



London
Borough of
Hillingdon
Whole Plan
Viability Study
Final Report

October 2014



REVISION SCHEDULE

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The methodology adopted and the sources of information used by URS in providing its services are outlined in this Report. The work described in this Report was undertaken between **April 2014** and **October 2014** and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

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1. INTRODUCTION

1.1. Scope of Work

- 1.1.1. The London Borough of Hillingdon ('the Council'/ LBH) is working towards a new Borough Local Plan. The Council's Local Plan Part 1 (Strategic Policies) was adopted in November 2012. The Local Plan Part 2 is in preparation and will comprise the following elements:
- Proposed Site Allocations and Designations,
 - Development Management Policies, and a;
 - Policies Map
- 1.1.2. URS Infrastructure and Environment UK Ltd ('URS') and HDH Planning and Development Ltd ('HDH') (as sub-contractors) have been appointed to advise the Council on whether the level of affordable housing and other policy requirements proposed in the Borough's Local Plan Part 2 are appropriate, and that the policies in the Local Plan when imposed on developers do not generally render development unviable, as required by paragraph 173 and 174 of the National Planning Policy Framework (NPPF).
- 1.1.3. This document sets out the methodology used to undertake this assessment. This document also sets out the key assumptions adopted and contains an assessment of the cumulative impact of the emerging Local Plan's policies and assessment of the deliverability of the Plan. This assessment is carried out in the context of the Hillingdon Community Infrastructure Levy (CIL) which was adopted in September 2014. In particular we have considered the deliverability of the sites included in the Local Plan Part 2:

Table 1.1: Local Plan Part 2 Housing Sites

	Site	Ward	Extant planning
SA1	Enterprise House, Hayes	Botwell	Resolution to grant
SA2	The Old Vinyl Factory, Hayes	Botwell	Yes
SA3	Eastern end of Blyth Rd	Botwell	Yes
SA4	Packet Boat House,	Brunel	Yes
SA5	Olympic House	Brunel	Yes
SA6	Initial House	Cavendish	Yes
SA7	Charville Lane, Hayes	Charville	Yes
SA9	Porters Way	West Drayton	Yes
SA10	Land south of railway including Nestle, Hayes	Botwell	None
SA11	Western Core	Botwell	On part of site
SA12	269-285 Field End Road	Cavendish	Application pending
SA13	Charles Wilson Engineers	Charville	None
SA14	Royal Quay Summerhouse Lane	Harefield	Yes
SA15	Former Master Brewer and Hillingdon Circus, Long Lane	Hillingdon East	Resolution to grant
SA16	Royal Mail Sorting Office, Ruislip Manor	Manor	None
SA17	West End Road	South Ruislip	None
SA18	Braintree Road	South Ruislip	None
SA19	Chailey Industrial Estate	Townfield	None
SA20	Silverdale Road/Western View	Townfield	None
SA21	Long Lane, Hillingdon	Uxbridge North	None
SA22	High Street, Bakers Row	Uxbridge North	Yes
SA23	Martin Close and Valley Rd	Uxbridge North	Yes
SA24	St Andrews Park (RAF Uxbridge)	Uxbridge North	Yes
SA25	Cape Boards Uxbridge	Uxbridge South	None
SA26	Former Vehicle Testing Station, Cygnet Road, Hayes	Yeading	None
SA27	Hayes Bridge, Uxbridge	Yeading	None
SA28	Padcroft Works, Tavistock Road	Yiewsley	Resolution to grant
SA29	Trout Road	Yiewsley	Yes
SA30	Uxbridge Health Centre	Uxbridge North	None
SA31	Odyssey Business Park	South Ruislip	None

Source: LBH (September 2014)

1.1.4. This assessment builds upon the stakeholder engagement already carried out by the Council in connection with the preparation of the Local Plan Part 1, the emerging Local Plan Part 2 and CIL. A stakeholder engagement meeting specific to this study was held on 4th June 2014, the purpose of which was to confirm the methodology used for this assessment and to gather the views on the main assumptions used. The methodology is in line with feedback received. This report concludes with an assessment of the cumulative impact of the policies and deliverability of sites identified in the emerging Local Plan.

1.1.5. It is relevant to note at this early stage that the Council have recently been through the CIL setting process, including a CIL examination to consider the effect of CIL on the viability of development. Through this process it was confirmed that CIL would not threaten delivery of the Plan. This study is really just concerned with the impact of the new policies being introduced by the new Plan that impose new and greater obligation of the development industry when considered against the sites allocated in the plan.

1.2. Report Structure

1.2.1. This project brings together of technical evidence and qualitative evidence (including the views of stakeholders) to assess development viability by development type in the London Borough of Hillingdon. This report is divided up as follows:

- **Chapter 2:** Viability Testing Context. We set out the reasons for, and approach to, viability testing, including a short review of the requirements of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) to set the remainder of the report in context.
- **Chapter 3:** Viability Methodology. We set out the methodology used to undertake this assessment.
- **Chapter 4:** Residential Property Market Assessment. We set out an assessment of both the affordable housing and general needs housing market.
- **Chapter 5:** Non-residential Property Market Assessment.
- **Chapter 6:** Land Prices. We set out an assessment of the cost of 'development' land to be used when assessing viability In Hillingdon.
- **Chapter 7:** Appraisal Assumptions – Development Costs. We have set out the cost and general development assumptions to be used in the development appraisals.
- **Chapter 8:** Appraisal Assumptions – Policy Requirements. We have summarised the various policy requirements and constraints that influence the type of development that come forward based on the latest iteration of the Local Plan and Local Plan Part 2.
- **Chapter 9:** Sites Modelling. We have set out the range of modelled sites used for the financial development appraisals.
- **Chapter 10:** Residential Appraisal Results. We set out the results of the development appraisals for residential development sites.
- **Chapter 11:** Non Residential Appraisal Results. We set out the results of the development appraisals for non-residential development sites.
- **Chapter 12:** Viability of the Local Plan. We set out the cumulative impacts of the requirements of the Local Plan on development viability and comment on the deliverability of the Local Plan.

- 1.2.2. An important element of this project is consultation with the development industry. This is an integral part of this project and we have reported the results of our consultation throughout the report rather than including it as a separate annex.

1.3. URS Infrastructure and Environment Ltd

- 1.3.1. URS supplies integrated engineering, environmental and sustainability services that improve both the built and natural environment. Globally, the company has approximately 54,000 professionals working in more than 40 countries. For this commission the URS Economics and Development team are project managing the work. They have a wide range of experience delivering infrastructure plans and CIL charging schedules for a variety of local planning authorities. URS have undertaken the infrastructure work, participated in the consultations and assisted the council in relation to the preparation of the Council's CIL Charging Schedule.

1.4. HDH Planning and Development

- 1.4.1. HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. Simon Drummond-Hay is a Chartered Surveyor and associate of the Chartered Institute of Housing. Previously he and his team worked for Fordham Research.
- 1.4.2. The main areas of expertise are:
- District wide and site specific viability analysis
 - Community Infrastructure Levy testing
 - Local and Strategic Housing Market Assessments and Housing Needs Assessments
 - Future Housing Numbers Analysis (post RSS target setting)
 - Viability and Planning Assessments and Inquiries

1.5. Next Steps

- 1.5.1. This report has been prepared following consultation on the methodology and key inputs. The information in this report is an important part of the evidence base that supports the Local Plan Part 2, but it is only one part of the evidence base; the wider context and other evidence will also need to be considered at examination.

2. VIABILITY TESTING CONTEXT

2.1. Introduction

- 2.1.1. Viability testing is an important part of the plan-making process. The requirement to assess viability forms part of the National Planning Policy Framework¹ (NPPF), is part of the Housing and Economic Land Availability Assessment process², and is a requirement of the CIL Regulations. In each case the requirement is slightly different but all have much in common.
- 2.1.2. On the 6th March 2013 the Government published Planning Practice Guidance (PPG). This is in the form of a website³, which cancels a number of pre-existing guidance documents⁴. The PPG does not alter the NPPF.

2.2. NPPF Viability Testing

- 2.2.1. The NPPF introduced a requirement to assess the viability of the delivery of Local Plan and the impact on development of policies contained within it. The NPPF includes the following requirements (with our emphasis):

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

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

- 2.2.2. The duty to test in the NPPF is a 'broad brush' one saying 'plans should be deliverable'. It is not a requirement that every site should be able to bear all of the local authority's requirements – indeed there will be some sites that are unviable even with no requirements imposed on them by the local authority. The typical site in the local authority should be able to bear whatever target or requirement is set and the Council should be able to show, with a reasonable degree of confidence, that the Development Plan is deliverable.
- 2.2.3. The enabling and delivery of development is a priority of the NPPF. In this regard it says:

47. To boost significantly the supply of housing, local planning authorities should:

¹ The NPPF was published on 27th March 2012 and the policies within it apply with immediate effect.

² As set out in the PPG.

³ <http://planningguidance.planningportal.gov.uk/>

⁴ <https://www.gov.uk/government/publications/guidance-documents-cancelled-by-the-planning-practice-guidance-suite>

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable¹¹ sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *identify a supply of specific, developable¹² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- *set out their own approach to housing density to reflect local circumstances.*

2.2.4. Footnotes 11 and 12 of the NPPF are important, making specific reference to viability, providing detail by saying:

¹¹ *To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

¹² *To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.*

2.2.5. It is important to note that the following sites within the Plan are consented and under construction. These are evidently deliverable so we have not tested these:

- Eastern end of Blyth Rd - SA3 Site A
- Packet Boat House, Brunel – SA4
- Initial House, Cavendish – SA6
- Charville Lane, Hayes - SA7
- Porters Way – SA9
- St Andrews Park (RAF Uxbridge) – SA23
- Trout Road, Caxton House, Yiewsley – SA29

2.2.6. In addition the following sites have been consented within the last 5 years or are subject to resolutions to grant planning consent. Whilst development has not yet started we not aware of any 'clear evidence that schemes will not be implemented within five years'. We have also assumed that these are deliverable and have not tested these.

- Enterprise House, Hays – SA1
- The Old Vinyl Factory, Hayes – SA2
- Olympic House, Brunel – SA5
- Western Core, Botwell – SA10
- Royal Quay Summerhouse Lane, Harefield – SA14
- Former Master Brewer/Hillingdon Circus, Long Lane – SA24
- High Street, Bakers Row, Uxbridge North – SA22
- St Andrews Park (RAF Uxbridge), Uxbridge North – SA24
- Braintree Road – SA17
- Padcroft Works, Tavistock Road, Yiewsley – SA28 (45200/APP/2012/3082)

2.2.7. In this study we have considered the delivery of the following land allocations as well as the windfalls and smaller sites that are likely to come forward over the period.

Table 2.1: Draft LB Hillingdon Local Plan Part 2 - Site Allocations

	Site	Ward	Potential Capacity		Phase 1 delivery: (2011-2016)		Phase 2 delivery: (2016-2021)	
			Low	High	Low	High	Low	High
SA10	Land south of railway including Nestle, Hayes	Botwell	700	700				
SA13	Charles Wilson Engineers	Charville	34	43			34	43
SA15	Royal Mail Sorting Office, Ruislip Manor	Manor	22	22			22	22
SA16	West End Road	South Ruislip	None	30	44	-	-	30
SA18	Chailey Industrial Estate	Townfield	143	143			143	143
SA19	Silverdale Road/Western View	Townfield	300	300			280	280
SA20	Long Lane, Hillingdon	Uxbridge North	15	25			15	25
SA26	Former Vehicle Testing Station, Cygnet Road, Hayes	Yeading	84	92			84	92
SA27	Hayes Bridge, Uxbridge	Yeading	40	40			40	40
SA30	Uxbridge Health Centre	Uxbridge North	15	15				
SA31	Odyssey Business Park	South Ruislip	50	50				
	Total		1,403	1,460	44	0	618	675

Source: LBH (September 2014)

2.2.8. It is timely to note that the promoters of the Chailey Industrial Estate site have recently commenced pre-application discussions with the Council with prior to submitting a planning application.

2.2.9. Some sites within the area will not be viable given policy requirements. In these cases developers have scope to make specific submissions at the planning applications stage; similarly some sites will be able to bear considerably more than the policy requirements.

- 2.2.10. This study will specifically examine the development viability of the main types of site that are most likely to come forward over the Plan period, based on those sites in the emerging Local Plan Part 2. The guidance contained in the PPG is discussed later in this chapter.

2.3. CIL Economic Viability Assessment

- 2.3.1. The CIL Regulations came into effect in April 2010 and have been subject to five subsequent amendments⁵. On the 24th February 2014 the latest set of further amendments were published along with updated Community Infrastructure Levy Guidance (February 2014). The February 2014 guidance supersedes that dated April 2013 and it sets out the most up-to-date charge setting and charging schedule procedures to support the CIL Regulations⁶. This latest guidance should be read in conjunction with the PPG.
- 2.3.2. The Community Infrastructure Levy (CIL) is mandatory on all developments (with very few exceptions) that fall within the categories and areas where the levy applies. In this respect CIL is unlike other policy requirements, such as to provide affordable housing, or to build to a particular environmental standard, over which there can be negotiations. This means that CIL must not prejudice the viability of most sites.
- 2.3.3. A hearing session associated with the examination of Hillingdon's CIL took place on 1st October 2013. The Planning Inspectorate confirmed their approval of the Hillingdon CIL in a report published on the 10th February 2014. Hillingdon's Community Infrastructure Levy (CIL) Charging Schedule and updated Planning Obligations Supplementary Planning Document (SPD) came into effect in September 2014.
- 2.3.4. The provisions of the Charging Schedule and the Planning Obligations SPD will apply to new development in the borough from 1st August 2014. The new charges will apply in addition to the Mayor of London's CIL which has been applicable to new development since April 2012.
- 2.3.5. As stated above, once a CIL is adopted it will apply to all new development as per the Charging Schedule. CIL cannot be negotiated unlike other planning obligations. It is therefore of critical importance that when assessing development viability that regard is had to the cost of CIL.

⁵ **SI 2010 No. 948.** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy Regulations 2010 Made 23rd March 2010, Coming into force 6th April 2010. **SI 2011 No. 987.** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2011 Made 28th March 2011, Coming into force 6th April 2011. **SI 2011 No. 2918.** CONTRACTING OUT, ENGLAND AND WALES, The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. Made 6th December 2011, Coming into force 7th December 2011. **SI 2012 No. 2975.** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2012. Made 28th November 2012, Coming into force 29th November 2012. **SI 2013 No. 982.** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2013. Made 24th April 2013, Coming into force 25th April 2013. **SI 2014 No. 385.** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, Infrastructure Levy (Amendment) Regulations 2014. Made on 23rd February 2014, Coming into force on 24th February 2014.

⁶ The Community Infrastructure Levy Guidance (February 2014) is available at:
http://www.planningportal.gov.uk/uploads/cil/cil_guidance_main.pdf

2.4. New Planning Practice Guidance (PPG)

- 2.4.1. Viability is a recurring theme through the PPG, and it includes specific sections on viability in both the plan-making and the development management processes.
- 2.4.2. As set out above, the NPPF says that plans should be deliverable and that the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The PPG states that:
 - “Understanding Local Plan viability is critical to the overall assessment of deliverability. Local Plans should present visions for an area in the context of an understanding of local economic conditions and market realities. This should not undermine ambition for high quality design and wider social and environmental benefit but such ambition should be tested against the realistic likelihood of delivery.”*
 - “.....viability can be important where planning obligations or other costs are being introduced. In these cases decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.” PPG ID: 10-001-20140306*
- 2.4.3. These requirements are not new and are simply stating best practice and are wholly consistent with the approach taken through the preparation of the Plan (a good example is the inclusion of viability testing in relation to the affordable housing policy).
- 2.4.4. In the section on considering land availability, the PPG states that:
 - “A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.” PPG ID: 3-021-20140306*
- 2.4.5. The new guidance does not prescribe a single approach for assessing viability. The NPPF and the new guidance both set out the policy principles relating to viability assessment. The new guidance rightly acknowledges that a “range of sector led guidance on viability methodologies in plan making and decision taking is widely available” (PPG 10-002-20140306).
- 2.4.6. As set out below, this Viability Study is carried out under the Harman Guidance and in accordance with the RICS Guidance, it also drew on the Planning Advisory Service (PAS) resources and was informed by appeal decisions and CIL Examiners’ reports.
- 2.4.7. The PPG does not require every site to be tested:
 - Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence and more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies. PPG ID: 10-006-20140306*

2.4.8. This supports the approach where the analysis is based on a set of typologies that represented the expected development to come forward over the plan-period. These typologies were confirmed through the consultation process and the methodology is fully consistent with the PPG. In addition, the key strategic sites over 100 units within the Plan have been assessed.

2.4.9. The PPG stresses the importance of working from evidence and in collaboration with the development industry:

Evidence based judgement: *assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market.*

Understanding past performance, such as in relation to build rates and the scale of historic planning obligations can be a useful start. Direct engagement with the development sector may be helpful in accessing evidence.

Collaboration: a collaborative approach involving the local planning authority, business community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible. Where communities are preparing a neighbourhood plan (or Neighbourhood Development Order), local planning authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood. ID: 10-004-20140306

2.4.10. Considerable emphasis has been put on consultation and collaboration.

2.4.11. The meaning of competitive returns is discussed in the Viability Study and is at the core of a viability assessment. The RICS Guidance includes the following definition:

Competitive returns - *A term used in paragraph 173 of the NPPF and applied to ‘a willing land owner and willing developer to enable development to be deliverable’. A ‘Competitive Return’ in the context of land and/or premises equates to the Site Value as defined by this guidance, i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A ‘Competitive Return’ in the context of a developer bringing forward development should be in accordance with a ‘market risk adjusted return’ to the developer, as defined in this guidance, in viably delivering a project.*

2.4.12. The PPG now adds to this saying:

Competitive return to developers and land owners

The National Planning Policy Framework states that viability should consider “competitive returns to a willing landowner and willing developer to enable the development to be deliverable.” This return will vary significantly between projects to reflect the size and risk profile of the development and the risks to the project. A rigid approach to assumed profit levels should be avoided and comparable schemes or data sources reflected wherever possible.

A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy. PPG ID: 10-015-20140306.

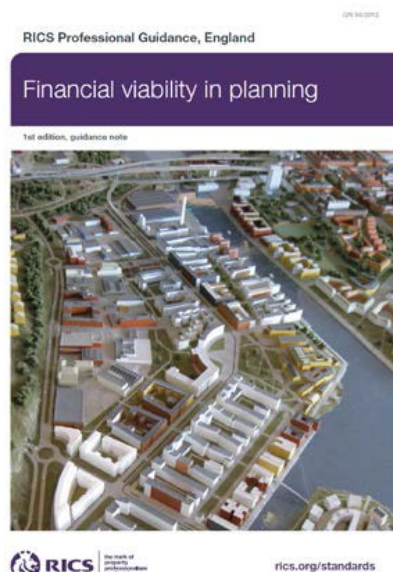
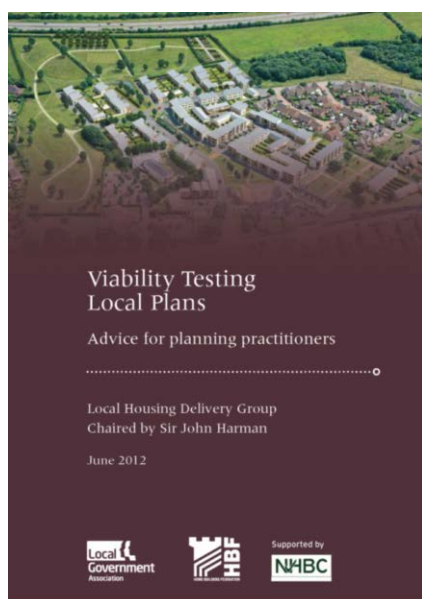
2.4.13. We confirm that the approach and methodology used in this study is consistent with the PPG and where appropriate we have highlighted how the methodology used in this study is in accordance with the principals set out in the guidance.

2.5. Viability Guidance

2.5.1. There are several sources of guidance and appeal decisions⁷ that support the methodology used. In this study we have followed the guidance in Viability Testing in Local Plans – Advice for planning practitioners (LGA/HBF – Sir John Harman) June 2012⁸ (known as the **Harman Guidance**). This contains the following definition:

An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.

2.5.2. The planning appeal decisions, and the HCA good practice publication, suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the existing use value, plus a premium. The premium over and above the exiting use value being set at a level to provide the landowner with a competitive return. The Harman Guidance and Financial viability in planning, RICS guidance note, 1st edition (GN 94/2012) during August 2012 (known as the RICS Guidance) set out the principles of viability testing. Additionally, the Planning Advisory Service (PAS)⁹ also provides viability guidance and manuals for local authorities.



⁷ Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve: APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338 Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437

⁸ Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).

⁹ PAS is funded directly by DCLG to provide consultancy and peer support, learning events and online resources to help local authorities understand and respond to planning reform. (Note: The most recent advice has been co- authored by HDH).

- 2.5.3. There is considerable common ground between the RICS and the Harman Guidance but they are not wholly consistent. The RICS Guidance recommends against the 'current/alternative use value plus a margin' – which is the methodology recommended in the Harman Guidance – as set out below:

One approach has been to exclusively adopt current use value (CUV) plus a margin or a variant of this, i.e. existing use value (EUV) plus a premium. The problem with this singular approach is that it does not reflect the workings of the market as land is not released at CUV or CUV plus a margin (EUV plus)..... (Financial viability in planning, RICS guidance note, 1st edition (GN 94/2012) August 2012)

- 2.5.4. The Harman Guidance advocates an approach based on Threshold Land Value. Viability Testing in Local Plans says:

Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.

We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values (Viability Testing in Local Plans – Advice for planning practitioners. (LGA/HBF – Sir John Harman) June 2012)

- 2.5.5. The RICS dismisses a Threshold Land Value approach as follows.

***“Threshold land value.** A term developed by the Homes and Communities Agency (HCA) being essentially a land value at or above that which it is assumed a landowner would be prepared to sell. It is not a recognised valuation definition or approach.*

- 2.5.6. On face value, these statements are contradictory. In order to avoid later disputes and delays, the approach taken in this study brings these two sources of guidance together. The methodology adopted is to compare the Residual Value generated by the viability appraisals for the modelled sites, with the Existing Use Value (EUV) or an Alternative Use Value (AUV) plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the existing use value is central to the assessment of viability. It must be set at a level to recognise 'competitive returns'¹⁰ for the landowner. To inform the judgement as to whether the uplift is set at the appropriate level we make reference to the market value of the land both with and without the benefit of planning.

- 2.5.7. This approach is in line with that recommended in the Harman Guidance (as endorsed by LGA, HBF and PAS) – and also broadly in line with the main thrust of the RICS Guidance of having reference to an adjusted market value. It is relevant to note that the Harman methodology was endorsed by the Planning Inspector who approved the London Mayoral CIL Charging Schedule in January 2012¹¹. In his report, the London Inspector dismissed the theory that using historical market value (i.e. as proposed by the RICS) to assess the value of land was a more appropriate methodology than using EUV plus a margin.

¹⁰ As required by 173 of the NPPF

¹¹ Paragraphs 7 to 9 of REPORT ON THE EXAMINATION OF THE DRAFT MAYORAL COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE by Keith Holland BA (Hons) DipTP MRTPI ARICS an Examiner appointed by the Mayor Date: 27th January 2012

2.5.8. This approach is in line with the PPG.

2.6. Limitations of viability testing in the context of the NPPF

2.6.1. The high level and broad brush viability testing that is appropriate in the context of the NPPF does have limitations. The purpose of viability testing is to assess the ‘effects’ of development costs, such as those imposed through the application of planning policies and/or CIL, however viability is a largely quantitative process based on financial appraisals. There are however types of development where viability is not at the forefront of the developer’s mind and they will proceed even if a ‘loss’ is shown in a conventional appraisal. By way of example, an individual may want to fulfil a dream of building a house and may spend more than the finished home is actually worth, a community may extend a village hall even though the value of the facility in financial terms is not significantly enhanced or the end user of an industrial or logistics building may build a new factory or depot that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.

2.6.2. This sets a Planning Authority a challenge when it needs to determine whether or not the introduction of planning policies and/or CIL will have an impact on development coming forward. For example, will introducing a planning policy requiring a certain level of affordable housing on a development type that may appear only marginally viable have any material impact on the rates of development, or will the developments proceed anyway?

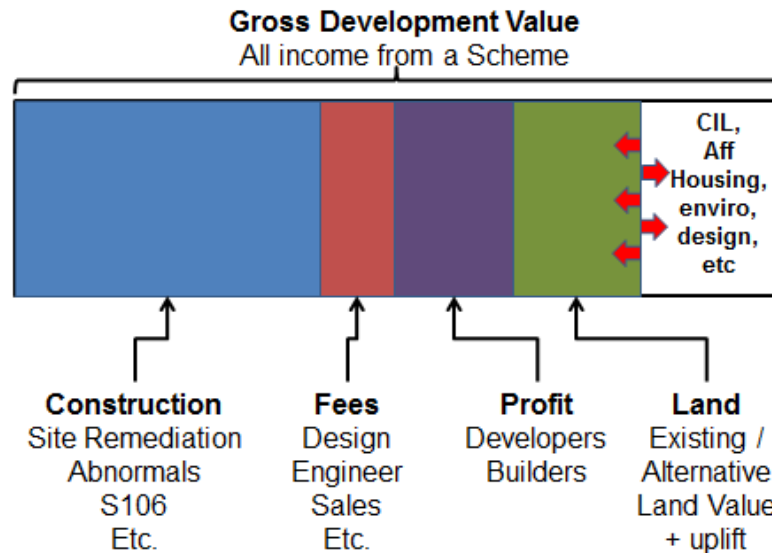
2.7. Viability Testing

2.7.1. There is no statutory technical guidance on how to actually go about viability testing. The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation, which has been standard for as long as land has been traded for development, is:

$$\begin{aligned}
 & \textbf{Gross Development Value} \\
 & \text{(The combined value of the complete development)} \\
 & \text{LESS} \\
 & \textbf{Cost of creating the asset, including a profit margin} \\
 & \text{(Construction + fees + finance charges)} \\
 & = \\
 & \textbf{RESIDUAL VALUE}
 \end{aligned}$$

2.7.2. The result of the calculation indicates a land value, the Residual Value, which is the top limit of what a bidder could offer for a site and still make a satisfactory profit margin. In the following graphic the bar illustrates all the income (or value) from a scheme. This value is set by the market (rather than by the developer or local authority) so is, to a large extent, fixed. The developer has relatively little control over the costs of development (construction and fees) and whilst there is scope to build to different standards and with different levels of efficiency the costs are largely out of the developers direct control – they are what they are, depending on the development.

2.7.3. It is well recognised in viability testing that the developer should be rewarded for taking the risks of development. The NPPF terms this the ‘competitive return’. The essential balance in viability testing is around the land value and when land will and will not come forward for development. The more policy requirements and developer contributions the planning authority asks for, the less the developer can afford to pay for the land. The purpose of this study is to quantify the costs of the Council’s various policies and CIL on development and then make a judgement as to whether or not land prices are ‘squeezed’ to such an extent that, in context of the NPPF the development plan is put at ‘serious risk’ and therefore not deliverable.



2.7.4. It is important to note that in this study we are not trying to exactly mirror any particular developer’s business model – rather we are making a broad assessment of viability in the context of Plan making and the requirements of the NPPF.

2.7.5. The ‘likely land value’ is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the ‘uplift’: the margin above the ‘existing use value’ which would make the landowner sell. Both the RICS Guidance and the PPG make it clear that, when considering land value, that this must be done in the context of current and emerging policies:

“Site Value definition Site Value either as an input into a scheme specific appraisal or as a benchmark is defined in the guidance note as follows: ‘Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan.’ (Box 7, Page 12, RICS Guidance)

“In all cases, estimated land or site value should:reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge;...” (PPG ID: 10-014-20140306)

2.7.6. There is no technical guidance on how to test viability in the CIL Regulations or Guidance. Paragraph 173 of the NPPF says: "... 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.....". This seems quite straightforward – although ‘competitive returns’ is not defined.

