		Bluebells	Pereshore	WR10 1HU		Birlingham		3	d			92		£312,995		£3,402
						Besford		3	d			94		£314,995		£3,351
						Stanbrook		4	d			128		£399,995		£3,125
						Deford		5	d			158		£465,995		£2,949
Bovis		The Russets	Powick	WR2 4QE		Montpellier		4	d			100		£329,995		£3,300
						Canterbury		4	d			118		£377,995		£3,203
Barratt		Perry Woods Oaks	Worcester	WR5		Thornbury		4	d			101		£289,950		£2,871
						Lincoln		4	d			101		£304,950		£3,019
David Wilson	Broadheath Meadows	Worcester		WR5 1HU		Bradbury		4	d			129	1,389	£325,000		£2,519
David Wilson	Abacot Fields	Honeybourne		WR11 7QG		Moorecroft		5	d					£525,000		
Bellway	Cherry Tree Park, Bevere	Worcester		WR3 7QF		Bromley		5	d					£421,250		
John German	Cowleigh Rd	Malvern						4	d			214	2,300	£430,000		£2,012
John Goodwin	Millstone Close	Malvern						4	d			167	1,800	£495,000		£2,960
								4	d			195	2,100	£575,000		£2,947
Gusterson Palmer James		Evesham		WR11 4TP				4	d			223	2,400	£650,000		£2,915
								5	d			285	3,067	£695,000		£2,439
Hayden Estates	Chapel Lane			DY14				6	d			267		£875,000		£3,277
Fisher German		Inkberrow						5	d			279	3,000	£795,000		£2,852

Appendix 3 – Site Specific Strategic Infrastructure and Mitigation Costs

	Units	Sports and Recreation	Education	Transport	Emergency Services	Community	Contamination	Flooding	Site Clearance	Gypsy Sites	Other IDP Costs	Total
Worcester South Urban Extension	2,609	6,431,481	11,154,611	23,060,371	40,137	500,000		1,800,000		1,000,000	104,360	44,090,960
Worcester West Urban Extension	2,150	9,175,000	10,358,224	13,542,291		500,000				1,000,000	86,000	34,661,515
Gwiltam's Farm	245	850,935	437,930	1,009,109							16,986	2,314,969
Crown Packaging site	230	177,808	631,550	1,160,000							13,800	1,983,158
Kilbury Drive	251	621,420	773,815	1,216,980		50,000					9,674	2,671,889
Vine's Lane (Droitwich)	100	170,000	92,245	274,214							4,000	540,459
Cheltenham Road Evesham	500	1,118,921	565,665	1,264,354		250,000					17,075	3,216,015
Pershore Urban Extension	695	1,888,440	2,206,203	941,544		65,000					138,035	5,239,222
Qinetiq	300	1,380,000	395,901	709,578			250,000		1,000,000		12,000	3,747,479
North East Malvern	800	2,417,000	1,055,736	3,760,277		500,000					32,000	7,765,013
Swinesherd Way	300	664,353	823,761	1,106,057	47,367	22,500					10,245	2,674,283
Blackmore Park												0
Worcester Technology Park												0
Vale Park, Evesham												0
	8,180	24,895,358	28,495,641	48,044,775	87,504	1,887,500	250,000	1,800,000	1,000,000	2,000,000	444,175	108,904,952
												13,314

Appendix 4 – Strategic Sites, Planning Update

SWDP 45/1 - Worcester South Urban Extension

Current planning applications on the site:

- 13/00656/OUT - a mixed-use development including the construction of **up to 2,204 dwellings** (13/00656/OUT) (Malvern Hills)
- 13/01617/OUT - Outline application with all matters reserved for a mixed use development - **up to 255 dwellings** (Malvern Hills)
- P14L0266 – Outline planning application for **up to 103 dwellings (amended to 83)** with all matters reserved, excluding access (Worcester City)
- P13A0617 - Erection of **pedestrian/cycle bridge** over A4440 Broomhall Way to facilitate 13/01617/OUT above (Worcester City).
- Refused Application – 14/01466/OUT: Outline application with all matters reserved except for access, for residential development for up to 28 dwellings (amended scheme). Refused 16th February 2015. (Malvern Hills)

SWDP 45/2 - Worcester West Urban Extension

- Outline planning applications (ref. 13/01049/OUT & 14/00025/OUT) have been submitted by Hallam Land Management Ltd & Bloor Homes to Malvern Hills District Council, on 14th August 2013 & 17th January 2014 respectively.
- Application 13/01049/OUT is for up to **800 dwellings**; employment uses; a local centre including retail, a primary school, open space and amenity space, and associated highways, cycle and pedestrian infrastructure. This is situated to the southern part of the site.
- Application 14/00025/OUT is an outline application for a residential development of up to **360 dwellings** (40% affordable), associated landscaping, open space, new vehicle access and associated infrastructure.
- It should be noted that the applications were submitted in the context of the smaller allocation at Worcester West, under the Submitted version of the SWDP, before the Proposed Modification housing uplift and the increased allocation. The two applications as they stand would deliver 1,160 dwellings and approximately 5ha of employment land. However since the revised allocation, regular meetings have taken place with representatives of the two key landowners and SWC to inform masterplanning of a comprehensive approach to the whole allocation including the extended land area.

WO135 & 136 - Crown Packaging site

No current discussions with site promoters.

SWDP 48/1 - Vine's Lane (Droitwich)

No current discussions with site promoters.

SWDP 51/1 - Cheltenham Road Evesham

Application submitted for 49 dwellings on parcel of land within allocation w/14/02525 – pending.

Pre-application discussions with RP for 80 homes on another parcel of land within the site.

Pre-application discussions with Bloors for remainder of the allocated land –Statement of Common Ground following the SWDP hearing.

SWDP 53 - Qinetiq

- There is no current planning application on the site.
- The disposal area is approximately **15.4 hectares** in total and is within the ownership of QinetiQ PLC and managed by QinetiQ Estates. The remaining area of the site will be safeguarded for B1 use class and associated development.
- As at January 2015 it was understood that if an 'unconditional' deal to dispose of the site could not be secured then QinetiQ would submit a planning application themselves in mid-2015.
- QinetiQ have in the past commissioned GVA Grimley and WSP to undertake master planning and highways assessment works in preparation for a planning application.

SWDP 56 - North East Malvern

- There is no current planning application on the site.

Swinesherd Way

Planning application under consideration.

SWDP 54 - Blackmore Park

No current discussions with site promoters.

SWDP 45/5 - Worcester Technology Park

05/03/2015 Resolution to grant planning permission - subject to a S106 agreement, outline consent for B1/2/8 uses (w/14/02524/OU – renewal and variation of conditions of w/10/00769) plus detailed consent for access and the first 3 storey office building (w/14/02522/RM) and structural landscaping (w/14/02523/RM) .

SWDP 51/3 - Vale Park, Evesham

Application allowed on the middle allocation to renew the outline for B1, B2 and B8 employment development and removing the condition to provide the toucan crossing on the A46 – w/13/00032/OU.

Appendix 5 – Updated Residential Appraisals

The pages in this appendix are not numbered.

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Malvern Base Cover



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Malvern Base
Site make up

Number 1 Units 300 NET Area 8.60 Density erage Unit Size 34.88 Units/ha Developed 28.620 m2 Density 3.328 m2/ha Locality een/ Brown nnative Use Green Agricultural Rate £/m2 969.00 Total Cost 27,732,780

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	0	62.00	0.00	969	0
	2	9	65.00	585.00	969	566,865
	3	18	75.00	1,350.00	969	1,308,150
Semi	2	18	85.00	1,530.00	969	1,482,570
	3	18	95.00	1,710.00	969	1,656,990
Det	3	45	110.00	4,950.00	969	4,796,550
	4	45	135.00	6,075.00	969	5,886,675
	5	27	150.00	4,050.00	969	3,924,450
Affordable						
Flat	1	24	45.00	1,080.00	969	1,046,520
	2	30	67.00	2,010.00	969	1,947,690
Terrace	2	24	75.00	1,800.00	969	1,744,200
	3	30	82.00	2,460.00	969	2,383,740
Semi	2	0	80.00	0.00	969	0
	3	12	85.00	1,020.00	969	988,380
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0

Number 2 Units 200 Area 5.70 Density erage Unit Size 35.09 Units/ha Developed 19.080 m2 Density 3.347 m2/ha Locality een/Brown nnative Use Green Agricultural Rate £/m2 969.00 Total Cost 18,488,520

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	0	62.00	0.00	969	0
	2	6	65.00	390.00	969	377,910
	3	12	75.00	900.00	969	872,100
Semi	2	12	85.00	1,020.00	969	988,380
	3	12	95.00	1,140.00	969	1,104,660
Det	3	30	110.00	3,300.00	969	3,197,700
	4	30	135.00	4,050.00	969	3,924,450
	5	18	150.00	2,700.00	969	2,616,300
Affordable						
Flat	1	16	45.00	720.00	969	697,680
	2	20	67.00	1,340.00	969	1,298,460
Terrace	2	16	75.00	1,200.00	969	1,162,800
	3	20	82.00	1,640.00	969	1,589,160
Semi	2	0	80.00	0.00	969	0
	3	8	85.00	680.00	969	658,920
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0



Malvern Base
Site make up

Number 3 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Greenfield3 100 2.86 34.97 95.40 9,540 3,336 9,244,260 969.00
Locality 'een/Brown nnative Use Green Agricultural

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	0	62.00	0.00	969	0
	2	3	65.00	195.00	969	188,955
	3	6	75.00	450.00	969	436,050
Semi	2	6	85.00	510.00	969	494,190
	3	6	95.00	570.00	969	552,330
Det	3	15	110.00	1,650.00	969	1,598,850
	4	15	135.00	2,025.00	969	1,962,225
	5	9	150.00	1,350.00	969	1,308,150
Affordable						
Flat	1	8	45.00	360.00	969	348,840
	2	10	67.00	670.00	969	649,230
Terrace	2	8	75.00	600.00	969	581,400
	3	10	82.00	820.00	969	794,580
Semi	2	0	80.00	0.00	969	0
	3	4	85.00	340.00	969	329,460
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0

Number 4 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Greenfield4 50 1.40 35.71 96.60 4,830 3,450 4,680,270 969.00
Locality 'een/Brown nnative Use Green Agricultural

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	0	62.00	0.00	969	0
	2	2	65.00	130.00	969	125,970
	3	3	75.00	225.00	969	218,025
Semi	2	3	85.00	255.00	969	247,095
	3	3	95.00	285.00	969	276,165
Det	3	8	110.00	880.00	969	852,720
	4	8	135.00	1,080.00	969	1,046,520
	5	5	150.00	750.00	969	726,750
Affordable						
Flat	1	4	45.00	180.00	969	174,420
	2	5	67.00	335.00	969	324,615
Terrace	2	4	75.00	300.00	969	290,700
	3	5	82.00	410.00	969	397,290
Semi	2	0	80.00	0.00	969	0
	3		85.00	0.00	969	0
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0



Malvern Base
Site make up

Number 5 Units Area ha Density erage Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Greenfield 30 0.85 35.29 97.90 2.937 3.455 2,845,953 969.00
Locality 'een/Brown rnative Use Green Agricultural

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	0	62.00	0.00	969	0
	2	1	65.00	65.00	969	62,985
	3	2	75.00	150.00	969	145,350
Semi	2	2	85.00	170.00	969	164,730
	3	2	95.00	190.00	969	184,110
Det	3	5	110.00	550.00	969	532,950
	4	5	135.00	675.00	969	654,075
	5	3	150.00	450.00	969	436,050
Affordable						
Flat	1	2	45.00	90.00	969	87,210
	2	3	67.00	201.00	969	194,769
Terrace	2	2	75.00	150.00	969	145,350
	3	3	82.00	246.00	969	238,374
Semi	2	0	80.00	0.00	969	0
	3	0	85.00	0.00	969	0
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0

Number 6 Units Area ha Density erage Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Brown Redev L 100 1.67 59.88 78.24 7.824 4.685 7,581,456 969.00
Locality 'een/Brown rnative Use Brown Industrial

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	12	62.00	744.00	969	720,936
	2	12	65.00	780.00	969	755,820
	3	12	75.00	900.00	969	872,100
Semi	2	0	85.00	0.00	969	0
	3	12	95.00	1,140.00	969	1,104,660
Det	3	6	110.00	660.00	969	639,540
	4	6	135.00	810.00	969	784,890
	5	0	150.00	0.00	969	0
Affordable						
Flat	1	8	45.00	360.00	969	348,840
	2	10	67.00	670.00	969	649,230
Terrace	2	8	75.00	600.00	969	581,400
	3	10	82.00	820.00	969	794,580
Semi	2	0	80.00	0.00	969	0
	3	4	85.00	340.00	969	329,460
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0



Malvern Base
Site make up

Number 7 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2 Locality 'een/Brown rnative Use Brown Industrial

Urban Flats

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	2	2	3	1	2	3	3	4	1	2	3
Area	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
Density	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Developed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Locality 'een/Brown rnative Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Brown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Number 8 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2 Locality 'een/Brown rnative Use Brown Industrial

Brown Redev M

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	2	2	3	1	2	3	3	4	1	2	3
Area	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Density	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00
Developed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Locality 'een/Brown rnative Use	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Brown	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Malvern Base
Site make up

Number 9 Units NET Area ha Density erage Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown Medium 14 0.23 60.87 77.07 1,079 4,691 1,045,551 969.00
Locality 'een/Brown rnative Use Brown Industrial

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	2	2	3	1	2	2	2	3	1	2	3
Units	1	2	2	2	3	1	2	2	2	3	1	2	3
Area ha	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	85.00	100.00	45.00	67.00	75.00
Density Units/ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unit Size m2	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	85.00	100.00	45.00	67.00	75.00
Developed m2	0.00	0.00	124.00	150.00	190.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density m2/ha	0.00	0.00	1.027	1.027	1.027	1.027	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost	0	969	120,156	145,350	184,110	106,590	0	0	0	0	0	0	0
Rate £/m2	0	969	125,970	145,350	184,110	106,590	0	0	0	0	0	0	0

Number 10 Units Area ha Density erage Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green Medium 20 0.60 33.33 78.60 1,572 2,620 1,614,444 1,027.00
Locality 'een/Brown rnative Use Green Agricultural

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	2	2	3	1	2	2	2	3	1	2	3
Units	1	2	2	2	3	1	2	2	2	3	1	2	3
Area ha	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	85.00	100.00	45.00	67.00	75.00
Density Units/ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unit Size m2	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	85.00	100.00	45.00	67.00	75.00
Developed m2	0.00	0.00	124.00	150.00	190.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density m2/ha	0.00	0.00	1.027	1.027	1.027	1.027	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost	0	969	120,156	145,350	184,110	106,590	0	0	0	0	0	0	0
Rate £/m2	0	969	125,970	145,350	184,110	106,590	0	0	0	0	0	0	0



Malvern Base
Site make up

Locality 'een/Brown rnative Use

Green Paddock

Rate
£/m2
969.00

Total Cost

863,379

Density
m2/ha

2,621

Developed
m2

891

Density erage Unit Size
Units/ha

35.29

Area
ha

0.34

Units

12

11

Urban Edge

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	2	62.00	124.00	969	120,156
Semi	3	2	65.00	130.00	969	125,970
Det	4	0	75.00	150.00	969	145,350
	3	2	85.00	0.00	969	0
	3	2	95.00	190.00	969	184,110
	3	1	110.00	110.00	969	106,590
	4	0	135.00	0.00	969	0
	5	0	150.00	0.00	969	0
Affordable	1	1	45.00	45.00	969	43,605
Flat	2	1	67.00	67.00	969	64,923
Terrace	2	1	75.00	75.00	969	72,675
Semi	3	0	82.00	0.00	969	0
	2	0	80.00	0.00	969	0
	3	0	85.00	0.00	969	0
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0

