

The Greater London Authority Development Appraisal Toolkit 2015

Briefing Note

The 2015 GLA Toolkit brings the model up to date for scheme appraisal and policy development work alike going forward over the calendar year. Since the current version (2014) was published, sales prices, build costs and rents have risen; in some instances very significantly with particular reference to apartment and house prices. These increases are now reflected in the 2015 version.

House price change is taken from the Borough figures from HM Land Registry; build costs change is taken from the BCIS Index; private rents are taken from Homelet and Target rents have been increased in line with inflation.

The benchmark data for prices, costs and rents have a datum of June 2015. Where possible, best forecasts have been used to project current data sets forward. As in previous editions of the Toolkit, it should be remembered that the benchmark data is for general guidance only.

The 2015 Toolkit version is structured on the same basis as the 2014 version. It represents a minor update using the key data benchmarks. The 2014 version resulted from a major review of the Toolkit and in turn, significant improvements to its utility and functionality.

As previously, the Toolkit remains an accurate and straightforward method for resolving Section 106 and CIL viability issues as well as for forward planning.

Users are reminded that in all instances, they should save both the Benchmarks file and the Toolkit itself to a common folder on their desktop; and when running a scheme should select the relevant Borough from the Benchmarks file and then transfer the data which will then automatically be picked up in the Toolkit itself. If this step is missed out then the Toolkit may contain benchmark data relating to another Borough.

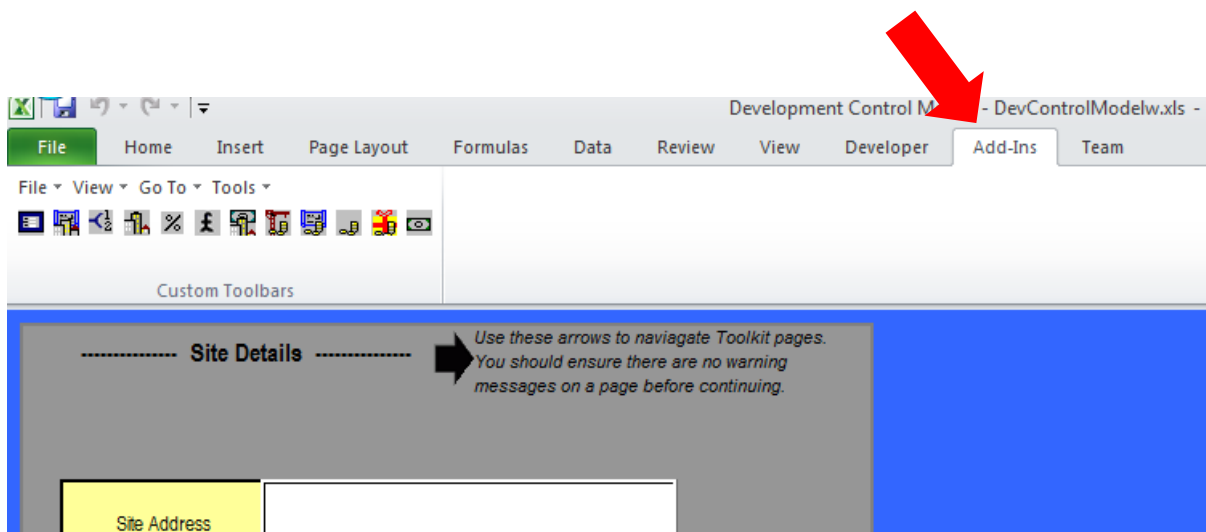
For further queries on this or previous versions of the GLA Toolkit, please contact Dr Andrew Golland on 0116 270 1772 or draig@btopenworld.com

Feedback suggests that most users are now running either Excel 2010 and/or Excel 2012 and the following note is intended to deal with commonly occurring queries:

Using the Development Control Model (DCM) with Excel 2010/2012

Compared with earlier version of Excel (e.g. 2003), Microsoft have changed the way that Excel documents with active content (for example macros) are opened. The DCM is a workbook that has active content. This content must be enabled in order to use the Toolkit (e.g. navigate the pages of the Toolkit).