2.8. The meaning of ‘competitive return’

2.8.1. The meaning of ‘competitive return’ is at the core of a viability assessment. The RICS Guidance includes the following definition:

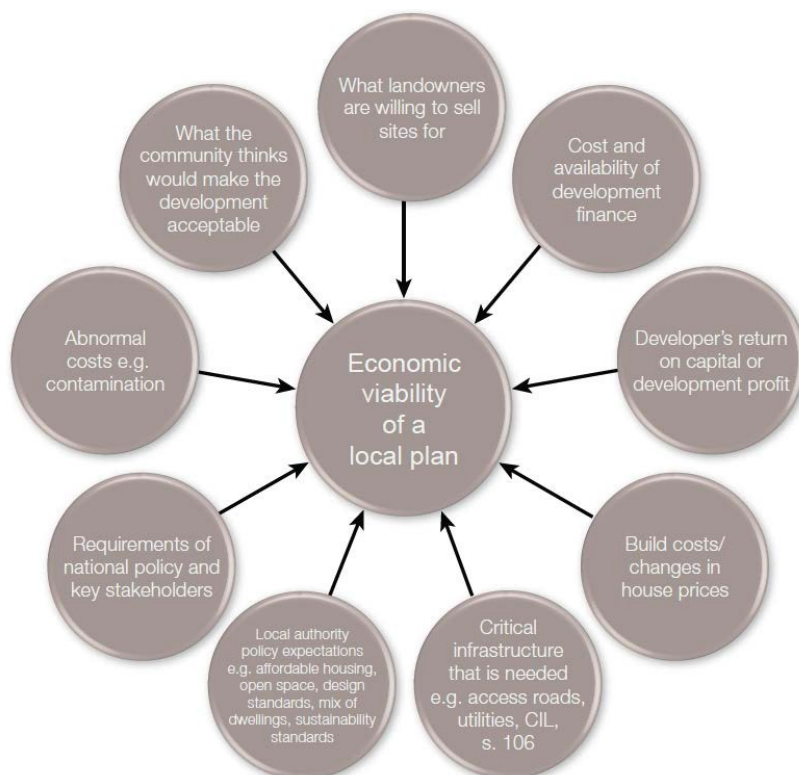
***Competitive returns** - A term used in paragraph 173 of the NPPF and applied to ‘a willing land owner and willing developer to enable development to be deliverable’. A ‘Competitive Return’ in the context of land and/or premises equates to the Site Value as defined by this guidance, i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A ‘Competitive Return’ in the context of a developer bringing forward development should be in accordance with a ‘market risk adjusted return’ to the developer, as defined in this guidance, in viably delivering a project.*

2.8.2. Whilst this is useful it does not provide guidance as to the size of that return. To date there has been much discussion within the industry as to what may or may not be a competitive return, as yet the term has not been given a firm and binding definition through the appeal, planning examination or legal processes. Competitive return was considered at the January 2013 Shinfield appeal¹² and the October 2013 Oxenholme Road appeal¹³. We have discussed this further in Chapter 6.

2.8.3. It should be noted that this study is about the economics of development. Viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute the assessment process. Viability is an important factor in the plan making process but it is one of many factors.

¹² APP/X0360/A/12/2179141

¹³ APP/M0933/A/13/2193338



2.8.4. The above methodology, and in particular the differences between the Harman Guidance and the RICS Guidance, were presented and discussed through the consultation process. There was an agreement that it was appropriate to follow the Harman Guidance which is what we have done.

2.9. Existing Available Evidence

2.9.1. The NPPF, the PPG (and CIL Guidance) are clear that the assessment of the potential impact of CIL should, wherever possible, be based on existing available evidence rather than on new evidence. We have reviewed the evidence that is available from the Council and other sources. This falls into three broad types:

2.9.2. The first is that which has been prepared by the Council to inform its Borough Local Plan (and earlier iterations) and CIL:

1. **CIL Viability Study.** March 2012. CBRE
2. **Housing Economic Viability Assessment.** June 2011. Christopher Marsh & Co Ltd and BNP Paribas Real Estate

2.9.3. Secondly, the Council holds a substantial amount of evidence in the form of development appraisals that have been submitted by developers in connection with specific developments – most often to support negotiations around the provision of affordable housing or s106 contributions. The assumptions in this report have been cross checked by the Council with those in appraisals submitted by developers¹⁴.

¹⁴ The appraisals submitted by developers are treated as confidential by the Council so it was not possible to make the original assessments available to us.

- 2.9.4. Thirdly, the Council also holds evidence of what is being collected from developers under the s106 regime. We have considered the Council's policies for developer contributions (including affordable housing) and the amounts that have actually been collected from developers. Appendix 1 includes details of the Council's s106 track record.

2.10. Stakeholder Engagement

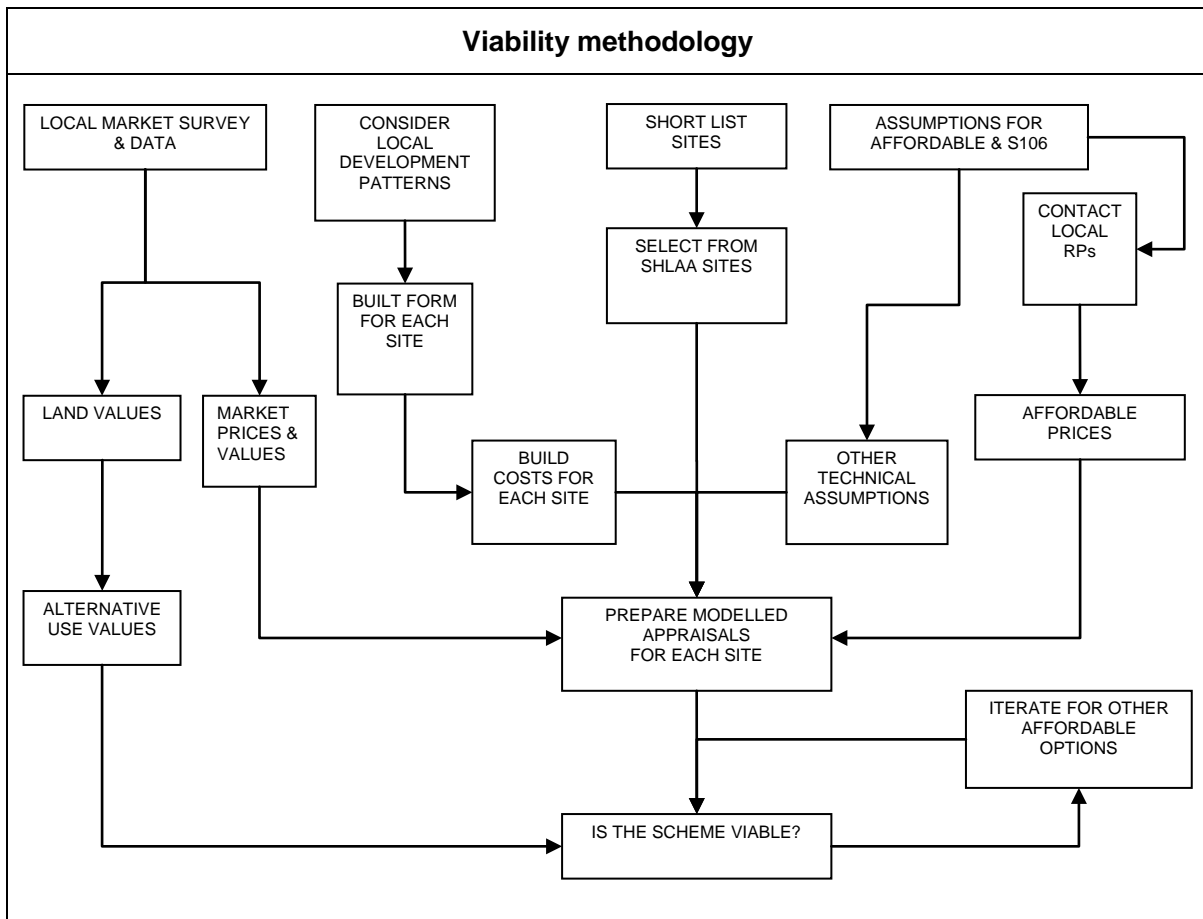
- 2.10.1. The PPG requires stakeholder engagement (collaboration) – particularly with members of the development industry. In preparing this evidence document we have sought to engage with practitioners involved in the development industry.
- 2.10.2. On the 4th June 2014 an informal consultation event was held. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited and there was a good turnout. The event was divided into four parts.
- a) An introduction to viability testing in the context of paragraph 173 of the NPPF and the PPG.
 - b) Viability Assumptions. The methodology and main assumptions for the viability assessments were set out including development values, development costs, land prices, developers' and landowners' returns.
 - c) Roundtable. The main issues were discussed informally. .
- 2.10.3. A lively, wide ranging and informative discussion took place. The comments of the consultees are reflected through this report and the assumptions have been adjusted where appropriate. The comments were wide ranging and there was not agreement on all points although there was a broad consensus on most matters. Where there was disagreement we have made a judgement and set out why we have used the assumptions we have. The main points from the consultation event were:
- a) The methodology and approach were appropriate and there was support for following the Harman Guidance.
 - b) On the whole the price and costs assumptions were appropriate but some relatively small points of detail were made.
 - c) Developers' profit (to reflect 'competitive return') should be calculated on Gross Development Value and not development costs.
- 2.10.4. Following the event, copies of the presentation was circulated to all those invited and the attendees were asked to make any further representations by email. No further comments were made.

3. VIABILITY METHODOLOGY

3.1. Introduction

3.1.1. The assessment of viability as required under the NPPF and the CIL Regulations is not done through a calculation or a formula. The NPPF requires that ‘the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened¹⁵, and whether ‘the cumulative impact of these standards and policies should not put implementation of the plan at serious risk¹⁶’.

3.1.2. The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of sites, and using these to assess whether development, generally, is viable. The sites were modelled based on discussions with Council officers, the existing available evidence supplied to us by the Council, and on our own experience of development. Details of the site modelling are set out in Chapter 9. This process ensures that the appraisals are representative of typical development in the LBH area.



Source: HDH 2014

¹⁵ NPPF Paragraph 173

¹⁶ NPPF Paragraph 174

- 3.1.3. The appraisals are based on emerging Local Plan Part 2 policy requirements and include appropriate sensitivity testing of a range of scenarios.
- 3.1.4. We surveyed the local housing and commercial markets, in order to obtain a picture of sales values. We also assessed land values to calibrate the appraisals and to assess existing and alternative use values. Alongside this we considered local development patterns, in order to arrive at appropriate built form assumptions for those sites where information from a current planning permission or application was not available. These in turn informed the appropriate build cost figures. A number of other technical assumptions were required before appraisals could be produced. The appraisal results were in the form of £/ha 'residual' land values, showing the maximum value a developer could pay for the site and still return a target profit level.
- 3.1.5. The Residual Value was compared to the alternative use value for each site. Only if the Residual Value exceeded the alternative use value / existing use value figure by a satisfactory margin, could the scheme be judged to be viable.
- 3.1.6. We have used a bespoke viability testing model designed and developed by us specifically for area wide viability testing as required by the NPPF and CIL Regulation 14¹⁷. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations and people involved in property development. The purpose is to capture the generality and to provide high level advice to assist the Council in assessing the deliverability of the Plan and to set CIL.

¹⁷ This Viability Model has is used as the basis for the Planning Advisory Service (PAS) viability Workshops.

4. RESIDENTIAL PROPERTY MARKET ASSESSMENT

4.1. Introduction

- 4.1.1. This chapter sets out an assessment of the housing market, providing the basis for the assumptions on house prices to be used in the financial appraisals for the sites tested in the study. We are concerned not just with the prices but with the differences across different areas also with the pattern which will inform different zones for affordable housing targets and CIL.
- 4.1.2. Although development schemes do have similarities, every scheme is unique to some degree, even schemes on neighbouring sites. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately site specific factors, that generate different values and costs.

4.2. The Residential Market

- 4.2.1. The housing market across LB Hillingdon area reflects national trends, but there are local factors that underpin the market including:
- i. A close proximity to Central London and fast, regular commuter links.
 - ii. Many attractive neighbourhoods in a range of sizes containing buildings of character and heritage.
 - iii. A very constrained land supply leading to increased prices.
 - iv. Excellent links to national and international transport links making the area attractive to London commuters.
- 4.2.2. The current direction and state of the housing market is uncertain, and the future is unclear. The housing market peaked late in 2007 (see the following graph) and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'.
- 4.2.3. Up to the 2007 peak of the market, the long term rise in house prices had, as least in part, been enabled by the ready availability of credit to home buyers. Prior to the increase in prices, mortgages were largely funded by the banks and building societies through deposits taken from savers. During a process that became common in the 1990s, but took off in the early part of the 21st Century, many financial institutions changed their business model whereby, rather than lending money to mortgagees that they had collected through deposits, they entered into complex financial instruments and engineering through which, amongst other things, they borrowed money in the international markets, to then lend on at a margin or profit. They also 'sold' portfolios of mortgages that they had granted. These portfolios also became the basis of complex financial instruments (mortgage backed securities and derivatives etc.).

- 4.2.4. During 2007 and 2008, it became clear that some financial institutions were unsustainable, as the flow of money for them to borrow was not certain. As a result, several failed and had to be rescued. This was an international problem that affected countries across the world – but most particularly in North America and Europe. In the UK the high profile institutions that were rescued included Royal Bank of Scotland, HBoS, Northern Rock and Bradford and Bingley. The ramifications of the recession were an immediate and significant fall in house prices, and a complete reassessment of mortgage lending with financial organisations becoming averse to taking risks, lending only to borrowers who had the least risk of default and those with large deposits.
- 4.2.5. It is important to note that the housing market is actively supported by Government, with about one third of mortgages being provided through a state backed entity or scheme (a publically controlled financial institution or assisted purchase scheme such as shared ownership or Help to Buy). It is not known for how long this will continue.
- 4.2.6. There are various commentators talking about a recovery in house prices and the following quotations from the trade press captures the improved sentiment. The BBC News reported on the 20th May 2014:

UK house prices rose by 8% in the year to the end of March, official figures show, as the prime minister says he will consider changes to Help to Buy.

The annual increase slowed compared with a 9.2% year-on-year price rise to the end of February.

However, the latest official data from the Office for National Statistics (ONS) showed that the annual property price increase in London stood at 17%.

Excluding London and the South East of England, prices were up by 4.7%.

- 4.2.7. This improved sentiment can also be seen in the non-residential sectors:

The Q4 RICS UK Commercial Property Market Survey shows continued improvement in both the occupier and investment markets. In the occupier segment, demand rose for the fifth quarter in succession whilst the availability indicator declined for the third consecutive quarter. Together, this is helping to support higher rent expectations. Meanwhile, in the investment market improving enquires are driving projections for increasing capital values

Within the occupier market, demand continues to rise across each sector with the headline balance (comparing the change over the previous quarter) currently standing at its most elevated level in the survey's history (Q3 1998). That said, many of the comments from respondents are a little more circumspect and suggest that while improving, the upturn in activity is still tentative.

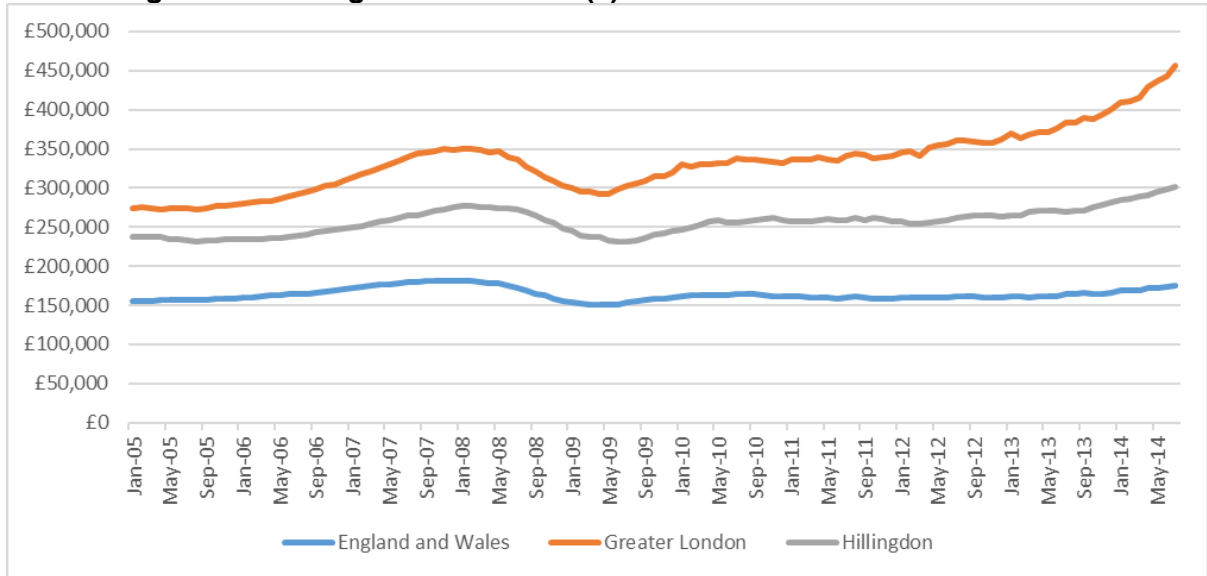
At the same time, investment market conditions continue to brighten as enquiry levels grow, marking the fifth consecutive period in which they have done so. On the back of this, investment transactions are anticipated to rise further with this trend also contributing towards the suggestion that gains in capital values will gather pace.

Source: RICS Commercial Market Survey UK Q4 2013

4.2.8. There evidence of an improved sentiment and increase in prices, however we have taken a cautious approach.

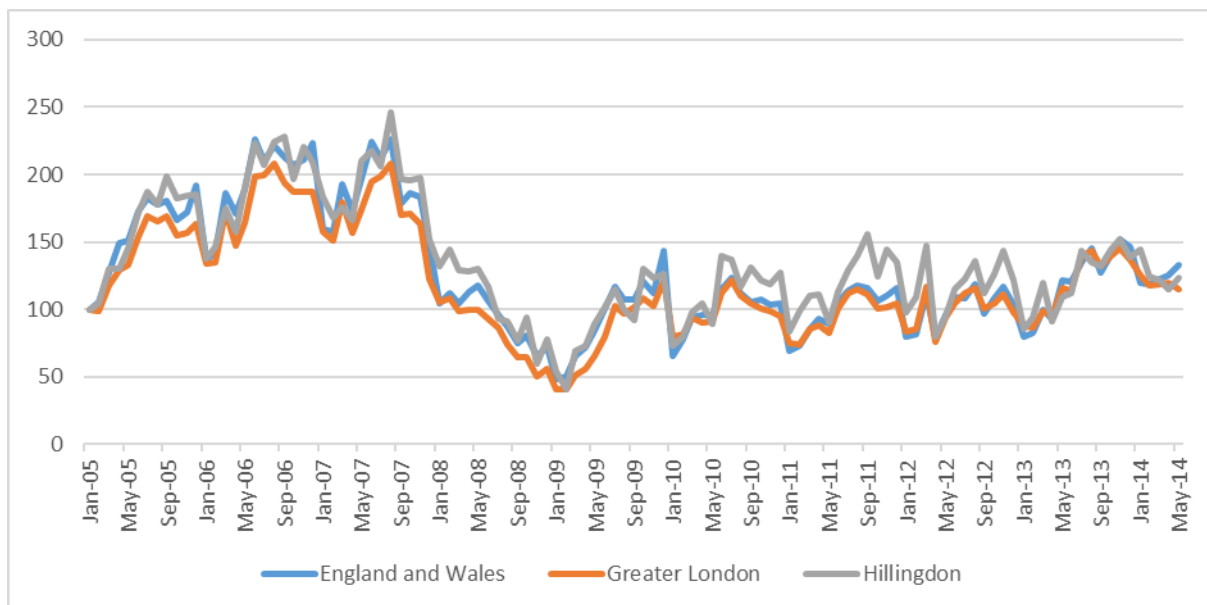
4.2.9. The following figure 4.1 shows that generally, the increase in prices has been centred on London, with prices across the rest of England and Wales not seeing the increases to the extent that has been reported in the press. This is supported by the increase in market activity over recent months as shown in Figure 4.2:

Figure 4.1 Average House Prices (£)



Source: Land Registry September 2014

Figure 4.2 Sales per month – Indexed (100) to January 2005



Source: Land Registry September 2014

- 4.2.10. The Hillingdon residential market is seeing signs of recovery being strongly influenced by the rest of Britain.
- 4.2.11. Table 4.1 shows the average house price according to Rightmove Market Report. It shows that Hillingdon house prices are high compared to the England and Wales average but lower than the London average.

Table 4.1: Average House Prices Hillingdon, London & England and Wales

Borough	Avg. price Apr 14	Avg. Price Mar 14	Monthly change	Avg. price Apr 13	Annual change
Hillingdon	£407,265	£399,201	2.0%	£365,227	11.5%
London	£572,348	£552,530	3.6%	£493,635	15.9%
Eng & Wales	£262,594	£255,962	2.6%	£262,534	7.3%

Source: Rightmove April 2014 Market Report

4.3. New Build Sales Prices

- 4.3.1. This study is concerned with the viability of new build residential property so the key input for the appraisals are the prices of units on new developments. As set out later in this chapter we conducted survey of new homes for sale during May 2014. In addition to the survey of new build homes for sale a range of secondary data sources have been reviewed. See Table 4.2 and Figure 4.3 below which set out for new build prices paid for new-build flats, terraces, semi-detached and detached houses between Mar 2013 and Mar 2014 by the main postcode areas of Hillingdon. This data is sourced from the Land Registry so shows the actual sale price received by the developer after incentives and the like. The data is not complete as in these areas and/or for these housing types there have been very few or no transactions.

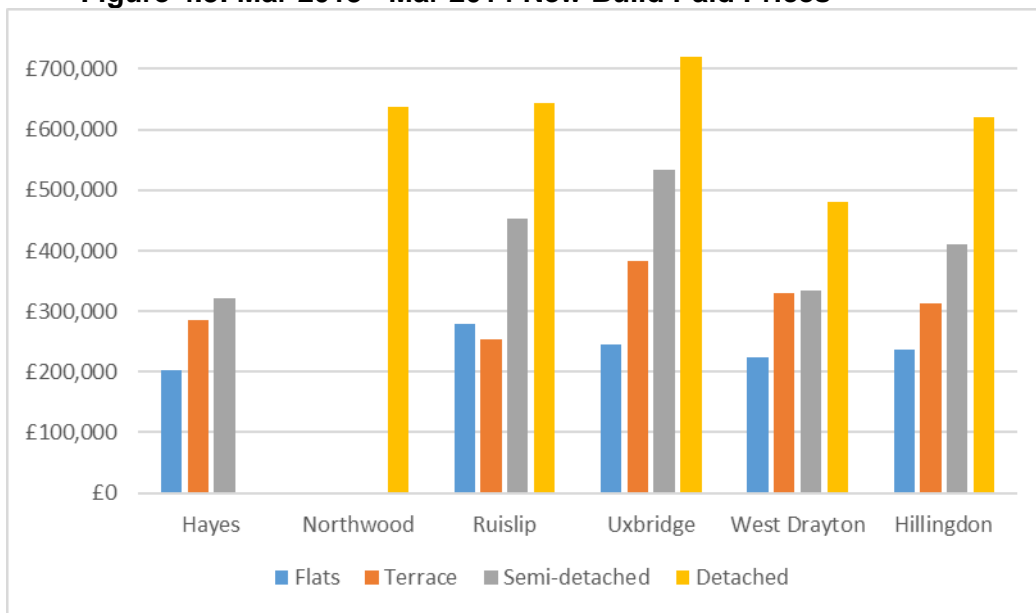
Table 4.2: Mar 2013 - Mar 2014 New Build Paid Prices¹⁸

	Hayes	Northwood	Ruislip	Uxbridge	West Drayton	Hillingdon
Flats	£202,901		£278,307	£245,405	£223,941	£237,638
Terrace	£286,220		£254,000	£383,700	£330,720	£313,660
Semi-detached	£321,658		£453,929	£533,333	£334,000	£410,730
Detached		£637,475	£644,153	£720,225	£479,998	£620,463

Source: Land Registry (2014)

¹⁸ Note: The prices in Table 4.2 reflect average prices based on land registry data. Where there is a small sample size e.g. Northwood the average price reflects the limited data available. In Uxbridge there was a large range of data from around £400K to £1M.

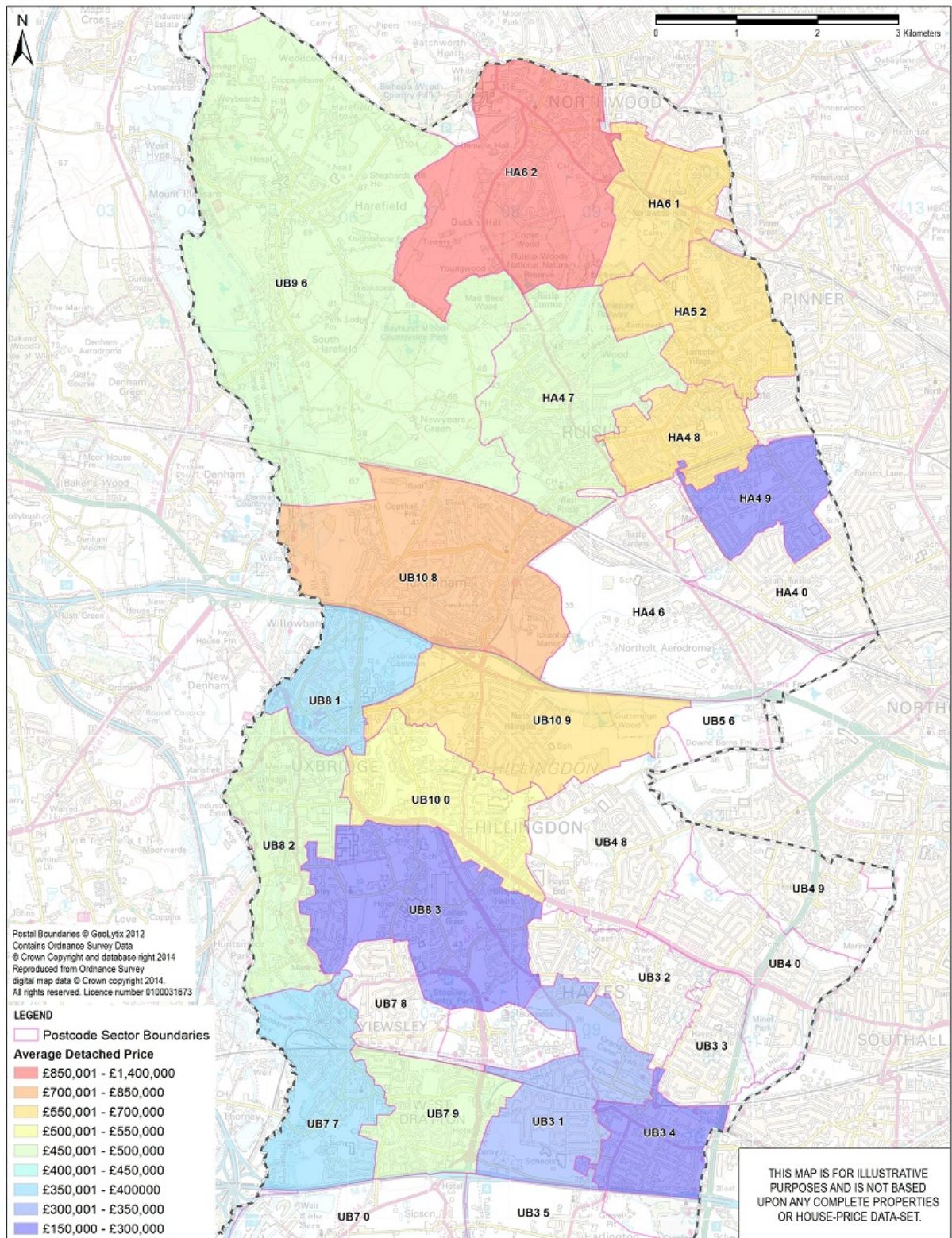
Figure 4.3: Mar 2013 - Mar 2014 New Build Paid Prices



Source: Land Registry (2014)

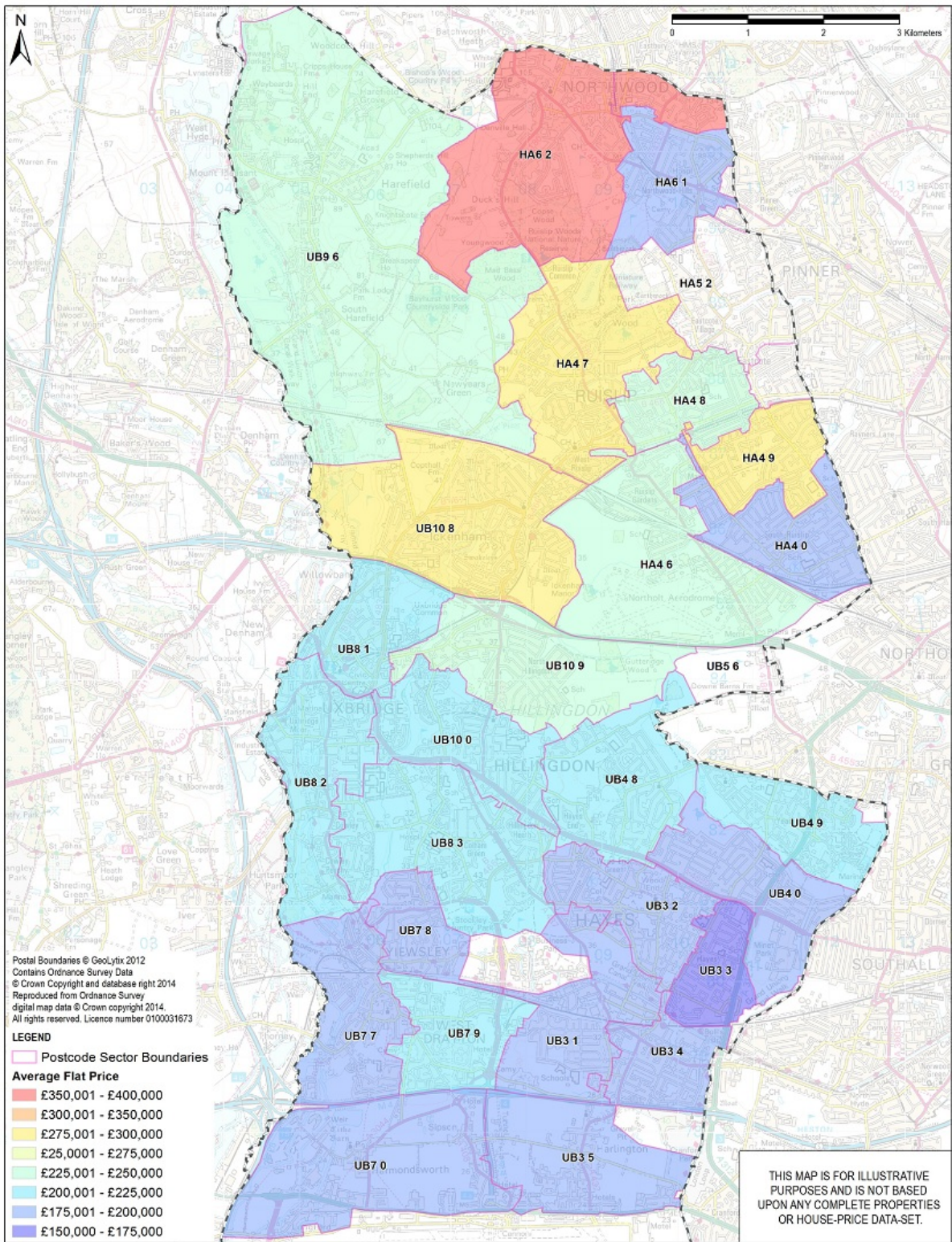
4.3.2. It is evident that prices vary across the neighbourhoods quite substantially. This is well illustrated when the price information is mapped. Figures 4.4 to 4.7 show the average paid price for new build homes between Mar 2013 and Mar 2014 in Hillingdon by ward. Again the data is sourced from the land registry.