Locality 'een/Brown rnative Use

Brown Industrial

Rate
£/m2
1,027.00

Total Cost

531,986

Density
m2/ha

3,453

Developed
m2

518

Density erage Unit Size
Units/ha

66.67

Area
ha

0.15

Units

10

12

Town Centre Flats

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	6	45.00	270.00	1,027	277,290
Terrace	2	4	62.00	248.00	1,027	254,696
Semi	3		75.00	0.00	1,027	0
	2		85.00	0.00	1,027	0
Det	3		95.00	0.00	1,027	0
	3		110.00	0.00	1,027	0
	4		135.00	0.00	1,027	0
	5		150.00	0.00	1,027	0
Affordable			0.00	0.00		0
Flat	1		45.00	0.00	1,027	0
Terrace	2		67.00	0.00	1,027	0
	2		75.00	0.00	1,027	0
Semi	3		82.00	0.00	1,027	0
	2		80.00	0.00	1,027	0
Det	3		85.00	0.00	1,027	0
	3		86.00	0.00	1,027	0
	4		100.00	0.00	1,027	0
	5		125.00	0.00	1,027	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0



Malvern Base
Site make up

Number 13 Ex Garage

Units 12

Area ha 0.20

Density erage Unit Size m2 60.00 75.83

Developed m2 910

Density m2/ha 4,550

Total Cost 881,790

Rate £/m2 969.00

Locality 'een/Brown native Use

Brown Garage

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	2	2	3	4	1	2	3	4	1	2	3
Area	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
Density	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00
Unit Size	75.83	75.83	75.83	75.83	75.83	75.83	75.83	75.83	75.83	75.83	75.83	75.83	75.83
Developed	910	910	910	910	910	910	910	910	910	910	910	910	910
Density	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,550
Total Cost	881,790	881,790	881,790	881,790	881,790	881,790	881,790	881,790	881,790	881,790	881,790	881,790	881,790
Rate	969.00	969.00	969.00	969.00	969.00	969.00	969.00	969.00	969.00	969.00	969.00	969.00	969.00
Locality 'een/Brown native Use	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown

Number 14 Village/Town Infill

Units 4

Area ha 0.12

Density erage Unit Size m2 33.33 115.00

Developed m2 460

Density m2/ha 3,833

Total Cost 503,686

Rate £/m2 1,094.97

Locality 'een/Brown native Use

Green Paddock

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	2	2	3	4	1	2	3	4	1	2	3
Area	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
Density	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33
Unit Size	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00
Developed	460	460	460	460	460	460	460	460	460	460	460	460	460
Density	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,833
Total Cost	503,686	503,686	503,686	503,686	503,686	503,686	503,686	503,686	503,686	503,686	503,686	503,686	503,686
Rate	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97	1,094.97
Locality 'een/Brown native Use	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green



Malvern Base
Site make up

Number 15 Units Area ha 0.10 Density Units/ha 30.00 Density erage Unit Size m2 140.00 Developed m2 420 Density m2/ha 4,200 Rate £/m2 1,329.00 Locality 'een/Brown rnative Use Green Paddock

Small Village

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	2	2	3	1	2	2	2	3	1	2	3
Area	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Density	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Unit Size	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00	140.00
Developed	420	420	420	420	420	420	420	420	420	420	420	420	420
Density	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200
Rate	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00
Total Cost	558,180	558,180	558,180	558,180	558,180	558,180	558,180	558,180	558,180	558,180	558,180	558,180	558,180
BCIS	0	0	0	0	0	0	0	0	0	0	0	0	0
COST	0	0	0	0	0	0	0	0	0	0	0	0	0

Number 16 Units Area ha 0.10 Density Units/ha 10.00 Density erage Unit Size m2 135.00 Developed m2 135 Density m2/ha 1,350 Rate £/m2 1,329.00 Locality 'een/Brown rnative Use Green Paddock

Village House

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	2	2	3	1	2	2	2	3	1	2	3
Area	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Density	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Unit Size	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00
Developed	135	135	135	135	135	135	135	135	135	135	135	135	135
Density	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
Rate	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00	1,329.00
Total Cost	179,415	179,415	179,415	179,415	179,415	179,415	179,415	179,415	179,415	179,415	179,415	179,415	179,415
BCIS	0	0	0	0	0	0	0	0	0	0	0	0	0
COST	0	0	0	0	0	0	0	0	0	0	0	0	0

Malvern Base
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
			Greenfield1	Greenfield2	Greenfield3	Greenfield4	Greenfield5	Brown Redevel L	Urban Flats	Brown Redevel M	Brown Medium Brown Industrial	Green Medium Green Agricultural	Urban Edge	Town Centre Flats Brown Industrial	Ex Garage	Village/Town Infill Green Paddock	Small Village Green Paddock	Village House
Green/brown field Use			Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Green Agricultural	Green Paddock	Brown Industrial	Brown Garage	Green Paddock	Green Paddock	Green Paddock
Site Area	Gross	ha	14.30	9.50	4.75	2.40	1.10	1.67	0.60	0.50	0.40	0.70	0.43	0.15	0.20	1.15	0.10	0.10
Net	ha	8.60	5.70	2.86	1.40	0.85	1.67	0.60	0.50	0.23	0.60	0.34	0.15	0.20	0.12	0.10	0.10	0.10
Units		300	200	100	50	30	100	60	30	14	20	12	10	12	4	3	1	
Average Unit	Size	m2	95.40	95.40	95.40	96.60	97.90	78.24	66.67	78.83	77.07	78.60	74.25	51.80	75.83	115.00	140.00	135.00
Mix	Intermediate to Buy Affordable Rent		8.00%	8.00%	8.00%	8.00%	8.00%	6.00%	6.00%	6.00%	6.00%	8.00%	6.00%	6.00%	6.00%	6.00%		
	Social Rent		32.00%	32.00%	32.00%	32.00%	32.00%	24.00%	24.00%	24.00%	24.00%	32.00%	24.00%	24.00%	24.00%			
Price	Market	£/m2	2570	2520	2570	2540	2520	2140	2680	2300	2410	2390	2570	2680	2140	2780	2950	3210
	Intermedia	£/m2	1,671	1,638	1,671	1,651	1,638	1,391	1,742	1,495	1,567	1,554	1,671	1,742	1,391	1,807	1,918	2,087
	Affordable	£/m2	1,465	1,436	1,465	1,448	1,436	1,220	1,528	1,311	1,229	1,219	1,311	1,367	1,091	1,418	1,505	1,637
	Social Rent	£/m2	1,311	1,285	1,311	1,295	1,285	1,091	1,367	1,173	1,085	1,076	1,157	1,206	963	1,251	1,328	1,445
Grant and	Intermediate £/unit Affordable £/unit Social Rent £/unit																	
Sales per Quarter	Unit Build Time		4	5	7	12	20	5	5	5	4	5	7	12	20	5	5	5
			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	25,000	50,000	350,000	350,000	50,000	50,000	50,000
Up Lift %	%		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift	£/ha		300,000	300,000	300,000	300,000	300,000					300,000	300,000			300,000	300,000	300,000
Easements etc	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	% land		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning P <50	£/unit		385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385
>50	£/unit		115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115
Architects	%		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM	%		0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional	%		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Build Cost - BCIS Base	£/m2		969	969	969	969	969	969	1,638	969	969	1,027	969	1,027	969	1,095	1,329	1,329
CFSH	%		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Energy	£/m2		20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Design	£/m2																	
Over-extra 2	£/m2																	
Over-extra 3	£/m2																	
SUDS	%							5%	5%	5%	5%			5%	5%			
Infrastructure	%		20.0%	20.0%	20.0%	15.0%	15.0%	12.5%	10.0%	10.0%	10.0%	15.0%	12.5%	10.0%	12.5%	10.0%	10.0%	10.0%
Pre CIL s106	£/Unit			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	£/Unit		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	%		2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	2.50%	2.50%	5.00%	5.00%	2.50%	2.50%	2.50%
Abnormals	%							5.00%	5.00%	5.00%	5.00%			5.00%	5.00%			
	£/site															140,668	136,290	47,669
FINANCE	Fees	£	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Interest	%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
	Legal and V E	£	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Developer	% of costs (before inte		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	% of GDV		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%

INCOME

Area m2

%

Number

Price £/m2

EMV £

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Sales per Quarter	3	Quarters
Unit Buy Time	5	
Whole Sale	84.41	Per Unit NET Per Unit GROSS
Standard Lead Value	175.000	69.933
Alternative Unit Value	350.000	
Unit	20%	
Light	70.000	
Per Unit		
Monthly Threshold	210.000	
		439.933

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DEVELOPMENT COSTS			
LAND		Value at 4/5	Total
	Land	19,142	23,366
	Storm Drain	2,300	
	Septic System	15,000	
	Land Acquisition	3,464	5,824
PLANNING	Planning fee	6,400	6,400
	Professional fees	100,000	100,000
	331 FM	10,000	10,000
	Professional fees	25,000	25,000
	Other Professional		108,633
CONSTRUCTION	Bid Cost - BCB Based	1,125	991,360
	Contingency	250,000	250,000
	Accretions	0	1,043,134
FINANCE	Interest	10,000	10,000
	Legal and Litigation	7,500	17,500
SALES	Agents	50,000	50,000
	Leasht	9,800	9,800
	Misc	5,000	20,664
			1,473,833
Developer Profit		100%	1,473,833
	Net of developer interest	200000	1,273,833

[illegible]

	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20	C21	C22	C23	C24	C25	C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36	C37	C38	C39	C40	C41	C42	C43	C44	C45	C46	C47	C48	C49	C50	C51	C52	C53	C54	C55	C56	C57	C58	C59	C60	C61	C62	C63	C64	C65	C66	C67	C68	C69	C70	C71	C72	C73	C74	C75	C76	C77	C78	C79	C80	C81	C82	C83	C84	C85	C86	C87	C88	C89	C90	C91	C92	C93	C94	C95	C96	C97	C98	C99	C100	C101	C102	C103	C104	C105	C106	C107	C108	C109	C110	C111	C112	C113	C114	C115	C116	C117	C118	C119	C120	C121	C122	C123	C124	C125	C126	C127	C128	C129	C130	C131	C132	C133	C134	C135	C136	C137	C138	C139	C140	C141	C142	C143	C144	C145	C146	C147	C148	C149	C150	C151	C152	C153	C154	C155	C156	C157	C158	C159	C160	C161	C162	C163	C164	C165	C166	C167	C168	C169	C170	C171	C172	C173	C174	C175	C176	C177	C178	C179	C180	C181	C182	C183	C184	C185	C186	C187	C188	C189	C190	C191	C192	C193	C194	C195	C196	C197	C198	C199	C200	C201	C202	C203	C204	C205	C206	C207	C208	C209	C210	C211	C212	C213	C214	C215	C216	C217	C218	C219	C220	C221	C222	C223	C224	C225	C226	C227	C228	C229	C230	C231	C232	C233	C234	C235	C236	C237	C238	C239	C240	C241	C242	C243	C244	C245	C246	C247	C248	C249	C250	C251	C252	C253	C254	C255	C256	C257	C258	C259	C260	C261	C262	C263	C264	C265	C266	C267	C268	C269	C270	C271	C272	C273	C274	C275	C276	C277	C278	C279	C280	C281	C282	C283	C284	C285	C286	C287	C288	C289	C290	C291	C292	C293	C294	C295	C296	C297	C298	C299	C300	C301	C302	C303	C304	C305	C306	C307	C308	C309	C310	C311	C312	C313	C314	C315	C316	C317	C318	C319	C320	C321	C322	C323	C324	C325	C326	C327	C328	C329	C330	C331	C332	C333	C334	C335	C336	C337	C338	C339	C340	C341	C342	C343	C344	C345	C346	C347	C348	C349	C350	C351	C352	C353	C354	C355	C356	C357	C358	C359	C360	C361	C362	C363	C364	C365	C366	C367	C368	C369	C370	C371	C372	C373	C374	C375	C376	C377	C378	C379	C380	C381	C382	C383	C384	C385	C386	C387	C388	C389	C390	C391	C392	C393	C394	C395	C396	C397	C398	C399	C400	C401	C402	C403	C404	C405	C406	C407	C408	C409	C410	C411	C412	C413	C414	C415	C416	C417	C418	C419	C420	C421	C422	C423	C424	C425	C426	C427	C428	C429	C430	C431	C432	C433	C434	C435	C436	C437	C438	C439	C440	C441	C442	C443	C444	C445	C446	C447	C448	C449	C450	C451	C452	C453	C454	C455	C456	C457	C458	C459	C460	C461	C462	C463	C464	C465	C466	C467	C468	C469	C470	C471	C472	C473	C474	C475	C476	C477	C478	C479	C480	C481	C482	C483	C484	C485	C486	C487	C488	C489	C490	C491	C492	C493	C494	C495	C496	C497	C498	C499	C500	C501	C502	C503	C504	C505	C506	C507	C508	C509	C510	C511	C512	C513	C514	C515	C516	C517	C518	C519	C520	C521	C522	C523	C524	C525	C526	C527	C528	C529	C530	C531	C532	C533	C534	C535	C536	C537	C538	C539	C540	C541	C542	C543	C544	C545	C546	C547	C548	C549	C550	C551	C552	C553	C554	C555	C556	C557	C558	C559	C560	C561	C562	C563	C564	C565	C566	C567	C568	C569	C570	C571	C572	C573	C574	C575	C576	C577	C578	C579	C580	C581	C582	C583	C584	C585	C586	C587	C588	C589	C590	C591	C592	C593	C594	C595	C596	C597	C598	C599	C600	C601	C602	C603	C604	C605	C606	C607	C608	C609	C610	C611	C612	C613	C614	C615	C616	C617	C618	C619	C620	C621	C622	C623	C624	C625	C626	C627	C628	C629	C630	C631	C632	C633	C634	C635	C636	C637	C638	C639	C640	C641	C642	C643	C644	C645	C646	C647	C648	C649	C650	C651	C652	C653	C654	C655	C656	C657	C658	C659	C660	C661	C662	C663	C664	C665	C666	C667	C668	C669	C670	C671	C672	C673	C674	C675	C676	C677	C678	C679	C680	C681	C682	C683	C684	C685	C686	C687	C688	C689	C690	C691	C692	C693	C694	C695	C696	C697	C698	C699	C700	C701	C702	C703	C704	C705	C706	C707	C708	C709	C710	C711	C712	C713	C714	C715	C716	C717	C718	C719	C720	C721	C722	C723	C724	C725	C726	C727	C728	C729	C730	C731	C732	C733	C734	C735	C736	C737	C738	C739	C740	C741	C742	C743	C744	C745	C746	C747	C748	C749	C750	C751	C752	C753	C754	C755	C756	C757	C758	C759	C760	C761	C762	C763	C764	C765	C766	C767	C768	C769	C770	C771	C772	C773	C774	C775	C776	C777	C778	C779	C780	C781	C782	C783	C784	C785	C786	C787	C788	C789	C790	C791	C792	C793	C794	C795	C796	C797	C798	C799	C800	C801	C802	C803	C804	C805	C806	C807	C808	C809	C810	C811	C812	C813	C814	C815	C816	C817	C818	C819	C820	C821	C822	C823	C824	C825	C826	C827	C828	C829	C830	C831	C832	C833	C834	C835	C836	C837	C838	C839	C840	C841	C842	C843	C844	C845	C846	C847	C848	C849	C850	C851	C852	C853	C854	C855	C856	C857	C858	C859	C860	C861	C862	C863	C864	C865	C866	C867	C868	C869	C870	C871	C872	C873	C874	C875	C876	C877	C878	C879	C880	C881	C882	C883	C884	C885	C886	C887	C888	C889	C890	C891	C892	C893	C894	C895	C896	C897	C898	C899	C900	C901	C902	C903	C904	C905	C906	C907	C908	C909	C910	C911	C912	C913	C914	C915	C916	C917	C918	C919	C920	C921	C922	C923	C924	C925	C926	C927	C928	C929	C930	C931	C932	C933	C934	C935	C936	C937	C938	C939	C940	C941	C942	C943	C944	C945	C946	C947	C948	C949	C950	C951	C952	C953	C954	C955	C956	C957	C958	C959	C960	C961	C962	C963	C964	C965	C966	C967	C968	C969	C970	C971	C972	C973	C974	C975	C976	C977	C978	C979	C980	C981	C982	C983	C984	C985	C986	C987	C988	C989	C990	C991	C992	C993	C994	C995	C996	C997	C998	C999	C1000
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INCOME