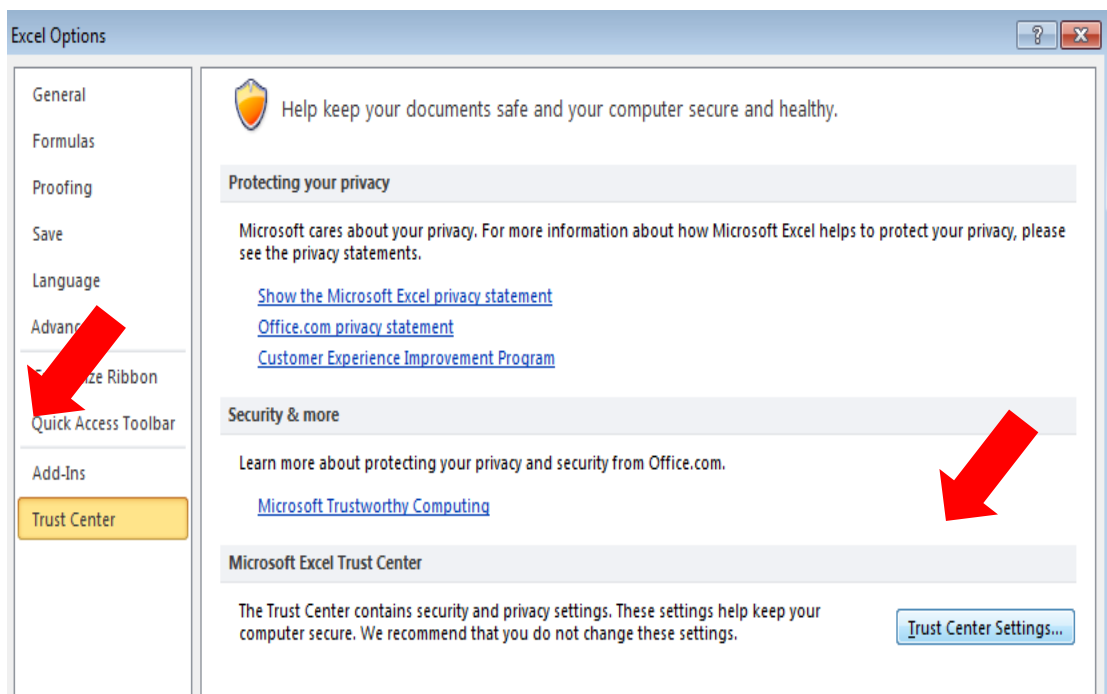
If you open the DCM and the Navigations Arrow buttons work (allowing you to navigate to different pages in the Toolkit), but you cannot see the menus or navigation toolbar then you need to click on the 'Add-ins' tab on the ribbon control (shown below). This ribbon tab cannot be shown by default when the Toolkit starts so you need to activate the tab whenever you start the Toolkit.