Figure 4.4 Detached House Paid Price 2013/14



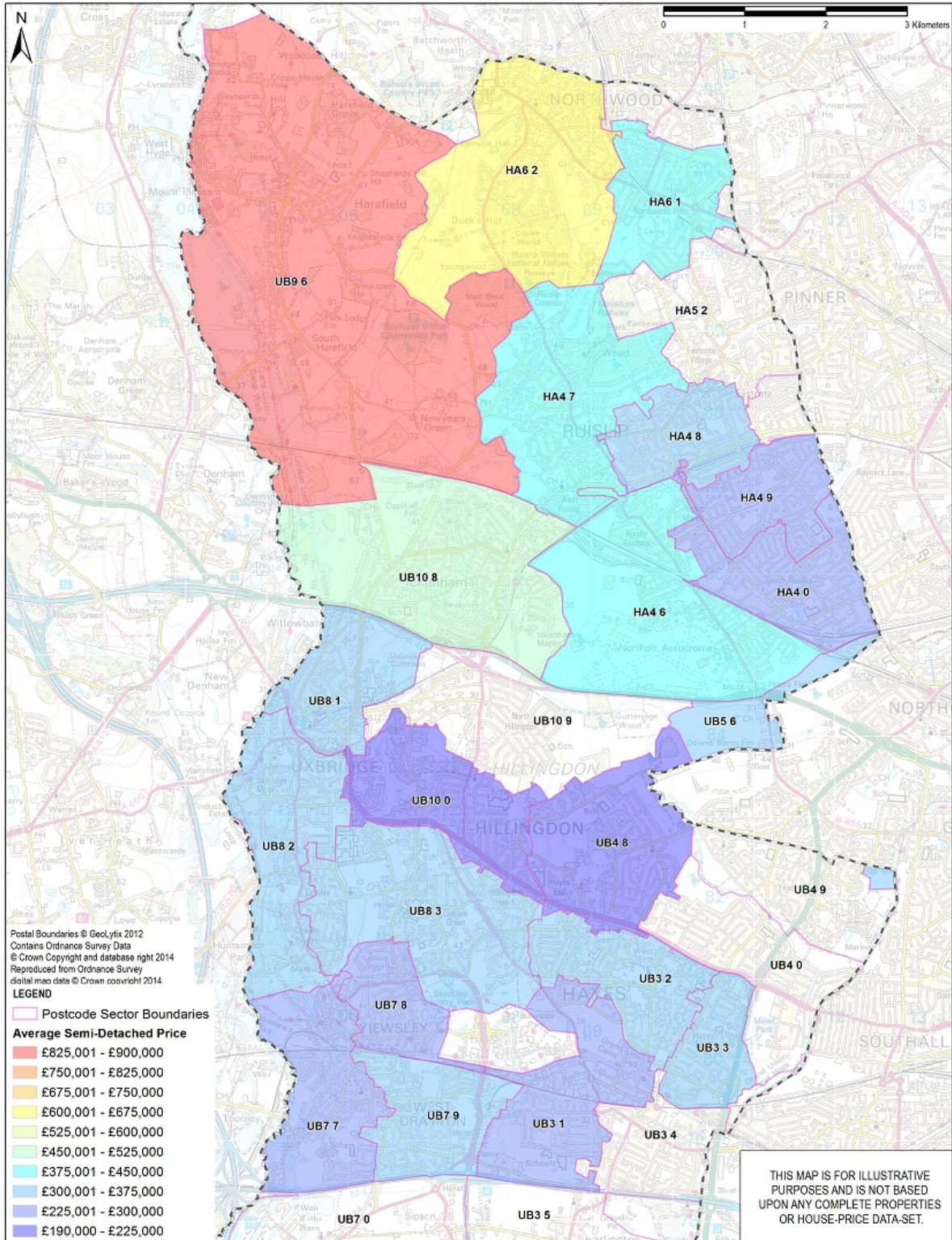
Source: Land Registry (2014)

Figure 4.5 Flats Paid Price 2013/14



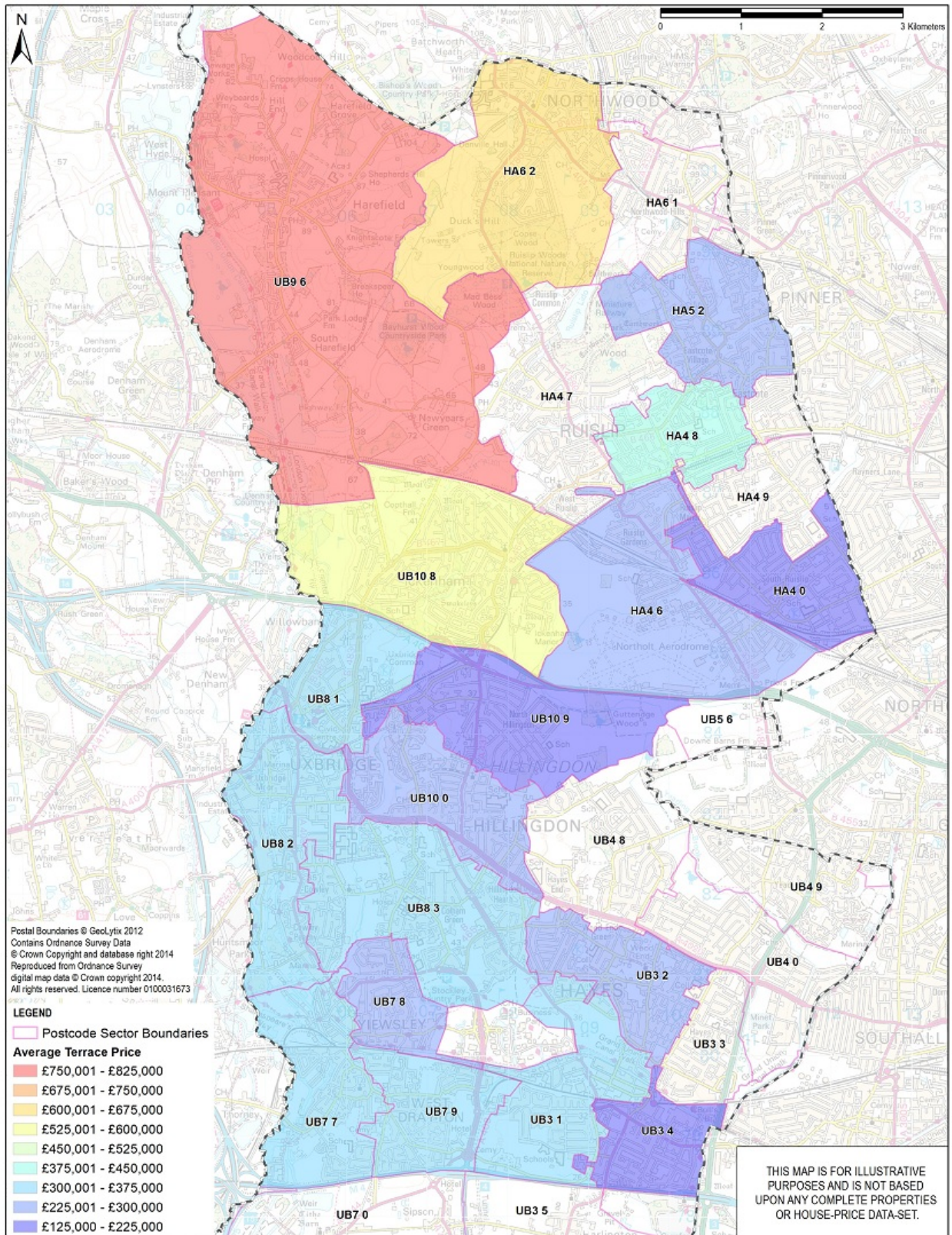
Source: Land Registry (2014)

Figure 4.6 Semi-Detached Houses Paid Price 2013/14



Source: Land Registry (2014)

Figure 4.7 Terraced Houses Paid Price 2013/14



Source: Land Registry (2014)

4.4. Non-New Build Asking prices

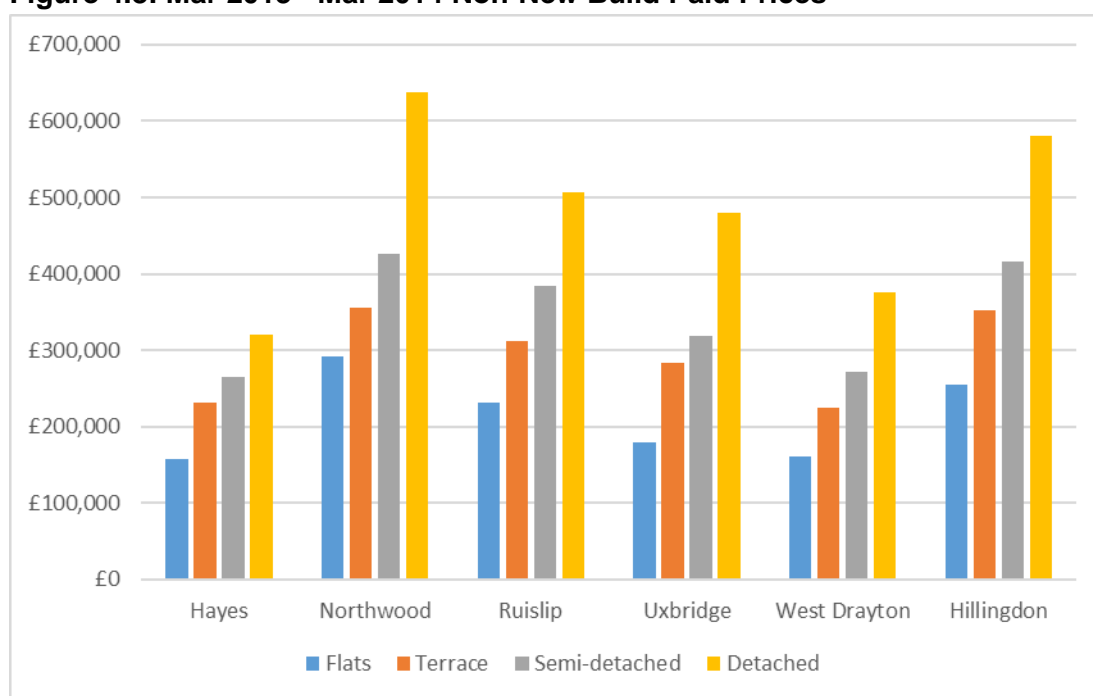
4.4.1. See Table 4.3 and Figure 4.8 below for non-new build paid prices for flats, terraces, semi-detached and detached houses between Mar 2013 and Mar 2014 by the main postcode areas of Hillingdon. This data is sourced from the Land Registry. Note where there are blanks this is because there is no data on sales in these areas and/or for these housing types.

Table 4.3: Mar 2013 - Mar 2014 Non-New Build Paid Prices

	Hayes	Northwood	Ruislip	Uxbridge	West Drayton	Hillingdon
Flats	£156,709	£291,985	£231,676	£178,688	£160,325	£254,846
Terrace	£231,732	£354,730	£311,759	£282,592	£224,606	£351,355
Semi-detached	£265,623	£426,247	£384,126	£317,888	£272,290	£416,543
Detached	£320,259	£637,475	£506,060	£479,446	£376,169	£579,852

Source: Land Registry (2014)

Figure 4.8: Mar 2013 - Mar 2014 Non-New Build Paid Prices



Source: Land Registry (2014)

4.5. Summary – New Build and Non –new build paid prices

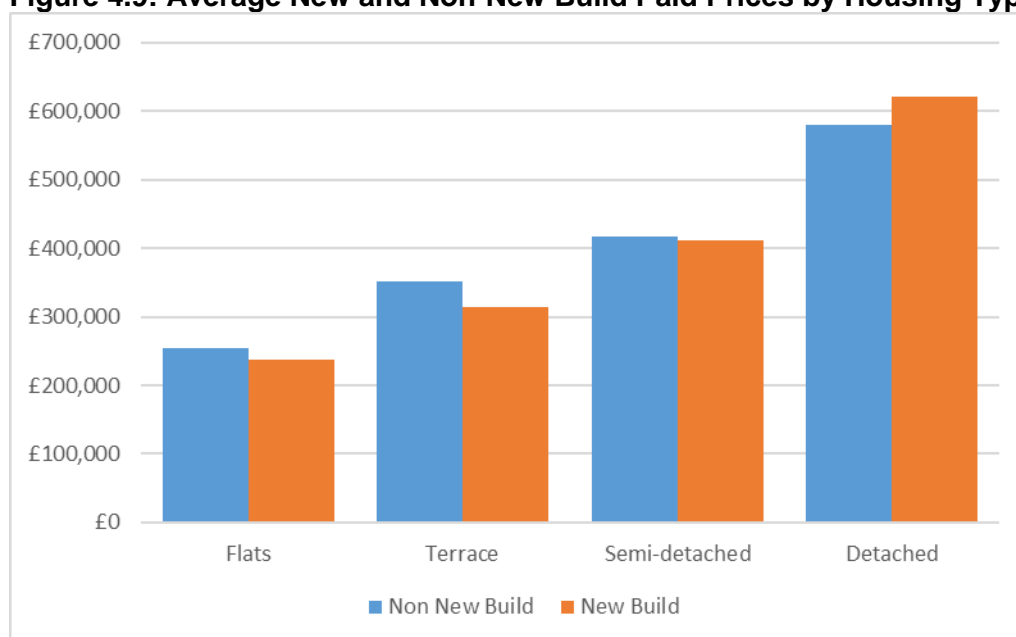
4.5.1. See Table 4.4 and Figure 4.9 below for average new build price across the LB Hillingdon by housing type:

Table 4.4: 2013 Average Non-New Build Paid Prices by Housing Type

	Non New Build	New Build
Flats	£254,846	£237,638
Terrace	£351,355	£313,660
Semi-detached	£416,543	£410,730
Detached	£579,852	£620,463

Source: Land Registry (2014)

Figure 4.9: Average New and Non-New Build Paid Prices by Housing Type



Source: Land Registry (2014)

4.6. Price Assumptions for Financial Appraisals

- 4.6.1. To supplement the information above from the land registry we conducted a survey of new homes for sale during April and May 2014. We identified about 37 new homes and flats for sale on about 11 different sites. The information collected was not comprehensive as different developers and agents make different levels of information available.
- 4.6.2. We made an assessment of floorspace in square metres of each new build and compared asking price to arrive at an average price per square metre. The information shows that asking prices for newbuild homes vary, considerably, across the area. In May 2014 the prices ranged between about £2,554/m² for flats in Hayes to over £6,200/m² in Ruislip. This information is summarised in the table below – note this table only shows values where £/m² were available.

Table 4.5: LB Hillingdon New Build Prices (£/sq m) May 2014

Scheme	Houses			Flats		
	Minimum	Maximum	Typical	Minimum	Maximum	Typical
Northwood						
Ducks Hill Rd	£4,968	£5,737	£5,379			
Uxbridge						
Persimmon				£3,801	£4,801	£4,179
Charles Church				£3,965	£4,901	£4,556
Hayes						
Domaine			£2,554			
The Grange						£4,100
Corwell Lane			£5,507			
Ickenham						
Swakeleys Drive	£4,663	£5,000	£4,832	£3,965	£5,382	£5,914
Ruislip						
London Sq, Field End Road				£3,934	£6,202	£5,039

Source: Market Analysis (Sales Offices / Rightmove/Zoopla/Internet search May 2014)

4.6.3. We have considered the above information with the assumptions used in the LB Hillingdon Housing Economic Viability Assessment and the CIL Viability Study. These are summarised as follows:

For residential uses, it also acknowledged that there are a range of sales values present in the borough. On average these range between £2,691 - £4,306 per sq m (£250-£400 per sq ft) for new build residential, based on the available evidence (although there is some evidence of higher sales values). These have been described through a series broad of value points.

	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE
	1	2	3	4	5	6	7
REVENUE (SALES VALUE)							
£ PER SQ M	£2,690	£3,230	£3,770	£4,305	£4,845	£5,380	£5,926
£ PER SQ FT EQUIVALENT	£250	£300	£350	£400	£450	£500	£556

4.6.4. Since the CIL Viability Study was completed prices have risen somewhat (see Figure 4.1 above). In this study we have taken a high level approach assuming that prices in the northern part of the Borough are £5,200/m2 and in the remainder of the Borough £4,200/m2.

4.7. Affordable Housing

4.7.1. Neither of the previously completed viability studies set out the assumptions concerning the value of affordable housing.

In this study we have assumed the following values:

- Social rent 45% of Open Market Value
- Affordable Rent 55% Open Market Value
- Intermediate Housing 70% Open Market Value.

5. NON RESIDENTIAL PROPERTY MARKET ASSESSMENT

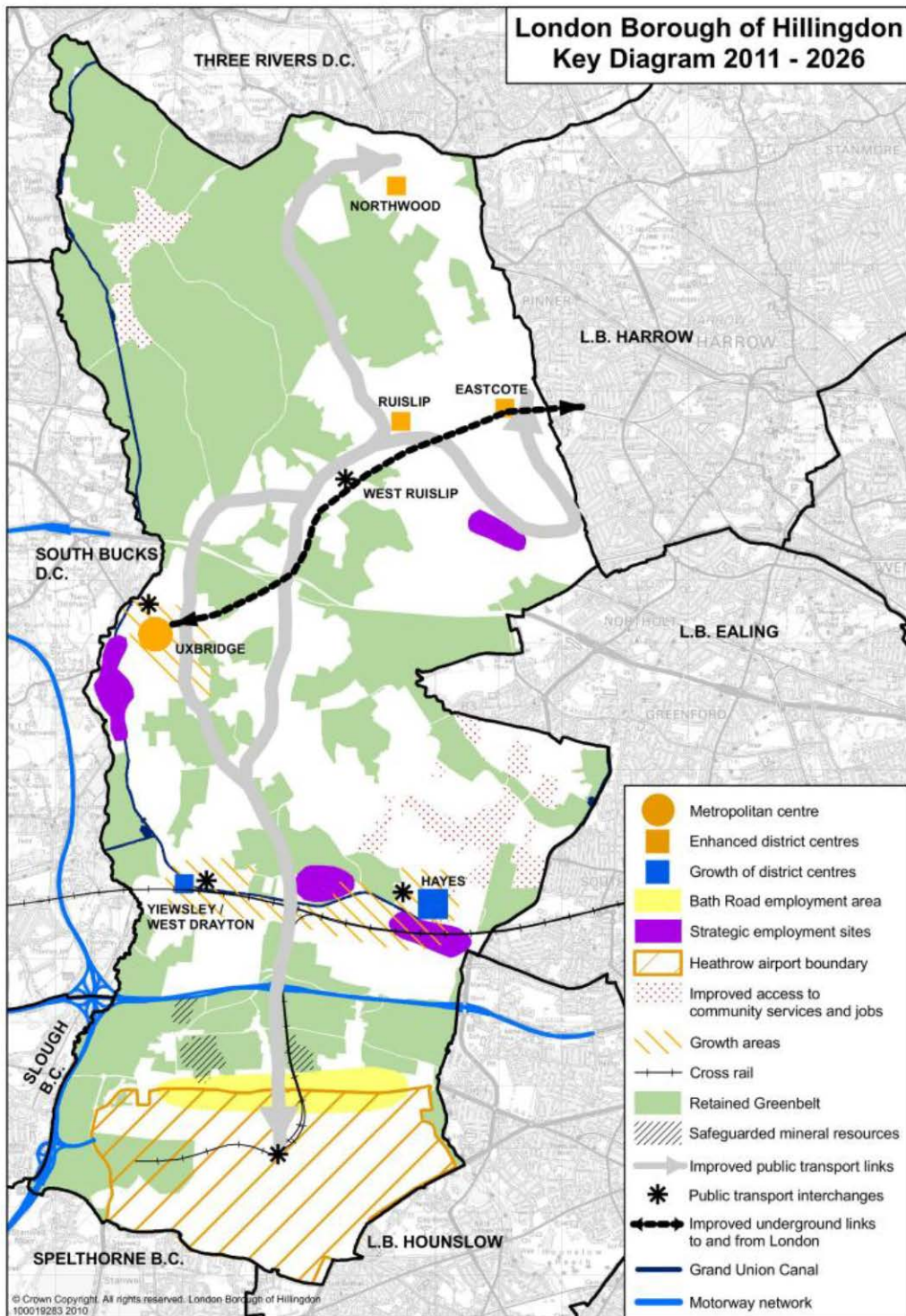
5.1. Introduction

- 5.1.1. This chapter sets out an assessment of the markets for non-residential property, providing a basis for the assumptions of prices to be used in financial appraisals for the sites tested in the study.
- 5.1.2. Although development schemes do have similarities, every scheme is unique to some degree, even schemes on neighbouring sites. Market conditions will broadly reflect a combination of national economic circumstances and local supply and demand factors, however even within a town there will be particular localities, and ultimately site specific factors, that generate different values and costs.

5.2. Key Markets in Hillingdon

- 5.2.1. The key commercial centres within the borough are as follows:
- Stockley Park (major business park in Hayes/West Drayton)
 - Uxbridge Town Centre (Mainly office)
 - Four Strategic Industrial Land (SIL) designations mainly between the M4 and A40 in the Uxbridge/West Drayton/Hayes area (south of borough). These SILs include the Hayes Industrial Area, Uxbridge Industrial Estate, North Uxbridge Industrial Estate and Stonefield Way/Victoria Road
 - Heathrow (airport and related industrial, warehousing. Logistics and retail)
- 5.2.2. See Figure 5.1 below for the LB Hillingdon Local Plan Part 1 – Key Diagram showing employment areas in purple and yellow and metropolitan and district centres.

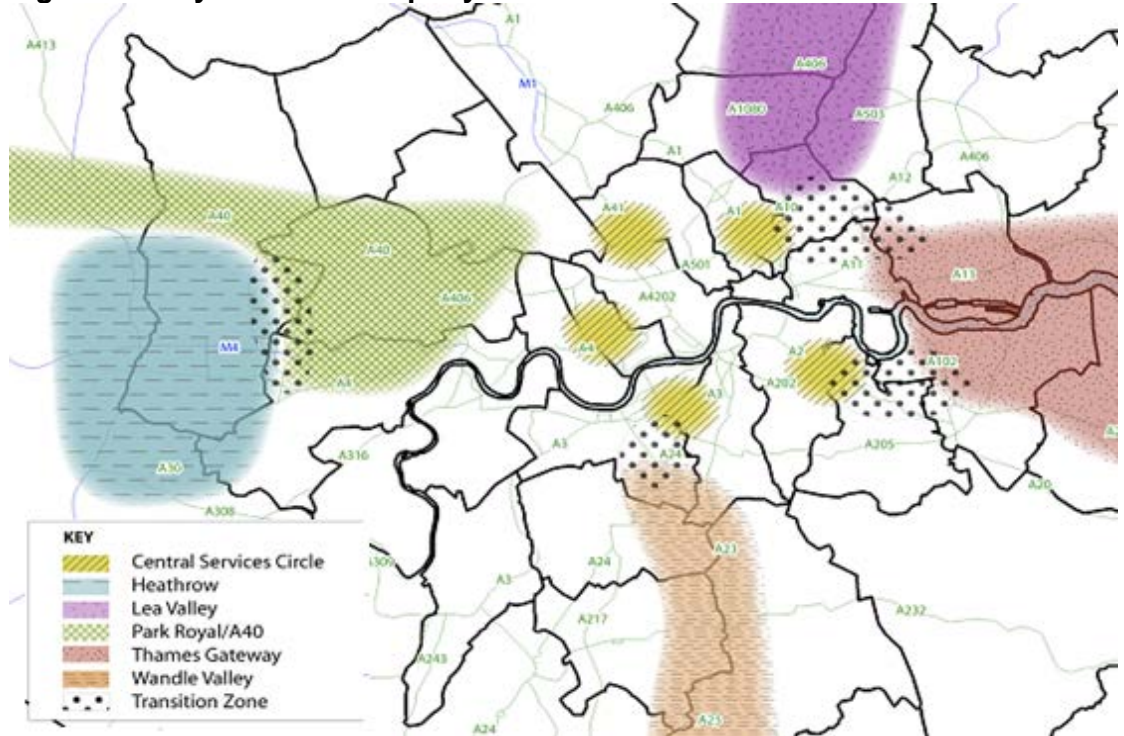
Figure 5.1: LB Hillingdon Local Plan Part 1 – Key Diagram showing employment areas



Source: LB Hillingdon (2012)

5.2.3. Hillingdon is located within two main industrial property market areas (PMAs) - the Heathrow PMA and the A40/M40 corridor. Its office market is largely an easterly expression of the Thames Valley market rather than being closely linked to the Central London market. This is shown in Figure 5.2 below:

Figure 5.2 Key Industrial Property Market Areas in London



Source: URS for the GLA, 2007

- 5.2.4. The 2013 LB Hillingdon Employment Land Review (ELR) set out of the following key characteristics and findings of the commercial property market in Hillingdon:
- Demand for industrial and office floorspace is driven largely by Heathrow, and this will remain the case even with new capacity elsewhere, as long as Heathrow is not closed permanently.
 - Industrial and office floorspace development has been constrained during the recession. With demand now returning to both markets, this means vacancy rates, particularly for Grade A space, are low and new speculative development is expected to capture latent demand arising.
 - Industrial uptake at Heathrow has been very strong during 2012, and both Stockley Park and Uxbridge are performing well as office locations.
 - Local amenity and services and environment are becoming more important to office employers, with Uxbridge town centre becoming more popular as a result and the Bath Road corridor becoming less so.