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Per Unit/Time

Whole Site

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0 Green/brown field Use	Site 1 Greenfield1 Green Agricultural	Site 2 Greenfield2 Green Agricultural	Site 3 Greenfield3 Green Agricultural	Site 4 Greenfield4 Green Agricultural	Site 5 Greenfield5 Green Agricultural	Site 6 Brown Redevel Brown Industrial	Site 7 Urban Flats Brown Redevel Brown Industrial	Site 8 Brown Redevel M Brown Industrial	Site 9 Medium Brown Industrial	Site 10 Medium Green Agricultural	Site 11 Urban Edge wn Centre Green Paddock	Site 12 Centre Flats Brown Industrial	Site 13 Ex Garage lage/Town Infill Brown Garage	Site 14 Small Village Green Paddock	Site 15 Village House Green Paddock	Site 16 House Green Paddock
Site Area	Gross	14.3	9.5	2.4	1.1	1.67	0.6	0.5	0.4	0.7	0.43	0.15	0.2	1.15	0.1	0.1
Net	ha	8.6	5.7	1.4	0.85	1.67	0.6	0.5	0.23	0.6	0.34	0.15	0.2	0.12	0.1	0.1
Units	0	0	200	50	30	100	60	30	14	20	12	10	12	4	3	1
Mix	Market	60.00%	60.00%	60.00%	60.00%	70.00%	70.00%	70.00%	70.00%	60.00%	70.00%	70.00%	70.00%	100.00%	100.00%	100.00%
Intermediate to Buy		8.00%	8.00%	8.00%	8.00%	6.00%	6.00%	6.00%	6.00%	8.00%	6.00%	6.00%	6.00%	0.00%	0.00%	0.00%
Affordable Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Social Rent		32.00%	32.00%	32.00%	32.00%	24.00%	24.00%	24.00%	24.00%	32.00%	24.00%	24.00%	24.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	25,000	50,000	350,000	350,000	50,000	50,000	50,000
	£ site	357,500	237,500	118,750	27,500	584,500	210,000	175,000	140,000	17,500	21,500	52,500	70,000	57,500	5,000	5,000
Uplift	£/ha	305,000	305,000	305,000	305,000	70,000	70,000	70,000	70,000	305,000	310,000	70,000	70,000	310,000	310,000	310,000
	£ site	4,361,500	2,897,500	1,448,750	335,500	116,900	42,000	35,000	28,000	213,500	133,300	10,500	14,000	356,500	31,000	31,000
Viability Threshold	£/ha	330,000	330,000	330,000	330,000	420,000	420,000	420,000	420,000	330,000	360,000	420,000	420,000	360,000	360,000	360,000
	£ site	4,719,000	3,135,000	1,567,500	363,000	701,400	252,000	210,000	168,000	231,000	154,800	63,000	84,000	414,000	36,000	36,000
Residual Vt: Gross	£/ha	428,912	399,330	397,682	574,199	-319,624	-4,336,597	169,083	198,407	177,518	541,722	245,944	-678,878	70,686	-158,074	61,400
Net	£/ha	713,191	665,551	660,487	743,081	-319,624	-4,336,597	169,083	345,056	207,105	685,119	245,944	-678,878	677,410	-158,074	61,400
	£ site	6,133,441	3,793,638	1,888,992	631,619	-533,772	-2,601,958	84,541	79,363	124,263	232,940	36,892	-135,776	81,289	-15,807	6,140
Additional Profit	£ site	3,678,330	1,863,084	428,059	310,947	-1,417,118	-3,015,872	-135,527	-94,817	-116,562	88,430	-27,078	-236,966	-352,183	-54,137	-31,310
	£/m2	182	138	63	154	-241	-1,077	-77	-115	-86	135	-75	-370	-787	-147	-232

Worcester Base Cover



21/01/2016
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Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
	2	0	62.00	0.00	969	0
Terrace	2	6	65.00	390.00	969	377,910
	3	12	75.00	900.00	969	872,100
Semi	2	12	85.00	1,020.00	969	988,380
	3	12	95.00	1,140.00	969	1,104,660
Det	3	30	110.00	3,300.00	969	3,197,700
	4	30	135.00	4,050.00	969	3,924,450
Affordable	5	18	150.00	2,700.00	969	2,616,300
			0.00	0.00		0
Flat	1	16	45.00	720.00	969	697,680
	2	20	67.00	1,340.00	969	1,298,460
Terrace	2	16	75.00	1,200.00	969	1,162,800
	3	20	82.00	1,640.00	969	1,589,160
Semi	2	0	80.00	0.00	969	0
	3	8	85.00	680.00	969	658,920
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
Flat 1 High*	5	0	125.00	0.00	969	0
	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
	3		75.00	0.00	1,489	0



Number 3 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Greenfield3 100 2.86 34.97 95.40 9,540 3,336 9,244,260 969.00
Locality 'een/Brown rnative Use
Green Agricultural

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	3	6	15	9	8	10	2	4	1	2	3
Units	1	2	3	6	15	9	8	10	2	4	1	2	3
Area	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	86.00	100.00	45.00	75.00
Density	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	86.00	100.00	45.00	75.00
Units/ha	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	86.00	100.00	45.00	75.00
Developed	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	86.00	100.00	45.00	75.00
Density	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	86.00	100.00	45.00	75.00
m2/ha	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	86.00	100.00	45.00	75.00
Total Cost	0	188,955	188,955	436,050	494,190	552,330	649,230	581,400	329,460	329,460	1,489	1,489	1,489
Rate	0	188,955	188,955	436,050	494,190	552,330	649,230	581,400	329,460	329,460	1,489	1,489	1,489
£/m2	0	188,955	188,955	436,050	494,190	552,330	649,230	581,400	329,460	329,460	1,489	1,489	1,489

Number 4 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Greenfield4 50 1.40 35.71 96.60 4,830 3,450 4,680,270 969.00
Locality 'een/Brown rnative Use
Green Agricultural

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	3	3	8	5	4	5	0	4	1	2	3
Units	1	2	3	3	8	5	4	5	0	4	1	2	3
Area	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	100.00	45.00	75.00	75.00
Density	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	100.00	45.00	75.00	75.00
Units/ha	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	100.00	45.00	75.00	75.00
Developed	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	100.00	45.00	75.00	75.00
Density	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	100.00	45.00	75.00	75.00
m2/ha	0.00	62.00	65.00	75.00	110.00	135.00	67.00	75.00	80.00	100.00	45.00	75.00	75.00
Total Cost	0	125,970	218,025	247,095	276,165	852,720	324,615	290,700	397,290	1,489	1,489	1,489	1,489
Rate	0	125,970	218,025	247,095	276,165	852,720	324,615	290,700	397,290	1,489	1,489	1,489	1,489
£/m2	0	125,970	218,025	247,095	276,165	852,720	324,615	290,700	397,290	1,489	1,489	1,489	1,489



Worcester Base
Site make up

Number 5 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Greenfields 30 0.85 35.29 97.90 2.937 3.455 2,845,953 969.00
Locality 'een/Brown native Use
Green Agricultural

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	1	2	3	1	2	3	2	4	5	1	2
Beds	1	2	1	2	3	1	2	3	2	4	5	1	2
No	0	0	0	0	0	0	0	0	0	0	0	0	0
m2	0.00	45.00	62.00	75.00	85.00	0.00	45.00	67.00	82.00	86.00	100.00	45.00	75.00
Total	0.00	0.00	0.00	150.00	170.00	0.00	0.00	201.00	246.00	0.00	0.00	0.00	0.00
BCIS	969	969	969	969	969	969	969	969	969	969	969	1,489	1,489
COST	0	0	0	145,350	164,730	0	0	194,769	238,374	0	0	0	0

Number 6 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Brown Redev L 100 1.67 59.88 78.24 7.824 4.685 7,581,456 969.00
Locality 'een/Brown native Use
Brown Industrial

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	1	2	3	1	2	3	2	4	5	1	2
Beds	1	2	1	2	3	1	2	3	2	4	5	1	2
No	0	12	12	0	12	0	8	10	0	0	0	0	0
m2	0.00	45.00	62.00	85.00	95.00	0.00	45.00	67.00	82.00	86.00	100.00	45.00	75.00
Total	0.00	0.00	744.00	900.00	1,140.00	0.00	360.00	600.00	820.00	0.00	0.00	0.00	0.00
BCIS	969	969	969	969	969	969	969	969	969	969	969	1,489	1,489
COST	0	0	720,936	872,100	1,104,660	0	348,840	581,400	794,580	0	0	0	0



Locality 'een/Brown rnative Use
Brown Industrial

Rate
£/m2
1,637.90

Number	7	Units	Area ha	Density Units/ha	Density m2/ha	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality 'een/Brown rnative Use
Urban Flats		60	0.60	100.00	66.67	4,000	6,667	6,551,600		
		Beds	No		m2	Total		BCIS	COST	
Market					0.00	0.00			0	
Flat		1			45.00	0.00		969	0	
		2			62.00	0.00		969	0	
Terrace		2			65.00	0.00		969	0	
		3			75.00	0.00		969	0	
Semi		2			85.00	0.00		969	0	
		3			95.00	0.00		969	0	
Det		3			110.00	0.00		969	0	
		4			135.00	0.00		969	0	
		5			150.00	0.00		969	0	
Affordable					0.00	0.00			0	
Flat		1			45.00	0.00		969	0	
		2			67.00	0.00		969	0	
Terrace		2			75.00	0.00		969	0	
		3			82.00	0.00		969	0	
Semi		2			80.00	0.00		969	0	
		3			85.00	0.00		969	0	
Det		3			86.00	0.00		969	0	
		4			100.00	0.00		969	0	
		5			125.00	0.00		969	0	
Flat 1 High*		1	6		45.00	270.00	10%	1,489	442,233	
Flat 2 High*		2	40		67.00	2,680.00	10%	1,489	4,389,572	
Flat 3 High*		3	14		75.00	1,050.00	10%	1,489	1,719,795	

Locality 'een/Brown rnative Use
Brown Industrial

Rate
£/m2
969.00

Number	8	Units	Area ha	Density Units/ha	Density m2/ha	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality 'een/Brown rnative Use
Brown Redev M		30	0.50	60.00	78.83	2,365	4,730	2,291,685		
		Beds	No		m2	Total		BCIS	COST	
Market					0.00	0.00			0	
Flat		1	0		45.00	0.00		969	0	
		2	4		62.00	248.00		969	240,312	
Terrace		2	4		65.00	260.00		969	251,940	
		3	4		75.00	300.00		969	290,700	
Semi		2	0		85.00	0.00		969	0	
		3	4		95.00	380.00		969	368,220	
Det		3	2		110.00	220.00		969	213,180	
		4	2		135.00	270.00		969	261,630	
		5	0		150.00	0.00		969	0	
Affordable					0.00	0.00			0	
Flat		1	2		45.00	90.00		969	87,210	
		2	3		67.00	201.00		969	194,769	
Terrace		2	2		75.00	150.00		969	145,350	
		3	3		82.00	246.00		969	238,374	
Semi		2	0		80.00	0.00		969	0	
		3	0		85.00	0.00		969	0	
Det		3	0		86.00	0.00		969	0	
		4	0		100.00	0.00		969	0	
		5	0		125.00	0.00		969	0	
Flat 1 High*		1			45.00	0.00	10%	1,489	0	
Flat 2 High*		2			67.00	0.00	10%	1,489	0	
Flat 3 High*		3			75.00	0.00	10%	1,489	0	



Number 9 Units NET Area ha Density erage Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Brown Medium 14 0.23 60.87 77.07 1,079 4,691 1,045,551 969.00
Locality 'een/Brown rnative Use Brown Industrial

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	2	2	3	1	2	2	2	3	1	2	3
Units	1	2	2	2	3	1	2	2	2	3	1	2	3
NET Area	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	80.00	86.00	100.00	45.00	75.00
ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density erage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unit Size	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	80.00	86.00	100.00	45.00	75.00
m2	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	80.00	86.00	100.00	45.00	75.00
Developed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
m2/ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost	0	969	120,156	145,350	184,110	106,590	87,210	145,350	969	969	969	1,489	1,489
Rate	0	969	969	969	969	969	969	969	969	969	969	1,489	1,489
£/m2	0	969	969	969	969	969	969	969	969	969	969	1,489	1,489

Number 10 Units Area ha Density erage Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Green Medium 20 0.60 33.33 78.60 1,572 2,620 1,614,444 1,027.00
Locality 'een/Brown rnative Use Green Agricultural

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	2	2	3	1	2	2	2	3	1	2	3
Units	1	2	2	2	3	1	2	2	2	3	1	2	3
Area	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	80.00	86.00	100.00	45.00	75.00
ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density erage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unit Size	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	80.00	86.00	100.00	45.00	75.00
m2	0.00	45.00	62.00	75.00	85.00	110.00	45.00	75.00	80.00	86.00	100.00	45.00	75.00
Developed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
m2/ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Cost	0	1,027	127,348	154,050	195,130	225,940	137,618	154,050	87,295	1,027	1,489	1,489	1,489
Rate	0	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,489	1,489	1,489
£/m2	0	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,489	1,489	1,489



Locality	Green/Brown	Native Use
	Brown	Industrial

Rate
£/m2
1,027.00

Total Cost
531,986

Density
m²/ha
3,453

Developed m2 518

nit Size
m2
51.80

Density
Units/ha
66.67

Area	ha	0.15
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10 Units12

plans

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Number	Units	Area ha	Density Units/ha	Unit Size m ²	Developed m ²	Density m ² /ha	Total Cost £/m ²	Rate £/m ²	Locality	reen/Brown native Use
14	4	0.12	33.33	115.00	460	3,833	503,686	1,094.97	Green	paddock
Number	Village/Town Infill									

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Number	Units	Area ha	Density m ² /ha	Unit Size m ²	Developed m ²	Density m ² /ha	Total Cost £/m ²	Rate £/m ²	Locality	reen/brown native Use
16										
Village House	1	0.10	10.00	135.00	135	1,350	179,415	1,329.00	Green	paddock

Number	Units	Area ha	Density per ha	Unit Size m ²	Developed m ²	Density m ² /ha	Total Cost £/m ²	Rate £/m ²	Locality tree/brown native Use
16				m ²	m ²	m ² /ha			
Village House	1	0.10	10.00	135.00	135	1,350	179,415	1,329.00	Green paddock

Worcester Base
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
			Greenfield1	Greenfield2	Greenfield3	Greenfield4	Greenfield5	Brown Redevel L	Urban Flats	Brown Redevel M	Brown Medium Brown Industrial	Green Medium Green Agricultural	Urban Edge	Town Centre Flats Brown Industrial	Ex Garage	Village/Town Infill Green Paddock	Small Village Green Paddock	Village House Green Paddock
Green/brown field Use			Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Green Agricultural	Green Paddock	Brown Industrial	Brown Garage	Green Paddock	Green Paddock	Green Paddock
Site Area	Gross	ha	14.30	9.50	4.75	2.40	1.10	1.67	0.60	0.50	0.40	0.70	0.43	0.15	0.20	1.15	0.10	0.10
Net	ha	8.60	5.70	2.86	1.40	0.85	1.67	0.60	0.50	0.23	0.60	0.34	0.15	0.20	0.12	0.10	0.10	0.10
Units		300	200	100	50	30	100	60	30	14	20	12	10	12	4	3	1	
Average Unit	Size	m2	95.40	95.40	95.40	96.60	97.90	78.24	66.67	78.83	77.07	78.60	74.25	51.80	75.83	115.00	140.00	135.00
Mix	Intermediate to Buy Affordable Rent		8.00%	8.00%	8.00%	8.00%	8.00%	6.00%	6.00%	6.00%	6.00%	8.00%	6.00%	6.00%	6.00%			
Social Rent			32.00%	32.00%	32.00%	32.00%	32.00%	24.00%	24.00%	24.00%	24.00%	32.00%	24.00%	24.00%	24.00%			
Price	Market	£/m2	2460	2460	2460	2570	2600	2350	2780	2570	2520	2500	2700	2760	2140	2460	2680	2950
Intermediate	£/m2	1,599	1,599	1,599	1,671	1,690	1,528	1,807	1,671	1,638	1,625	1,755	1,794	1,391	1,599	1,742	1,918	
Affordable	£/m2	1,402	1,402	1,402	1,465	1,482	1,340	1,585	1,465	1,285	1,275	1,377	1,408	1,091	1,255	1,367	1,505	
Social Rent	£/m2	1,255	1,255	1,255	1,311	1,326	1,199	1,418	1,311	1,134	1,125	1,215	1,242	963	1,107	1,206	1,328	
Grant and	Intermediate £/unit Affordable £/unit Social Rent £/unit																	
Sales per Quarter	Unit Build Time		4	5	7	12	20	5	5	5	4	5	7	12	20	5	5	5
Alternative Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	25,000	50,000	350,000	350,000	50,000	50,000	50,000	
Up Lift %	20%		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift	£/ha	300,000	300,000	300,000	300,000	300,000					300,000	300,000			300,000	300,000	300,000	
Easements etc	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning P <50	£/unit	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385
>50	£/unit	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115
Architects	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants	%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional	%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Build Cost - BCIS Base	£/m2	969	969	969	969	969	969	1,638	969	969	1,027	969	1,027	969	1,027	969	1,095	1,329
CFSH	%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Energy	£/m2	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Design	£/m2																	
Over-extra 2	£/m2																	
Over-extra 3	£/m2																	
SUDS	%						5%	5%	5%	5%			5%	5%				
Infrastructure	%	20.0%		20.0%	15.0%	15.0%	12.5%	10.0%	10.0%	10.0%	15.0%	12.5%	10.0%	12.5%	10.0%	10.0%	10.0%	10.0%
Pre CIL s106	£/Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	£/Unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	2.50%	2.50%	5.00%	5.00%	2.50%	2.50%	2.50%
Abnormals	%						5.00%	5.00%	5.00%	5.00%				5.00%	5.00%			
£/site															124,476	123,816	43,808	
FINANCE	Fees	£	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Interest	%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Legal and V E	£	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Misc.	£	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Developer	% of costs (before inte	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
% of GDV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%

