

Site Details

Site Address

Site Reference

Application Number

NLUD Reference

UPRN or Grid Reference

Scheme Description

I have read, and accepted, the terms and conditions set out in the license agreement

Basic Site Information

Site Area

Total Size of Site In Hectares

(You must enter a value in here)

Density / Number of Dwellings

You may specify either a number of dwellings or a density for this site

Enter a Number of Dwellings
(Density is then calculated)

Enter a Density
(Number of Dwellings is then calculated)

You may either select a pre-determined density from the list below or enter your own value in the box above

users own value

Percentage Increase/Decrease in Density:
Whichever option you choose you may test the effect of a percentage increase/decrease in the site density by using the cell below

Resulting Number of Dwellings

Resulting Density

Choice of Toolkit Application

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

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

or

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

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Unit Types and Details

Enter the details for each type of unit in the cells below. You can specify up to 40 types of unit, one per row. Each row must be either fully completed or left fully blank.

Note: For wheelchair units, the Toolkit uses exactly the size of the unit as entered by the user.

Ref.	Description of Unit Type (for the users reference only)	Number of Bed - rooms	Person Occupancy		Habitable Rooms		Wheel- chair Unit?	Is a Flat?		No. Of Storeys (1-99)	Size in sq m
			Bench - mark	User value	Bench - mark	User value		no	yes		
1	Market	2	3		3		no	yes	6	75	
2	Affordable	2	3		3		no	yes	5	75	
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Development Costs

Build Costs per sq m

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank the Toolkit Value for that row will be used. The Ecomhomes level is for reference purposes only.

	Toolkit Values	User Values
Flats (40+ storeys)		
Flats (16-40 storeys)		
Flats (6-15 storeys)		
Flats (5 & less storeys)		
Houses <= 75m2		
Houses > 75m2		
Code for Sustainable Homes level		3

Other Development Costs

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank the Toolkit Value for that row will be used

	Toolkit Values	User Values	
Professional Fees %	12.0%		of build costs
Internal Overheads	6.0%	0.0%	of build costs (Sale, Equity Share and Low Cost Sale units only)
Interest rate (Market)	6.75%	0.0%	of build costs (Sale, Equity Share and Low Cost Sale units)
Interest Rate (Affordable Housing)	6.75%	0.0%	of build costs (Social Rent, Intermediate Rent and Nb HomeBuy)
Marketing Fees	3.0%		of market value
Developers Return	17.0%		of market value applies to market housing
Contractors Return	6.0%		of development costs (excl finance) applies to affordable housing

Land Financing Costs (see Guidance Notes)

Exceptional Development Costs

Enter a value for exceptional development costs.

Total For Scheme	
Cost per dwelling	
Cost per hectare	
Cost per habitable room	No Info

You may also enter SCHEME totals for other exceptional costs. You can enter the name of the cost in the left hand cells and the SCHEME value in the right hand cell

Costs incurred for Sustainable homes level of 3,4, 5 or 6	
Exceptional Development Costs	
Non Resi Build Cost (Commercial and Non-Commercial)	
Finance	

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Social Rent and Intermediate Rent Costs and Capitalisation

These values are used to calculate capitalised value when no grant is available.

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank then the Toolkit Value for that row will be used

Social Rent		ToolKit Values	User Values	
Costs per annum	Management			per dwelling (+30% for flats)
	Maintenance			per dwelling (+10% for flats)
	Voids/bad debts			of gross rent
	Repairs reserve			of development costs
Capitalisation				of net rent

New build HomeBuy		ToolKit Values	User Values	
	Rent			of gross rent
Capitalisation				

Intermediate Rent		ToolKit Values	User Values	
Costs per annum	Management costs			of gross rent
	Maintenance			per dwelling
	Voids/bad debts			of gross rent
	Letting fee			of gross rent
Capitalisation				of net rent

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Planning Obligations

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total obligation 'cost' for the scheme.

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column :
To enter the values by tenure leave the box un-ticked

	Input by Total		Input by Unit					Calculated Total (Affordable and Sale)
	Enter Total?	User Total	Sale	Affordable				
				Social rent	New build HomeBuy	Low cost sale	Equity share	
Education Contribution								
Highway works								
Contribution to public transport								
Contribution to community facilities								
Provision for open space								
Contribution to public art								
Environmental improvements								
Town centre improvements								
Waterfront improvements								
Support for employment development								
Employment related training								
Other								
Total for Scheme								
Total for Scheme per hectare								
Total for Scheme divided by total number of units								
Total for Scheme divided by number of sale units								

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Capital Contribution From Other Sources

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total obligation 'cost' for the scheme.

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked

	Input by Total		Input by Unit					Calculated Total (Affordable and Sale)
	Enter Total?	User Total	Sale	Affordable				
				Social rent	New build HomeBuy	Low cost sale	Equity share	
European Union funding								
English Partnership funding								
London Development Agency grant								
Local Authority capital grant								
Other regeneration funding								
English Heritage grant								
Lottery grant								
Contribution from Payment in Lieu fund								
Employer contribution								
Capitalised ground rent figure								
Other								

Total for Scheme	
Total for Scheme per hectare	
Total for Scheme divided by total number of units	
Total for Scheme divided by number of sale units	

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Scheme Revenue from Affordable Housing

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

Payment by affordable housing provider to developer based on fixed assumption on social housing grant (including no grant)

Payment by affordable housing provider to developer fixed. No information available on grant availability or affordable housing provider's revenue income.

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Grant

Please choose whether a grant is available for the scheme

No - Grant is not available

Yes - Grant is available and is a known value

Enter the known grant payments into the cells below. The grant may be specified on a per unit basis, or by tenure, or by entire scheme. Where 'Not calculated' is specified the toolkit will assume that no grant is available for that tenure.