5.3. Market Survey

- 5.3.1. We undertook a market survey of new and recent deals for commercial properties for sale and to let by reference to agents advertising and to the Propertylink website (a commercial market equivalent of Rightmove).
- 5.3.2. We have concentrated on newer property and not surveyed the wider market of older units and buildings. This study is concerned with development viability – there are, in nearly all situations, some space that is available at rents and values that are substantially lower than these amounts, particularly commercial space above retail units and near town centres that have limited car parking facilities.
- 5.3.3. We surveyed the following commercial property types being the key types of development that are key to the delivery of the Plan:
- Industrial/Warehousing
 - Office
- 5.3.4. There are of course many other types of development that are expected to come forward over the plan period however it is not necessary to consider everything. The purpose of this study is to consider the cumulative impact of the Council's policies and whether or not the Development Plan (as a whole) is put at 'serious risk'.

5.4. Industrial /Warehousing

- 5.4.1. The industrial property market in Hillingdon is active for both sales and lettings. Average annual rents achieved for industrial properties across the borough were in a relatively narrow price range of about £118 /m² for smaller industrial properties (100m² to 500m²) and £103/m² for large properties (500m² and over). This range is comparable to the medium indicative value of £113m² reported in the CIL Viability Study Report (CBRE 2012) for industrial properties.
- 5.4.2. The capital value of industrial space is dependent on a range of factors including the quality of the tenant, the terms of the letting, the flexibility of the accommodation as well as the passing rent, location of the building. Typically yields are in the range of 5.25%¹⁹ for large units to 9% or 10% for older units that are less attractive to investors.

¹⁹ The capitalisation of rents using the yields and Year's Purchase is widely used by Chartered Surveyors and others. The Year's Purchase is the factor by which the rent is multiplied to calculate the capital value (calculated at 1/yield).

5.5. Offices

- 5.5.1. Research found that there is a highly active market for office space in Hillingdon, concentrated in Uxbridge and West Drayton. West Drayton had a notable level of activity particularly in the Stockley Park area. Average rents achieved for offices across the borough are around £270/m² for small office units (100m² to 250m²) and £225/m² for large office units (250m² and over). There was some deviation from the average within areas such as Ruislip where rental values were lower at between £108/m² and £160/m² for large offices, in comparison to those in Uxbridge and West Drayton (Stockley Park) where average rents achieved for large office units were around £272/m² on average. Our findings are comparable to the indicative range of £225/m² and £270/m² reported in the CIL Viability Report (CBRE 2012). The medium indicative value for office units reported in the CIL Viability Study Report (CBRE 2012) was £245/m² which, according to this research, remains an appropriate assumption to use.
- 5.5.2. The as with the industrial sector the capital value of offices is dependent on a range of factors including the quality of the tenant, the terms of the letting, the flexibility of the accommodation as well as the passing rent, location of the building. Typically yields are in the range of 5.25% for the best units to 9% or 10% for units that are less attractive to investors.

5.6. Appraisal Assumptions

- 5.6.1. There is a very great variance in the levels of rents and values. We have used the following rents and yields in reaching our views about commercial capital values:

Table 5.1 Non- Residential Values (£/m²)

		Rent	Yield	
Offices	Generally	245	6.25%	3,920
Industrial	Smaller	118	6.50%	1,815
	Larger	103	5.50%	1,873

Source: HDH 2014

6. LAND PRICES

6.1. Introduction

- 6.1.1. In Chapter 2 we set out the methodology used in this study to assess viability and set out the different approaches put forward in Viability Testing in Local Plans – Advice for planning practitioners, (LGA/HBF – Sir John Harman) (June 2012) and Financial viability in planning, RICS guidance note, 1st edition (GN 94/2012) (August 2012).
- 6.1.2. An important element of the assessment, under both sets of guidance, is the value of the land. Under the method recommended in the Harman Guidance, the starting point for the assessment is the worth of the land before consideration of any increase in value arising from a different use that may be permitted through a planning consent, this being the Existing Use Value (EUV).
- 6.1.3. Also considered is the worth given a different use which would be likely to be permitted through a planning consent, or the Alternative Use Value (AUV) In this chapter we have considered the values of different types of land. The value of land relates closely to the use to which it can be put and will range considerably from site to site; however, as this is a high level study, we have looked at the three main uses, being: agricultural, residential and industrial. We have then considered the amount of uplift that may be required to ensure that land will come forward.

6.2. Current and Alternative Use Values

- 6.2.1. In order to assess development viability, it is necessary to analyse current and alternative use values. Current use values refer to the value of the land in its current use before planning consent is granted, for example, as agricultural land. Alternative use values refer to any other potential use for the site. For example, a brownfield site may have an alternative use as industrial land.
- 6.2.2. The NPPG includes a definition of land value as follows:

Central to the consideration of viability is the assessment of land or site value. The most appropriate way to assess land or site value will vary but there are common principles which should be reflected.

In all cases, estimated land or site value should:

reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge;

provide a competitive return to willing developers and land owners (including equity resulting from self-build developments); and

be informed by comparable, market-based evidence wherever possible. Where transacted bids are significantly above the market norm, they should not be used as part of this exercise.

- 6.2.3. It is vital to fully appreciate that land value should reflect emerging policy requirements and planning obligations. When considering comparable sites the value will need to be adjusted to reflect this requirement.
- 6.2.4. To assess viability, the residual value of the land derived from the particular scheme is to be compared with the alternative use value, to determine if there is another use which would derive more revenue for the landowner. If the Residual Value does not exceed the alternative use value, then the development is not viable.
- 6.2.5. For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the alternative use value. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis the outcome might still be contentious.
- 6.2.6. Both the Part 1 Local Plan and the CIL have been through examination. In both cases the Housing Economic Viability Assessment and the CIL Viability Assessment used the same approach to land values:

6.3. Housing Economic Viability Assessment. June 2011. Christopher Marsh & Co Ltd and BNP Paribas Real Estate

- 6.3.1. The following excerpts from the 2011 Housing Economic Viability Assessment are relevant:

3.2.4 The value of an existing site / building is based on the current /potential rent, then capitalised by applying an appropriate yield/multiplier to determine the building's Capital Value, as it stands, that is Existing Use Value. The EUV will also reflect the confidence of a potential purchaser of the building in the income stream, the quality of the building and its location, as well as general demand for property at that time. Over the past year, yields for commercial property have softened, signalling lower confidence in future demand for commercial space. This has the effect of depressing the capital value of commercial space, resulting in a reduction in EUVs. However, as the economy recovers, we would expect yields to improve, which will result in increased capital values. Consequently, EUVs will improve, increasing the cost of potential residential sites, which will have implications for the delivery of affordable housing and other planning obligations. However, in a recovering economy, we would expect residential sales values to increase also, counteracting the impact of increasing EUVs.

In this study, we have used four levels of EUVs to demonstrate their impact:

- a. High EUV – such as previously developed residential land or backland with an average residual land value of £8,800,000 per hectare*
- b. Medium/High EUV – such as previously developed offices land with an average residual land value of £7,176,000 per hectare*
- c. Medium EUV – such as previously industrial land with an average residual land value of £3,928,000 per hectare, and*
- d. Low EUV such as previous community uses with an average residual land value of £2,392,000 per hectare.*

3.2.5 EUVs are clearly as sensitive to location as residential values. The four EUV typologies above provide an indication only of likely values of sites across the Borough. Furthermore, in addition to the existing site uses used in our analysis, there will be other existing uses, such as car parking and other relatively low values uses, where the economic context for the delivery of affordable housing may vary from our EUV typologies above. However, it should not be automatically assumed that low value existing use values make the delivery of target levels of affordable housing

possible – some low value sites may require decontamination, for example, the cost of which may offset any savings on land purchase costs. We have also had experience of community centre sites (as have LBH) coming forward for mixed use development where the re-provision costs of the community facility have affected the extent to which affordable housing can be provided. This has arisen where policies require replacement community facilities to be provided unless they can be proven to be surplus to requirements.

3.2.6 Redevelopment proposals that generate residual land values below EUV will fail to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. It is simply indicative. If proven existing use value (via a formal Red Book valuation which is essential) justifies a higher or lower EUV than those assumed, then appropriate adjustments may be necessary. As such, Existing Use Values should be regarded as benchmarks rather than definitive fixtures. At a practical level, it is also necessary to stress that in the Borough area, some residential development sites are redevelopments of existing residential uses, thus emphasising the significance of value uplift. The four levels of EUV identified in this study therefore give a broad indication of likely land values across the Borough and should only be seen as examples. It is important to recognise that other site uses and values exist on the ground.

6.4. CIL Viability Study. March 2012. CBRE

6.4.1. The following excerpts from the 2012 CIL Viability Assessment are relevant:

Existing Use Values are the current investment profile of a site (i.e. the current rent capitalised by an appropriate yield). Existing Use Values can vary significantly. According to the Council's HEVA Study agricultural land is worth around £7,200 per hectare. Other uses can however, be much more valuable. Capital values of existing office sites, for example, can easily command values far in excess of £10m per hectare.

For a degree of consistency, we have adopted a similar approach to the Council's HEVA study. The HEVA study sets out a range of low to high EUVs. These values are:

- *High EUV – to include previously developed residential land or backland. This is assumed to have an average EUV of £8.8m per hectare.*
- *Medium/High EUV – this could include previously developed office land. Average EUV of £7.1m per hectare is identified.*
- *Medium EUV – this could include previously developed industrial land of an average residual land value of £3.9m per hectare is identified.*
- *Low EUV – encompassing for example previous community uses. An average EUV of £2.4m per hectare is identified.*

A significant caveat is that EUVs are very sensitive to location, extent of development, the uses and the rent and yield profile. These EUVs are therefore provided only to give an indication of likely values of sites across Hillingdon. Clearly, there will be differences in EUVs across the borough that cannot be fully assessed through the scope of this study.

Nevertheless, in our opinion, they provide a reasonable benchmark of the balance between charging CIL and economic viability.

While a range of EUVs are estimated in the HEVA study, our results analysis focuses predominately on the low and mid EUVs as a benchmark. It is recognised that in

some cases higher land values can be achieved, and a developer is less likely to pursue development sites with high existing use values unless there are good viability reasons to do so.

This reflects wider evidence of possible indicative land values in the area. In 2009 for example, industrial land was estimated to cost between £1.6m-£2.2m in Hayes (VOA Property Market Report 2009). The HEVA study also shows a range of residential land values. A very considerable number of those quoted lie in the band of £2.0m-£4.5m per hectare. The London Land Report (May 2010) also identifies a number of residential land sales in the borough. The vast majority of these transactions have site values of c. £2m-£4.5m per hectare. This reinforces our view that the benchmark existing use values used are reasonable and reflective of market values.

It is also recognised that a landowner may need to be incentivised to dispose of its land for redevelopment. Thus, receiving the EUV only for land may not be sufficiently attractive to a potential landowner to release the site for development. A premium might be sought over and above the EUV, and perhaps to reflect the risk in promoting a site for redevelopment. Therefore for the purposes of this assessment a premium of 15% above the assumed EUV is added.

- 6.4.2. We have carried the approach and assumptions outlined in the two studies above into this study.

7. APPRAISAL ASSUMPTIONS – DEVELOPMENT COSTS

7.1. Introduction

- 7.1.1. This chapter considers the costs and other assumptions required to produce financial appraisals for the modelled sites. These figures will be presented to the stakeholders at the first consultation event. On the whole there was a consensus that these figures were representative – although the assumptions about developer’s profit did stimulate a discussion as set out below.

7.2. Development Costs

Construction costs: baseline costs

- 7.2.1. We have based the cost assumptions on the Building Cost Information Service (BCIS) data. The costs are specific to different built forms (flats, houses, offices, supermarkets, hotels etc.) and are re-based for Hillingdon.
- 7.2.2. The Council has developed policies relating to the construction standards and environmental performance of new buildings. These are summarised in Chapter 8 below. LBH’s current policy requirement is that homes are built to the basic Building Regulation Part L 2010 Standards and in line with policy 5.2 of the London Plan. Since the CIL Viability Assessment was undertaken the Government has clarified what will be required with regard to national standards..
- 7.2.3. Following an industry wide review undertaken by the Local Housing Delivery Group, the Government has consulted on a Review of Housing Standard. The Review was intended to address a perceived proliferation of standards for local house building resulting from the adoption of standards in individual local plan policies by LPAs (explicitly permitted under the Planning & Energy Act 2008) and by other public agencies. Examples would be space and accessibility requirements, higher Code for Sustainable Homes (CfSH) Levels, or adoption of a ‘Merton rule’ setting a renewable energy target in new developments.
- 7.2.4. The Review considered what the appropriate balance should be between a single set of national standards, and a variety of local standards designed to address local needs and priorities, in terms of the impact upon housing delivery.
- 7.2.5. This is a major initiative which would have significant impacts upon the specification of housing to be built in future. Some commentators have expressed the view that, if implemented in full, the proposals would mean that much, or most of the CfSH’s requirements apart from energy efficiency will have been shelved at national level, with the local discretion to seek them all but removed.
- 7.2.6. Since the Code for Sustainable Homes was published, CLG has published three successive assessments of the cost of meeting its requirements. The most recent, published in August 2011, is now a little historic as it mainly reflects work carried out in late 2010.

- 7.2.7. The study used a combination of homebuilder consultations, and modelling of alternative development scenarios. These ranged in size from small brownfield (20 dwellings) to large edge of town (3,300 dwellings) and in density from 40 to 160 dwellings per ha. The consultation enabled optimum technologies to be identified to achieve the individual elements of the Code at each Level for each development scenario. These were then costed in order to provide an estimate of the total additional cost of meeting each Level of the Code and formed the basis of the assumptions used in the Viability Study.
- 7.2.8. The published revisions to 2013 Building Regulations seek a significantly lower degree of improvement compared to the 2006 Code trajectory. They accordingly have more modest cost implications. The revisions were published in August 2013 and, as at November 2013, no guidance had been produced showing the additional build costs. The accompanying Impact Assessment document, whilst considering and quantifying total overall impacts, did not state explicitly what extra over costs were assumed. However in addressing the question of small builder impact, Table 4.3 provided some clues and is reproduced below.

Table 7.1 Small Builder Costs

	Mid terrace			End terrace			Detached		
	large builder	small builder	% diff	large builder	small builder	% diff	large builder	small builder	% diff
2010 Base Cost Model (£)	78,049	92,683	18.8%	80,000	95,610	19.5%	106,341	125,854	18.3%
Estimated Cost of 2013 Recipe (£ rounded)	146	170	16.0%	467	521	11.4%	1,447	1,783	23.3%
2013 Total Cost (£ rounded)	78,195	92,853	18.7%	80,467	96,131	19.5%	107,788	127,637	18.4%
Percentage	0.19%	0.18%		0.58%	0.54%		1.36%	1.42%	

Source: Changes to Part L of the Building Regulations 2013: Impact Assessment (Table 4.3)

- 7.2.9. The table suggests that the costs over and above the 2010 Part L base are well under 1% for mid and end terrace properties, and only a little over 1% for detached homes, with their greater area of external wall requiring attention. These figures suggest that, to allow for the new requirement, an allowance of very much less than the 6% being the cost of moving from 2010 Part L to full CSH Level 4, would be appropriate. In this study we have assumed an allowance of 2% over and above the BCIS base cost to cover the additional environmental standards contained in the national Building Regulations.
- 7.2.10. Some of the anticipated development will be on sites that will be conversions rather than new build. The Borough has a number of office buildings that are expected to be converted to residential. In these cases we have assumed that the conversion cost is 60% of the full BCIS cost.
- 7.2.11. Appendix 3 contains the May 2014 BCIS build costs for the Borough – broken into a number of key development types. We have used the median costs for the different development types that occur on the appraisal sites.

Construction costs: site specific adjustments

- 7.2.12. It is necessary to consider whether any site specific factors would suggest adjustments to these baseline cost figures. Two factors need to be considered in particular: small sites and high specification.
- 7.2.13. Since the mid-1990s, planning guidance on affordable housing has been based on the view that construction costs were appreciably higher for smaller sites with the consequence that, as site size declined, an unchanging affordable percentage requirement would eventually render the development uneconomic. Hence the need for a 'site size threshold', below which the requirement would not be sought.
- 7.2.14. It is not clear to us that this view is completely justified. Whilst, other things being held equal, build costs would increase for smaller sites, other things are not normally equal and there are other factors which may offset the increase. The nature of the development will change. The nature of the developer will also change as small local firms with lower central overheads replace the regional and national house builders. Furthermore, very small sites may be able to secure a 'non-estate' price premium.

Construction costs: affordable dwellings

- 7.2.15. The procurement route for affordable housing is assumed to be through construction by the developer and then disposal to a housing association on completion. In the past, when considering the build cost of affordable housing provided through this route, we took the view that it should be possible to make a small saving on the market housing cost figure, on the basis that one might expect the affordable housing to be built to a slightly different specification than market housing. However, the pressures of increasingly demanding standards for housing association properties have meant that, for conventional schemes of houses at least, it is no longer appropriate to use a reduced build cost; the assumption is of parity.

Other normal development costs

- 7.2.16. In addition to the £/m² BCIS build cost figures described above, allowance needs to be made for a range of infrastructure costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs), off-site costs for drainage and other services and so on. Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad brush study.
- 7.2.17. Nevertheless, it is possible to generalise, drawing on experience it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site.

- 7.2.18. In the light of these considerations, we have developed a scale of allowances for the residential sites, ranging from 10% of build costs for the smallest sites, to 20% for the larger greenfield schemes. For commercial and non-residential uses we have made an allowance of 15% of build costs for each scheme to cover infrastructure costs.
- 7.2.19. We have given careful thought as to how to treat the larger sites as these large sites, by their nature, can have very significant infrastructure requirements that can have a dramatic impact on viability. Additionally, these large sites can be a vital part of a Council's strategy to deliver its housing target – in some cases if a large site does not come forward then the Plan may be put at risk.
- 7.2.20. In this study we have used the following infrastructure costs for the large sites tested.

Table 7.2 Site Specific Infrastructure Costs

	Site	Ward	
SA10	Land south of railway including Nestle, Hayes	Botwell	£2.6m
SA18	Chailey Industrial Estate	Townfield	£0.5m
SA19	Silverdale Road/Western View	Townfield	£0.6m

Source: URS (September 2014)

- 7.2.21. These costs have been derived by URS based on the best available information. It is acknowledged that the level of information available is limited, however this is high level information based on 'standard' costings and errs on the side of caution. The actual costs may be significantly different. We understand that the promoters of the Chailey Industrial estate have recently started pre-application discussions with the Council, prior to submitting a planning application. As further information becomes available it may be used to inform the planning process.

Abnormal development costs

- 7.2.22. Some of the sites are modelled on, or partly on, previously developed land. On some of these, from the information made available to us and visits to the sites, it appears that exceptional or abnormal development costs would need to be taken into account in preparing appraisals.
- 7.2.23. In some cases, where the site involves redevelopment of land which was previously developed (particularly with existing housing), there is the potential for abnormal costs to be incurred. Abnormal development costs might include demolition of substantial existing structures; piling or flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels, and so on.
- 7.2.24. On previously developed land we have increased the costs by an additional 10%. For those sites with existing buildings we have allowed a further 5% for demolitions.

Fees

- 7.2.25. Normally we would have assumed professional fees would amount to 10% of build costs in each case. This is made up as follows:
 - Architects 6%
 - QS and Costs 0.5%
 - Planning Consultants 1%
 - Others 2.5%

- 7.2.26. Normally we would have assumed a lower rate of 8% for non-residential uses.
- 7.2.27. In this study, due to the additional requirements of the Plan we have increased the assumption to 11% for residential development and 9% for non-residential development.

Contingencies

- 7.2.28. For previously undeveloped and otherwise straightforward sites we would normally allow a contingency of 2.5% with a higher figure of 5% on more risky types of development, previously developed land and on central locations.
- 7.2.29. In this study, so as to be consistent with the earlier viability work we have assumed a 10% contingency.

CIL and S106 Contributions

- 7.2.30. CIL will be implemented at the following rates. These have been incorporated into the appraisals. The rates relevant to the modelling in this study are as follows:

Table 7.3 Schedule of CIL Rates

Use Type	Proposed CIL Rate £/m ²
Offices (B1)	£35
Residential Dwelling Houses (C3)	£95
Industrial (B8)	£5

Source: Table 3.1 LBH CIL Charging Schedule

- 7.2.31. In addition to LBH’s CIL as set out above, we have included the mayoral CIL at £35/m².
- 7.2.32. Following the introduction of CIL the Council will still be able to require s106 contributions (subject to the strict parameters set out in CIL Regulation 123). Whilst it is anticipated that CIL will largely replace these payments we have assumed a further payment of £2,500 in the residential appraisals.

7.3. Financial and other appraisal costs

VAT

- 7.3.1. For simplicity it has been assumed throughout, that either VAT does not arise, or that it can be recovered in full.

Interest rate

- 7.3.2. Our appraisals assume 6% p.a. for debit balances. This may seem high given the very low base rate figure (0.5% January 2014), but reflects banks’ view of risk for housing developers in the present situation. In the residential appraisals we have prepared a simple cash flow to calculate interest.
- 7.3.3. For the non-residential appraisals and in line with the ‘high level’ nature of this study we have used the developer’s rule of thumb to calculate the interest – being the amount due over one year on half the total cost. We accept that is a simplification however, due to the high level and broad brush nature of this analysis, we believe that it is appropriate.

Developer's profit

- 7.3.4. We have assumed a developer's profit of 20% on total costs to reflect the risk of undertaking the development.
- 7.3.5. Neither the NPPF, nor the CIL Regulations, and nor the CIL Guidance provide useful guidance in this regard so, in reaching this decision, we have considered the RICS's 'Financial Viability in Planning' (August 2012), the Harman Guidance Viability Testing Local Plans, Advice for planning practitioners (June 2012), and referred to the HCA's Economic Appraisal Tool. None of these documents are prescriptive, but they do set out some different approaches.
- 7.3.6. RICS's 'Financial Viability in Planning' (August 2012) says:

3.3.2 *The benchmark return, which is reflected in a developer's profit allowance, should be at a level reflective of the market at the time of the assessment being undertaken. It will include the risks attached to the specific scheme. This will include both property-specific risk, i.e. the direct development risks within the scheme being considered, and also broader market risk issues, such as the strength of the economy and occupational demand, the level of rents and capital values, the level of interest rates and availability of finance. The level of profit required will vary from scheme to scheme, given different risk profiles as well as the stage in the economic cycle. For example, a small scheme constructed over a shorter timeframe may be considered relatively less risky and therefore attract a lower profit margin, given the exit position is more certain, than a large redevelopment spanning a number of years where the outturn is considerably more uncertain.*

- 7.3.7. LGA and HBF published Viability Testing Local Plans, Advice for planning practitioners (June 2012) which says:

7.4. Return on development and overhead

The viability assessment will require assumptions to be made about the average level of developer overhead and profit (before interest and tax).

The level of overhead will differ according to the size of developer and the nature and scale of the development. A 'normal' level of developer's profit margin, adjusted for development risk, can be determined from market evidence and having regard to the profit requirements of the providers of development finance. The return on capital employed (ROCE) is a measure of the level of profit relative to level of capital required to deliver a project, including build costs, land purchase, infrastructure, etc.

As with other elements of the assessment, the figures used for developer return should also be considered in light of the type of sites likely to come forward within the plan period. This is because the required developer return varies with the risk associated with a given development and the level of capital employed.

Smaller scale, urban infill sites will generally be regarded as lower risk investments when compared with complex urban regeneration schemes or large scale urban extensions.

Appraisal methodologies frequently apply a standard assumed developer margin based upon either a percentage of Gross Development Value (GDV) or a percentage of development cost. The great majority of housing developers base their business models on a return expressed as a percentage of anticipated gross development value, together with an assessment of anticipated return on capital employed. Schemes with high upfront capital costs generally require a higher gross margin in order to improve the return on capital employed. Conversely, small scale schemes with low infrastructure and servicing costs provide a better return on capital employed and are generally lower risk investments. Accordingly, lower gross margins may be acceptable.

This sort of modelling – with residential developer margin expressed as a percentage of GDV – should be the default methodology, with alternative modelling techniques used as the exception. Such an exception might be, for example, a complex mixed use development with only small scale specialist housing such as affordable rent, sheltered housing or student accommodation.

7.5. Developer's Return for Risk and Profit (including developer's overheads)

7.5.1. The guidance accompanying the HCA's Economic Appraisal Tool says:

Open Market Housing

The developer 'profit' (before taxation) on the open market housing as a percentage of the value of the open market housing. A typical figure currently may be in the region of 17.5-20% and overheads being deducted, but this is only a guide as it will depend on the state of the market and the size and complexity of the scheme. Flatted schemes may carry a higher risk due to the high capital employed before income is received.

Affordable Housing

The developer 'profit' (before taxation) on the affordable housing as a percentage of the value of the affordable housing (excluding SHG). A typical figure may be in the region of 6% (the profit is less than that for the open market element of the scheme, as risks are reduced), but this is only a guide.

It is unfortunate that the above are not consistent, but it is clear that the purpose of including a developer's profit figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' profit in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

At the January 2013 Shinfield appeal²⁰, the inspector considered this specifically, saying:

44. The appellants supported their calculations by providing letters and emails from six national housebuilders who set out their net profit margin targets for residential developments. The figures ranged from a minimum of 17% to 28%, with the usual target being in the range 20-25%. Those that differentiated between market and affordable housing in their correspondence did not set different profit margins. Due to the level and nature of the supporting evidence, I give great weight to it. I conclude that the national housebuilders' figures are to be preferred and that a figure of 20% of GDV, which is at the lower end of the range, is reasonable.

Through the consultation process, it was suggested that the profit must be calculated on Gross Development Value (GDV) as this is the 'norm'. Generally we do not agree that linking the developer's profit to GDV is reflective of risk, as the risk relates to the cost of a scheme – the cost being the money put at risk as the scheme is developed. As an example (albeit an extreme one to illustrate the point) we can take two schemes, A and B, each with a GDV £1,000,000, but scheme A has a development cost of £750,000 and scheme B a lesser cost of £500,000. All other things being equal, in A the developer stands to lose £750,000 (and make a profit of £250,000), but in B 'only' £500,000 (and make a profit of £500,000). Scheme A is therefore more risky, and it therefore follows that the developer will wish (and need) a higher return. By calculating profit on costs, the developer's return in scheme A would be £150,000 and in scheme B would be £100,000 and so would reflect the risk – whereas if calculated on GDV the profits would be £200,000 in both.

²⁰ APP/X0360/A/12/2179141. Land at The Manor, Shinfield, Reading RG2 9BX

- 7.5.2. Broadly there are four different approaches that could be taken:
- a) To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield and the large strategic greenfield sites.
 - b) To set a rate for the different types of unit produced – say 20% for market housing and 6% for affordable housing, as suggested by the HCA.
 - c) To set the rate relative to costs – and thus reflect risks of development.
 - d) To set the rate relative to the gross development value as suggested by several of the stakeholders following the consultation event.
- 7.5.3. In deciding which option to adopt it is important to note that we are not trying to re-create any particular developer’s business model. Different developers will always adopt different models and have different approaches to risk.
- 7.5.4. The argument is often made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They do require the developer to demonstrate a sufficient margin, to protect them in the case of changes in prices or development costs but they will also consider a wide range of other factors, including the amount of equity the developer is contributing – both on a loan to value and loan to cost basis, the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees and the number of pre-sold units.
- 7.5.5. It is useful to consider the assumptions used in other studies in other parts of England. We have reviewed ‘profit’ assumptions used by other councils in England in development plans approved during the first half of 2014. These are set out in the table below.