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DEVELOPMENT COSTS					
LAND	Land	17,200	Total	3,458,500	
	Stamp Duty	117,825			
	Legal Acquisition	51,875	228,803		
		1,50%			
PLANNING	Planning Fee	14,200			
	CEI / PM	119,000			
	Other Consultants	598,471			
	Other Professional	2,488,628			
COST FRACTION	Built Cost - B/CB Based	1,199	22,845,102		
	Contingency	2,55%	571,129		
	Annuity				
	Finance	10,00%			
	Interest	7,50%			
	Legal and Valuation				
SALES	Agents	3,00%	1,317,871		
	Leighs	0,50%	202,951		
	Misc.		5,00%		
			1,425,826	3,139,697	
Over developer Profit		20,00%			8,119,804
		100,00%			

SITE NAME		Site 3																																																																														
<table><tr><th>INCOME</th><th>At Risk</th><th>%</th><th>Months</th><th>Price</th><th>GDV</th><th>GA</th></tr><tr><th>ms</th><th></th><th></th><th></th><th>£/sq ft</th><th>£</th><th>sq ft</th></tr><tr><td>Market Housing</td><td>112.5</td><td>60%</td><td>60</td><td>2,400</td><td>16,050,000</td><td>6,750</td></tr><tr><td>Sheltered Ownership</td><td>69.8</td><td>6%</td><td>6</td><td>1,599</td><td>662,042</td><td>558</td></tr><tr><td>Affordable Rent</td><td>69.8</td><td>0%</td><td>0</td><td>1,402</td><td>0</td><td>0</td></tr><tr><td>Social Rent</td><td>69.8</td><td>32%</td><td>32</td><td>1,255</td><td>2,800,287</td><td>2,232</td></tr><tr><td>Sheltered Ownership</td><td></td><td></td><td></td><td></td><td>0</td><td>0</td></tr><tr><td>Affordable Rent</td><td></td><td></td><td></td><td></td><td>0</td><td>0</td></tr><tr><td>Social Rent</td><td></td><td></td><td></td><td></td><td>0</td><td>0</td></tr><tr><td>2.66 Ha</td><td>35</td><td></td><td>35</td><td></td><td>20,297,289</td><td>9,640</td></tr><tr><td>4.71 Ha</td><td>21</td><td></td><td>21</td><td></td><td></td><td></td></tr></table>				INCOME	At Risk	%	Months	Price	GDV	GA	ms				£/sq ft	£	sq ft	Market Housing	112.5	60%	60	2,400	16,050,000	6,750	Sheltered Ownership	69.8	6%	6	1,599	662,042	558	Affordable Rent	69.8	0%	0	1,402	0	0	Social Rent	69.8	32%	32	1,255	2,800,287	2,232	Sheltered Ownership					0	0	Affordable Rent					0	0	Social Rent					0	0	2.66 Ha	35		35		20,297,289	9,640	4.71 Ha	21		21			
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Site 6

Av Size	%	Number	Price	Em2	GSD	GA
Mature Housing	63.3	70%	2,300	13,001,000	5,573	
Shared Ownership	69.8	6%	1,528	693,209	4,181	
Affordable Rent	69.8	0	1,340		0	
Social Rent	69.8	24%	1,199	2,003,289	1,674	
Clear and Safety		0	0		0	
Social and Affordable		0	0		0	
Social and Affordable		0	0		0	
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SITE NAME: SITE 14									
INCOME	Area	%	Number	Price	GDV	GA			
	m2			£/m2	£	m2			
Market Housing	111.9	100%	4	2,480	1,100,850	448			
Shared Ownership	75.0	0%	0	1,580	0	0			
Affordable Rent	75.0	0%	0	1,250	0	0			
Social Rent	75.0	0%	0	1,107	0	0			
Grand and Shared									
Affordable Rent									
Other									
GPV	111.9	100%	4		1,100,850	448			
GPV	111.9	100%	4		1,100,850	448			
GPV	111.9	100%	4		1,100,850	448			

SUMMARY									
Sales per Quarter	5	Quarters							
Unit Built	5	Quarters							
Initial Land Value	111.9	100%	4	2,480	1,100,850	448			
GPV	111.9	100%	4	2,480	1,100,850	448			
GPV	111.9	100%	4	2,480	1,100,850	448			
GPV	111.9	100%	4	2,480	1,100,850	448			
GPV	111.9	100%	4	2,480	1,100,850	448			
GPV	111.9	100%	4	2,480	1,100,850	448			
GPV	111.9	100%	4	2,480	1,100,850	448			

Additional Profit	235.13	21%	235.13						
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Planning base	days	rate
No package	1	395
Package	0	115
No steps cost	0	300
Total		

Stamp duty cost - Retail	Stamp duty cost - Wholesale
Stamp duty cost	Stamp duty cost
25,000	25,000
25,000	25,000
25,000	25,000
1,000,000	1,000,000
Score	Score
0%	0%
1%	1%
4%	4%
5%	5%
Total	Total

Stamp duty cost - Landlord	Stamp duty cost - Landlord
Stamp duty cost	Stamp duty cost
25,000	25,000
25,000	25,000
25,000	25,000
1,000,000	1,000,000
Score	Score
0%	0%
1%	1%
4%	4%
5%	5%
Total	Total

Pre-CIL 100	0 £/Unit/ha	Total
Pre-CIL 100	2,000	£/Unit/ha
CIL	0	£/Unit/ha
Total		2,000

Field Cost	Field Cost
BCS	1,350
CSH	20
One extra 1	0
One extra 2	0
One extra 3	0
One extra 4	0
1 hectare	1,360

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0 Green/brown field Use	Site 1 Greenfield1 Green Agricultural	Site 2 Greenfield2 Green Agricultural	Site 3 Greenfield3 Green Agricultural	Site 4 Greenfield4 Green Agricultural	Site 5 Greenfield5 Green Agricultural	Site 6 Brown Redevel Brown Industrial	Site 7 Urban Flats Brown Redevel Brown Industrial	Site 8 Brown Redevel M Brown Industrial	Site 9 Medium Brown Industrial	Site 10 Medium Green Agricultural	Site 11 Urban Edge wn Centre Flats Green Paddock	Site 12 Centre Flats Brown Industrial	Site 13 Ex Garage lage/Town Infill Brown Garage	Site 14 Small Village Green Paddock	Site 15 Small Village Green Paddock	Site 16 Village House Green Paddock
Site Area	Gross	14.3	9.5	4.75	2.4	1.1	1.67	0.5	0.4	0.7	0.43	0.15	0.2	1.15	0.1	0.1
Net	ha	8.6	5.7	2.86	1.4	0.85	1.67	0.5	0.23	0.6	0.34	0.15	0.2	0.12	0.1	0.1
Units	0	300	200	100	50	30	100	30	14	20	12	10	12	4	3	1
Mix	Market	60.00%	60.00%	60.00%	60.00%	70.00%	70.00%	70.00%	70.00%	60.00%	70.00%	70.00%	70.00%	100.00%	100.00%	100.00%
Intermediate to Buy		8.00%	8.00%	8.00%	8.00%	6.00%	6.00%	6.00%	6.00%	8.00%	6.00%	6.00%	6.00%	0.00%	0.00%	0.00%
Affordable Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Social Rent		32.00%	32.00%	32.00%	32.00%	24.00%	24.00%	24.00%	24.00%	32.00%	24.00%	24.00%	24.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	25,000	50,000	350,000	350,000	50,000	50,000	50,000
	£ site	357,500	237,500	118,750	60,000	584,500	210,000	175,000	140,000	17,500	21,500	52,500	70,000	57,500	5,000	5,000
Uplift	£/ha	305,000	305,000	305,000	305,000	70,000	70,000	70,000	70,000	305,000	310,000	70,000	70,000	310,000	310,000	310,000
	£ site	4,361,500	2,897,500	1,448,750	732,000	116,900	42,000	35,000	28,000	213,500	133,300	10,500	14,000	356,500	31,000	31,000
Viability Threshold	£/ha	330,000	330,000	330,000	330,000	420,000	420,000	420,000	420,000	330,000	360,000	420,000	420,000	360,000	360,000	360,000
	£ site	4,719,000	3,135,000	1,567,500	792,000	701,400	252,000	210,000	168,000	231,000	154,800	63,000	84,000	414,000	36,000	36,000
Residual Vt Gross	£/ha	303,469	364,053	313,713	515,147	560,430	-334,680	944,040	398,774	545,108	690,260	595,703	-430,029	168,518	273,794	199,697
Net	£/ha	504,605	606,754	521,027	883,109	560,430	-334,680	944,040	693,520	635,960	872,976	595,703	-430,029	1,614,962	273,794	199,697
	£ site	4,339,604	3,458,500	1,490,136	1,236,353	935,918	-200,808	472,020	159,510	381,576	296,812	89,355	-86,006	193,795	27,379	19,970
Additional Profit	£ site	1,217,099	1,446,063	-54,955	543,314	326,324	-485,005	314,663	-6,390	181,614	162,721	30,862	-164,009	-235,113	-8,679	-16,760
	£/m2	60	107	-8	161	56	-173	179	-8	134	248	85	-256	-525	-24	-124

Wychavon Base Cover



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Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	0.00	0.00		0
	2	0	45.00	0.00	969	0
Terrace	2	0	62.00	0.00	969	0
	2	6	65.00	390.00	969	377,910
Semi	3	12	75.00	900.00	969	872,100
	2	12	85.00	1,020.00	969	988,380
Det	3	12	95.00	1,140.00	969	1,104,660
	3	30	110.00	3,300.00	969	3,197,700
	4	30	135.00	4,050.00	969	3,924,450
	5	18	150.00	2,700.00	969	2,616,300
Affordable			0.00	0.00		0
Flat	1	16	45.00	720.00	969	697,680
	2	20	67.00	1,340.00	969	1,298,460
Terrace	2	16	75.00	1,200.00	969	1,162,800
	3	20	82.00	1,640.00	969	1,589,160
Semi	2	0	80.00	0.00	969	0
	3	8	85.00	680.00	969	658,920
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
	1		45.00	0.00	1,489	0
Flat 1 High*	2		67.00	0.00	10%	1,489
Flat 2 High*	3		75.00	0.00	10%	1,489
Flat 3 High*					10%	0



Wychavon Base
Site make up

Number 3 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2 Locality 'een/Brown rnative Use Green Agricultural 969.00

Greenfield3

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	3	2	3	5	2	2	3	4	1	2	3
Area	0	0	3	6	6	15	8	10	4	0	0	0	0
Density	34.97	34.97	34.97	34.97	34.97	34.97	34.97	34.97	34.97	34.97	34.97	34.97	34.97
Developed	0.00	0.00	195.00	450.00	510.00	2,025.00	670.00	600.00	820.00	340.00	0.00	0.00	0.00
Density	0.00	0.00	65.00	75.00	85.00	135.00	67.00	75.00	82.00	85.00	0.00	10%	10%
Total Cost	0	0	188,955	436,050	494,190	1,962,225	348,840	581,400	794,580	329,460	0	1,489	0
Rate	0	0	969	969	969	969	969	969	969	969	0	1,489	0
Locality 'een/Brown rnative Use	Green	Green	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural

Number 4 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2 Locality 'een/Brown rnative Use Green Agricultural 969.00

Greenfield4

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	3	3	5	4	5	4	0	3	1	2	3
Area	0	0	2	3	5	4	5	4	0	0	0	0	0
Density	35.71	35.71	35.71	35.71	35.71	35.71	35.71	35.71	35.71	35.71	35.71	35.71	35.71
Developed	0.00	0.00	130.00	225.00	285.00	1,080.00	335.00	300.00	410.00	880.00	0.00	0.00	0.00
Density	0.00	0.00	65.00	75.00	85.00	135.00	67.00	75.00	82.00	85.00	0.00	10%	10%
Total Cost	0	0	125,970	218,025	276,165	1,046,520	324,615	290,700	397,290	852,720	0	1,489	0
Rate	0	0	969	969	969	969	969	969	969	969	0	1,489	0
Locality 'een/Brown rnative Use	Green	Green	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural



Wychavon Base
Site make up

Number 5 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Greenfields 30 0.85 35.29 97.90 2.937 3.455 2,845,953 969.00
Locality 'een/Brown rnative Use
Green Agricultural

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	0	62.00	0.00	969	0
	2	1	65.00	65.00	969	62,985
Semi	3	2	75.00	150.00	969	145,350
	2	2	85.00	170.00	969	164,730
Det	3	2	95.00	190.00	969	184,110
	3	5	110.00	550.00	969	532,950
	4	5	135.00	675.00	969	654,075
Affordable	5	3	150.00	450.00	969	436,050
Flat	1	2	0.00	0.00	969	0
	1	2	45.00	90.00	969	87,210
Terrace	2	3	67.00	201.00	969	194,769
	2	2	75.00	150.00	969	145,350
Semi	3	3	82.00	246.00	969	238,374
	2	0	80.00	0.00	969	0
	3	0	85.00	0.00	969	0
Det	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0

Number 6 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Brown Redev L 100 1.67 59.88 78.24 7.824 4.685 7,581,456 969.00
Locality 'een/Brown rnative Use
Brown Industrial

Market	Beds	No	m2	Total	BCIS	COST
Flat	1	0	45.00	0.00	969	0
Terrace	2	12	62.00	744.00	969	720,936
	2	12	65.00	780.00	969	755,820
Semi	3	12	75.00	900.00	969	872,100
	2	0	85.00	0.00	969	0
Det	3	12	95.00	1,140.00	969	1,104,660
	3	6	110.00	660.00	969	639,540
	4	6	135.00	810.00	969	784,890
Affordable	5	0	150.00	0.00	969	0
Flat			0.00	0.00		0
	1	8	45.00	360.00	969	348,840
Terrace	2	10	67.00	670.00	969	649,230
	2	8	75.00	600.00	969	581,400
Semi	3	10	82.00	820.00	969	794,580
	2	0	80.00	0.00	969	0
Det	3	4	85.00	340.00	969	329,460
	3	0	86.00	0.00	969	0
	4	0	100.00	0.00	969	0
	5	0	125.00	0.00	969	0
Flat 1 High*	1		45.00	0.00	1,489	0
Flat 2 High*	2		67.00	0.00	1,489	0
Flat 3 High*	3		75.00	0.00	1,489	0