	Number of units	Grant by unit	Grant by tenure	Grant by scheme	Tenure Total Grant	Method by which Grant is calculated	Total known Affordable Housing Grant
Social Rent	416.00			A lump sum that covers all Affordable Housing tenures		By Unit	
New build HomeBuy	278.00					By Unit	
Intermediate Rent	0.00					N/A	

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Oncosts for Affordable Tenures

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

Apply On-costs

	Affordable Housing Tenures				Total
	Social rent	New build HomeBuy	Equity share	Intermediate rent	Affordable Units
Number of units	416.0	278.0	0.0	0.0	694
Toolkit benchmark on-costs rate	9.00%	9.00%		9.00%	
User on-cost rate (%)					
User rate per unit (£)					
On-cost per unit					
Total on-cost per tenure					
Total on-costs for affordable housing					

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Contribution from Commercial Elements

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

Revenues	Office	Industrial	Retail	Hotel	Leisure/Community Services	Other
Size of scheme (gross sq m)						
Rent (£ per sq.m per annum)						
Yield (%)						
Capital value	£ -	£ -	£ -	£ -	£ -	£ -
Costs						
Build costs (£ per GIA sq m)						
Professional and other fees (% build costs)						
Return (% capital value)						
Total build costs	£ -	£ -	£ -	£ -	£ -	£ -
Professional and other fees	£ -	£ -	£ -	£ -	£ -	£ -
Return	£ -	£ -	£ -	£ -	£ -	£ -
Total development costs	£ -	£ -	£ -	£ -	£ -	£ -
Site value for commercial element	£ -	£ -	£ -	£ -	£ -	£ -
Total site value for all commercial Elements	£ -					

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Comparison with other site values

You may enter a value that represents the site's alternative use value, its acquisition cost or other site values. These values will be shown on the Results page compared to the scheme residual.

(The Toolkit cannot calculate these values - they are inputs made by the user)

Existing use value	
Acquisition cost	
Value for offices	
Value for industrial	
Value as hotel site	
Value as other alternative use	

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Scheme Results

Site	West Southall
Address	
Scheme Description	February 2009

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	
Per hectare	
Per dwelling	
Per market dwelling	
Per habitable room	
Per bedspace	

SCHEME UNITS	
No. of Dwellings	3475
No. of Habitable rooms	10425
No. of Bedrooms	6950
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	77.7
Habitable rooms per ha.	233.2

SCHEME REVENUE	
Contribution to revenue from	
Market housing	
Affordable Housing	
- Social rent	
- New build HomeBuy	
- Intermediate Rent	
- Low Cost Sale	
- Equity Share	
Capital Contribution	
Commercial Elements	

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	12%	8%	0%	0%	0%	20%
Hab rooms	12%	8%	0%	0%	0%	20%
Bedrooms	12%	8%	0%	0%	0%	20%
Persons	12%	8%	0%	0%	0%	20%
Floorspace	12%	8%	0%	0%	0%	20%

SCHEME COSTS	
Contribution to costs from	
Market housing	
Affordable Housing	
- Social rent	
- New build HomeBuy	
- Intermediate Rent	
- Low Cost Sale	
- Equity Share	
Land Financing Costs	
Planning Obligations	
Exceptional Development Costs	
Commercial Elements	

PUBLIC SUBSIDY (GRANT)	
Whole scheme	
Per social rental dwelling	
Per Newbuild Homebuy dwelling	
Per Intermediate Rent dwelling	

Alternative Site Values	Against residual
Existing Use Value	
Acquisition Cost	
Value for offices	
Value for industrial	
Value as hotel site	
Value as other alternative use	

Costs Analysis

Child Occupancy

Affordability Analysis

Discounted Cash Flow

View Results

Summary Results Sheet

Site Reference Details	
Site Reference Number	0
Application Number	0
NLUD Reference Number	0
UPRN or Grid Reference	0

Site Details	
Site Address	West Southall
Scheme Description	February 2009

Result number	1	2	3
Basic Site Information			
Size of site in Hectares (gross)	44.7	44.7	44.7
Total Number of Dwellings	3475.0	3475.0	3475.0
Total Number of Habitable rooms	0	0	0
Total Number of Bedspaces	0	0	0
Site Notes	20% 60:40 (416 SR and 278 INT)	50% 60:40 (1,043 SR and 694 INT)	35% 60:40 (730 SR and 486 INT)
Key Assumptions			
Tenure %			
Social Rent	12%	30%	21%
Newbuild Homebuy	8%	20%	14%
Low Cost Sale	0%	0%	0%
Equity share	0%	0%	0%
Intermediate rent	0%	0%	0%
Total affordable	20%	50%	35%
Other			
Market value: plus/minus X%			
Capital Contributions			
Density dwellings per hectare			
Key Results			
Economics			
Scheme revenue			
Scheme costs			
Residual - Whole scheme			
Residual - Per hectare			
Residual - Per dwelling			
Residual - Per market dwelling			
Residual - Per habitable room			
Residual - Per bedspace			
Subsidy			
Total for scheme			
Per SR unit			
Per NH unit			
Per IR unit			
Other Assumptions			
% purchased low cost sale			
% purchased equity share			
% purchased Newbuild Homebuy			
% wheelchair housing			
Market value - type			
Build costs			
Planning Obligations			
Whole Scheme			
per hectare			
per dwelling			
per dwelling for sale	No Info	No Info	No Info
Exceptional Costs			
Whole scheme			
per hectare	No Info	No Info	No Info
per dwelling	No Info	No Info	No Info