Table 7.4 Viability thresholds used elsewhere

Local Authority	Developer’s Profit
Barbergh	0.17
Cannock Chase	20% on GDV
Christchurch & East Dorset	20% on GDC
East Hampshire	20% market/6% Affordable
Erewash	0.17
Fenland	15-20%
GNDP	20% market/17.5% large sites/6% Affordable
Reigate & Banstead	17.5% market/6% Affordable
Stafford	20% (comprising 5% for internal overheads).
Staffordshire Moorlands	17.5% market/6% Affordable
Warrington	0.175

Source: Planning Advisory Service (collated by URS) July 2014

- 7.5.6. The assumptions with regard to developers' return / profit are at the upper end of the range. Together these assumptions illustrate the generally cautious approach taken through the viability work and the comments made by the development industry and landowners through the consultation process.
- 7.5.7. This is a high level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (either site by site or split between market and affordable housing) it is appropriate to make some broad assumptions. In this study we have followed the assumption in the CIL Viability Study and we have calculated the profit to reflect risk from development at 20% of Gross Development Cost. This assumption should be considered in line with the assumption about interest rates in the previous section, where a cautious approach was taken with a relatively high interest rate, and the assumption that interest is charged on the whole of the development cost. Further it should be considered with the contingency sum in the appraisals which is also reflects the risks.

Voids

- 7.5.8. On a scheme comprising mainly of individual houses one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.
- 7.5.9. For the purpose of the present study a three month void period is assumed for all residential and non-residential developments. We have given careful consideration to this assumption in connection to the commercial developments. There is very little speculative commercial development taking place so we believe that this is the appropriate assumption to make.

Phasing and timetable

- 7.5.10. A pre-construction period of six months is assumed for all of the sites. Each dwelling is assumed to be built over a nine month period.
- 7.5.11. The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, size and the expected level of market demand. We have developed a suite of modelled assumptions to reflect site size and development type, as set out in Chapter 8. We believe that these are conservative and do, properly, reflect the current difficult market.

7.6. Site Acquisition and Disposal Costs

Site holding costs and receipts

- 7.6.1. Each site is assumed to proceed immediately and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

Acquisition costs

- 7.6.2. We have taken a simplistic approach and assumed an allowance 1.5% for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates.

Disposal costs

- 7.6.3. For the market and the affordable housing, sales and promotion and legal fees are assumed to amount to some 2.5% of receipts. For disposals of affordable housing these figures can be reduced significantly depending on the category so in fact the marketing and disposal of the affordable element is probably less expensive than this.

8. APPRAISAL ASSUMPTIONS – POLICY REQUIREMENTS

8.1. Introduction

- 8.1.1. It is important that the appraisals properly reflect the type of development that is likely to come forward in the areas in question. The NPPF includes a requirement for the impact of such policies on viability to be assessed (para 173):

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

- 8.1.2. The purpose of this study is to assess the cumulative impact of the policies in the Local Plan Part 1 and emerging Local Plan Part 2. In this chapter we have reviewed the Local Plan Part 1 (adopted in November 2012) and the emerging Local Plan Part 2 (the latest iteration, at the time of writing, being that dated January 2014²¹) and set out the policies that may have an impact on development viability. It should be noted that the wording of some of these policies may have since been developed further and through the continued process of policy iteration some policies are likely to change.
- 8.1.3. In this assessment we considered each of the emerging policies. In each case we have considered whether or not they add to the costs of development over and above the BCIS costs. Some of the policies do add to the costs of development, in that development could be carried out less expensively if they were not requirements. It is however, important to note that the BCIS costs are not for the cheapest possible construction, they are derived from tenders submitted by builders for real projects in the area so reflect many of these policies already.
- 8.1.4. Set out in the following sections are the policies that impose costs on developers, either in whole or in part, that should be taken into account for the purpose of assessing the cumulative impact of the Council’s policy requirements.
- 8.1.5. Please note that selective quotations from the Council’s policies have been set out in this report to highlight those parts which would be costly to the developer and for the purpose of assessing the cumulative impact of the policies. The policies are often wider than the selected quotations.

²¹ The Hillingdon Local Plan Part 2, dated January 2014, is available at: <http://www.hillingdon.gov.uk/12566>

8.2. Adopted Local Plan Part 1

- 8.2.1. The Council's Local Plan Part 1 (Strategic Policies) sets out the long-term vision and planning objectives for the borough up to 2026. It comprises a spatial vision, strategic objectives, core policies and a monitoring and implementation framework.
- 8.2.2. The Local Plan Part 1 was adopted in November 2012. It therefore forms part of the Statutory Development Plan for the borough along with the London Plan. Accordingly, planning decisions should be made in accordance with those contained in the adopted Local Plan Part 1 (and the London Plan) unless material considerations indicate otherwise.
- 8.2.3. Unlike the emerging Local Plan Part 2 the policies contained in the Local Plan Part 1 are effectively 'fixed' in their adopted form. Any variation would require re-examination as part of a formal Local Plan Review.
- 8.2.4. Policy H2 (Affordable Housing) and Policy BE1 (Built Environment) of Local Plan Part 1 both add to the cost of development. The Local Plan Part 2 provides additional detail with regard to the implementation of these two strategic policies. It is therefore considered more appropriate to comment on the cumulative impact of these requirements in the context of the Local Plan Part 2, rather than here.
- 8.2.5. However, it should be noted that unlike the requirements proposed in Local Plan Part 2 the requirements relating to the above already form part of the Hillingdon's Statutory Development Plan.

8.3. Emerging Local Plan Part 2

- 8.3.1. The Council is in the process of preparing their Local Plan Part 2. The Local Plan Part 2 will comprise:
 - Proposed Site Allocations and Designations,
 - Development Management Policies, and a
 - Policies Map
- 8.3.2. On the 13th February 2014, the Council's Cabinet agreed that the draft proposed Development Management Policies and revised Policies Map should be published for consultation.
- 8.3.3. The latest version of the draft proposed Development Management Policies is dated January 2014. Once adopted, the Development Management Policies and Site Allocations documents will be combined with the Local Plan Part 1 (Strategic Policies) to form Hillingdon's Local Plan.
- 8.3.4. Table 8.1 below sets out the sites that LB Hillingdon is intending to allocate for residential development:

Table 8.1: Proposed Residential Allocations

	Site	Ward
SA1	Enterprise House, Hayes	Botwell
SA2	The Old Vinyl Factory, Hayes	Botwell
SA3	Eastern end of Blyth Rd	Botwell
SA4	Packet Boat House,	Brunel
SA5	Olympic House	Brunel
SA6	Initial House	Cavendish
SA7	Charville Lane, Hayes	Charville
SA9	Porters Way	West Drayton
SA10	Land south of railway including Nestle, Hayes	Botwell
SA11	Western Core	Botwell
SA12	269-285 Field End Road	Cavendish
SA13	Charles Wilson Engineers	Charville
SA14	Royal Quay Summerhouse Lane	Harefield
SA15	Former Master Brewer and Hillingdon Circus, Long Lane	Hillingdon East
SA16	Royal Mail Sorting Office, Ruislip Manor	Manor
SA17	West End Road	South Ruislip
SA18	Braintree Road	South Ruislip
SA19	Chailey Industrial Estate	Townfield
SA20	Silverdale Road/Western View	Townfield
SA21	Long Lane, Hillingdon	Uxbridge North
SA22	High Street, Bakers Row	Uxbridge North
SA23	Martin Close and Valley Rd	Uxbridge North
SA24	St Andrews Park (RAF Uxbridge)	Uxbridge North
SA25	Cape Boards Uxbridge	Uxbridge South
SA26	Former Vehicle Testing Station, Cygnet Road, Hayes	Yeading
SA27	Hayes Bridge, Uxbridge	Yeading
SA28	Padcroft Works, Tavistock Road	Yiewsley
SA29	Trout Road	Yiewsley
SA30	Uxbridge Health Centre	Uxbridge North
SA31	Odyssey Business Park	South Ruislip

- 8.3.5. Set out in the following section are the policies that impose costs on developers. It is these policies that should be taken into account for the purpose of assessing the cumulative impact of the Council's policy requirements. This assessment will therefore principally focus on and test the viability of these sites to draw conclusions with regard to the viability of the Plan.
- 8.3.6. Please note that selective quotations from the Council's policies have been set out to highlight those parts which would be costly to the developer and for the purpose of assessing the cumulative impact of the policies. The proposed policies are often wider than the selected quotations.

Policy DME5: Hotels and Visitor Accommodation

The Council will support a range of visitor accommodation, conference and related uses in accessible locations as specified in Policy E2 of Part 1 of the Local Plan, subject to:

- *A high standard of building and site design, including landscaping and placement of signage that makes a positive contribution to local amenity and the streetscape;*
- *Provision of an accessible layout and rooms in accordance with policy DME13;*
- *No adverse impact on nearby land uses or on the amenity of either adjoining occupants or proposed occupants by virtue of noise, lighting, emissions, privacy, overlooking, any other potential nuisance, parking or traffic congestion;*
- *Consistency with BREEAM “Very Good” standard and other policies of the Local Plan in particular, built environment, sustainability and transport; and*
- *For employment generating development*, an agreement in relation to employment and training for local people in accordance with the requirement of the Planning Obligations SPD.*

- 8.3.7. Comment: Policies DME4 and DME5 set out the Council's proposed policy expectations regarding the general design approach to be afforded to visitor attractions, hotels and visitor accommodation. The majority of the requirements set out do not impose costs on developers over and above the baseline assumptions however, this does not apply to either the requirement to be consistent with BREEAM 'Very Good' standard or the requirement to enter into an agreement in respect of employment and training for local people (as required by the Council's Planning Obligations SPD).
- 8.3.8. We have tested this additional cost assuming that BREEAM add 5% to the construction costs.
- 8.3.9. The cost implications of the Planning Obligations SPD are dealt with later in this report (see section 8.4).

Policy DMH2: Housing Mix

The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. Where this cannot be achieved the Council will require robust justification.

- 8.3.10. Comment: Policy DMH2 does not specify any particular mix of housing however it does make reference to the need to reflect “the latest information on housing need”. The Council's most up-to-date Housing Market Assessment dated 2009 states that:

“36.9% of the net need is for two bedroom accommodation, 34.8% for three bed accommodation, 21.7% for four bedroom accommodation and 6.6% for one bedroom accommodation. The need relative to supply is greatest for larger accommodation, thus households requiring larger dwellings will be less likely to have their needs met. Provision of larger units may therefore be the priority in the short term at least.”

8.3.11. Against this context the HMA concludes that:

“Considering the evidence presented, the Council may wish to pursue a split of 40% smaller (1 & 2 bedroom) dwellings and 60% larger (3 & 4 bedroom) properties.”

8.3.12. The policy requires the following mix:

Tenure	1 bed %	2 bed %	3 bed %	4+ bed %
Private Market	0	4	56	40
Intermediate	19	24	45	12.0
Social/Affordable Rented	20	7	48	25

8.3.13. Accordingly, this assessment assumes that new housing will be in accordance with the mix and this forms the basis of the modelling in this study.

Policy DMH3: Office Conversions

A) Where offices are found to be redundant, their demolition and redevelopment for office accommodation will be supported. Where this is not feasible or viable, the conversion of offices to residential will be supported where:

- i.) The conversion of offices provides cladding that is suitable to a residential building and in keeping with the character of the area;
- ii.) Balconies and/or amenity spaces are designed into the development as integral facilities and the creation of well-designed public realm and landscaping is demonstrated;
- iii.) Any additional functional features that are needed such as pipes, flues or communications equipment are grouped together and routed through existing features where possible, and kept off publicly visible elevations; and
- iv.) Proposed homes have dual aspect wherever possible (see Mayor of London’s Housing SPG). A sole aspect home into a parking court or other shared use rear area will generally be unacceptable.

B) All conversions will be expected to meet design criteria outlined elsewhere in this plan and to accord with the London Plan’s minimum space standards.

8.3.14. Comment: Policy DMH3 sets out the Council’s proposed policy expectations regarding the general design approach office redevelopment. It is considered that these requirements would not impose additional costs on developers over and above the baseline assumptions.

Policy DMH7: Provision of Affordable Housing

A) In accordance with policy H1 of the Local Plan Part 1

i) developments with a capacity to provide 10 or more units will be required to maximise the delivery of affordable housing.

ii) Subject to viability and if appropriate in all circumstances, a minimum of 35% of all new homes on sites of 10 or more units should be delivered as affordable housing with the tenure split (70% Social/Affordable Rent and 30% Intermediate) as set out in Policy H2 of the Local Plan Part 1.

B) Affordable housing should be built to the same standards and should share the same level of amenities as private housing.

D) Proposals that do not provide sufficient affordable housing will be resisted.

E) To ensure that Policy H2 of the Local Plan Part 1 is applied consistently and fairly on all proposed housing developments, the requirement for affordable housing will apply to:

i.) sites that are artificially sub-divided or partially developed;

ii.) phased developments. Where a housing development is part of a much larger development of 10+ units (gross), affordable housing will be required as part of the overall scheme;

iii.) additional units created through or subsequent amended planning applications, whereby the amount of affordable housing required will be calculated based on the new total number of units on the site. Affordable housing will be required where a development under the 10 unit threshold is amended to have over 10 housing units in total (gross);

iv.) proposals which fall below the 10 unit threshold, where densities fall below the minimum threshold in the London Plan Density Matrix and where dwelling sizes significantly exceed the space standards in policy DMHB 19.

F) In exceptional circumstances, a financial contribution will be required to provide affordable housing off-site where other sites may be more appropriate or beneficial in meeting the borough's identified affordable housing needs.

- 8.3.15. Comment: The requirement to provide affordable housing is clearly an additional cost on developers. Accordingly, we have reflected the Council's requirements as set out above and in Policy H2 of the Local Plan Part 1 in our modelling.
- 8.3.16. The affordable housing policy includes all housing schemes. We have tested the impact of this policy.
- 8.3.17. The Council's starting point is that affordable housing will normally need to be provided on-site. However, they recognise that there can be circumstances where an alternative to the provision of affordable housing on-site may be appropriate. This approach is in line with the NPPF which states that local authority policies should seek to provide affordable housing on-site, unless off-site provision or a financial contribution can be robustly justified and the agreed approach better contributes to the objective of creating mixed and balanced communities.

Policy DMHB8: Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character (and south east side of Ducks Hill Road)

Within the Gatehill Farm and Copse Wood Estates, new houses should:

- i) Be constructed on building plots of a similar average width as surrounding residential development;*
- ii) Be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses and reflect the materials, traditional roof design, design features and architectural style predominant in the area;*
- iii) Ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate;*
- iv) Ensure that new dwellings retain an absolute minimum of 1.5m to side boundaries;*
- v) Preserve the mature trees and landscaping of their settings;*
- vi) Development schemes on the south-east side of Ducks Hill Road should retain and reinforce existing landscaping close to and along the boundary with the Copse Wood Estate.*

- 8.3.18. Comment: Policy DMHB8 sets out the Council's policy requirements and design expectations with regard to development proposals in the Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character. These requirements and in particular, those relating to minimum design standards, have the potential to add to the cost of bringing forward development in these areas. However, on the whole it is considered that the above requirements can be met through design and would not add significantly to the base assumptions allowed for in the methodology set out in Chapter 7.

Policy DMHB13: Design of Development

A) Development will be required to be designed to the highest quality standards, incorporating principles of good design including:

i) harmonising with the existing street scene and setting taking into account the surrounding:

- scale, height, mass, bulk and form of development;*
- building plot sizes, plot coverage and street patterns;*
- building lines and setbacks, rooflines, streetscape rhythm and other streetscape elements;*
- architectural composition; and*
- natural environment.*

ii) ensuring the use of high quality building materials and finishes;

iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; and

iv) protecting features of positive value within the site.

B) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

8.3.19. The Council is committed to delivering its services in a sustainable manner and helping to create sustainable communities. In July 2006 the Council adopted a Design and Accessibility Statement: Residential Layouts Supplementary Planning Document (SPD) to provide additional information to support existing policy and guidance on the sustainability performance of buildings and spaces. The Council also adopted a further SPD entitled 'Accessible Hillingdon' in January 2010. We have reviewed the requirements of both documents and, on the whole, it is considered that they can be met through design. Where these documents give rise to additional costs we set these out in section 10 and 11 of this report.

8.3.20. As set out in Chapter 7 we have based the modelling of recently (August 2013) announced changes in environmental standards that are to be applied nationally.

Policy DMHB14: Streets and Public Realm

B.) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

Policy DMHB 15: Planning for Safer Places

The Council will require all new development to ensure safe and attractive public and private spaces by addressing the principles of its Secured by Design SPG and Crowded Places SPG as part of proposals.

Where relevant, these should be included in the Design and Access Statement.

- 8.3.21. Comment: Connectivity and legibility around transport interchanges can be key to the delivery of a successful local environment and neighbourhood centre. It is intended that the Council's Secured by Design SPD and Crowded Places SPD will provide additional information to support existing policy and guidance on accessibility and creation of safer places. However, these policy documents have yet been adopted. It is therefore presumed that in their absence the Council will continue to use their adopted Design and Accessibility Statement: Residential Layouts Supplementary Planning Document (SPD) and Accessible Hillingdon SPD when making decisions. We have reviewed the requirements of both documents and, on the whole, it is considered that they can be met through good design and do not impose additional costs on development.

Policy DMHB16: Living Walls and Roofs

All major development shall aim to incorporate living roofs into all parts of the available roof space, or provide reasoned justification as to why this is not possible.

If reasoned justification demonstrates that not all of the available roof space can deliver living roofs then the proposals must clearly demonstrate that part of the roof space will accommodate a living roof.

Living roofs will be expected to be used in conjunction with developments where photovoltaic panels are proposed unless it can be demonstrated this is not feasible.

Living walls will be encouraged and all new major development should incorporate a living wall where appropriate.

- 8.3.22. This is an additional costs on development. There is relatively little published cost of installation and it is a matter that needs to be considered from the start of the project. The costs of the materials for roof covering are greater than in a conventional roof and different design principals need to be adopted (lower roof pitches and flat roofs). The green roof tends to be heavier that can result in in knock on costs into the frame and structure of the building.
- 8.3.23. These costs can be offset somewhat by the saving is SUDS and water management features.
- 8.3.24. We have tested the cost of the policy assuming an additional cost of £40/m2. Over all the additional costs is marginal when considered over the whole cost of the building adding less than 1% to the total development cost.

Policy DMHB17: Residential Amenity

The Council will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

Planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.

Planning permission will not be granted for new buildings or extensions that create unacceptable levels of noise, vibration, artificial light, odour, fumes or dust pollution.

- 8.3.25. Comment: The policy requirements set out in Policy DMHB17 are in addition to those set out in DHMB13 – DMGB16. While Policy DMHB17 is not prescriptive in its requirements, the majority of which can be dealt with by design. It is not considered that the requirements of this policy would impose additional costs on developers over and above the base assumptions set out in Chapter 7.

Policy DMHB18: Housing Standards

All Housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

- i) Meet or exceed the most up to date internal space standards, as set out in table 1;*
- ii) Meet or exceed 'Lifetime Home Standards';*
- iii) Provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users; and*
- iv) Support the 'Building for Life' design principles.*

- 8.3.26. Comment: It is apparent from the Local Plan Part 2 that the imposition of Policy DMHB18 is in response to evidence of existing overcrowding in Hillingdon that has the potential to affect health and well-being of occupants. While not included in the main body of Policy DMHB18, Table 1 which forms part of the preamble to Policy DMHB18, sets out the Council's minimum internal space standards – reproduced overleaf.

Table 8.2: Minimum Floorspace Standards

	Dwelling Type	GIA (Sqm)
Flats	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
2 storey houses	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
3 storey houses	3b5p	102
	4b5p	106
	4b6p	113

8.3.27. The preamble also goes on to state that:

“All new homes should be designed to meet all 16 Lifetime Home Standards and other accessibility criteria, as detailed in the Council’s ‘Accessible Hillingdon’ Supplementary Planning Document or subsequent guidance document(s). All housing of ten or more dwellings will be required to provide 10% of units which are accessible to wheelchair users and must comply with the design criteria of ‘Wheelchair Standard Homes’ as defined in the Councils ‘Accessible Hillingdon’ SPD.”

8.3.28. These requirements are reflected in the modelling. The cost implications related to the Accessible Hillingdon SPD are considered at section 10 of this report.

8.3.29. In September 2014 the Government published Nationally Described Space Standard – technical requirements Consultation draft. In relation to new national space standards. These standards deals with internal space within new dwellings and is for application across all tenures. It sets out requirements for the Gross Internal (floor) Area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. Requirements may be exceeded but at the very least should be met.

8.3.30. This standard is only applicable where a condition which is derived from a policy within a local plan is applied to a planning permission. This standard should be read alongside relevant guidance set in National planning policy. As currently drafted these the Plan does not include the appropriate ‘hook’ for these national standards to apply. The standards are summarised as follows:

Table 8.3 Minimum gross internal floor areas and storage (m2)

number of bedrooms	number of bedspaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
studio	1p	39(37)*			1
1b	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

Source: the Government published *Nationally Described Space Standard technical requirements Consultation draft* (September 2014)

8.3.31. We have not reflected this in the modelling.

Policy DMHB20: Residential Density

All new residential development should take account of the Residential Density Matrix contained in Table 3.

8.3.32. Table 8.3 sets out the Council's minimum private amenity space requirements which must be met or exceeded in all development proposals. However, it is not considered that these requirements would substantially alter the base assumptions already allowed for in the methodology and can be dealt with by design.

8.3.33. In terms of density the Local Plan Part 2 confirms that in the Council's opinion given Hillingdon's location and status as an outer London borough, it is considered appropriate that the application of the London Plan matrix will lean heavily towards the lower to mid-range of the density scales (as set out in Table 3 of the Local Plan Part 2).

Table 8.4: - Residential Density Matrix (Table 3 of Local Plan Part 2)

Location	PTAL	Setting	Dwelling Type		
			Detached and linked houses	Terraced houses and flats	Mostly Flats
			Ave. 3.5 hr/unit	Ave. 3.1 hr/unit	Ave. 3 hr/unit
Uxbridge town centre	4 - 6	Urban	175 - 385 hr/ha	170 - 500 hr/ha	495 - 800 hr/ha
			50 - 110 u/ha	55 - 175 u/ha	165 - 300 u/ha
West Drayton/ Hayes Town centres	3 - 6	Urban	175 - 385 hr/ha	170 - 500 hr/ha	450 - 570 hr/ha
			50 - 110 u/ha	55 - 175 u/ha	150 - 190 u/ha
Other town centres	2 - 3	Suburban	140 - 200 hr/ha	155 - 248 hr/ha	200 - 250 hr/ha
			30 - 65 u/ha	50 - 80 u/ha	80 - 100 u/ha
Residential areas with suburban character within 800m of a town centre*	2 - 3	Suburban	105 - 175 hr/ha	108 - 170 hr/ha	150 - 225 hr/ha
			30 - 50 u/ha	35 - 55 u/ha	50 - 75 u/ha
Other non-town centre areas	0 - 2	Suburban/se mi rural	105 - 150 hr/ha	105 - 150 hr/ha	105 - 150 hr/ha
			30 - 50 u/ha	30 - 50 u/ha	30 - 50 u/ha

*Substantial pockets of residential uses within town centres are also likely to fall within this category

8.3.34. We have reflected these densities in our modelling.

Policy DMHB21: Play Space

New residential developments which result in a significant net increase in child yield will be required to provide children and young people's play facilities on-site. Where a satisfactory level of provision for children and young people's play facilities cannot be achieved on-site, the Council will seek a financial contribution towards the improvement of existing children and young people's play facilities within the local area.

All residential developments in areas, whether large or small, that would increase pressures within areas of deficiency will be required to make an appropriate financial contribution, which will be secured by legal agreement.

- 8.3.35. Where this is provided on site we would expect this to be a normal development costs. In the future, following the adoption of CIL we would expect this to contributions of this type to be limited through the restrictions on pooling from multiple sites. We have therefore assumed that this will either be covered by CIL or from within the £2,500 per unit s106 allowance as set out towards the end of Chapter 7.

Policy DME11: Sustainable Design Standards

All development proposals are required to comply with the following:

i) All new residential development shall achieve a minimum Code for Sustainable Homes Level 4 (or equivalent).

ii) Non-residential developments are required to achieve a minimum of Very Good under the relevant BREEAM assessment criteria (or equivalent).

iii) Residential developments consisting of the refurbishment of existing buildings, including the conversion of existing buildings to form flats, are required to achieve EcoHomes Excellent (or equivalent).

The design and layout of development proposals should incorporate techniques that enhance biodiversity, such as green roofs and walls. These measures will benefit other sustainability objectives including surface water attenuation and the avoidance of internal and urban overheating.

- 8.3.36. Comment: Policy DME11 sets out the Council's policy requirements and design expectations with regard to standards of sustainable design. While a policy like DME11 can be valuable in seeking to ensure high quality and sustainable design its requirements does have the potential to add significantly to the cost of bring forward development in the borough.
- 8.3.37. Under Policy DME11 the Council requires all new residential development to achieve a minimum of Code for Sustainable Homes Level 4 or equivalent. As set out towards the start of Chapter 7 we have based the modelling in this study on building to current enhanced Building Regulations standards as clarified but the Government in August 2013. This is largely in line with the assumptions used in the CIL Viability Study. We have reflected this additional requirement to build to CfSH Level for by adding a further 4% to the development costs.
- 8.3.38. Residential proposals comprising refurbishment or conversion of existing buildings to form flats are required to achieve EcoHomes Excellent, or equivalent. The cost of meeting these requirements will vary very much from project to project dependant on the nature of the property being converted. As set out at 7.2 above we have reflected that some of the anticipated development will be on sites that will be conversions rather than new build. The Borough has a number of office buildings that are expected to be converted to residential. In these cases we have assumed that the conversion cost is 60% of the full BCIS cost. This figure takes the requirements of this policy into account.
- 8.3.39. Under Policy DME11 the Council requires that non-residential development achieves a minimum of Very Good under the relevant BREEAM Assessment Criteria, or equivalent. We have tested this additional cost assuming that BREAAM add 5% to the construction costs.
- 8.3.40. The requirement to incorporate green roofs and walls is considered above (see 8.3.22).

Policy DMEI2: Reducing Carbon Emissions

All developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.

All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved.

Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, if the Council is minded to approve the application despite not meeting the carbon reduction targets, then it will seek an offsite contribution to make up for the shortfall. The contribution will be sought at a flat rate at £/tonne in accordance with the current 'allowable solutions cost'.

- 8.3.41. Comment: The Council are committed to reducing carbon emissions in accordance with Policy 5.2 of the London Plan, sets out targets for carbon emissions reduction to be met by major development proposals that are expressed as a minimum improvement target.
- 8.3.42. Accordingly, the Council confirms in their preamble to Policy DME12 that proposals that fail to take reasonable steps to achieve the required savings will be resisted.
- 8.3.43. In relation to Policy DME12 it is necessary to take into account the additional reporting requirements imposed (i.e. provision of an energy assessment), the cost of reducing carbon emissions in practice and where necessary, the cost of off-site contributions. As set out in Chapter 7 above we have reflected this in the professional fee assumptions and through testing the full requirements of CfSH Level 4.
- 8.3.44. We have assumed that all new residential property is developed to CfSH Level 4 and non-residential to Bream Excellent.

POLICY DMEI3: Decentralised Energy

All major developments are required to be designed to be able to connect to a Decentralised Energy Network (DEN).

Major developments located within 500 metres of an existing DEN, and minor new-build developments located within 100 metres, will be required to connect to that network, including provision of the means to connect to that network and a reasonable financial contribution to the connection charge, unless a feasibility assessment demonstrates that connection is not reasonably possible.

Major developments located within 500 metres of a planned future DEN, which is considered by the council likely to be operational within 3 years of a grant of planning permission, will be required to provide a means to connect to that network and developers shall provide a reasonable financial contribution for the future cost of connection and a commitment to connect via a legal agreement or contract, unless a feasibility assessment demonstrates that connection is not reasonably possible.

- 8.3.45. We understand that there are no decentralised energy systems in this part of London at present, nor are there any in the pipe line for completion in the foreseeable future.
- 8.3.46. This is a potentially onerous policy requiring off-site infrastructure. We have assumed a cost of £2,500 per unit (£25/m2).