		Beds	No		m2	Total	BCIS	COST
Market	Flat	1	0		0.00	0.00		0
		2	4		45.00	0.00	969	0
		4	4		62.00	248.00	969	240,312
Terrace	2	4			65.00	260.00	969	251,940
	3	4			75.00	300.00	969	290,700
	4	0			85.00	0.00	969	0
Semi	3	4			95.00	380.00	969	368,220
	4	2			110.00	220.00	969	213,180
	Det	3	2		135.00	270.00	969	261,630
Affordable	4	2			150.00	0.00	969	0
	5	0			0.00	0.00		0
	Flat	1	2		45.00	90.00	969	87,210
Terrace	2	3			67.00	201.00	969	194,769
	3	2			75.00	150.00	969	145,350
	4	3			82.00	246.00	969	238,374
Semi	2	0			80.00	0.00	969	0
	3	0			85.00	0.00	969	0
	Det	3	0		88.00	0.00	969	0
Flat 1 High*	4	0			100.00	0.00	969	0
	5	0			125.00	0.00	969	0
	Flat 2 High*	1			45.00	0.00	1,489	0
Flat 3 High*	2				67.00	0.00	1,489	0
	3				75.00	0.00	1,489	0



Wychavon Base
Site make up

Number 9 Units NET Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2 Locality 'een/Brown rnative Use Brown Industrial 969.00

Brown Medium

		14	0.23	60.87	77.07	1.079	4.691	1,045.55
	Market	Beds	No		m2	Total	BCIS	COST
	Flat	1	0		0.00	0.00		0
					45.00	0.00	969	0
	Terrace	2	2		62.00	124.00	969	120.156
		2	2		65.00	130.00	969	125.970
		3	2		75.00	150.00	969	145.350
	Semi	2	0		85.00	0.00	969	0
		3	2		95.00	190.00	969	184.110
	Det	3	1		110.00	110.00	969	106.590
		4	1		135.00	135.00	969	130.815
		5	0		150.00	0.00	969	0
	Affordable				0.00	0.00		0
	Flat	1	2		45.00	90.00	969	87.210
		2	0		67.00	0.00	969	0
	Terrace	2	2		75.00	150.00	969	145.350
		3	0		82.00	0.00	969	0
	Semi	2	0		80.00	0.00	969	0
		3	0		85.00	0.00	969	0
	Det	3	0		86.00	0.00	969	0
		4	0		100.00	0.00	969	0
		5	0		125.00	0.00	969	0
	Flat 1 High*	1			45.00	0.00	1,489	0
	Flat 2 High*	2			67.00	0.00	1,489	0
	Flat 3 High*	3			75.00	0.00	1,489	0

Number 10 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2 Locality 'een/Brown rnative Use Green Agricultural 1,027.00

Green Medium

		Beds	No		m2	Total	BCIS	COST
Market	Flat							
		1	0		0.00	0.00		0
					45.00	0.00	1,027	0
		2	2		62.00	124.00	1,027	127,348
	Terrace	2	2		65.00	130.00	1,027	133,510
		3	2		75.00	150.00	1,027	154,050
	Semi	2	0		85.00	0.00	1,027	0
		3	2		95.00	190.00	1,027	195,130
	Det	3	2		110.00	220.00	1,027	225,940
		4	1		135.00	135.00	1,027	138,645
		5	0		150.00	0.00	1,027	0
Affordable								
	Flat	1	2		0.00	0.00		0
		2	2		45.00	90.00	1,027	92,430
		2	2		67.00	134.00	1,027	137,618
	Terrace	2	2		75.00	150.00	1,027	154,050
		3	2		82.00	164.00	1,027	168,428
	Semi	2	0		80.00	0.00	1,027	0
		3	1		85.00	85.00	1,027	87,295
	Det	3	0		86.00	0.00	1,027	0
		4	0		100.00	0.00	1,027	0
		5	0		125.00	0.00	1,027	0
Flat 1 High*		1			45.00	0.00	10%	1,489
Flat 2 High*		2			67.00	0.00	10%	1,489
Flat 3 High*		3			75.00	0.00	10%	1,489



Number	Urban Edge
1	1
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		Beds	No	m2	Total	BCIS	COS
Market Flat							
		1	0	0.00	0.00		0
				45.00	0.00	969	0
Terrace		2	2	62.00	124.00	969	120,156
		2	2	68.00	130.00	969	125,970
		3	2	75.00	150.00	969	145,350
Semi				85.00	0.00	969	0
		3	2	95.00	190.00	969	184,110
		3	1	110.00	110.00	969	106,590
Det		3		135.00	0.00	969	0
		4		150.00	0.00	969	0
		5	0	0.00	0.00		0
Affordable							
Flat		1	1	45.00	45.00	969	43,605
		2	1	67.00	67.00	969	64,923
		2	1	75.00	75.00	969	72,675
Terrace		3		82.00	0.00	969	0
		2	0	80.00	0.00	969	0
		3	0	85.00	0.00	969	0
Det		3	0	86.00	0.00	969	0
		4	0	100.00	0.00	969	0
		5	0	125.00	0.00	969	0
Flat 1 High*		1		45.00	0.00	1,489	0
Flat 2 High*		2		67.00	0.00	1,489	0
Flat 3 High*		3		75.00	0.00	1,489	0

Number
Town Ce

		Beds	No		m2	Total		BCIS	COST
Market Flat					0.00	0.00			0
		1	6		45.00	270.00		1.027	277,290
		2	4		62.00	248.00		1.027	254,696
		2			65.00	0.00		1.027	0
Terrace		3			75.00	0.00		1.027	0
		2			85.00	0.00		1.027	0
		3			95.00	0.00		1.027	0
Semi		3			110.00	0.00		1.027	0
		4			135.00	0.00		1.027	0
		5			150.00	0.00		1.027	0
Affordable					0.00	0.00			0
Flat		1			45.00	0.00		1.027	0
		2			67.00	0.00		1.027	0
		2			75.00	0.00		1.027	0
Terrace		3			82.00	0.00		1.027	0
		2			80.00	0.00		1.027	0
		3			85.00	0.00		1.027	0
Semi		3			86.00	0.00		1.027	0
		4			100.00	0.00		1.027	0
		5			125.00	0.00		1.027	0
Flat 1 High*		1			45.00	0.00		1.489	0
		2			67.00	0.00	10%	1.489	0
		3			75.00	0.00	10%	1.489	0
Flat 2 High*		2							
Flat 3 High*		3							



Wychavon Base
Site make up

Number 13 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Ex Garage 12 0.20 60.00 75.83 910 4,550 881,790 969.00
Locality 'een/Brown rnative Use Brown Garage

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	3	2	3	4	1	2	3	4	5	1	2
Beds	1	2	3	2	3	4	1	2	3	4	5	1	2
Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density	45.00	62.00	65.00	75.00	85.00	135.00	45.00	67.00	80.00	86.00	100.00	45.00	67.00
Units/ha	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00
Developed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cost	0	969	969	188,955	218,025	290,700	969	969	969	969	969	1,489	1,489

Number 14 Units Area ha Density Units/ha Developed m2 Density m2/ha Total Cost Rate £/m2
Village/Town Infill 4 0.12 33.33 115.00 460 3,833 503,686 1,094.97
Locality 'een/Brown rnative Use Green Paddock

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
	1	2	3	2	3	4	1	2	3	4	5	1	2
Beds	1	2	3	2	3	4	1	2	3	4	5	1	2
Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density	45.00	62.00	65.00	75.00	85.00	135.00	45.00	67.00	80.00	86.00	100.00	45.00	67.00
Units/ha	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00
Developed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Density	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cost	0	1,095	1,095	1,095	208,044	295,642	1,095	1,095	1,095	1,095	1,095	1,683	1,683



Wychavon Base
Site make up

Number 15 Units Area ha 0.10 Density Units/ha 30.00 Developed m2 420 Density m2/ha 4,200 Total Cost 558,180 Rate £/m2 1,329.00 Locality 'een/Brown rnative Use Green Paddock

Small Village

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	2	2	3	1	2	2	2	3	1	2	3
Beds	1	2	2	2	3	1	2	2	2	3	1	2	3
No	1	2	2	2	3	1	2	2	2	3	1	2	3
m2	45.00	62.00	65.00	75.00	85.00	110.00	135.00	150.00	80.00	86.00	100.00	45.00	75.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	270.00	350.00	0.00	0.00	0.00	0.00	0.00
BCIS	1,095	1,095	1,095	1,095	1,095	1,095	1,329	1,329	1,095	1,095	1,095	1,683	1,683
COST	0	0	0	0	0	0	358,830	199,350	0	0	0	0	0

Number 16 Units Area ha 0.10 Density Units/ha 10.00 Developed m2 135 Density m2/ha 1,350 Total Cost 179,415 Rate £/m2 1,329.00 Locality 'een/Brown rnative Use Green Paddock

Village House

	Market	Flat	Terrace	Semi	Det	Affordable	Flat	Terrace	Semi	Det	Flat 1 High*	Flat 2 High*	Flat 3 High*
Units	1	2	2	2	3	1	2	2	2	3	1	2	3
Beds	1	2	2	2	3	1	2	2	2	3	1	2	3
No	1	2	2	2	3	1	2	2	2	3	1	2	3
m2	45.00	62.00	65.00	75.00	85.00	110.00	135.00	150.00	80.00	86.00	100.00	45.00	75.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	135.00	179,415	0.00	0.00	0.00	0.00	0.00
BCIS	1,095	1,095	1,095	1,095	1,095	1,095	1,329	1,329	1,095	1,095	1,095	1,683	1,683
COST	0	0	0	0	0	0	179,415	0	0	0	0	0	0

Wychavon Base
For Apps



			Site 1 Greenfield1	Site 2 Greenfield2	Site 3 Greenfield3	Site 4 Greenfield4	Site 5 Greenfield5	Site 6 Brown Redevel	Site 7 Urban Flats	Site 8 Brown Redevel M	Site 9 Brown Medium Brown	Site 10 Green Medium Green	Site 11 Urban Edge Paddock	Site 12 Town Centre Flats Brown Industrial	Site 13 Ex Garage	Site 14 Village/Town Infill Green Paddock	Site 15 Small Village Paddock	Site 16 Village House Paddock
	Green/brown field Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown Industrial	Brown Industrial	Brown Industrial	Brown Medium Brown Industrial	Green Medium Green Agricultural	Green Paddock	Brown Brown Industrial	Brown Garage	Village/Town Infill Green Paddock	Green Paddock	Green Paddock
Site Area	Gross	ha	14.30	9.50	4.75	2.40	1.10	1.67	0.60	0.50	0.40	0.70	0.43	0.15	0.20	1.15	0.10	0.10
Net		ha	8.60	5.70	2.86	1.40	0.85	1.67	0.60	0.50	0.23	0.60	0.34	0.15	0.20	0.12	0.10	0.10
Units			300	200	100	50	30	100	60	30	14	20	12	10	12	4	3	1
Average Unit	Size	m2	95.40	95.40	95.40	96.60	97.90	78.24	66.67	78.83	77.07	78.60	74.25	51.80	75.83	115.00	140.00	135.00
Mix	Intermediate to Buy Affordable Rent Social Rent		8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	6.00%	6.00%	6.00%			
			32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	24.00%	24.00%	24.00%			
Price	Market	£/m2	2540	2890	2570	2680	2870	2760	2570	2590	2410	2140	2530	2359	2640	3370	3480	4010
	Intermedia	£/m2	1,651	1,879	1,671	1,742	1,866	1,794	1,671	1,684	1,567	1,391	1,645	1,533	1,716	2,191	2,262	2,607
	Affordable	£/m2	1,448	1,647	1,465	1,528	1,636	1,573	1,465	1,476	1,229	1,091	1,290	1,203	1,346	1,719	1,775	2,045
	Social Rent	£/m2	1,295	1,474	1,311	1,367	1,464	1,408	1,311	1,321	1,085	963	1,139	1,062	1,188	1,517	1,566	1,805
Grant and	Intermediate £/unit Affordable £/unit Social Rent £/unit																	
Sales per Quarter	Unit Build Time		4 3	5 3	7 3	12 3	20 3	5 3	5 3	5 3	4 3	5 3	7 3	12 3	20 3	5 3	5 3	5 3
Alternative Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	25,000	50,000	350,000	350,000	50,000	50,000	50,000
Up Lift %	%		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift	£/ha		300,000	300,000	300,000	300,000	300,000					300,000	300,000			300,000	300,000	300,000
Easements etc	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	% land		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning P <50	£/unit		385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385
>50	£/unit		115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115
Architects	%		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM	%		0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional	%		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Build Cost - BCIS Base	£/m2		969	969	969	969	969	969	1,638	969	969	1,027	969	1,027	969	1,095	1,329	1,329
CFSH	%		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Energy	£/m2		20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Design	£/m2																	
Over-extra 2	£/m2																	
Over-extra 3	£/m2																	
SUDS	%							5%	5%	5%	5%			5%	5%			
Infrastructure	%		20.0%	20.0%	20.0%	15.0%	15.0%	12.5%	10.0%	10.0%	10.0%	15.0%	12.5%	10.0%	12.5%	10.0%	10.0%	10.0%
Pre CIL s106	£/Unit			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	£/Unit		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	%		2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	2.50%	2.50%	5.00%	5.00%	2.50%	2.50%	2.50%
Abnormals	%							5.00%	5.00%	5.00%	5.00%			5.00%	5.00%			
	£/site															170,522	160,776	59,549
FINANCE	Fees	£	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Interest	%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
	Legal and V E	£	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Developer	% of costs (before inte		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	% of GDV		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%

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Green/brown field Use	0	Site Area Gross Net Units	ha ha 0	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	
				Greenfield1 Green Agricultural	Greenfield2 Green Agricultural	Greenfield3 Green Agricultural	Greenfield4 Green Agricultural	Greenfield5 Green Agricultural	Brown Redevel Brown Industrial	Urban Flats Brown Redevel Brown Industrial	Brown Redevel M Brown Industrial	Medium Brown Brown Industrial	Green Medium Green Agricultural	Urban Edge Green Paddock	Centre Flats Brown Industrial	Ex Garage Brown Garage	Small Village Green Paddock	Village House Green Paddock		
Mix Intermediate to Buy Affordable Rent Social Rent				14.3 8.6 300	9.5 5.7 200	4.75 2.86 100	2.4 1.4 50	1.1 0.85 30	1.67 1.67 100	0.6 0.6 60	0.5 0.5 30	0.4 0.23 14	0.7 0.6 20	0.43 0.34 12	0.15 0.15 10	0.2 0.2 12	1.15 0.12 4	0.1 0.1 3	0.1 0.1 1	
				60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	60.00% 8.00% 0.00% 32.00%	70.00% 6.00% 0.00% 24.00%	70.00% 6.00% 0.00% 24.00%	70.00% 6.00% 0.00% 24.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	
				25,000 357,500	25,000 237,500	25,000 118,750	25,000 60,000	25,000 27,500	350,000 584,500	350,000 210,000	350,000 175,000	350,000 140,000	25,000 17,500	50,000 21,500	350,000 52,500	350,000 70,000	350,000 50,000	50,000 5,000	50,000 5,000	50,000 5,000
				305,000 4,361,500	305,000 2,897,500	305,000 1,448,750	305,000 732,000	305,000 335,500	70,000 116,900	70,000 42,000	70,000 35,000	70,000 28,000	305,000 213,500	310,000 133,300	70,000 10,500	70,000 14,000	310,000 356,500	310,000 31,000	310,000 31,000	310,000 31,000
Viability Threshold				330,000 4,719,000	330,000 3,135,000	330,000 1,567,500	330,000 792,000	330,000 363,000	420,000 701,400	420,000 252,000	420,000 210,000	420,000 168,000	330,000 231,000	360,000 154,800	420,000 63,000	420,000 84,000	360,000 414,000	360,000 36,000	360,000 36,000	360,000 36,000
	Residual Vi: Gross			401,071	757,673	397,682	605,113	1,062,805	867,661	-5,339,444	573,565	-9,613	-194,235	495,275	-370,340	594,128	195,566	899,243	672,297	672,297
Net				666,898	1,262,788	660,487	1,037,336	1,375,394	867,661	-5,339,444	573,565	-16,717	-226,607	626,377	-370,340	594,128	1,874,176	899,243	672,297	672,297
£ site				5,735,322	7,197,890	1,888,992	1,452,271	1,169,085	1,448,995	-3,203,666	286,782	-3,845	-135,964	212,968	-55,551	118,826	224,901	89,924	67,230	67,230
Additional Profit				3,113,849	6,479,022	428,059	797,547	932,458	952,679	-3,631,656	96,542	-186,090	-411,855	66,307	-128,481	40,272	-201,936	56,969	32,885	32,885
	£/m2			154	480	63	236	460	189	-1,513	64	-264	-304	101	-354	63	-451	155	244	244