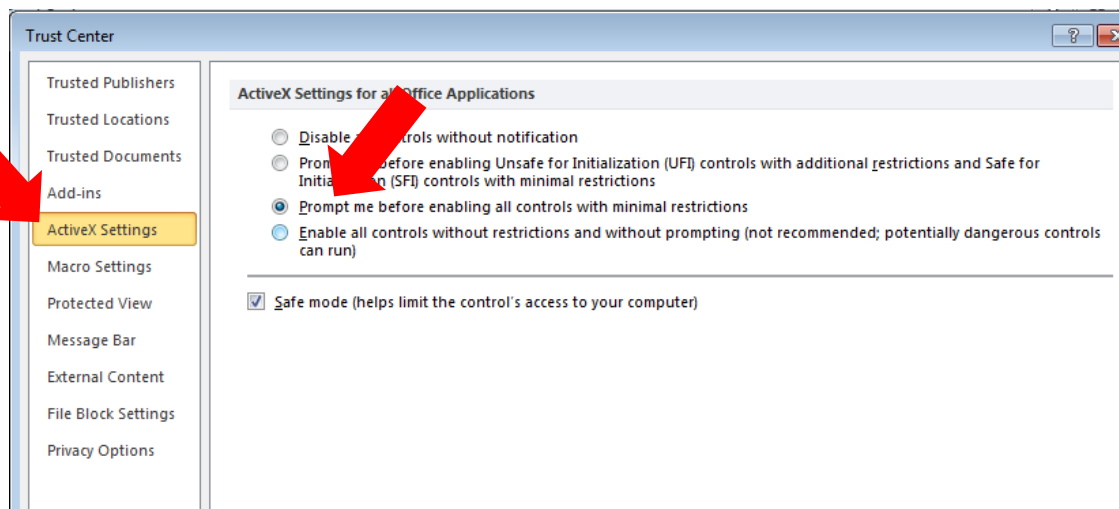
Click the 'Add-Ins' tab to show the navigation menu and toolbar

If you start the DCM, but cannot use the buttons to navigate then macro content has been disabled by default. This may have been configured by your local IT support team. You need to ask your IT support to configure Excel to work with macro-enabled content. You may be allowed to do this yourself – try the following;

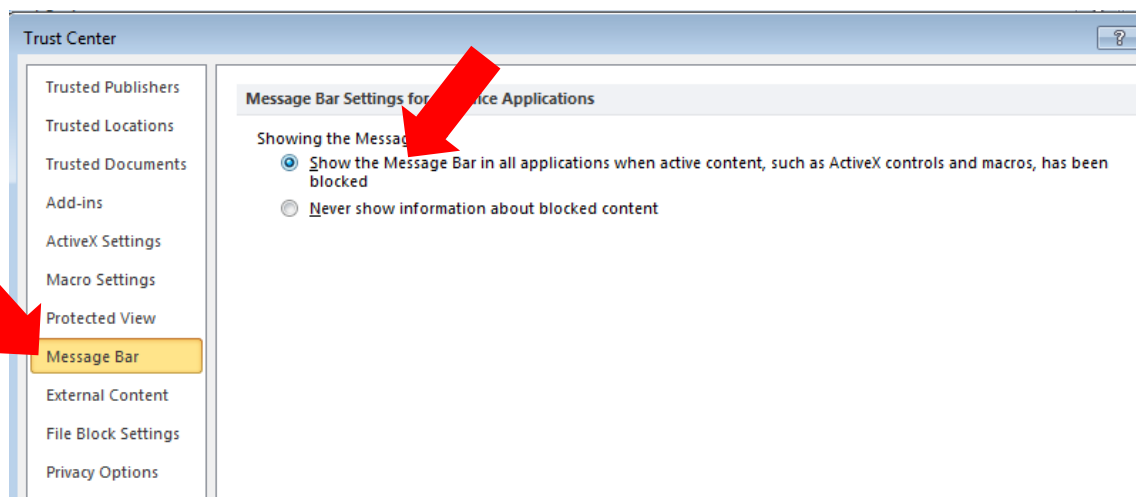
- 1 Click the File Menu, then Options, then Trust Centre, then Trust Centre Settings;



2 – Click Active-X Settings and then ‘Prompt me before enabling all controls...’ ;



3 – Click Message Bar and select ‘Show the message bar ...’;



That should allow you to use the DCM, though you will have to enable the content (look for the yellow message bar underneath the ribbon control).

If you are using a server installation of Excel, or attempting to run the DCM from a network location, then you may find that the DCM will not work correctly. This is due to the security settings within your network. You should copy the DCM file to your desktop/laptop and then open the file.

Please send all bug reports & feature requests to Adam Watkins / Toolkits@Dread-IT.co.uk