Policy DME17: Biodiversity Protection and Enhancement

The design and layout of new development should retain and enhance any significant existing features of biodiversity value within the site. Where loss of a significant existing feature of biodiversity is unavoidable, replacement features of equivalent biodiversity value should be provided on site. Where development is constrained and cannot provide high quality biodiversity enhancements on site, then appropriate contributions will be sought to deliver offsite improvements.

If development is proposed on or near the vicinity of a site considered to have features of ecological value, applicants must submit an appropriate independent habitat assessment to demonstrate that the proposed development will not have unacceptable ecological effects.

All development alongside, or that benefits from a frontage on to a main river or the Grand Union Canal will be expected to contribute to additional biodiversity improvements.

8.3.47. It is necessary to take into account any additional reporting requirements imposed and the cost of off-site contributions. It is considered that the retention and enhancement of significant existing biodiversity features of value can adequately be dealt with through design, as currently usually the case. It is also considered a typical requirement to submit habitat assessments where these are required. It is therefore concluded that the above requirements can be met through design and would not add significantly to the base assumptions allowed for in the methodology set out in Chapter 7.

8.3.48. In circumstances where development proposals are located alongside or benefitting from a frontage onto a main river the Grand Union Canal it is clear that the Council will require 'additional biodiversity improvements'. However, it is unclear from DME17 as to the form that such contributions should take (although it is noted that no mention in either the policy or preamble to financial contributions). The preamble to Policy DME17 states that:

"All development alongside, or that benefits from a frontage on to a main river or the Grand Union Canal will be expected to demonstrate that they are contributing to a net gain in biodiversity value."

8.3.49. It is therefore considered that any such improvements can be dealt with through design and would not significantly add to the base assumptions made in this regard.

Policy DME18: Waterside Development

Development on sites that adjoin or include a watercourse should have regard to the relevant provisions of the Thames River Basin Management Plan and any other relevant Catchment Management Plans.

Development located in or adjacent to watercourses should enhance the waterside environment, by demonstrating a high design quality which respects the historic significance of the canal and character of the waterway and provides access and improved amenity to the waterfront.

All development alongside or that benefits from a frontage on the Grand Union Canal will be expected to contribute to improvements to biodiversity improvements to the canal.

- 8.3.50. Comment: It is considered that the majority of the requirements set out in this policy can be dealt with through design. Accordingly, it is not considered that the need to have regard to the provisions of relevant Management Plans, demonstration of high quality design or contribution to improvements would significantly add to the base assumptions made in this regard.

Policy DMEI15: Water Efficiency in Homes

New residential development should demonstrate efficient use of natural resources, including water and aim to achieve the highest possible rating in the Code for Sustainable Homes (CSH).

- 8.3.51. The methodology assumes achievement of a minimum of at least Code for Sustainable Homes 4 as per the requirement set out in Policy DMEI1 (Sustainable Design Standards).

Policy DMCI 4: Open Spaces in New Development

Proposals for major new residential development will be supported where they make provision for new open space, or enhancements to existing open space, which meets the needs of the occupiers of the development and contributes to the mitigation of identified deficiencies in the quantity, quality and accessibility of open space. Regard will be had to Hillingdon's local recommended standards of provision for all relevant typologies of open space.

- 8.3.52. Comment: In the majority of circumstances the public open space provision is typically incorporated within development proposals and provided on-site. However, for sites that may be constrained public open space enhancement could be provided for off-site in order to meet the needs of occupiers. An appropriate mechanism in this case would be via S106 legal agreements. However, S106 cannot be used to put right 'historic' deficiencies. It is therefore presumed that money would be collected through CIL for this purpose. For this purpose of this assessment we have assumed that we it is unlikely that public open space can be incorporated on-site that an additional £2,500 per dwelling has been assumed in relation to s106 matters.

Policy DMCI 5: Children's Play Areas

For all major development proposals, the Council will apply Hillingdon's child yields and the London Plan SPG; 'Providing for Children and Young Peoples Play and Informal Recreation', which specifies 10sqm of play space should be provided for each child and an accessibility standard of 400 metres to equipped playgrounds.

In areas of deficiency, there will be a requirement for new provision to be made to meet the benchmark standards for accessibility to play provision.

- 8.3.53. It is assumed that this will be covered either through CIL or the £2,500 per unit s106 assumption.

Policy DMCI 8: Planning Obligations and Community Infrastructure Levy

A) To ensure development is sustainable planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the council's Community Infrastructure Levy (CIL).

B) Planning obligations will be sought on a scheme-by-scheme basis to secure the provision of affordable housing in relation to residential development schemes, where a development has infrastructure needs that are not addressed through CIL and to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.

C). Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.

8.3.54. The purpose of this assessment is to ensure that the cumulative impacts of costs imposed through CIL, the Council's policy requirements (including affordable housing provision) and other contributions sought through planning obligations do not compromise the overall viability of sites.

8.3.55. As set out in Chapter 7 CIL has now been introduced in LB Hillingdon. We have made allowance for this, the mayoral CIL and a £2,500 /unit s106 in the residential appraisals.

POLICY DMT1: Managing transport impacts

(B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the thresholds set out in Table 8.1 and any subsequent update to these thresholds. All major developments that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

8.3.56. Comment: The need to provide a Travel Plan is a requirement that is considered likely to add to the more general assumptions made elsewhere in this report. In particular this requirement is likely to add to the cost of professional fees. We have therefore increased the allowance for professional fee to as set out in Chapter 7.

POLICY DMT3: Public transport

(A) The Council will support and promote the enhancement of public transport facilities, including at key interchanges that address the needs of the Borough. The Council may require developers to mitigate transport impacts from development proposal by improving local public transport facilities and services, which may include:

- (i) improvements to address inclusive access;*
- (ii) ensuring that bus stops are conveniently located for passengers;*
- (iii) implementation of bus priority and bus stop accessibility measures;*
- (iv) providing for bus route requirements and associated road layouts; and*
- (v) improvements to the network of services.*
- (vi) improvements to infrastructure to support cycling*

(B) Public transport measures may be required to be included in the highways layout design where identified in a transport assessment, travel plan or integral to the acceptability of the proposal.

8.3.57. Comment: While the costs of producing Transport Assessment and Travel Plans should be considered in terms of professional fees the actual cost to development of implementing transport requirements/mitigation should also be considered (see Planning Obligations section 8.4 below).

8.4. Planning Obligations SPD

8.4.1. The Planning Obligations SPD was updated and adopted in September 2014.

8.4.2. It is inevitable that through the introduction of CIL and the restrictions on pooling s106 contributions the ability to collect payments under this regime will be restricted.

8.4.3. We have assumed CIL at the following rates. These have been incorporated into the appraisals:

Table 8.5 Schedule of CIL Rates

Use Type	Proposed CIL Rate (per sq. m)
Large format retail development (A1) greater than 1,000 sq. m outside Town Centres	£215
Offices (B1)	£35
Hotels (C1)	£40
Residential Dwelling Houses (C3)	£95
Industrial (B8)	£5
All other uses	£0

Source: Table 3.1 LBH CIL Charging Schedule

- 8.4.4. In addition to the above CIL, we have included the mayoral CIL at £35/m².
- 8.4.5. Following the introduction of CIL the Council will still be able to requires s106 contributions (subject to the strict parameters set out in CIL Regulation 123). Whilst it is anticipated that CIL will largely replace these payments we have assumed a further payment of £2,500 in the residential appraisals.

8.5. Accessible Hillingdon (January 2010)

- 8.5.1. The 'Accessible Hillingdon' SPD provide supplementary guidance to the UDP (Saved Policies R16 and AM1), the London Plan (Policies 3A.5, 4B.1 and 4B.5) and the emerging LDF (Local Development Framework) which is now the adopted Local Plan Part 1. The SPD is a material consideration in determining the outcome of planning applications.
- 8.5.2. The thresholds set out in the SPD mirror those set out in the Local Plan Part 2 such as the need for all new residential development to be designed to Lifetime Home Standards and, in developments comprising 10 or more dwellings, for 10% to be designed to Wheelchair Home Standards. The assumptions made in this regard are not repeated in this section.
- 8.5.3. The SPD sets out specific requirements for sheltered housing/residential developments for over 55's. The SPD states that:

"New homes specifically for the above groups in both public and private sectors, must comply with Lifetime and Wheelchair Home Standard requirements...."

- 8.5.4. We have based the modelling on unit sizes that comply with these standards.
- 8.5.5. The SPD also set out requirements for residential care homes and requires that developments of this type should be built in accordance with the Care Quality Commission, National Minimum Standards, and to have regard to the best practice guidance contained in this document. However, the majority of these requirements can be dealt with through design and would not add significantly to development costs.

8.6. Design and Accessibility Statement: Residential Layouts Supplementary Planning Document SPD (July 2006)

- 8.6.1. Design and Accessibility Statement: Residential Layouts Supplementary Planning Document SPD was adopted in July 2006. The documents was prepared in anticipation of the development of specific policies in the LDF Core Strategy but in the interim period has been used by the Council in determining planning applications as supplementary to relevant policies in the adopted UDP. Once the Development Management Policies of the Local Plan Part 2 are adopted the LB Havering Design and Accessibility Statement will be deleted.
- 8.6.2. In brief, the SPD sets out the design standards that new residential developments should adhere to, providing advice regarding layouts, minimum floorspace standards and amenity spaces, waste management and car parking.
- 8.6.3. The requirements set out in the SPD with regard to minimum floorspace standards broadly accord with Table 1 of Local Plan Part 2 (which forms part of the preamble to Policy DMHB18, discussed above). The additional costs related to such standards have been taken into account and incorporated into the assessment

- 8.6.4. It is noted that the SPD does go further in providing prescriptive design led guidance than that set out in the Local Plan Part 2, advising on standards such as minimum acceptable distances between properties and overlooking distances. However, it is considered that the majority of these requirements are standard and products of good design in any event. Adhering to the majority of the SPD is not therefore likely to unduly restrict residential development or impose significant costs over and above the base assumptions set out in Chapter 7.
- 8.6.5. The requirements that do have potential to impact significantly on development costs (i.e. minimum design standards) have already been taken into account in accordance with the assumptions set out in section 8.3.

9. MODELLED SITES

9.1. Introduction

- 9.1.1. In the previous chapters we have set out the general assumptions to be input into the development appraisals. In this chapter we have set out the modelling. We stress that this is a high level and broad brush study that is seeking to capture the generality rather than the specific. The purpose is to establish whether the cumulative impact of the Council's policies put the development plan at risk and to establish the amount of CIL that development may be able to bear. It is not the purpose of this study to accurately assess the viability of the development of specific sites.

9.2. Residential Development Sites

- 9.2.1. We have modelled a set of sites to be representative of those in the Plan process. We acknowledge that modelling can only be representative. We have modelled the three Residential Allocations over 100 units that have not yet been granted planning consent. We have also modelled four further typologies that are representative of the smaller sites within the Plan (numbered MA1 to MA4)). We have also 4 further sites to be representative of windfall sites that are likely to come forward over the plan period (numbered W1 to W4).
- 9.2.2. The aim of this work is to inform the Plan-making process rather than assess the viability of particular schemes. The work is broad brush, there will be sites that will not be able to deliver the affordable housing target and CIL. Once CIL has been adopted there is little scope for exemptions to be granted however, where the affordable housing target cannot be met, the developer will continue to be able to negotiate with the planning authority. The planning authority will have to weigh up the factors for and against a scheme and the ability to deliver affordable housing will be an important factor. We do believe that the appraisals are reflective of development sites in the study area that are likely to come forward during the Plan period.

Development assumptions

- 9.2.3. In arriving at appropriate assumptions for residential development on each site, we have ensured that the built form used in our appraisals is appropriate to the current development practices and followed the as set out at Policy DMHB20 in Chapter 8 above.
- 9.2.4. The resulting assumptions for residential development for each of the study sites are set out in the table below.

Table 9.1 Site Modelling

			Site	Units	Gross Area	Net Area	Density Units/ha		Average Unit Size	Density
					ha	ha	Gross	Net	m2	m2/ha
1	SA10	Land south of railway including Nestle, Hayes	Botwell	702	15.70	12.10	44.71	58.02	92.40	5,361
2	SA18	Chailey Industrial Estate	Hillingdon East	143	2.60	1.30	55.00	110.00	92.40	10,164
3	SA19	Silverdale Road/Western View	Townfield	300	2.30	2.30	130.43	130.43	92.40	12,053
4	MA1	Central / South	Townfield	75	1.20	1.20	62.50	62.50	92.40	5,775
5	MA2	Central / South	Uxbridge South	30	0.40	0.40	75.00	75.00	92.40	6,930
6	W1	Central / South	Central / South	20	0.20	0.20	100.00	100.00	92.40	9,240
7	W2	Central / South	Central / South	9	0.20	0.20	45.00	45.00	100.67	4,530
8	MA3	North	North	75	1.20	1.20	62.50	62.50	92.40	5,775
9	MA4	North	North	30	0.40	0.40	75.00	75.00	92.40	6,930
10	W3	North	North	20	0.20	0.20	100.00	100.00	92.40	9,240
11	W4	North	North	9	0.20	0.20	45.00	45.00	100.67	4,530
				24.6	19.70	57.44	71.73	92.51	6,635	24.6

Source: HDH 2014. Note: Floorspace density figures are rounded

- 9.2.5. The modelling was presented to the industry at the consultation event on the 22nd April 2014 and it was agreed that it was appropriate.
- 9.2.6. We have applied the geographical appropriate prices as shown below.

9.3. Prices Assumptions

- 9.3.1. The price of units is one of the most significant inputs into the appraisals. This applies not just to the market homes but also the affordable uses (intermediate, social rented and affordable rented). Informed by the findings set out in Chapter 4, we have assumed the following prices.

Table 9.2 Price Assumptions (£/m2)

			Market	Intermediate to Buy	Affordable Rent
			£/m2	£/m2	£/m2
SA10	Land south of railway including Nestle, Hayes	Botwell	3,750	2,250	2,063
SA18	Chailey Industrial Estate	Hillingdon East	3,750	2,250	2,063
SA19	Silverdale Road/Western View	Townfield	4,250	2,550	2,338
MA1	Central / South	Townfield	4,200	2,520	2,310
MA2	Central / South	Uxbridge South	4,200	2,520	2,310
W1	Central / South	Central / South	4,200	2,520	2,310
W2	Central / South	Central / South	4,200	2,520	2,310
MA3	North	North	5,200	3,120	2,860
MA4	North	North	5,200	3,120	2,860
W3	North	North	5,200	3,120	2,860
W4	North	North	5,200	3,120	2,860

Source: URS/HDH 2014

9.4. Non-Residential Sites

- 9.4.1. For the purpose of this study we have assessed a number of development types. In considering the types of development to assess we have sought to include those types of development that are likely to come forward in the short to medium term. This is important as the legislation requires the charging authority to use 'appropriate available evidence'. This is stressed in the guidance. It is not necessary to test every type of development that may occur in the Borough for every situation.
- 9.4.2. In assessing which types of development to model we have briefly considered whether or not the use is likely to yield CIL – those sites that are very unlikely to yield CIL have been disregarded and not pursued further.

9.5. Employment uses

- 9.5.1. We have tested the following development types:

Large offices. These are more than 250 m², will be of steel frame construction, be over several floors and will be located on larger business parks. Typical larger units in the borough are around 500 m² – we will use this as the basis of our modelling.

Small offices. Modern offices of less than 250 m². These will normally be built of block and brick, will be of an open design and be on a market town edge or in a more rural situation. Typical small office units in borough are around 150 m² – we will use this as the basis of our modelling.

Large industrial. Modern industrial units of over 500 m². There is relatively little new space being constructed. Typical larger units in the district are around 1,500 m² – we will use this as the basis of our modelling.

Small industrial. Modern industrial units of less than 500 m². These will normally be on a small business park and be of simple steel frame construction, the walls will be of block work and insulated cladding and there will be a small office area. Typical small units in the area are around 200 m² – we will use this as the basis of our modelling.

- 9.5.2. In developing these typologies we have made assumptions about the site coverage and density of development on the sites. We have assumed 66% coverage on the large industrial sites and 60% coverage on the small industrial and large offices, and on the small offices we have assumed 50% coverage. On the offices we have assumed two story construction. We have not looked at the plethora of other types of commercial and employment development beyond office and industrial/storage uses in this study.

10. RESIDENTIAL APPRAISAL RESULTS

10.1. Introduction

- 10.1.1. This chapter presents the results of financial appraisals carried out for the residential development sites and the assessment of viability and the calculation of what CIL the different development sites could bear.

10.2. Financial appraisal approach and assumptions

- 10.2.1. On the basis of the assumptions set out in the earlier chapters, we prepared financial appraisals for each of the modelled residential sites using a bespoke spreadsheet-based financial analysis package.
- 10.2.2. 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 payment would represent the sum paid 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 value from an alternative use.
- 10.2.3. Our appraisals considered various options for the amount and type of affordable housing and other policy impacts.
- 10.2.4. The results of the appraisals will be compared with the alternative use values set out in Chapter 6 in order to form a view about the likely viability of the different affordable housing requirements for each site. However, as set out in Chapter 6, it does not automatically follow that, if the residual value produces a surplus over the alternative use value benchmark, the site is viable. The surplus needs to be sufficiently large to provide an incentive to the landowner to release the site and cover any other appropriate cost required to bring the site forward for development. As a starting point we have assumed that for brownfield sites a figure of 20% over and above the existing use / alternative use value (industrial Value of £3.900,000/ha in all cases) should be sufficient to provide an incentive to the landowner to dispose of their site and make them available for development.
- 10.2.5. The methodology used reflects a very considerable uplift for a landowner selling a greenfield site with consent for development. In the event of the grant of planning consent they would receive over ten times the value of the land before the consent was granted. Using existing use value plus a premium has been widely accepted elsewhere including the recent Inspector's report for the London Mayor's CIL. It has been used in similar studies in 40 authority areas, carried out by the professionals undertaking this study and in numerous other studies carried out by other firms.
- 10.2.6. This approach is also strongly advocated in the Harman Guidance and the more recent NPPG. These state that consideration of an appropriate Threshold Land Value needs to take account of the fact that future Plan policy requirements will have an impact on land values and landowner expectations.

10.3. Appraisal results

- 10.3.1. We produced financial appraisals based on the build costs, abnormal costs, and infrastructure costs and financial assumptions for the different options. Detailed appraisal printouts for all the sites are provided in Appendix 4 to this report. To keep the report to a manageable size only the base option has been provided.

- 10.3.2. The resulting residual land values for the mix of affordable housing are as required by current policy – 35% affordable housing on sites of 10 or more units. We highlight that, initially, these are based on the assumption that the affordable housing for rent is affordable rent rather than social rent and that no grant or other external funding has been received (although it may be).
- 10.3.3. As set out above, for each development type we have calculated the Residual Value. In the tables in this chapter we have colour coded the results using a simple traffic light system:
- i. **Green Viable** – where the Residual Value per hectare exceeds the indicative Viability Threshold Value per hectare (being the Existing Use Value plus the appropriate uplift to provide a competitive return for the landowner).
 - ii. **Amber Marginal** – where the Residual Value per hectare exceeds the Existing Use Value or Alternative Use Value, but not 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 may come forward.
 - iii. **Red Non-viable** – where the Residual Value does not exceed the Existing Use Value or Alternative Use Value.
- 10.3.4. The results are set out and presented for each site and per hectare to allow comparison between sites.

10.4. Base Appraisals – full current policy requirements

- 10.4.1. The initial appraisals have been run for two base assumptions, the first with the affordable housing as affordable rent and the second with the affordable housing as social rent to establish the residual values. These initial appraisals are based on the base options. These initial appraisals are only for the residential elements of the schemes:
- a. Affordable Housing 35% on all sites of 10 or more units delivered as 30% Intermediate Housing 70% Affordable Rent.
 - b. Environmental Standards Building Regulations (Part L), Enhanced environmental standards (+2%), Full CfSH 4 (+4%), Lifetime Homes (£11/m²), Green Roofs £9/m², District Heating (£25/m²).
 - c. CIL and s106 CIL of £95/m² plus Mayoral CIL of £35/m² s106 of £2,500 per unit (Market and Affordable) apart from the following sites where the additional s106 payments are assumed based on information received from LB Hillingdon regarding site specific infrastructure costs.

SA10	Land south of railway including Nestle	£2.6m
SA18	Chailey Industrial Estate	£0.5m
SA19	Silverdale Road/Western View	£0.6m
 - d. Developers' Return 20% on costs.

Table 10.1 Base Appraisal Results

				Area		Units	Residual Value		
				Gross	Net		Gross ha	Net ha	£ site
1	SA10	Land south of railway including Nestle, Hayes	Botwell	15.7	12.1	702	1,784,438	2,315,345	28,015,674
2	SA18	Chailey Industrial Estate	Hillingdon East	2.6	1.3	143	2,971,320	5,942,641	7,725,433
3	SA19	Silverdale Road/Western View	Townfield	2.3	2.3	300	10,645,996	10,645,996	24,485,791
4	MA1	Central / South	Townfield	1.2	1.2	75	5,107,883	5,107,883	6,129,460
5	MA2	Central / South	Uxbridge South	0.4	0.4	30	6,007,095	6,007,095	2,402,838
6	W1	Central / South	Central / South	0.2	0.2	20	8,484,366	8,484,366	1,696,873
7	W2	Central / South	Central / South	0.2	0.2	9	5,911,869	5,911,869	1,182,374
8	MA3	North	North	1.2	1.2	75	8,441,327	8,441,327	10,129,593
9	MA4	North	North	0.4	0.4	30	10,153,560	10,153,560	4,061,424
10	W3	North	North	0.2	0.2	20	13,961,441	13,961,441	2,792,288
11	W4	North	North	0.2	0.2	9	8,975,633	8,975,633	1,795,127

Source: LBH Local Plan Viability Study 2014

10.4.2. The residual values generated by the modelled sites varied greatly across the Borough, as we would expect. These results in themselves do not provide a good indication of site viability as they are simply an indication of the amount a developer may pay for the land. To test the viability of these sites, we have compared the residual value with the Viability Thresholds as shown in the following tables.

Table 10.2 Residual Value compared with Viability Thresholds (£/ha)

				Alternative Use Value	Viability Threshold	Residual Value
1	SA10	Land south of railway including Nestle, Hayes	Botwell	3,900,000	4,680,000	1,784,438
2	SA18	Chailey Industrial Estate	Hillingdon East	3,900,000	4,680,000	2,971,320
3	SA19	Silverdale Road/Western View	Townfield	3,900,000	4,680,000	10,645,996
4	MA1	Central / South	Townfield	3,900,000	4,680,000	5,107,883
5	MA2	Central / South	Uxbridge South	3,900,000	4,680,000	6,007,095
6	W1	Central / South	Central / South	3,900,000	4,680,000	8,484,366
7	W2	Central / South	Central / South	3,900,000	4,680,000	5,911,869
8	MA3	North	North	3,900,000	4,680,000	8,441,327
9	MA4	North	North	3,900,000	4,680,000	10,153,560
10	W3	North	North	3,900,000	4,680,000	13,961,441
11	W4	North	North	3,900,000	4,680,000	8,975,633

Source: LBH Local Plan Viability Study 2014

- 10.4.3. At the start of this study we noted that that the Council have recently been through the CIL setting process, including a CIL examination to consider the effect of CIL on the viability of development. Through this process it was confirmed that CIL would not threaten delivery of the Plan. This study is really just concerned with the impact of the new policies being introduced by the new Plan that impose new and greater obligation of the development industry and whether the development identified on the sites in the plan would be put at serious risk.
- 10.4.4. In the case of the residential development on the sites modelled to representative of development on sites of 100 units and less, in all cases the Residual Value exceeds the Existing Use Value plus 20% by a substantial margin. The Council can have confidence that the development on these sites will continue to come forward (many are already in the planning system) and will be deliverable.
- 10.4.5. The situation in the case of the Nestle site and the Chailey industrial estate is not as positive. In both cases the sites do generate a substantial residual value, however, in large part due the site remediation costs, they do not exceed the viability thresholds used in this study. In the modelling we have allowed for abnormal costs (10%) and demolition costs (5%) as well as a 10% contingency. These broad assumptions are appropriate for a high level study of this type but are clearly estimates and the actual costs may well be substantially lower than these.

- 10.4.6. Neither the Nestle site nor the Chailey site is expected to be delivered until the latter stages of the LB Hillingdon Local Plan – at least after 2021 in the case of Nestle.
- 10.4.7. The test for the examination of local plans is whether the cumulative impact of the policies in the Plan puts the Development Plan at serious risk. It is not a requirement that each and every policy can be delivered in full on all sites. Most sites must be able to bear the Council's policy burden so that site by site viability testing at the development management stage is the exception rather than the rule. Therefore it does not need to be proven that every site viable at this stage. As stressed before, the appraisals in this study are high level and broad brush and are based on the best and most up to date, available information.
- 10.4.8. A number of strategic sites, some of which are subject to planning applications, are well progressed in the planning system. The work in this study can be used to provide a general understanding of viability and thus deliverability; however, as outlined in the NPPG, for development management purposes, a more detailed appraisal may be needed if the developer does not believe that the full policy requirements are deliverable.
- 10.4.9. We recommend that the Council is cautious about counting on development from these sites in the early years of the plan. It is our firm recommendation that the Council continues to work with the sites' promoters, bearing in mind page 23 of the Harman Guidance, which says:
- Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.*
- 10.4.10. The analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. To a large extent it assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors. These factors will apply to these sites.

10.5. Impact of Price and Cost Change

- 10.5.1. It is important that whatever policies are adopted the Plan is not unduly sensitive to future changes in prices and costs. We have therefore tested various variables in this regard. We have followed the time horizons set out in the NPPF and the methodology in the Harman Guidance.
- 10.5.2. In this report we have used the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts a 15% increase in prices over the next 5 years²². We have tested a scenario with this increase in build costs.
- 10.5.3. As set out in Chapter 4, we are in a current period of uncertainty in the property market. It is not the purpose of this report to predict the future of the market. We have therefore tested four price change scenarios, minus 10% and 5%, and plus 10% and 5%. In this analysis we have assumed all other matters in the base appraisals remain unchanged.
- 10.5.4. It is important to note that in the following table only the costs of construction and the value of the market housing are altered. This is a cautious assumption but an appropriate one.

Table 10.3 – Sensitivity to Price Change

			Alternative Use Value	Viability Threshold	Residual Value						
						BCIS +15%	Value -10%	Value -5%	No Change	Value +5%	Value +10%
1	SA10	Land south of railway including Nestle, Botwell	3,900,000	4,680,000	1,092,363	1,081,315	1,433,199	1,784,438	2,134,417	2,481,841	
2	SA18	Chailey Industrial Estate	3,900,000	4,680,000	2,002,795	1,935,587	2,453,454	2,971,320	3,489,187	4,007,053	
3	SA19	Silverdale Road/Western View	3,900,000	4,680,000	8,572,409	8,025,620	9,335,808	10,645,996	11,956,184	13,266,371	
4	MA1	Central / South	3,900,000	4,680,000	3,967,705	3,734,128	4,421,006	5,107,883	5,794,761	6,481,639	
5	MA2	Central / South	3,900,000	4,680,000	4,627,308	4,344,453	5,175,774	6,007,095	6,838,416	7,669,737	
6	W1	Central / South	3,900,000	4,680,000	6,570,320	6,183,995	7,334,180	8,484,366	9,634,552	10,784,737	
7	W2	Central / South	3,900,000	4,680,000	5,033,307	4,668,928	5,268,479	5,911,869	6,555,260	7,198,650	
8	MA3	North	3,900,000	4,680,000	7,301,149	6,740,487	7,590,907	8,441,327	9,291,747	10,142,167	
9	MA4	North	3,900,000	4,680,000	8,773,773	8,095,051	9,124,305	10,153,560	11,182,814	12,212,069	
10	W3	North	3,900,000	4,680,000	12,047,394	11,113,362	12,537,401	13,961,441	15,385,480	16,809,519	
11	W4	North	3,900,000	4,680,000	8,097,070	7,382,476	8,179,054	8,975,633	9,772,212	10,568,790	

Source: LBH Local Plan Viability Study. (HDH 2014)

- 10.5.5. The analysis demonstrates that a relatively small (5%) fall in prices will not adversely impact on the deliverability of the plan but a larger fall (10%) may do so. It is clear, across all sites, that the relatively small changes in price and costs can have a significant impact on the Residual Value and that there is sensitivity to changes in prices and costs. This is particularly important when it comes to considering larger sites that will be delivered over many years through multiple phases. In situations on larger sites, where developers make a case for a lower affordable housing requirement on the grounds of viability, we would recommend that a review mechanism is incorporated to allow the affordable housing requirements be adjusted over the life of the project.