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Number 45/1 Units 2609 NET Area 140.00 ha Density erage Unit Size 99 m2 Developed m2 257,831 Density m2/ha 1,842 Total Cost 249,838,239 Rate £/m2 969.00 Locality Green/ Brown rnative Use Worcester Green Agricultural

South Worcs UE

	Market		Beds	No		m2	Total	BCIS	COST
	Flat	1	0		45.00	0.00		969	0
		2	0		62.00	0.00		969	0
	Terrace	2	91		65.00	5,915.00		969	5,731,635
		3	183		75.00	13,725.00		969	13,299,525
	Semi	2	183		85.00	15,555.00		969	15,072,795
		3	183		95.00	17,385.00		969	16,846,065
	Det	3	457		110.00	50,270.00		969	48,711,630
		4	457		135.00	61,695.00		969	59,782,455
		5	274		150.00	41,100.00		969	39,825,900
								969	0
								969	0
	Affordable							969	0
	Flat	1	234		45.00	10,530.00		969	10,203,570
		2	156		67.00	10,452.00		969	10,127,988
	Terrace	2	156		75.00	11,700.00		969	11,337,300
		3	157		82.00	12,874.00		969	12,474,906
	Semi	2	0		80.00	0.00		969	0
		3	78		85.00	6,630.00		969	6,424,470
	Det	3	0		86.00	0.00		969	0
		4	0		100.00	0.00	10%	1,489	0
		5	0		125.00	0.00	10%	1,489	0
						0.00	10%	1,489	0

Number 45/2 Units 2150 Area 61.50 ha Density erage Unit Size 99 m2 Developed m2 212,421 Density m2/ha 3,454 Total Cost 205,835,949 Rate £/m2 969.00 Locality Green/Brown rnative Use Worcester Green Agricultural

Worcester West UE

	Market		Beds	No		m2	Total	BCIS	COST
	Flat	1	0		45.00	0.00		969	0
		2	0		62.00	0.00		969	0
	Terrace	2	75		65.00	4,875.00		969	4,723,875
		3	151		75.00	11,325.00		969	10,973,925
	Semi	2	151		85.00	12,835.00		969	12,437,115
		3	151		95.00	14,345.00		969	13,900,305
	Det	3	376		110.00	41,360.00		969	40,077,840
		4	376		135.00	50,760.00		969	49,186,440
		5	226		150.00	33,900.00		969	32,849,100
					0.00	0.00		969	0
					0.00	0.00		969	0
					0.00	0.00		969	0
	Affordable							969	0
	Flat	1	193		45.00	8,685.00		969	8,415,765
		2	129		67.00	8,643.00		969	8,375,067
	Terrace	2	129		75.00	9,675.00		969	9,375,075
		3	129		82.00	10,578.00		969	10,250,082
	Semi	2	0		80.00	0.00		969	0
		3	64		85.00	5,440.00		969	5,271,360
	Det	3	0		86.00	0.00		969	0
		4	0		100.00	0.00	10%	1,489	0
		5	0		125.00	0.00	10%	1,489	0
						0.00	10%	1,489	0



Number	WO135&136	Units	Area ha	Density Units/ha	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality	Green/Brown	native Use
Crown Packaging		230	5.83	39.45	99	22.831	22,123,239	969.00	Worcester	Brown	Industrial

	Market										
	Bed	No			m2	Total	BCIS	COST			
	1	0			45.00	0.00	969	0			
	2	0			62.00	0.00	969	0			
	3	8			65.00	520.00	969	503,880			
	4	16			75.00	1,200.00	969	1,162,800			
	5	14			85.00	1,190.00	969	1,153,110			
	6	14			95.00	1,330.00	969	1,288,770			
	7	42			110.00	4,620.00	969	4,476,780			
	8	42			135.00	5,670.00	969	5,494,230			
	9	25			150.00	3,750.00	969	3,633,750			
	10				0.00	0.00	969	0			
	11				0.00	0.00	969	0			
	12				0.00	0.00	969	0			
	13				0.00	0.00	969	0			
	14	22			45.00	990.00	969	959,310			
	15	14			67.00	938.00	969	908,922			
	16	14			75.00	1,050.00	969	1,017,450			
	17	14			82.00	1,148.00	969	1,112,412			
	18	0			80.00	0.00	969	0			
	19	5			85.00	425.00	969	411,825			
	20	0			86.00	0.00	969	0			
	21	0			100.00	0.00	1,489	0			
	22	0			125.00	0.00	1,489	0			
	23					0.00	1,489	0			

Number	48/1	Units	Area ha	Density Units/ha	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality	Green/Brown	native Use
Vine's Lane		100	3.00	33.33	100	9,979	9,669,651	969.00	Droitwich	Green	Agricultural

	Market										
	Bed	No			m2	Total	BCIS	COST			
	1	0			45.00	0.00	969	0			
	2	0			62.00	0.00	969	0			
	3	4			65.00	260.00	969	251,940			
	4	7			75.00	525.00	969	508,725			
	5	7			85.00	595.00	969	576,555			
	6	7			95.00	665.00	969	644,385			
	7	18			110.00	1,980.00	969	1,918,620			
	8	18			135.00	2,430.00	969	2,354,670			
	9	11			150.00	1,650.00	969	1,598,850			
	10				0.00	0.00	969	0			
	11				0.00	0.00	969	0			
	12				0.00	0.00	969	0			
	13	8			45.00	360.00	969	348,840			
	14	6			67.00	402.00	969	389,538			
	15	6			75.00	450.00	969	436,050			
	16	6			82.00	492.00	969	476,748			
	17	0			80.00	0.00	969	0			
	18	2			85.00	170.00	969	164,730			
	19	0			86.00	0.00	969	0			
	20	0			100.00	0.00	1,489	0			
	21	0			125.00	0.00	1,489	0			
	22					0.00	1,489	0			

Evesham	Green	Agricultural
Market	39,405 m2 350 Units 113 Average	
Affordable	10,020 m2 150 Units 67 Average	

		Beds	No		m2	Total	BCIS	COST
Market	Flat	1	0		45.00	0.00		0
		2	0		62.00	0.00	969	0
	Terrace	2	17		65.00	1,105.00	969	1,070,745
		3	35		75.00	2,625.00	969	2,543,625
	Semi	2	35		85.00	2,975.00	969	2,882,775
3		35		95.00	3,325.00	969	3,221,925	
Det	3	88		110.00	9,680.00	969	9,379,920	
		87		135.00	11,745.00	969	11,380,905	
	5	53		150.00	7,950.00	969	7,703,550	
				0.00	0.00		0	
				0.00	0.00		969	0
Affordable	Flat	1	45		0.00	0.00	969	0
		2	30		45.00	2,025.00	969	1,962,225
	Terrace	2	30		67.00	2,010.00	969	1,947,690
		3	30		75.00	2,250.00	969	2,180,250
	Semi	2	0		82.00	2,460.00	969	2,383,740
		3	15		80.00	0.00	969	0
	Det	3	0		85.00	1,275.00	969	1,235,475
		3	0		86.00	0.00	969	0
		4	0		100.00	0.00	1,489	0
		5	0		125.00	0.00	1,489	0
					0.00	0.00	1,489	0

Locality	Green/Brown	native Use
Malvern	Brown	Industrial

		Beds	No		m2	Total	BCIS	COST
Affordable	Market							
	Flat	1	0		45.00	0.00	969	0
		2	0		62.00	0.00	969	0
	Terrace	3	11		65.00	715.00	969	692,835
		2	21		75.00	1,575.00	969	1,526,175
Mid-range	Semi	2	21		85.00	1,785.00	969	1,729,665
		3	21		95.00	1,995.00	969	1,933,155
	Det	3	53		110.00	5,830.00	969	5,649,270
		4	53		135.00	7,155.00	969	6,933,195
		5	32		150.00	4,800.00	969	4,651,200
Premium					0.00	0.00		0
					0.00	0.00	969	0
					0.00	0.00	969	0
	Affordable	1	25		45.00	1,125.00	969	1,090,125
	Flat	2	18		67.00	1,206.00	969	1,168,614
Premium	Terrace	2	18		75.00	1,350.00	969	1,308,150
		3	18		82.00	1,476.00	969	1,430,244
	Semi	2	0		80.00	0.00	969	0
		3	9		85.00	765.00	969	741,285
	Det	3	0		86.00	0.00	969	0
Premium		4	0		100.00	0.00	1,489	0
		5	0		125.00	0.00	1,489	0
							1,489	0



Number	56	Units	Area ha	Density Units/ha	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality	Green/Brown native Use
North East Malvern		800	22.85	35.01	99	79,032	76,582,008	969.00	Malvern	Green
									Market	63,000 m2 560 Units 113 Average

	Market		Units	Area ha	Density Units/ha	Developed m2	Density m2/ha	Total Cost	Rate £/m2
	Flat	1	0			45.00	0.00	0	0
	Terrace	2	28			65.00	1,820.00	969	1,763,580
	Semi	3	56			75.00	4,200.00	969	4,069,800
	Det	3	56			85.00	4,760.00	969	4,612,440
		3	56			95.00	5,320.00	969	5,155,080
		3	140			110.00	15,400.00	969	14,922,600
		4	140			135.00	18,900.00	969	18,314,100
		5	84			150.00	12,600.00	969	12,209,400
						0.00	0.00	0	0
						0.00	0.00	0	0
						0.00	0.00	0	0
	Affordable					0.00	0.00	0	0
	Flat	1	72			45.00	3,240.00	969	3,139,560
	Terrace	2	48			67.00	3,216.00	969	3,116,304
		2	48			75.00	3,600.00	969	3,488,400
		3	48			82.00	3,936.00	969	3,813,984
	Semi	2	0			80.00	0.00	969	0
		24				85.00	2,040.00	969	1,976,760
	Det	3	0			86.00	0.00	969	0
		3	0			100.00	0.00	1,489	0
		4	0			100.00	0.00	1,489	0
		5	0			125.00	0.00	1,489	0
						0.00	0.00	1,489	0

Number	11	Units	Area ha	Density Units/ha	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality	Green/Brown native Use
Swinesherd Way		300	13.20	22.73	87	26,097	25,456,993	975.48	Worcester	Green
									Market	17,531 m2 180 Units 97 Average

	Market		Units	Area ha	Density Units/ha	Developed m2	Density m2/ha	Total Cost	Rate £/m2
	Flat	1				45.00	0.00	0	0
		2	13			62.00	806.00	969	781,014
	Terrace	2	20			65.00	1,300.00	969	1,259,700
		3	20			75.00	1,500.00	969	1,453,500
	Semi	2	30			85.00	2,550.00	969	2,470,950
		3	43			95.00	4,085.00	969	3,958,365
	Det	3				110.00	0.00	969	0
		4	54			135.00	7,290.00	969	7,064,010
		5				150.00	0.00	969	0
						0.00	0.00	0	0
						0.00	0.00	0	0
						0.00	0.00	0	0
	Affordable					0.00	0.00	0	0
	Flat	1	20			45.00	900.00	969	872,100
		2	20			67.00	1,340.00	969	1,298,460
	Terrace	2	51			75.00	3,825.00	969	3,706,425
		3	12			82.00	984.00	969	953,496
	Semi	2				80.00	0.00	969	0
		3	12			85.00	1,020.00	969	988,380
		4	2			86.00	172.00	969	166,668
	Det	4	2			100.00	200.00	1,489	297,800
		5	1			125.00	125.00	1,489	186,125
						0.00	0.00	1,489	0

Strat Base
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8
			South Worcs UE	Worcester West UE	Crown Packaging Brown Industrial	Vine's Lane	Cheltenham Road	Qinetiq	North East Malvern Green	Swinesherd Way Green
Green/brown field Use			Green Agricultural	Green Agricultural		Green Agricultural	Green Agricultural	Brown Industrial	Agricultural	Agricultural
Site Area	Gross	ha	247.00	134.49	15.56	6.83	11.70	3.10	19.00	37.40
	Net	ha	140.00	61.50	5.83	3.00	11.50	8.60	22.85	13.20
Units			2,609	2,150	230	100	500	300	800	300
Average Unit Size		m2	98.82	98.80	99.27	99.79	98.85	99.26	98.79	86.99
Mix	Intermediate to Buy Affordable Rent		8.00%	8.00%	6.00%	8.00%	8.00%	6.00%	8.00%	8.00%
	Social Rent		32.00%	32.00%	24.00%	32.00%	32.00%	24.00%	32.00%	32.00%
Price	Market	£/m2	2540	2540	2520	2540	2620	2540	2540	2540
	Intermediate to Buy	£/m2	1,651	1,651	1,638	1,651	1,703	1,651	1,651	1,651
	Affordable Rent	£/m2	1,448	1,448	1,436	1,448	1,493	1,448	1,448	1,448
	Social Rent	£/m2	1,295	1,295	1,285	1,295	1,336	1,295	1,295	1,295
Grant and Subsidy	Intermediate to Buy Affordable Rent	£/unit								
	Social Rent	£/unit								
Sales per Quarter										
Unit Build Time			3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	25,000	25,000	350,000	25,000	25,000	300,000	25,000	25,000
Up Lift %		%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift		£/ha	300,000	300,000		300,000	300,000		300,000	300,000
Easements etc		£	0	0	0	0	0	0	0	0
Legals Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	385	385	385	385	385	385	385	385
	>50	£/unit	115	115	115	115	115	115	115	115
Architects		%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Build Cost - BCIS Based		£/m2	969	969	969	969	969	969	969	975
CfSH		%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Energy		£/m2	20	20	20	20	20	20	20	20
Design		£/m2								
Over-extra 2		£/m2								
Over-extra 3		£/m2								
SUDS		%			5%			5%		10
Infrastructure		%	20.0%	20.0%	10.0%	17.5%	20.0%	10.0%	20.0%	20.0%
Pre CIL s106		£/Unit		0	0	0	0	0	0	0
Post CIL s106		£/Unit		0	0	0	0	0	0	0
		£/m2		0	0	0	0	0	0	0
Contingency		%	2.50%	2.50%	5.00%	2.50%	2.50%	5.00%	2.50%	2.50%
Abnormals		%			5.00%			5.00%		
		£/site	44,090,960	34,661,515	1,983,158	540,459	3,216,015	3,747,479	7,765,013	2,674,283
FINANCE	Fees	£	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Developers Profit	% of costs (before interest)		0%	0%	0%	0%	0%	0%	0%	0%
	% of GDV		20%	20%	20%	20%	20%	20%	20%	20%

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DEVELOPMENT COSTS			TOTAL	
LAND	Land	100%	754,479	1,690,272
	Stamp Duty	6.00%	754,479	
	Stamp Duty Acquisition	15.00%	226,344	
PLANNING	Planning Fee	1,000,000		
	3/1 FM	6.00%	1,418,348	
	3/1 FM	10.00%	1,418,348	
	Other Professional	35.00%	5,065,827	
	Other Professional	35.00%	5,065,827	32,297,458
CONSTRUCTION	Bid Cost (BIC) Based	1,197	342,534,981	
	Contingency	2.00%	6,850,725	
	Contingency	2.00%	34,091,151	283,248,603
	Contingency	2.00%	34,091,151	
FINANCE	Post Interest	10.00%	10,000	
	Legal and Valuation	6.00%	7,500	17,500
SALES	Agent	3.00%	814,147	
	Legal	0.0%	2,325,911	
	Legal	0.0%	2,325,911	
	Misc	5.00%	11,652,455	34,777,431
Developer Profit				100%
Developer Profit				20.00%

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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
RECURRING CASH FLOW FOR IN-THE-BEST																								
INCOME	30	-45	-30		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LARS Stated																								
LARS Unstated																								
Shareholder Overlap																								
Affordable Rent																								
Other Professional																								
Grand and Subsidy																								
EXPENDITURE	0	6,244,186	3,325,581	6,244,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land	111,465																							
Interest on Debt	0																							
Servicing Fee	0																							
Lease Acquisition	33,445																							
Legal and Valuation	25,000																							
Hearing Fee	712,661																							
Attorneys	118,8910																							
Hearing Consultants	0																							
Other Professional	415,806																							
Bulk Cost - BCCS Base	3,319,189	0	3,319,189	0	0	0	3,319,189	4,425,565	3,319,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	62,290	110,640	82,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormal	162,138	216,184	162,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	10,000																							
Legal and Valuation	7,500																							
Agents	937,326	249,767	167,326	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous	0	31,241	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COST'S BEFORE LAND INT AND PROFIT	1,494,143	3,792,853	3,644,884	3,792,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land	223,442	88,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest on Debt																								
Profit on Co-Devs																								
Profit on GDV's																								
Cash Flow	-3,724,041	2,237,660	3,167,608	2,461,353	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overlapping Balance	-3,724,041	-1,466,190	1,701,458	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	4,162,791	
For Residual Valuation	2729,189																							
Land																								
Interest on Debt																								
Profit on Co-Devs																								
Profit on GDV's																								
Cash Flow																								
Overlapping Balance																								
For Residual Valuation																								