10.6. Conclusions

- 10.6.1. We take this opportunity to stress again that the results in themselves do not determine policy. We have discussed the consequences of these results in Chapter 12.

²² See Table 1.1 (Page 6) of in *Quarterly Review of Building Prices* (Issue No 132 – February 2014)

11. NON RESIDENTIAL APPRAISAL RESULTS

11.1. Introduction

- 11.1.1. Based on the assumptions set out previously, we have run a set of development financial appraisals for the non-residential development types. The detailed appraisal results are set out in Appendix 5 and summarised in Table 11.1 below.
- 11.1.2. As with the residential appraisals, we have used the Residual Valuation approach. We have run appraisals 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 payment would represent the sum paid 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 value from an alternative use. To assess viability we have used the same methodology with regard to the Viability Thresholds (Alternative Land Use 'plus').
- 11.1.3. When testing the non-residential development types we note the Council does not seek to impose layers of policy requirements on these types of development, beyond CIL and BREEAM.

Table 11.1 Non Residential Development

Without Abnormal Costs					
		Large Industrial	Smaller Industrial	Large Office	Small Office
Residual Land Worth	£/site	621,540	56,046	576,485	146,556
Existing Use Value	£/ha	1,700,000	1,700,000	1,700,000	1,700,000
Viability Threshold	£/ha	2,290,000	2,290,000	2,290,000	2,290,000
Residual Value	£/ha	2,486,160	1,698,351	5,764,852	4,885,206
With Abnormal Costs (10%)					
		Large Industrial	Smaller Industrial	Large Office	Small Office
Residual Land Worth	£/site	476,760	36,742	488,407	120,175
Existing Use Value	£/ha	1,700,000	1,700,000	1,700,000	1,700,000
Viability Threshold	£/ha	2,040,000	2,040,000	2,040,000	2,040,000
Residual Value	£/ha	1,907,038	1,113,380	4,884,070	4,005,831

Source: HDH Planning (2014)

- 11.1.4. To a large extent the above results are reflective of the current market in the London Borough of Hillingdon and confirm the findings of the earlier research carried out in the CIL Viability Study (CBRE, March 2012). Both Office and industrial uses are shown as being viable, even on the sites modelled with higher abnormal costs to cover site remediation costs.
- 11.1.5. The analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. To a large extent it assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors.
- 11.1.6. It should be noted that non-residential development is challenging in the current market, but it is improving. We would urge caution in relation to setting policy requirements for employment uses that would unduly impact on viability.

11.2. Conclusions

- 11.2.1. The delivery of non-residential space is an important part of the Plan. The Council will need to consider how this can be facilitated.
- 11.2.2. We take this opportunity to stress again that the results in themselves do not determine policy. We have discussed the consequences of these results in Chapter 12 and the ability for development types to bear CIL in the CIL Viability Assessment.

12. VIABILITY OF THE LOCAL PLAN

12.1. Introduction

12.1.1. This document sets out the methodology used, the key assumptions adopted, and the results, and has been prepared to assist the Council with the assessment of the viability of the Hillingdon Local Plan and in particular, the viability of the Local Plan Part 2 which is in preparation. The NPPF, the PPG, CIL Guidance and the Harman Viability Guidance all require stakeholder engagement – particularly with members of the development industry. Consultation has taken place and whilst there was not universal agreement, a broad consensus on most matters was achieved.

12.1.2. In Chapter 10 we set out the results of a range of appraisals considering the impact on viability of individual policies and the different levels of developer contributions that residential development can bear. The purpose of this analysis is to inform the plan-making process. As set out in Chapter 2 above, the NPPF introduced a requirement to assess the viability of the delivery of Local Plan and the impact on development of policies contained within it saying:

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

12.1.3. This needs to be considered in the fourth bullet point of paragraph 182 of the NPPF that requires that the Plan is effective.

12.1.4. It is relevant to note that the Council have recently been through the CIL setting process, including a CIL examination to consider the effect of CIL on the viability of development. Through this process it was confirmed that CIL would not threaten delivery of the Plan. This study is really just concerned with the impact of the new policies being introduced by the new Plan that impose new and greater obligation of the development industry.

12.2. Residential Development

12.2.1. In the case of the residential development on the sites modelled to representative of development on sites of 100 units and less, in all cases the Residual Value exceeds the Existing Use Value plus 20% by a substantial margin. The Council can have confidence that the development on these sites will continue to come forward (many are already in the planning system) and will be deliverable.

12.2.2. Based on the cost assumptions contained in this report the Nestle and Chailey sites do not appear to generate substantial residual value. It is important to note that whilst these assumptions are appropriate for a high level study of this type, actual costs may be substantially lower. It should also be noted that the Council has undertaken pre-application discussions with the promoters of both sites, which are an indicator of potential viability.

- 12.2.3. The test for the examination of local plans is whether the cumulative impact of the policies in the Plan puts it at serious risk. It is not a requirement that each and every policy can be delivered in full on all sites. Most sites must be able to bear the Council's policy burden so that site by site viability testing at the development management stage is the exception rather than the rule. Therefore it does not need to be proven that every site viable at this stage. As stressed before, the appraisals in this study are high level and broad brush and are based on the best and most up to date, available information.
- 12.2.4. Neither the Nestle site nor the Chailey site is expected to be delivered until the later stages of the Plan. We recommend that the Council continues to work with the promoters of these sites to bring forward viable schemes within the plan period in accordance with page 23 of the Harman guidance, which states that:

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

- 12.2.5. The analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. To a large extent it assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors. These factors will apply to these sites.
- 12.2.6. Based on the analysis in Table 10.10 we confirm that the cumulative impact of the policies, including the 35% affordable housing and the site specific s106 costs and CIL, not put the residential development in the plan at serious risk.

12.3. Non-Residential Development

- 12.3.1. To a large extent the above results are reflective of the current market in the London Borough of Hillingdon and confirm the findings of the earlier research carried out in the CIL Viability Study (CBRE, March 2012). Both Office and industrial uses are shown as being viable, even on the sites modelled with higher abnormal costs to cover site remediation costs.
- 12.3.2. It should be noted that non-residential development is challenging in the current market, but it is improving. We would urge caution in relation to setting policy requirements for employment uses that would unduly impact on viability.
- 12.3.3. We conclude that the cumulative impact of the Council's policies does not put employment uses at serious risk, however we also note that non-residential development has little capacity to bear developer contributions.

12.4. Conclusions

- 12.4.1. The London Borough of Hillingdon area is a vibrant area with strong house prices that are able to support an active housing market. With a Borough wide affordable housing target of 35%, residential development is not put at serious risk by the cumulative impact of the Council's policies and would be able to bear the developer contributions as set out the adopted CIL Charging Schedule

- 12.4.2. The employment uses (office and industrial), are not put at serious risk when considered in the context of the environmental requirements (BREEAM) and developer contributions (CIL).

12.5. Review

- 12.5.1. It is clear from the direction of the market as set out in Chapter 4 above, and the improved sentiment that the economy and property markets are improving. There is however some level of uncertainty. Bearing in mind the Council's wish to develop housing, and the requirements to fund infrastructure, it is our firm recommendation that the Council keeps viability under review and should the economics of development change significantly it should not hesitate to undertake a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.
- 12.5.2. We recommend a review is undertaken three yearly or in the event of a 10% change house prices.

Appendix 1: S106 Track Record

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/27/09 (Includes Former PT/29) *16	Botwell	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447	612,166.67	612,166.67	14,500.00	14,500.00	0.00	597,666.67	0.00	Spend is engineering fees. Development not yet implemented and highways works not started. Funds currently held are for security deposit and fully refundable subject to the due and proper implementation of the Highway works. £2,500 engineering fees transferred from PT278/27. A further £12,500 of Engineering fees needs to be claimed from developer should works commence. Interest added.
PT278/30/115 *22	Heathrow Villages	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	10,500.00	10,500.00	5,500.00	5,500.00	0.00	5,000.00	0.00	Fees & security (£5,000) associated with Highway Works to be undertaken by developer. Works consisted of temporary access works from Longford Roundabout to Western Perimeter Road. Access installed & will be removed following completion of Terminal 5. Security to be retained pending outcome of BAA proposals to make this access two-way and permanent for buses and emergency services vehicles as well as cyclists. Two way access implemented. Officers investigating whether all required works have been completed. Works completed, security to be refunded after maintenance period. £5,000 fees claimed by ECU.
PT278/34/86A *18	Brunel	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	392,358.87	392,358.87	197,448.22	197,448.22	0.00	194,910.65	0.00	Highway Works - £150k refundable security, £124,637.12 received for highway works at junction of Hillingdon Hill and Kingston Lane, £65,271.32 - received for Kingston Lane Pedestrian Crossing, £20,500 supervision fees. If the supervision fee following final completion exceeds 10% of the costs of the works plus statutory undertakers costs and TTS payment then the excess is to be refunded. Works complete and signals switched on. Officers continue to chase Brunel to perform remedial works to grass verges and are investigating options for the use of some of the security for the Council to perform the remedial works if necessary. Final certificate sent 30/4/09.
PT278/44/87A *20	Brunel	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	102,018.78	102,018.78	81,080.74	81,080.74	0.00	20,938.04	0.00	Traffic Calming on Cleveland Road & roundabout on Kingston Lane. £30,900 spent on engineering fees. £150k Refundable security deposit. £3,200 for Traffic DC project management costs. £58,962.38 TTS estimate for Pedestrian Crossing on Cleveland Road. Further payments received following receipt of estimate of works to cover security/costs. £10,000 received for improvements to a footpath on the site to be retained a security for Brunel to implement the works and to be transferred to PT84/87B-D. Traffic Calming on Cleveland Road (including new signalised crossing) & roundabout on Kingston Lane at new entrance to Brunel University now complete. TFL invoice paid. Residual on TFL payment due to VAT not claimed - funds to be held on as contingency for extra TFL costs. Interest Accrued. Remedial work completed and signed off in December 2007.
PT278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT278/47	Various	Refunds Various	37,804.67	37,804.67	15,938.10	15,938.10	0.00	21,866.57	0.00	Funds transferred to here as refunds related to the Heinz, Hayes Park and former BT site, Glencoe Road, Yeading developments, not yet taken up by developer or owners. Also £10.79 from Wimpey Site Beaconsfield Road and £232.58 from Former Magnatex Site Bath Road which is residual interest omitted from refunds related to those schemes. Officers looking into appropriate recipients for refunds.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT278/48	Various	No Legal Agreement Various	94,920.60	89,920.60	59,931.60	59,931.60	2,500.00	34,989.00	0.00	No Legal Agreement - consultancy fees. £14,000 to be transferred to a PPR (08/09) for construction training secured from the s106 agreement for Budgens Site, South Ruislip. ECU fees claimed in relation to Bishop Ramsey school S278 works. £5,200 security deposit received for car park at Mount Vernon Hospital. Security deposit returned following completion of highway works at Mount Vernon Hospital. £5,000 received as fees associated with 278 highways works.
PT278/49/117 *23	Yeading	Grand Union Village Southall 327/APP/2000/2106	77,331.55	77,331.55	55,222.89	55,222.89	0.00	22,108.66	0.00	Security deposit (£5K + interest) for highways works involving traffic calming to the junction with Glencoe Rd and a cycleway/footway on Broadmead Rd to Hayes Bypass. £52,363.10 for TfL costs for Broadmead Road Toucan Crossing proposed as part of works. Additional income is £1K of engineering fees. Detailed plans of works and design agreed. Consultation undertaken during February 2007 for traffic calming and toucan crossing. Officers chasing TfL for implementation. Following consultation Cabinet Member agreed to works to be carried out. Works completed Aug 09. Further £11,447 received for LBH fees. £43,775.89 paid towards TfL signal costs.
PT278/55/10A *14 (Formerly PT/31)	Uxbridge North	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	166,939.82	166,491.05	166,939.82	463.10	166,476.72	0.00	0.00	Funds held (£140,070 plus interest) as a deposit sum - fully refundable subject to the due and proper execution of the Highways Works by developer (road widening, the provision of a mini-roundabout, two new bus stops, extension of a right hand turn lane on Oxford Rd into Sanderson Road, and removal of existing parking bays). Engineering fees were paid direct to HEC and did not pass through s106/278 accounts. Works complete, final certificate issued and deposit sum returned.
PT278/57/140 A	Pinkwell	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284	419,128.68	419,128.68	325,719.61	325,719.61	0.00	93,409.07	0.00	£188,737.70 (including £170,027.34 for Transport For London signals unit) for installation of two sets of traffic signals, one at the entrance to the site the other at Lavender Rise on Stockley Road and £190,686.91 received in respect of the Council's costs for supervision of the works (to be carried out by the owner). Works complete. Stage 3 road safety audit now agreed await completion of remedial works. Remedial works completed. Additional item of works being sought by officers who are chasing the developer for this. Council's costs of £205,686.71 claimed, TTS invoice for signals at Lavender Rise paid. Funding for additional items of works (removal of right turn lane) and BT cabling received. Design work and public consultation completed. Removal of right turn lane completed Sept 09. Scheme in maintenance period awaiting financial completion.
PT278/60/147A *42	West Drayon	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012	1,568.98	1,568.98	1,568.98	1,568.98	0.00	0.00	0.00	£1,500 The Council's costs for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £15,000 held as security for the due and proper execution of the works. Await progress on site before commencement of these off-site highways works. Highway works started on site and were due to be substantially complete in September 2007. Maintenance period complete. Bond plus interest returned. Outstanding fees claimed by ECU.
PT278/60/147B	West Drayon	DERA Site, Kingston Lane, West Drayton - Highways 45658/APP/2002/3012	56,816.26	56,816.26	0.00	0.00	0.00	56,816.26	0.00	£55,000 was received towards the total cost of highway works for the purchase and installation of traffic signals at Station Road/ Porters Way Junction and any such other incidental work as identified by the Council to support the development. Funds not spent by February 2014 are to be refunded together with interest accrued. These works to be performed by developer of RAF Porters Way (see PT278/62/148A). Funds to be retained as a contingency for these works.

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			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT278/62/149A *51	Botwell	Hayes Goods Yard 10057/APP/2004/2996&2999	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	The Council's costs due upon lodgement of documents by the developer for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £5,000 received as a security deposit for the due and proper execution of the highways works by the developer.
PT278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/65/182 *52	Heathrow Villages	Longford Roundabout - Fifth Arm, 63369/APP/2007/2294	9,521.00	9,521.00	4,521.00	4,521.00	0.00	5,000.00	0.00	Remaining balance is a security deposit for developer implementation of bus only access to Terminal 5 Heathrow. Spend on supervision costs. Works complete, security to be refunded following maintenance period.
PT/278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	18,000.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt, South Ruislip Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/74/209C	Yiewsley	Proposed Tesco development, Trout Road, Yiewsley 609/APP/2007/3744	120,300.26	120,300.26	117,300.26	117,300.26	0.00	3,000.00	0.00	Fees received for design checks for proposed junction works and carriageway widening at Trout Road. S278 agreement and technical approval pending. Further fees received & claimed for inspection works.
PT/278/76/198A *60	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/79/265A *79	Heathrow Villages	Former Longford House, 420 Bath Road (Premier Inn), Longford 2985/APP/2010/2988	13,400.00	13,400.00	13,400.00	13,400.00	11,400.00	0.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement (£11,400). Further £2,000 fees received & claimed for design checks & inspections. Works complete, deposit returned.
PT/278/80/242E	West Drayton	Drayton Green Village (former NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	8,009.60	8,009.60	8,009.60	8,009.60	0.00	0.00	0.00	Fees received for design checks and monitoring & supervision of s278 highway works. Fees claimed for design checks & monitoring (£8,009.60). Further fees received & claimed for design checks (Mulberry parade).
PT/278/81/249E *84	Townfield	Fmr Glenister Hall, 119 Minet Drive, Hayes. 40169/APP/2011/243	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	Fees received for design checks and monitoring and supervision. £4,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring.
PT/278/82/273A *87	Uxbridge South	Autoguild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	99,115.00	99,115.00	7,920.00	7,920.00	0.00	91,195.00	0.00	Fees received and claimed for design checks & monitoring of s278 works. £19,195 received towards upgrading of traffic lights at junction of Cowley Mill Road. £72,000 received as a security deposit to ensure highways works are carried out to a satisfactory standard. £5,920 received & claimed for design checks.

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			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT/278/83/283A *90	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	72,500.00	72,500.00	41,000.00	41,000.00	0.00	31,500.00	0.00	Fees received and claimed for design checks & monitoring of 278 highway works. £31,500 received as a security deposit to ensure highway works are carried out to a satisfactory standard.
PT/278/84/292	Pinkwell	Asda, Unit 3, Millington Road, Hayes 32157/APP/2011/872	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00	0.00	Fees received and claimed for design checks & monitoring of 278 highway works.
PT/278/85 *93	Yiewsley	GSK Stockley Park, 5 Iron Bridge Road. 3057/APP/2012/2573	6,210.00	6,210.00	1,210.00	1,210.00	1,210.00	5,000.00	0.00	Fees received and claimed for design checks. £5,000 received as a security deposit to ensure highway works are carried out to an acceptable standard.
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	2,428.00	2,428.00	2,428.00	11,718.46	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £2,428 fees claimed.
SECTION 278 SUB - TOTAL			2,469,183.84	2,463,735.07	1,202,566.52	1,036,089.80	202,014.72	1,266,617.32	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/05/04a *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	339,111.08	339,111.08	212,469.14	210,252.00	2,217.14	126,641.94	0.00	The balance is for improvements to public transport serving the south side of London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum sought in determining any scheme. No time limits. BAA proposal for upgrade of bus services to the south side of Heathrow. S106 funding (from this case and PT/05/4b) would be used to 'pump prime' these services. £210,000 allocated to enhancements to 350 and 423 bus services (Cabinet Member decision 21/10/09). Enhanced services commenced December 09. £70,084 payment to London Buses (bus service agreement 09/10). Year 2 & 3 payments to London buses (£70,084). £23.5k allocated towards a pedestrian crossing facility on the A4 Colnbrook By-Pass (Cabinet Member Decision (29/03/2012). £2,217 paid towards upgrade of crossing facility on A4.
PT/05/04b *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	406,331.57	406,331.57	173,645.35	173,645.35	0.00	232,686.22	0.00	The balance is for improvements to public transport serving London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum are to be sought in determining any scheme to be funded. See update to PT/05/04a above regarding the remainder of the balance. No time limits.
PT/24/55 (see E/08) *28	Pinkwell	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714	23,639.34	23,639.34	6,052.54	6,052.54	0.00	17,586.80	0.00	Highway Improvement Works according to the 3rd Schedule of the agreement (13.141K). Excess funds are to be refunded to the developer following the date of the Final Account. Conflict between works specified in agreement and works required in association with application for Harlington Community School Sports Centre (see PT278/51). Works (to right hand turn lane) have been carried out as part of the Harlington Community School development. Reasonable time for spend has elapsed. Owners permission obtained to complete any outstanding works as required under the agreement. Funds allocated (Cabinet Member decision 5/01/2011). External highway works completed 31/3/11.
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

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PT/37/40B-C *53 (see: PPR/29)	Botwell	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	560,281.91	560,281.91	372,015.36	372,015.36	0.00	188,266.55	0.00	Project 40B- Environmental improvements in Blyth Road. Funds committed to highways works on Blyth Road and subway CCTV. Unspent funds at 6 months of occupation to be refunded. New agreement signed 19/04/13. Funds to be used towards public realm improvements in the vicinity of the site and Hayes Town Centre (see agreement for further details). No time limit for spend. £838.48 transferred from PT/37/40F.
PT37/40E *47	Botwell	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	32,805.42	32,805.42	0.00	0.00	0.00	32,805.42	0.00	Project 40E - £30,000 received for controlled parking in Blyth Road area. New agreement signed 19/04/13. Funds held to be used towards controlled parking zones in the vicinity of the development or if not required, towards the same purpose as PT/37/40B above. No time limit for spend.
PT/37/40F	Botwell	Land at Thorn EMI Complex. 51588/APP/2000/366&1418	99,161.52	99,161.52	99,161.52	99,161.52	0.00	0.00	0.00	Funds received towards the funding of environmental improvements in Dawley Road (to include pedestrian safety). Unspent funds to be returned within 5 years of implementation (Jan 2013). Funds allocated towards scheme of improvements (Cabinet Member decision 19/2/10). Scheme completed Sept 2010. Final invoice received. Remaining balance transferred to PT/37/40B above.
PT/42/41	Heathrow Villages	Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	£50,000 for landscape enhancement on specified land around the development. Unexpended funds at 19 June 2006 were to be repaid to the developer. Following consultations with BAA it has been agreed to spend the funds as part of the Colne Valley project. Deed of variation has been secured to remove time limits.
PT/44/03	Various	S278 Surplus	165,366.27	165,366.27	95,545.86	95,545.86	0.00	69,820.41	0.00	Income is from underspends on s278 projects where surplus funds do not have to be refunded. First priority for use of funds is to address otherwise irresolvable deficits from overspent projects. A further £1,391.64 transferred to reconcile overspend on PT278/26/127. £1,945.35 used towards zebra crossing scheme at PT/105/175B. Balance transferred from PT/21/39A (£2,165.41). Spend towards consultants for cycle scheme at PT/103/174A and footpath scheme at PT/88/140B. £500 spent towards Kingsend study at PT/120/241A.
PT/54/21C	Botwell	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000.00	57,000.00	0.00	0.00	0.00	57,000.00	0.00	£50,000 for Landscaping on adjacent land and £7,000 for maintenance of the landscaping works. Funds to be held for landscaping in accordance with the agreement subject to Crossrail. No time constraints.
PT/61/89B (see: E/35)	West Drayton	LHR Training Centre, Stockley Close /51458/97/1537	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	£25,000 for improvements at the junction of Stockley Road & Stockley Close / Lavender Rise, West Drayton. Scheme provided using TTL funding. Further improvements to area have been implemented as part of the MOD development. Funds to be held as contingency for any works required to the junction arising out of the MOD development. No time constraints.
PT/65/74A (see EYL/40, E/20 & E/21)	Uxbridge North	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,893.88	18,893.88	17,871.38	17,871.38	0.00	1,022.50	0.00	Street lighting according to the agreement drawing. No time constraints. Expenditure due to commencement of project for street lighting on Redford Way at Johnson's Yard. Columns & lanterns installed and working. Unable to install column in footpath leading to the high Street. Last column installed. Connection by Southern Electric were programmed for July 07. Columns all connected but require painting. Officers chasing painting contractor to progress. Painting completed - final invoices paid. Final balance to be confirmed after closure of 08/09 financial year accounts.

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PT/71/99	Uxbridge South	UB1 Vine Street Uxbridge 11005/AG/97/360	250,000.00	250,000.00	250,000.00	250,000.00	1,478.53	0.00	0.00	To facilitate enhancements of the Old Uxbridge Conservation Area and the Town Centre - committed to Windsor Street scheme. Consultations undertaken. High St works programmed to be implemented late 2006 - complete. Further consultations for Windsor Street, Granges Yard and Market Square completed and Cabinet Member approval received for scheme to include resurfacing, plaques, signage and parking. Works programmed for summer 09/10 financial year to spend this balance and the balance at PT/96/164. No time constraints. Scheme in progress: phase 1 completed November 09. Phase 2 completed March 2010. Works completed June 2013.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TFL. Deed of variation not required. site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/80/112 (formerly PT278/05)	Uxbridge South	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	47,774.85	47,774.85	2,228.56	2,228.56	0.00	45,546.29	0.00	No time constraints. Officers looking into project for spend of balance at junction of Packet Boat Lane & Cowley High Street. Cabinet Member for P&T concerned with affect of proposal and blind road bend heading towards Uxbridge. Funds to be held until sight lines are resolved.
PT/82/114 (formerly PT278/23)	Uxbridge South	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	13,169.44	13,169.44	11,577.00	11,577.00	0.00	1,592.44	0.00	Highway Works for alternative traffic management on Waterloo Road. No time limits. Cabinet Member for Planning & Transportation has approved use of funds to extend the Uxbridge South Parking Management Scheme approved. Implementation occurred in the Autumn. £11k spend on Waterloo Road from the Parking Revenue Account to be recharged to this case for next quarter. Recharge completed.
PT84/87B-D (Formerly part of PT278/44)	Brunel	Brunel s106 16 April 04 532/SPP/2002/2237	27,614.47	27,614.47	15,164.48	15,164.48	0.00	12,449.99	0.00	£3,000 + interest for monitoring of landscape management plan (87B), £10,000 + interest for monitoring of green travel and public transport obligations (87D), and £200 + interest initial payment associated with footpath works to be undertaken by Council (87C). Engineers inspected site to ascertain whether works are required & whether further payments are due late Jan 2006. Officers chasing Brunel to provide a disabled ramp from the back of the privately owned footway at Hillingdon Hill. Interest accrued. £10k plus interest received for improvements (including lighting) to the footpath alongside the River Pinn linking 'Site 2' to Uxbridge Road. Footpath works complete, security deposit plus interest returned.
PT/88/140C *38	Pinkwell	MOD Records Office, Stockley Road, Hayes - Prologis Park 16399/APP/2004/2284	754,743.82	754,743.82	193,727.36	189,501.37	165,921.59	561,016.46	0.00	Funds received as first, second and third instalments of the public transport contribution to enhance the level of public transport to and from the area of the development site. TFL has been approached with regard to extending the U4 bus route. TFL has advised that if feasible a scheme could be implemented once development of the housing units are complete and estate roads are adopted. Double yellow lines required for bus route through site. TMO approved. TFL, bus shelter installed on site. Spend towards implementation of yellow lines to allow bus to run. DOV now completed to extend time limit to spend funds to March 2017. Bus extension operational from end of Sept 2012. £24,756 paid towards the provision of bus stop on the Prologis site. Payment to TFL for first year of operation 12/13. £33,513 further TFL costs.