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Planning fee rate	rate	1.50%
Over 100	30%	
Over 200	35%	
Over 300	40%	
Over 400	45%	
Over 500	50%	
Over 600	55%	
Over 700	60%	
Over 800	65%	
Over 900	70%	
Over 1000	75%	
Over 1100	80%	
Over 1200	85%	
Over 1300	90%	
Over 1400	95%	
Over 1500	100%	
Over 1600	105%	
Over 1700	110%	
Over 1800	115%	
Over 1900	120%	
Over 2000	125%	
Over 2100	130%	
Over 2200	135%	
Over 2300	140%	
Over 2400	145%	
Over 2500	150%	
Over 2600	155%	
Over 2700	160%	
Over 2800	165%	
Over 2900	170%	
Over 3000	175%	
Over 3100	180%	
Over 3200	185%	
Over 3300	190%	
Over 3400	195%	
Over 3500	200%	
Over 3600	205%	
Over 3700	210%	
Over 3800	215%	
Over 3900	220%	
Over 4000	225%	
Over 4100	230%	
Over 4200	235%	
Over 4300	240%	
Over 4400	245%	
Over 4500	250%	
Over 4600	255%	
Over 4700	260%	
Over 4800	265%	
Over 4900	270%	
Over 5000	275%	
Over 5100	280%	
Over 5200	285%	
Over 5300	290%	
Over 5400	295%	
Over 5500	300%	
Over 5600	305%	
Over 5700	310%	
Over 5800	315%	
Over 5900	320%	
Over 6000	325%	
Over 6100	330%	
Over 6200	335%	
Over 6300	340%	
Over 6400	345%	
Over 6500	350%	
Over 6600	355%	
Over 6700	360%	
Over 6800	365%	
Over 6900	370%	
Over 7000	375%	
Over 7100	380%	
Over 7200	385%	
Over 7300	390%	
Over 7400	395%	
Over 7500	400%	
Over 7600	405%	
Over 7700	410%	
Over 7800	415%	
Over 7900	420%	
Over 8000	425%	
Over 8100	430%	
Over 8200	435%	
Over 8300	440%	
Over 8400	445%	
Over 8500	450%	
Over 8600	455%	
Over 8700	460%	
Over 8800	465%	
Over 8900	470%	
Over 9000	475%	
Over 9100	480%	
Over 9200	485%	
Over 9300	490%	
Over 9400	495%	
Over 9500	500%	
Over 9600	505%	
Over 9700	510%	
Over 9800	515%	
Over 9900	520%	
Over 10000	525%	
Over 10100	530%	
Over 10200	535%	
Over 10300	540%	
Over 10400	545%	
Over 10500	550%	
Over 10600	555%	
Over 10700	560%	
Over 10800	565%	
Over 10900	570%	
Over 11000	575%	
Over 11100	580%	
Over 11200	585%	
Over 11300	590%	
Over 11400	595%	
Over 11500	600%	
Over 11600	605%	
Over 11700	610%	
Over 11800	615%	
Over 11900	620%	
Over 12000	625%	
Over 12100	630%	
Over 12200	635%	
Over 12300	640%	
Over 12400	645%	
Over 12500	650%	
Over 12600	655%	
Over 12700	660%	
Over 12800	665%	
Over 12900	670%	
Over 13000	675%	
Over 13100	680%	
Over 13200	685%	
Over 13300	690%	
Over 13400	695%	
Over 13500	700%	
Over 13600	705%	
Over 13700	710%	
Over 13800	715%	
Over 13900	720%	
Over 14000	725%	
Over 14100	730%	
Over 14200	735%	
Over 14300	740%	
Over 14400	745%	
Over 14500	750%	
Over 14600	755%	
Over 14700	760%	
Over 14800	765%	
Over 14900	770%	
Over 15000	775%	
Over 15100	780%	
Over 15200	785%	
Over 15300	790%	
Over 15400	795%	
Over 15500	800%	
Over 15600	805%	
Over 15700	810%	
Over 15800	815%	
Over 15900	820%	
Over 16000	825%	
Over 16100	830%	
Over 16200	835%	
Over 16300	840%	
Over 16400	845%	
Over 16500	850%	
Over 16600	855%	
Over 16700	860%	
Over 16800	865%	
Over 16900	870%	
Over 17000	875%	
Over 17100	880%	
Over 17200	885%	
Over 17300	890%	
Over 17400	895%	
Over 17500	900%	
Over 17600	905%	
Over 17700	910%	
Over 17800	915%	
Over 17900	920%	
Over 18000	925%	
Over 18100	930%	
Over 18200	935%	
Over 18300	940%	
Over 18400	945%	
Over 18500	950%	
Over 18600	955%	
Over 18700	960%	
Over 18800	965%	
Over 18900	970%	
Over 19000	975%	
Over 19100	980%	
Over 19200	985%	
Over 19300	990%	
Over 19400	995%	
Over 19500	1000%	
Over 19600	1005%	
Over 19700	1010%	
Over 19800	1015%	
Over 19900	1020%	
Over 20000	1025%	
Over 20100	1030%	
Over 20200	1035%	
Over 20300	1040%	
Over 20400	1045%	
Over 20500	1050%	
Over 20600	1055%	
Over 20700	1060%	
Over 20800	1065%	
Over 20900	1070%	
Over 21000	1075%	
Over 21100	1080%	
Over 21200	1085%	
Over 21300	1090%	
Over 21400	1095%	
Over 21500	1100%	
Over 21600	1105%	
Over 21700	1110%	
Over 21800	1115%	
Over 21900	1120%	
Over 22000	1125%	
Over 22100	1130%	
Over 22200	1135%	
Over 22300	1140%	
Over 22400	1145%	
Over 22500	1150%	
Over 22600	1155%	
Over 22700	1160%	
Over 22800	1165%	
Over 22900	1170%	
Over 23000	1175%	
Over 23100	1180%	
Over 23200	1185%	
Over 23300	1190%	
Over 23400	1195%	
Over 23500	1200%	
Over 23600	1205%	
Over 23700	1210%	
Over 23800	1215%	
Over 23900	1220%	
Over 24000	1225%	
Over 24100	1230%	
Over 24200	1235%	
Over 24300	1240%	
Over 24400	1245%	
Over 24500	1250%	
Over 24600	1255%	
Over 24700	1260%	
Over 24800	1265%	
Over 24900	1270%	
Over 25000	1275%	
Over 25100	1280%	
Over 25200	1285%	
Over 25300	1290%	
Over 25400	1295%	
Over 25500	1300%	
Over 25600	1305%	
Over 25700	1310%	
Over 25800	1315%	
Over 25900	1320%	
Over 26000	1325%	
Over 26100	1330%	
Over 26200	1335%	
Over 26300	1340%	
Over 26400	1345%	
Over 26500	1350%	
Over 26600	1355%	
Over 26700	1360%	
Over 26800	1365%	
Over 26900	1370%	
Over 27000	1375%	
Over 27100	1380%	
Over 27200	1385%	
Over 27300	1390%	
Over 27400	1395%	
Over 27500	1400%	
Over 27600	1405%	
Over 27700	1410%	
Over 27800	1415%	
Over 27900	1420%	
Over 28000	1425%	
Over 28100	1430%	
Over 28200	1435%	
Over 28300	1440%	
Over 28400	1445%	
Over 28500	1450%	
Over 28600	1455%	
Over 28700	1460%	
Over 28800	1465%	
Over 28900	1470%	
Over 29000	1475%	
Over 29100	1480%	
Over 29200	1485%	
Over 29300	1490%	
Over 29400	1495%	
Over 29500	1500%	
Over 29600	1505%	
Over 29700	1510%	
Over 29800	1515%	
Over 29900	1520%	
Over 30000	1525%	
Over 30100	1530%	
Over 30200	1535%	
Over 30300	1540%	
Over 30400	1545%	
Over 30500	1550%	
Over 30600	1555%	
Over 30700	1560%	
Over 30800	1565%	
Over 30900	1570%	
Over 31000	1575%	
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Over 31200	1585%	
Over 31300	1590%	
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Over 31700	1610%	
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Over 32000	1625%	
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Over 33000	1675%	
Over 33100	1680%	
Over 33200	1685%	
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Over 34400	1745%	
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Over 34800	1765%	
Over 34900	1770%	
Over 35000	1775%	
Over 35100	1780%	
Over 35200	1785%	
Over 35300	1790%	
Over 35400	1795%	
Over 35500	1800%	
Over 35600	1805%	
Over 35700	1810%	
Over 35800	1815%	
Over 35900	1820%	
Over 36000	1825%	
Over 36100	1830%	
Over 36200	1835%	
Over 36300	1840%	
Over 36400	1845%	
Over 36500	1850%	
Over 36600	1855%	
Over 36700	1860%	
Over 36800	1865%	
Over 36900	1870%	
Over 37000	1875%	
Over 37100	1880%	
Over 37200	1885%	
Over 37300	1890%	
Over 37400	1895%	
Over 37500	1900%	
Over 37600	1905%	
Over 37700	1910%	
Over 37800	1915%	
Over 37900	1920%	
Over 38000	1925%	
Over 38100	1930%	
Over 38200	1935%	
Over 38300	1940%	
Over 38400	1945%	
Over 38500	1950%	
Over 38600	1955%	
Over 38700	1960%	
Over 38800	1965%	
Over 38900	1970%	
Over 39000	1975%	
Over 39100	1980%	
Over 39200	1985%	
Over 39300	1990%	
Over 39400	1995%	
Over 39500	2000%	
Over 39600	2005%	
Over 39700	2010%	
Over 39800	2015%	
Over 39900	2020%	
Over 40000	2025%	
Over 40100	2030%	
Over 40200	2035%	
Over 40300	2040%	
Over 40400	2045%	
Over 40500	2050%	
Over 40600	2055%	
Over 40700	2060%	
Over 40800	2065%	
Over 40900	2070%	
Over 41000	2075%	
Over 41100	2080%	
Over 41200	2085%	
Over 41300	2090%	
Over 41400	2095%	
Over 41500	2100%	
Over 41600	2105%	
Over 41700	2110%	
Over 41800	2115%	
Over 41900	2120%	
Over 42000	2125%	
Over 42100	2130%	
Over 42200	2135%	
Over 42300	2140%	
Over 42400	2145%	
Over 42500	2150%	
Over 42600	2155%	
Over 42700	2160%	
Over 42800	2165%	
Over 42900	2170%	
Over 43000	2175%	
Over 43100	2180%	
Over 43200	2185%	
Over 43300	2190%	
Over 43400	2195%	
Over 43500	2200%	
Over 43600	2205%	
Over 43700	2210%	

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INCOME

At Risk

%

Market

Price

GDW

GA

m2

Market Housing

112.5

60%

430

2,940

137,160,000

54,000

Shared Ownership

66.8

6%

64

1,931

7,358,565

4,275

Affordable Rent

66.8

0%

0

1,448

0

0

Social Rent

66.8

32%

256

1,385

22,183,276

17,101

Shared Ownership

0

0%

0

0

0

0

Affordable Buy

0

0%

0

0

0

0

Social Rent

0

0%

0

0

0

0

22.60

14%

35

114

146,279,732

78,379

11.30

14%

18

114

73,139,866

39,189

INCOME

At Risk

%

Market

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0%

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Social Rent

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Social Rent

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32%

256

1,385

22,183,276

17,101

Shared Ownership

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Affordable Buy

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0%

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Social Rent

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22.60

14%

35

114

146,279,732

78,379

11.30

14%

18

114

73,139,866

39,189

INCOME

At Risk

%

Market

Price

GDW

GA

m2

Market Housing

112.5

60%

430

2,940

137,160,000

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Shared Ownership

66.8

6%

64

1,931

7,358,565

4,275

Affordable Rent

66.8

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Social Rent

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32%

256

1,385

22,183,276

17,101

Shared Ownership

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Affordable Buy

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0%

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Social Rent

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0

0

22.60

14%

35

114

146,279,732

78,379

11.30

14%

18

114

73,139,866

39,189

INCOME

At Risk

%

Market

Price

GDW

GA

m2

Market Housing

112.5

60%

430

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137,160,000

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Shared Ownership

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7,358,565

4,275

Affordable Rent

66.8

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Social Rent

66.8

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256

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22,183,276

17,101

Shared Ownership

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39,189

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Affordable Buy

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Social Rent

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Appendix 6 – Updated Older Peoples Housing Appraisals

Droitwich

			CIL	E/m2	Greenfield				EXTRA CARE				Brownfield				EXTRA CARE			
					40%	45%	50%	55%	40%	45%	50%	55%	40%	45%	50%	55%	40%	45%	50%	55%
Units	1bed	50 m2	20	20	20	20	20	24	24	24	24	20	20	20	20	24	24	24	24	
	2bed	75 m2	25	25	25	25	25	16	16	16	16	25	25	25	25	16	16	16	16	
	3bed	90 m2	30	30	30	30	30	20	20	20	20	30	30	30	30	20	20	20	20	
	4bed	110 m2	35	35	35	35	35	24	24	24	24	35	35	35	35	24	24	24	24	
	5bed	130 m2	40	40	40	40	40	28	28	28	28	40	40	40	40	28	28	28	28	
	6bed	150 m2	45	45	45	45	45	32	32	32	32	45	45	45	45	32	32	32	32	
	7bed	170 m2	50	50	50	50	50	36	36	36	36	50	50	50	50	36	36	36	36	
	8bed	190 m2	55	55	55	55	55	40	40	40	40	55	55	55	55	40	40	40	40	
	9bed	210 m2	60	60	60	60	60	44	44	44	44	60	60	60	60	44	44	44	44	
	10bed	230 m2	65	65	65	65	65	48	48	48	48	65	65	65	65	48	48	48	48	
	11bed	250 m2	70	70	70	70	70	52	52	52	52	70	70	70	70	52	52	52	52	
	12bed	270 m2	75	75	75	75	75	56	56	56	56	75	75	75	75	56	56	56	56	
	13bed	290 m2	80	80	80	80	80	60	60	60	60	80	80	80	80	60	60	60	60	
	14bed	310 m2	85	85	85	85	85	64	64	64	64	85	85	85	85	64	64	64	64	
	15bed	330 m2	90	90	90	90	90	68	68	68	68	90	90	90	90	68	68	68	68	
	16bed	350 m2	95	95	95	95	95	72	72	72	72	95	95	95	95	72	72	72	72	
	17bed	370 m2	100	100	100	100	100	76	76	76	76	100	100	100	100	76	76	76	76	
	18bed	390 m2	105	105	105	105	105	80	80	80	80	105	105	105	105	80	80	80	80	
	19bed	410 m2	110	110	110	110	110	84	84	84	84	110	110	110	110	84	84	84	84	
	20bed	430 m2	115	115	115	115	115	88	88	88	88	115	115	115	115	88	88	88	88	
	21bed	450 m2	120	120	120	120	120	92	92	92	92	120	120	120	120	92	92	92	92	
	22bed	470 m2	125	125	125	125	125	96	96	96	96	125	125	125	125	96	96	96	96	
	23bed	490 m2	130	130	130	130	130	100	100	100	100	130	130	130	130	100	100	100	100	
	24bed	510 m2	135	135	135	135	135	104	104	104	104	135	135	135	135	104	104	104	104	
	25bed	530 m2	140	140	140	140	140	108	108	108	108	140	140	140	140	108	108	108	108	
	26bed	550 m2	145	145	145	145	145	112	112	112	112	145	145	145	145	112	112	112	112	
	27bed	570 m2	150	150	150	150	150	116	116	116	116	150	150	150	150	116	116	116	116	
	28bed	590 m2	155	155	155	155	155	120	120	120	120	155	155	155	155	120	120	120	120	
	29bed	610 m2	160	160	160	160	160	124	124	124	124	160	160	160	160	124	124	124	124	
	30bed	630 m2	165	165	165	165	165	128	128	128	128	165	165	165	165	128	128	128	128	
	31bed	650 m2	170	170	170	170	170	132	132	132	132	170	170	170	170	132	132	132	132	
	32bed	670 m2	175	175	175	175	175	136	136	136	136	175	175	175	175	136	136	136	136	
	33bed	690 m2	180	180	180	180	180	140	140	140	140	180	180	180	180	140	140	140	140	
	34bed	710 m2	185	185	185	185	185	144	144	144	144	185	185	185	185	144	144	144	144	
	35bed	730 m2	190	190	190	190	190	148	148	148	148	190	190	190	190	148	148	148	148	
	36bed	750 m2	195	195	195	195	195	152	152	152	152	195	195	195	195	152	152	152	152	
	37bed	770 m2	200	200	200	200	200	156	156	156	156	200	200	200	200	156	156	156	156	
	38bed	790 m2	205	205	205	205	205	160	160	160	160	205	205	205	205	160	160	160	160	
	39bed	810 m2	210	210	210	210	210	164	164	164	164	210	210	210	210	164	164	164	164	
	40bed	830 m2	215	215	215	215	215	168	168	168	168	215	215	215	215	168	168	168	168	
	41bed	850 m2	220	220	220	220	220	172	172	172	172	220	220	220	220	172	172	172	172	
	42bed	870 m2	225	225	225	225	225	176	176	176	176	225	225	225	225	176	176	176	176	
	43bed	890 m2	230	230	230	230	230	180	180	180	180	230	230	230	230	180	180	180	180	
	44bed	910 m2	235	235	235	235	235	184	184	184	184	235	235	235	235	184	184	184	184	
	45bed	930 m2	240	240	240	240	240	188	188	188	188	240	240	240	240	188	188	188	188	
	46bed	950 m2	245	245	245	245	245	192	192	192	192	245	245	245	245	192	192	192	192	
	47bed	970 m2	250	250	250	250	250	196	196	196	196	250	250	250	250	196	196	196	196	
	48bed	990 m2	255	255	255	255	255	200	200	200	200	255	255	255	255	200	200	200	200	
	49bed	1010 m2	260	260	260	260	260	204	204	204	204	260	260	260	260	204	204	204	204	
	50bed	1030 m2	265	265	265	265	265	208	208	208	208	265	265	265	265	208	208	208	208	
	51bed	1050 m2	270	270	270	270	270	212	212	212	212	270	270	270	270	212	212	212	212	
	52bed	1070 m2	275	275	275	275	275	216	216	216	216	275	275	275	275	216	216	216	216	
	53bed	1090 m2	280	280	280	280	280	220	220	220	220	280	280	280	280	220	220	220	220	
	54bed	1110 m2	285	285	285	285	285	224	224	224	224	285	285	285	285	224	224	224	224	
	55bed	1130 m2	290	290	290	290	290	228	228	228	228	290	290	290	290	228	228	228	228	
	56bed	1150 m2	295	295	295	295	295	232	232	232	232	295	295	295	295	232	232	232	232	
	57bed	1170 m2	300	300	300	300	300	236	236	236	236	300	300	300	300	236	236	236	236	
	58bed	1190 m2	305	305	305	305	305	240	240	240	240	305	305	305	305	240	240	240	240	
	59bed	1210 m2	310	310	310	310	310	244	244	244	244	310	310	310	310	244	244	244	244	
	60bed	1230 m2	315	315	315	315	315	248	248	248	248	315	315	315	315	248	248	248	248	
	61bed	1250 m2	320	320	320	320	320	252	252	252	252	320	320	320	320	252	252	252	252	
	62bed	1270 m2	325	325	325	325	325	256	256	256	256	325	325	325	325	256	256	256	256	
	63bed	1290 m2	330	330	330	330	330	260	260	260	260	330	330	330	330	260	260	260	260	
	64bed	1310 m2	335	335	335	335	335	264	264	264	264	335	335	335	335	264	264	264	264	
	65bed	1330 m2	340	340	340	340	340	268	268	268	268	340	340	340	340	268	268	268	268	
	66bed	1350 m2	345	345	345	345	345	272	272	272	272	345	345	345	345	272	272	272	272	
	67bed	1370 m2	350	350	350	350	350	276	276	276	276	350	350	350	350	276	276	276	276	
	68bed	1390 m2	355	355	355	355	355	280	280	280	280	355	355	355	355	280	280	280	280	
	69bed	1410 m2	360	360	360	360	360	284	284	284	284	360	360	360	360	284	284	284	284	
	70bed	1430 m2	365	365	365	365	365	288	288	288	288	365	365	365	365	288	288	288	288	
	71bed	1450 m2	370	370	370	370	370	292	292	292	292	370	370	370	370	292	292			

Malvern

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Pershore

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Worcester

AFFORDABLE %	Units	CL	Greenfield										EXTRA-CARE										Brownfield										EXTRA-CARE																			
			SHELFED					40%					60%					80%					40%					60%					80%					40%					60%					80%				
			10	20	30	40%	50%	60%	70%	80%	90%	100%	10	20	30	40%	50%	60%	70%	80%	90%	100%	10	20	30	40%	50%	60%	70%	80%	90%	100%	10	20	30	40%	50%	60%	70%	80%	90%	100%										
1bed	2bed	3bed	4bed	5bed	6bed	7bed	8bed	9bed	10bed	11bed	12bed	13bed	14bed	15bed	16bed	17bed	18bed	19bed	20bed	21bed	22bed	23bed	24bed	25bed	26bed	27bed	28bed	29bed	30bed	31bed	32bed	33bed	34bed	35bed	36bed	37bed	38bed	39bed	40bed	41bed	42bed	43bed	44bed	45bed	46bed	47bed	48bed	49bed	50bed			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	170%	180%	190%	200%	210%	220%	230%	240%	250%	260%	270%	280%	290%	300%	310%	320%	330%	340%	350%	360%	370%	380%	390%	400%	410%	420%	430%	440%	450%	460%	470%	480%	490%	500%			
10%	20%	30%	40%	50%	60%	70%	80%</																																													

Appendix 7 – Updated Retail Appraisals

Large Supermarkets

			Greenfield										Brownfield									
	CIL	£/m2	0	20	40	60	80	100	120	0	20	40	60	80	100	120						
Income	m2		4000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000						
	£/m2		2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800						
	Capital Value		11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000	11,200,000						
Costs	Land Used	ha	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000						
		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000						
	Uplift £/ha		250,000	250,000	250,000	250,000	250,000	250,000	250,000	0	0	0	0	0	0	0						
		15,00%	3,750	3,750	3,750	3,750	3,750	3,750	3,750	52,500	52,500	52,500	52,500	52,500	52,500	52,500						
	Site Cost		557,500	557,500	557,500	557,500	557,500	557,500	557,500	805,000	805,000	805,000	805,000	805,000	805,000	805,000						
	Strategic Promotion		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000						
	Planning		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000						
	Construction	/m2	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480						
		£	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000	5,920,000						
	Infrastructure	10,00%	592,000	592,000	592,000	592,000	592,000	592,000	592,000	592,000	592,000	592,000	592,000	592,000	592,000	592,000						
	Abnormals	5,00%								296,000	296,000	296,000	296,000	296,000	296,000	296,000						
	Fees	8,00%	473,600	473,600	473,600	473,600	473,600	473,600	473,600	473,600	473,600	473,600	473,600	473,600	473,600	473,600						
	S106		75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000						
	CIL		0	80,000	160,000	240,000	320,000	400,000	480,000	0	80,000	160,000	240,000	320,000	400,000	480,000						
	Contingency	5% & 5%	148,000	148,000	148,000	148,000	148,000	148,000	148,000	296,000	296,000	296,000	296,000	296,000	296,000	296,000						
	Finance Costs		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000						
	Sales	3,00%	336,000	336,000	336,000	336,000	336,000	336,000	336,000	336,000	336,000	336,000	336,000	336,000	336,000	336,000						
	Misc. Financial		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000						
	Subtotal		7,654,600	7,734,600	7,814,600	7,894,600	7,974,600	8,054,600	8,134,600	8,098,600	8,178,600	8,258,600	8,338,600	8,418,600	8,498,600	8,578,600						
	Interest	7,00%	267,911	270,711	273,511	276,311	279,111	281,911	284,711	283,451	286,251	289,051	291,851	294,651	297,451	300,251						
	Profit % GDV	20,00%	2,293,582	2,294,142	2,294,702	2,295,262	2,295,822	2,296,382	2,296,942	2,296,690	2,297,250	2,297,810	2,298,370	2,298,930	2,299,490	2,300,050						
	COSTS		10,773,593	10,856,953	10,940,313	11,023,673	11,107,033	11,190,393	11,273,753	11,483,741	11,567,101	11,650,461	11,733,821	11,817,181	11,900,541	11,983,901						
	Residual Land Worth	Site	426,407	343,047	259,687	176,327	92,967	9,607	-73,753	-283,741	-367,101	-450,461	-533,821	-617,181	-700,541	-783,901						
	Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000						
	Viability Threshold	£/ha	278,750	278,750	278,750	278,750	278,750	278,750	278,750	402,500	402,500	402,500	402,500	402,500	402,500	402,500						
	Residual Value	£/ha	213,203	171,523	129,843	88,163	46,483	4,803	-36,877	-141,871	-183,551	-225,231	-266,911	-308,591	-350,271	-391,951						

Smaller Supermarkets

			Greenfield										Brownfield									
	CIL	£/m2	0	20	40	60	80	100	120	0	20	40	60	80	100	120						
Income	m2		1700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700						
	£/m2		2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300						
Capital Value			3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000	3,910,000						
Costs	Land Used	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500						
	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000						
	Uplift £/ha		250,000	250,000	250,000	250,000	250,000	250,000	250,000	0	0	0	0	0	0	0						
	15.00%		3,750	3,750	3,750	3,750	3,750	3,750	3,750	52,500	52,500	52,500	52,500	52,500	52,500	52,500						
	Site Cost		139,375	139,375	139,375	139,375	139,375	139,375	139,375	201,250	201,250	201,250	201,250	201,250	201,250	201,250						
Strategic Promotion			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000						
Planning			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000						
Construction	/m2		1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148	1,148						
	£		1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600	1,951,600						
Infrastructure	10.00%		195,160	195,160	195,160	195,160	195,160	195,160	195,160	195,160	195,160	195,160	195,160	195,160	195,160	195,160						
Abnormals	5.00%									97,580	97,580	97,580	97,580	97,580	97,580	97,580						
Fees	8.00%		156,128	156,128	156,128	156,128	156,128	156,128	156,128	156,128	156,128	156,128	156,128	156,128	156,128	156,128						
S106			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000						
CIL			0	34,000	68,000	102,000	136,000	170,000	204,000	0	34,000	68,000	102,000	136,000	170,000	204,000						
Contingency	5% & 5%		48,790	48,790	48,790	48,790	48,790	48,790	48,790	97,580	97,580	97,580	97,580	97,580	97,580	97,580						
Finance Costs			15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000						
Sales	3.00%		117,300	117,300	117,300	117,300	117,300	117,300	117,300	117,300	117,300	117,300	117,300	117,300	117,300	117,300						
Misc. Financial			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000						
Subtotal			2,553,978	2,587,978	2,621,978	2,655,978	2,689,978	2,723,978	2,757,978	2,700,348	2,734,348	2,768,348	2,802,348	2,836,348	2,870,348	2,904,348						
Interest	7.00%		89,389	90,579	91,769	92,959	94,149	95,339	96,529	94,512	95,702	96,892	98,082	99,272	100,462	101,652						
Profit % GDV	20.00%		799,878	800,116	800,354	800,592	800,830	801,068	801,306	800,902	801,140	801,378	801,616	801,854	802,092	802,330						
COSTS			3,582,620	3,618,048	3,653,476	3,688,904	3,724,332	3,759,760	3,795,188	3,797,013	3,832,441	3,867,869	3,903,297	3,938,725	3,974,153	4,009,581						
Residual Land Worth	Site		327,380	291,952	256,524	221,096	185,668	150,240	114,812	112,987	77,559	42,131	6,703	-28,725	-64,153	-99,581						
Existing Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000						
Viability Threshold	£/ha		278,750	278,750	278,750	278,750	278,750	278,750	278,750	402,500	402,500	402,500	402,500	402,500	402,500	402,500						
Residual Value	£/ha		654,760	583,904	513,048	442,192	371,336	300,480	229,624	225,975	155,119	84,263	13,407	-57,449	-128,305	-199,161						

Retail Warehouses

		Greenfield					Brownfield														
	CIL	£/m2	0	20	40	60	80	100	120	0	20	40	60	80	100	120					
Income	m2		3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000					
	£/m2		1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800					
Capital Value			5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000	5,400,000					
Costs																					
Land Used	ha		1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800	1.800					
	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000					
Uplift	£/ha		250,000	250,000	250,000	250,000	250,000	250,000	250,000	0	0	0	0	0	0	0					
	15,00%		3,750	3,750	3,750	3,750	3,750	3,750	3,750	52,500	52,500	52,500	52,500	52,500	52,500	52,500					
Site Cost			501,750	501,750	501,750	501,750	501,750	501,750	501,750	724,500	724,500	724,500	724,500	724,500	724,500	724,500					
Strategic Promotion			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000					
Planning			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000					
Construction	/m2		647	647	647	647	647	647	647	647	647	647	647	647	647	647					
	£		1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000	1,941,000					
Infrastructure	10.00%		194,100	194,100	194,100	194,100	194,100	194,100	194,100	194,100	194,100	194,100	194,100	194,100	194,100	194,100					
Abnormals	5.00%									97,050	97,050	97,050	97,050	97,050	97,050	97,050					
Fees	8.00%		155,280	155,280	155,280	155,280	155,280	155,280	155,280	155,280	155,280	155,280	155,280	155,280	155,280	155,280					
S106			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000					
CIL			0	60,000	120,000	180,000	240,000	300,000	360,000	0	60,000	120,000	180,000	240,000	300,000	360,000					
Contingency	5% & 5%		48,525	48,525	48,525	48,525	48,525	48,525	48,525	97,050	97,050	97,050	97,050	97,050	97,050	97,050					
Finance Costs			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000					
Sales	3.00%		162,000	162,000	162,000	162,000	162,000	162,000	162,000	162,000	162,000	162,000	162,000	162,000	162,000	162,000					
Misc. Financial			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000					
Subtotal			2,620,905	2,680,905	2,740,905	2,800,905	2,860,905	2,920,905	2,980,905	2,766,480	2,826,480	2,886,480	2,946,480	3,006,480	3,066,480	3,126,480					
Interest	7.00%		91,732	93,832	95,932	98,032	100,132	102,232	104,332	96,827	98,927	101,027	103,127	105,227	107,327	109,427					
Profit % GDV	20.00%		1,098,346	1,098,766	1,099,186	1,099,606	1,100,026	1,100,446	1,100,866	1,099,365	1,099,785	1,100,205	1,100,625	1,101,045	1,101,465	1,101,885					
COSTS			4,312,733	4,375,253	4,437,773	4,500,293	4,562,813	4,625,333	4,687,853	4,687,172	4,749,692	4,812,212	4,874,732	4,937,252	4,999,772	5,062,292					
Residual Land Worth	Site		1,087,267	1,024,747	962,227	899,707	837,187	774,667	712,147	712,828	650,308	587,788	525,268	462,748	400,228	337,708					
Existing Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000					
Viability Threshold	£/ha		278,750	278,750	278,750	278,750	278,750	278,750	278,750	402,500	402,500	402,500	402,500	402,500	402,500	402,500					
Residual Value	£/ha		604,037	569,304	534,571	499,837	465,104	430,371	395,637	396,015	361,282	326,549	291,815	257,082	222,349	187,615					

Appendix 8 – Updated Student Housing Appraisals

[illegible]

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers.

The firm is led by Simon Drummond-Hay who is a Chartered Surveyor, Associate of Chartered Institute of Housing and senior development professional with a wide experience of both development and professional practice. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments
- Future Housing Numbers Analysis (post RSS target setting)

HDH Planning and Development have clients throughout England and Wales.

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