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PT/88/140F 46	Pinkwell	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284	73,774.40	73,774.40	0.00	0.00	0.00	73,774.40	73,774.40	Funds received for parking management system in Bourne Avenue and surrounding streets of the new and existing estate roads utilised within the residential part of the development. There are currently no plans to consult with residents of the area on a Parking Management Scheme. However, any resident objections to increases in commuter parking on residential roads generated by the MOD development may give reason to spend these funds. Officers continue to monitor the parking situation. Funds must be spent within 7 years following date of receipt i.e. Dec 2013.
PT/92/154	Pinkwell	5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370	41,527.00	41,527.00	41,527.00	3,979.00	41,527.00	0.00	0.00	Funds received for cycle network improvements. Cycleway and local safety scheme identified for the junction of Station Road and North Hyde Road. Scheme to be funded by TfL. Funds allocated towards improved provision for cyclists using Dawley Road roundabout (Cabinet Member Decision 18/7/2013). Contribution must be spent within 7 years of receipt (Dec 2013). Phase 1 completed December 2013.
PT/93/147D	West Drayton	DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012	33,056.72	33,056.72	33,056.72	33,056.72	12,860.85	0.00	0.00	To be applied towards the cycle improvements for the London Cycle Network including such works for the Heathrow to Hillingdon Hill cycle way adjacent to the Land. Officers are investigating options for spend within the terms of the legal agreement in combination with funds at PT/93/147C. Funds not spent by 19 February 2014 are to be refunded. Funds allocated towards improvements for cyclists in Kingston Lane as part of traffic calming scheme and upgrade of cycle path adjacent to the site (Cabinet Member decision 29/5/12). Scheme implemented July 2012.
PT/95/161A	West Drayton	Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754	18,155.95	18,155.95	8,043.60	8,043.60	8,043.60	10,112.35	0.00	To be applied towards the provision of a footpath from the site crossing over the Grand Union Canal along Trout Road to the High Street. Unexpended funds after 7 years of receipt (31 January 2014) are to be refunded. Funds allocated towards footpath improvements on Trout Road (Cabinet Member Decision 18/2/13). Scheme completed May 2013. Awaiting invoices.
PT/96/164	Uxbridge South	36-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31	10,516.65	10,516.65	10,516.65	10,516.65	6,094.27	0.00	0.00	For environmental enhancement on Windsor Street and the surrounding area. Funds not spent by 1 April 2014 are to be refunded. See updates on PT/71/99. Spend towards purchase of benches and information boards. Further spend towards installation of historic plaques. Scheme completed June 2013.
PT/101/170A	Botwell	11 - 21 Clayton Road, Hayes 56840/APP/2004/630	30,527.21	30,527.21	12,974.24	12,974.24	0.00	17,552.97	17,552.97	Funds received for parking management in the area. Funds held to be used in combination with those at case ref. PT/37/40E should any scheme be required. Funds not spent by 31 August 2014 are to be refunded. £13,000 from this contribution allocated towards the implementation of a parking management scheme in Blyth Road, Clarendon Road & Clayton Road (Cabinet Member Decision 16/03/2012). Scheme complete April 2012.
PT/102/161D	Yiewsley	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	77,151.50	77,151.50	0.00	0.00	0.00	77,151.50	77,151.50	Funds received towards public transport and community facilities initiatives in the West Drayton area. Funds not spent by September 2014 are to be repaid.
PT/103/174A	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	0.00	Contribution received for the West Drayton to Heathrow Cycle Scheme. Funds not spent by 16 November 2015 are to be repaid. Funds allocated towards the implementation of a traffic calming scheme on Hatch Lane (which forms part of the route). Cabinet Member Decision 11/7/2013. Scheme completed July 2013, awaiting invoices.
PT/104/147H	West Drayton	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received for the installation and maintenance of CCTV cameras on the site as specified in the relevant planning permission. Cameras to be installed by the developer. Funds to be retained as security. No time constraints.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT/106/149E	Botwell	Hayes Goods Yard 10057/APP/2005/2996 & 2999	119,402.15	119,402.15	30,996.00	25,000.00	5,996.00	88,406.15	67,082.15	Funds received towards enhancements to the London Cycle Network, route 88A or any other cycle route that is likely to be used by the occupiers of the development. Funds to be spent by Oct 2015. £25k allocated-and spent towards-cycle access to canal at Hayes Town Centre (Cabinet Member decision 22/7/2011). £27,320 allocated towards cycle improvements at Dawley Roundabout (Cabinet Member Decision 18/7/2013). Phase 1 complete, phase 2 programmed for 2014/15.
PT/108/155E	West Drayton	Former RAF Porters, West Drayton. 5107/APP/2005/2082	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	Funds received to provide a local walking bus scheme. Funds to be spent within 3 years of receipt (Jan 2012). Funds allocated towards the development of a walking bus scheme in association with West Drayton Primary school (Cabinet Member decision 5/01/2011)
PT/109/194A	Uxbridge	Frays Adult Education Centre, Harefield Road, Uxbridge. 18732/APP/2006/1217	10,000.00	10,000.00	7,502.21	2,627.18	4,875.03	2,497.79	0.00	Funds received towards street lighting in the vicinity of the site. No time limits. Funds earmarked towards a lighting scheme for the public footpath which runs adjacent to the site. £5,300 allocated towards footpath scheme (Cabinet Member decision 5/01/2011). Scheme implemented 31/3/2011. Remaining balance allocated to upgrade lighting in Lancaster Road, Uxbridge. (Cabinet Member decision 31/7/2012). Scheme complete September 2013, awaiting invoices.
PT/110/198B *61	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge - Bond 3114/APP/2008/2497	14,240.00	14,240.00	0.00	0.00	0.00	14,240.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the travel plan. To be refunded after 10 years.
PT/111/204A *63	Uxbridge	106, Oxford Road, Uxbridge. 26198/APP/2008/2338	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel Plan Bond received to ensure compliance by the tenant of its monitoring and reporting obligations in accordance with the travel plan. Returnable.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	7,502.15	550.00	6,952.15	0.00	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. -Funds allocated towards cycle improvements as part of Ruislip Manor Town Centre scheme.(Cabinet Member decision 31/7/12). Scheme complete September 2013. All invoices paid.
PT/113/198C	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge Public Transport 3114/APP/2008/2497	24,410.43	24,410.43	0.00	0.00	0.00	24,410.43	24,410.43	Contribution towards the provision of public transport improvements in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PT/114/209A *67	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the Travel Plan. To be refunded five years following first occupation.
PT/115/209B	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	0.00	Contribution received for the purpose of the purpose of setting up a car club. Funds to be spent within 5 years of receipt (March 2015). Allocated towards setting up Hertz car club in Trout Road (Cabinet Member Decision 7/02/2014)
PT/116/210A	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	30,140.58	30,140.58	0.00	0.00	0.00	30,140.58	0.00	Contribution received towards the cost of upgrading two bus shelters in the vicinity of the development. Funds to be spent within 5 years of receipt (March 2015). Further £104.58 received as indexation payment.
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/119/209D	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	31,874.14	31,874.14	0.00	0.00	0.00	31,874.14	0.00	Funds received for the purpose of the provision of 3 upgraded or replacement bus shelters within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £874.14 received as indexation payment. £7,665 allocated towards bus stop improvements in Yiewsley High Road (Cabinet Member Decision 7/02/2014)
PT/120/241A	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	2,500.00	2,500.00	2,500.00	2,500.00	0.00	0.00	0.00	Funds received towards the undertaking of a Transport Assessment (TA) to assess the cumulative traffic impact of flatted developments in Kingsend. Funds to be spent within 5 years of receipt (April 2016). Allocated towards TA (Cabinet member decision 31/7/12). TA received from consultants March 2013.
PT/121/242A	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	34,000.00	34,000.00	0.00	0.00	0.00	34,000.00	0.00	Funds received towards the cost of providing new and improved bus stops/shelters in the vicinity of the development. No time limit on spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT/122/248A	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge. 38074/APP/2008/1418	54,486.29	54,486.29	0.00	0.00	0.00	54,486.29	0.00	Contribution received towards street scene improvements within the vicinity of the land. Funds to be spent within 5 years of receipt (July 2016).
PT/123/219B	Yeading	Land rear of 1-6 Sydney Court, Perth Avenue, Hayes. 6593/APP/2010/883	41,020.00	41,020.00	0.00	0.00	0.00	41,020.00	0.00	Funds transferred from EYL/131. Contribution received towards the cost of providing traffic calming measures for the direct benefit of Brookside primary School. No time limits. Funds allocated towards traffic calming scheme in Perth Avenue (Cabinet Member Decision 17/12/2013)
PT/124/261	West Drayton	Land at Stockley Close Estate, West Drayton. 56244/APP/2003/1437	60,000.00	60,000.00	0.00	0.00	0.00	60,000.00	60,000.00	Funds received towards providing accessibility improvements including public transport in the vicinity of the land. Funds to be spent within 3 years of receipt (Dec 2014).
PT/125/242C	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	210,000.00	70,000.00	0.00	0.00	0.00	210,000.00	70,000.00	Contribution received as the phase 2 payment towards improvements and additions to TFL bus services within vicinity of the development (see legal agreement for further details). No time limits for spend. Phase 3 payment received this quarter.
PT/126/242D *82	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel plan bond received to ensure compliance by the owner of its monitoring and reporting obligations. To be refunded after 10 years.
PT/127/238H	West Ruislip	Fmr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	34,603.50	0.00	0.00	0.00	34,603.50	0.00	Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
PT/128/276A	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	22,155.20	22,155.20	0.00	0.00	0.00	22,155.20	22,155.20	Contribution received towards the provision of public transport infrastructure in the vicinity of the site. Measures considered include upgrade to bus stops, improvements to bus services and cycle ways (see agreement for further details). Funds to be spent within 7 years of receipt (9/7/2019).
PT/129/277A	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	0.00	Funds received towards co-ordinating and monitoring the green travel plan associated with the site. No time limits for spend.
PT/130/277B	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	40,965.69	40,965.69	0.00	0.00	0.00	40,965.69	0.00	Contribution received towards off site highway works to the Clock House Roundabout, Heathrow. No time limits for spend.
PT/131/273B	Uxbridge South	Autoguild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as the Travel Plan bond to be used by the Council to cover the Council's expenses in monitoring compliance by the owner with the travel Plan for a ten year period. Balance to be refunded after 10 years (2022).
PT/132/149J *88	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Travel Plan bond received to ensure the completion by the owner of 3 travel surveys. £5,000 to be returned on completion of each survey.
PT/133/149K	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	62,500.00	62,500.00	0.00	0.00	0.00	62,500.00	62,500.00	Contribution received towards the establishment of parking management areas within the area no further than 800m from the boundary of the site. Funds to be spent within 7 years of receipt (Nov 2019).
PT/134/149L	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	0.00	Contribution received towards the maintenance of the towpath directly opposite the site (as defined in the agreement). Funds to be spent within 7 years of receipt (Nov 2019).
PT/135/198E	Uxbridge South	Fmr Gas works, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2881	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Contribution received towards the implementation of directional signage on Cowley Mill Road and junction with St John's Road (see agreement for details). Funds to be spent within 7 years of receipt (March 2020).
PT/136/297A	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson, West Drayton. 35293/APP/2009/1938	34,541.66	34,541.66	0.00	0.00	0.00	34,541.66	34,541.66	Contribution received towards the cost of upgrading the bus stops and the installation of drop kerbing/ tactile paving to enable pedestrian access over Bath Road in the vicinity of the site. Funds to be spent within 7 years of receipt (May 2020).
PT/137/300A	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as the "TFL Feasibility Contribution" to be used towards the cost of a feasibility study of The Parkway and Bulls Bridge Roundabout. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT/138/300B	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards improvements to the junction at The Parkway and Bulls Bridge Roundabout. No time limits
PT/139/300C	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Contribution received towards improvements to the grand Union Canal frontage within the vicinity of Bulls Bridge. No time limits.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	4,376,552.85	4,236,552.85	1,632,196.27	1,570,381.96	255,966.16	2,744,356.58	539,168.31	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	6,845,736.69	6,700,287.92	2,834,762.79	2,606,471.76	457,980.88	4,010,973.90	539,168.31	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/71/155B	West Drayton	Former RAF West Drayton, Porters Way, West Drayton. 5107/APP/2005/2082	467,808.00	467,808.00	467,808.00	467,808.00	307,224.43	0.00	0.00	Funds to be used for the purpose of funding additional places at Primary and Secondary schools within a 3 mile radius of the site. Unexpended funds after 3 years of receipt are to be refunded (December 2014). £467,808 allocated and spent towards expansion at West Drayton Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013).
EYL/76/163	West Drayton	18a Colham Ave, West Drayton 29679/APP/2006/1048	18,939.00	18,939.00	8,826.00	8,826.00	0.00	10,113.00	10,113.00	To be applied towards primary and secondary school places within 3 miles of the development. £10,113.43 is earmarked for West Drayton area primary expansion. No time limits. Remainder to be used at Uxbridge High School modernisation. £8,826 spent towards Uxbridge High School construction project. Balance earmarked towards Colham Manor school expansion, subject to formal approval (part of phase 1 of the school expansion programme).
EYL/104/194C	Uxbridge	Frays Adult Education Centre, Harefield Road, Uxbridge. 18732/APP/2006/1217	146,131.00	146,131.00	111,971.00	111,971.00	0.00	34,160.00	34,160.00	Funds received towards the cost of providing nursery school place (£34,160), Primary school places (£59,781), Secondary school places (£52,190) in the Borough of Hillingdon. No time limits. Secondary school contribution (£52,190) spent towards Abbotsfield School. (Cabinet Member decision 14/10/2010). Primary component allocated and spent towards phase 1 of the primary expansion at Whitehall school (Cabinet Member decision 6/12/2011).
EYL/107/201A	Barnhill	360, Uxbridge Road, Hayes. 7517/APP/2007/188	77,414.00	77,414.00	42,399.00	42,399.00	0.00	35,015.00	35,015.00	Funds received towards nursery places (£2,291), primary school places (£40,108), and secondary school places (£35,015) within a 3 mile radius of the development. Funds not spent by June 2016 must be returned. Primary and nursery contributions allocated and spent towards Grange Park primary expansion as part of phase 1 of the primary expansion programme (Cabinet Member decision 6/12/2011).
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,755,319.11	3,755,319.11	1,945,788.54	1,945,788.54	496,497.96	1,809,530.57	708,917.62	Two instalments towards educational places or improvements to schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent by September 2016. Secondary contribution spent towards expansion at Ruislip High school (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution spent towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). Final instalment received. Nursery (£437,000), Primary (£779,000) and secondary (£684,000). £779,000 Primary contribution spent towards expansion of Harlyn and £165,939 to Field End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/13). Further £20,551 received towards the same purpose. £1,100,612 allocated towards expansion at Field End Infant/Junior Schools (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL/116/210B	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	627,804.00	627,804.00	540,000.00	540,000.00	0.00	87,804.00	0.00	£135,000 received as first instalment towards the provision of education facilities and places within a 2 mile radius of the development (see legal agreement for details). Funds to be spent within 5 years of receipt (March 2015). Second contribution of £135,000 received towards the same purpose. Funds to be spent by March 2015. Third and final contribution received towards the same purpose. Funds to be spent by Sept 2016. £270K allocated and spent towards primary expansion programme at Rosedale College as part of phase 1A of the school expansion programme (Cabinet Member decision 6/12/2011). Further £41,320 received as index linking payment. £270,000 allocated and spent towards expansion at Rosedale Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Balance allocated towards expansion at Wood End Park Academy (Cabinet Member Decision 24/01/2014).
EYL/118/214B	Uxbridge	Hillingdon House Farm. 2543/APP/2005/870	1,090,166.31	1,090,166.31	110,251.72	110,251.72	0.00	979,914.59	348,853.22	£256,399.34 received as first instalment towards the cost of providing nursery (£64,099), primary (£110,251.72) and secondary (£82,047) school places within the London Borough of Hillingdon. First contribution to be spent before April 2017. Primary contribution (£110,251.72) allocated and spent towards expansion at Whitehall School, (part of phase 1 of the school expansion programme). Cabinet Member decision 6/12/2011. Second instalment (£268,681.94) received. Second contribution to be spent before Oct 2018. Final instalment (£565,085) received this quarter. Final contribution to be spent before Jan 2019. £631,061 allocated to expansion at Hermitage Primary School (Cabinet Member Decision 24/01/2014).
EYL/119/216	Charville	119 to 137 Charville Lane, Hayes. 38290/APP/2006/2501	56,316.00	56,316.00	27,139.00	27,139.00	0.00	29,177.00	29,177.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Primary and nursery components allocated and spent towards primary school expansion at Grange Park School as part of phase 1 of the school expansion programme (Cabinet Member decision 6/12/2011).
EYL/121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL/132/232	Hillingdon	23, Sweetcroft Lane, Hillingdon. 8816/APP/2004/3045	42,280.88	42,280.88	22,573.00	22,573.00	0.00	19,707.88	19,707.88	Funds to be used towards the costs of providing additional primary school facilities (£22,573) & secondary school facilities (£19,707) relating to the development. Funds to be spent within 7 years of receipt (October 2017). £22,573 allocated and spent towards expansion at The Hermitage Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013).
EYL/137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL/138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	512,742.69	512,742.69	62,801.47	62,801.47	0.00	449,941.22	214,304.00	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement). Funds to be spent by February 2018. Further £261,446.35 received as remaining 50% education contribution. £112,742 allocated towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Further £185,696 allocated towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/139/239B	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	64,920.00	64,920.00	0.00	0.00	0.00	64,920.00	0.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits. Allocated towards expansion at Field End Infant & Primary School (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL/140/209G	Yiewsley	Tesco. Trout Road, Yiewsley 60929/APP/2007/3744	231,454.55	231,454.55	20,251.99	20,251.99	0.00	211,202.56	209,530.65	£107,202 received as 50% of the education contribution towards the cost of providing secondary school places and improvement of existing facilities within a 3 mile radius of the site and primary school places and improvement of existing facilities within 2 miles of the site (see legal agreement for details). Primary school component of contribution allocated and spent towards Colham Manor primary expansion as part of phase 1 of the school expansion programme. (Cabinet Member decision 6/12/2011). Remaining 50% of contribution received (£124,086 including index linking). All contributions to be spent before March 2017. Further £1,671.91 allocated towards expansion at Rabbsfarm Primary School (Cabinet Member Decision 24/01/2014)
EYL/148/249C	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/148/249C	469,246.00	469,246.00	269,246.00	269,246.00	0.00	200,000.00	0.00	Funds received towards the costs of providing education or educational improvements or facilities in the authorities area (see legal agreement for details). No time limits for spend. £269,246 allocated and spent towards expansion at Highfield Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Balance allocated towards expansion at Hillingdon Primary School (Cabinet Member Decision 24/01/2014).
EYL/149/252	South Uxbridge	Old Mill House Estate, Old Mill Lane, Cowley. 2819/APP/2004/2873	37,217.03	37,217.03	0.00	0.00	0.00	37,217.03	0.00	Contribution received towards the cost of providing additional nursery, primary and secondary school places in the Borough. Funds to be spent within 7 years of receipt (July 2018). Allocated towards expansion at Hillingdon Primary School (Cabinet Member Decision 24/01/2014).
EYL/157/260	Brunel	Garage site adjacent to 1 St.Helen Close, Cowley. 56865/AP/2011/31	22,138.00	22,138.00	0.00	0.00	0.00	22,138.00	0.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Allocated towards expansion at Rabbsfarm Primary School (Cabinet Member Decision 24/01/2014).
EYL/158/242B	West Drayton	West Drayton Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	3,000,000.00	2,000,000.00	0.00	0.00	0.00	3,000,000.00	1,500,000.00	Funds received as first and second instalments towards the costs of providing educational improvements in the Authority's area (see legal agreement for details). No time limit for spend. £1,500,000 allocated towards expansion at West Drayton Primary School (Cabinet Member Decision 24/01/2014).
EYL/159/262B	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	27,853.30	27,853.30	0.00	0.00	0.00	27,853.30	0.00	Funds received towards the costs of additional and or improved educational facilities within the London Borough of Hillingdon. No time limits. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL/160/263B	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	12,704.43	12,704.43	0.00	0.00	0.00	12,704.43	0.00	Funds received towards the costs of additional and or improved educational facilities within the London Borough of Hillingdon. No time limits. Allocated towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/162/268	Yeading	Fmr Texaco Service Station, Yeading Lane, Hayes 4647/APP/2004/3286	14,543.00	14,543.00	0.00	0.00	0.00	14,543.00	0.00	Contribution received towards the cost of providing educational places within the London Borough of Hillingdon. No time limits for spend. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL/163/269	Botwell	41 & Land at rear of 29-39 Corwell Lane, Hillingdon 59697/APP/2004/2216	65,896.37	65,896.37	0.00	0.00	0.00	65,896.37	0.00	Contribution received towards the cost of providing educational places within the London Borough of Hillingdon. Funds to be spent within 7 years of receipt (Jan 2019). Allocated towards expansion at Wood End Park Primary School (Cabinet Member Decision 24/01/2014).
EYL/164/270	Eastcote & East Ruislip	103 Park Ave, Ruislip 49273/APP/2011/933	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	10,885.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/165/267B	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	60,915.00	60,915.00	20,156.00	20,156.00	0.00	40,759.00	40,759.00	Contribution received towards the provision of education facilities and places as detailed in the agreement. Funds to be split as follows; nursery £7,185.; primary £20,156; secondary £33,574. No time limits for spend. £20,156 allocated and spent towards expansion at Wood End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL166/274	Uxbridge North	231 Harefield Rd, Uxbridge 59140/APP/2011/1113	16,416.76	16,416.76	0.00	0.00	0.00	16,416.76	0.00	Contribution received towards the provision of education facilities and places as detailed in the agreement. No time limits for spend. Allocated towards expansion at Hermitage Primary School (Cabinet Member Decision 24/01/2014).
EYL167/275	Eastcote & East Ruislip	Fmr Highgrove Day Nursery, Campbell Close, Ruislip 48552/APP/2009/234	7,102.00	7,102.00	0.00	0.00	0.00	7,102.00	7,102.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL168/279	Northwood	Claremont, Kewferry Drive, Northwood. 62950/APP/2011/2961	2,545.00	2,545.00	0.00	0.00	0.00	2,545.00	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. Allocated towards expansion at Harlyn Primary School (Cabinet Member Decision 24/01/2014).
EYL169/276C	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	762,750.86	762,750.86	0.00	0.00	0.00	762,750.86	387,180.00	Contribution received as the first instalment of the education contribution towards the cost of providing education improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). Second instalment £387,180 received towards the same purpose (spend July 2020). £375,570 allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL170/280	South Ruislip	12 Walnut Way, Ruislip 68425/APP/2012/659	16,138.00	16,138.00	0.00	0.00	0.00	16,138.00	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. Allocated towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL171/281	Harefield	Fmr White Horse, Church Hill, Harefield. 38029/APP/2010/2743	13,510.00	13,510.00	0.00	0.00	0.00	13,510.00	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. Allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014).
EYL172/278B	Botwell	6-12 Clayton Road, Hayes. 62528/APP/2009/2502	28,491.18	28,491.18	0.00	0.00	0.00	28,491.18	0.00	Contribution received towards the provision of educational improvements or facilities in the Authority's area (see agreement for details). No time limits for spend. Allocated towards expansion at Wood End Park Academy (Cabinet Member Decision 24/01/2014).
EYL173/285	Botwell	Fmr Hayes Library, Golden Crescent, Hayes 6652/APP/2011/1989	20,474.13	20,474.13	0.00	0.00	0.00	20,474.13	0.00	Contribution received towards the provision of education or educational improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). No time limit for spend. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL174/286	Pinkwell	Land adjacent to 33-34 Fairey Ave, Hayes 66668/APP/2011/1892	14,455.41	14,455.41	0.00	0.00	0.00	14,455.41	0.00	Contribution received towards the provision of education or educational improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). No time limit for spend. Allocated towards expansion at Pinkwell Primary school (Cabinet Member decision)
EYL175/287	Yiewsley	The Moorcroft Complex, Harlington Rd, Hillingdon 3043/APP/2006/61	157,625.00	157,625.00	0.00	0.00	0.00	157,625.00	0.00	Contribution received towards the provision of educational facilities within the London Borough of Hillingdon. Funds to be spent within 7 years of receipt (Nov 2019). Allocated towards expansion at Hillingdon Primary School (Cabinet Member Decision 24/01/2014).
EYL176/284A	Yiewsley	Fmr Honeywell site (live/work units), Trout Road, West Drayton 335/APP/2010/1615	23,299.17	23,299.17	0.00	0.00	0.00	23,299.17	0.00	Contribution received towards education or educational improvements or facilities in the Authority's area including but not limited to new school facilities, improvements to existing facilities to accommodate extra children, expansion of playground facilities. See agreement for details. No time limits. Allocated towards expansion at Rabbsfarm Primary School (Cabinet Member Decision 24/01/2014).
EYL177/288A	Yiewsley	Versatile House, Bentinck Rd, Yiewsley 59436/APP/2010/721	27,450.00	27,450.00	0.00	0.00	0.00	27,450.00	0.00	Contribution received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits. Allocated towards expansion at Rabbsfarm Primary School (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL/178/289	South Ruislip	30 Hardy Ave, Ruislip 49772/APP/2009/107	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits. Allocated towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/179/290	Charville	7 Park Lane, Hayes 47571/APP/2010/2850	20,856.00	20,856.00	0.00	0.00	0.00	20,856.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL/180/293B	Barnhill	Barnhill Methodist Church, Welbeck Avenue, Hayes 9024/APP/206/280	31,049.10	31,049.10	0.00	0.00	0.00	31,049.10	0.00	Contribution towards the cost of providing education places in the Borough. No time limits. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL/181/282B	West Ruislip	Lyon Court, Pembroke Rd, Ruislip. 66895/APP/2011/3049	14,412.79	14,412.79	0.00	0.00	0.00	14,412.79	0.00	Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019). Allocated towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/182/294	Northwood	Orenda, 68 Thirlmere Gardens, Northwood. 59962/APP/2011/2101	48,710.00	48,710.00	0.00	0.00	0.00	48,710.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield from the development. No time limits. Allocated towards expansion at Harlyn Primary School (Cabinet Member Decision 24/01/2014).
EYL/183/295	South Ruislip	9 & 9a Great Central Avenue, Ruislip. 4795/APP/2012/1777	12,911.00	12,911.00	0.00	0.00	0.00	12,911.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield from the development. No time limits. Allocated towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/184/296	Harefield	Fmr Swan PH, Swan Rd, Breakspear Road North, Harefield. 18239/APP/2012/296	7,718.00	7,718.00	0.00	0.00	0.00	7,718.00	0.00	Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). No time limits. Allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014).
EYL/185/298	Brunel	17 Peachey Lane, Cowley. 66644/APP/2009/2784	5,758.00	5,758.00	0.00	0.00	0.00	5,758.00	5,758.00	Contribution received towards additional or improved education facilities in vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/186/299A	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	51,098.24	51,098.24	0.00	0.00	0.00	51,098.24	51,098.24	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits for spend.
EYL/187/301	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	130,618.06	130,618.06	0.00	0.00	0.00	130,618.06	130,618.06	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). Funds to be spent within 5 years of receipt (July 2018).
EYL/188/302	Barnhill	35-43 Yeading Lane, Hayes 34799/APP/2009/2800	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Contribution received towards additional or improved education facilities in vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/189	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	242,005.14	242,005.14	0.00	0.00	0.00	242,005.14	242,005.14	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL/190/304A	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	18,295.00	18,295.00	0.00	0.00	0.00	18,295.00	18,295.00	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). Funds to be spent within 7 years of receipt (August 2020).
EYL/191/305A	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	39,018.58	39,018.58	0.00	0.00	0.00	39,018.58	39,018.58	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits.
EYL/192/306A	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	30,896.00	30,896.00	0.00	0.00	0.00	30,896.00	30,896.00	Contribution received towards the cost of providing education or educational improvements or facilities in the Authority's area towards nursery, primary and secondary provision. No time limits.
EYL/193/307	West Ruislip	3 South Drive, Ruislip 1305/APP/2012/211	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	6,000.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/194/308	Manor	69-77 Park Way, Ruislip 885/APP/2010/340	14,231.00	0.00	0.00	0.00	0.00	14,231.00	14,231.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/195/309A	Uxbridge South	Former Dagenham Motors, Junction of St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	27,213.00	0.00	0.00	0.00	0.00	27,213.00	27,213.00	Contribution received towards the cost of providing nursery and primary school places within the school catchment area of the development. Funds to be spent within 7 years of receipt (Oct 2020)
EYL/196/310	Northwood	High Meadow, Farm Rd, Northwood 41596/APP/2013/310	12,796.00	0.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/197/311	Yiewsley	86-90 High St, Yiewsley 64714/APP/2013/1371	5,000.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards providing educational improvements or facilities in the Authority's area (see agreement for details). No time limits for spend.
EYL/198/312	Ickenham	25 Highfield Drive, Ickenham 2275/APP/2013/633	7,886.00	0.00	0.00	0.00	0.00	7,886.00	7,886.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	13,086,161.06	12,019,035.06	3,649,211.72	3,649,211.72	803,722.39	9,436,949.34	4,594,304.36	
PORTFOLIO: CENTRAL SERVICES										
		CENTRAL SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/09/42	Townfield	Abbess Warehouse, Hayes / 49614B/96/110	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00	Employment training support associated with the Hayes Opportunity Centre. No time limit. The Hayes Opportunity Centre did not materialise. Funds allocated towards provision of new plumbing workshop for the delivery of training courses at Uxbridge College (Cabinet Member Decision 22/11/2013). No time constraints.

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			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PPR/36/153A	Heathrow Villages	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	26,750.00	26,750.00	17,913.14	17,913.14	0.00	8,836.86	0.00	For local employment training initiatives in the vicinity of the property. No time constraints. £3,250 spent towards a Brunel run training course at Hayes titled 'Business skills for self employed Women'. Second and final instalment (£13,500) received 21/10/08. Balance of £23,500 allocated towards the Council's Construction and Apprenticeship Training Programme. (Cabinet Member decision 27/10/2010). £14,663 spent towards Uxbridge College Construction Training Programme 12/13. Balance allocated towards provision of a new plumbing workshop for the delivery of training Courses at Uxbridge College (Cabinet Member Decision 22/11/2013).
PPR/47/26A (formerly PT/56/26A)	Botwell	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335	2,601,600.00	2,601,600.00	1,808,071.42	1,808,071.42	0.00	793,528.58	0.00	See Cabinet report 18 December 2003. Balance allocated to Hayes & Harlington Station Improvements and associated interchange initiatives. Project on-hold due to design issues. Officers investigating alternative improvements to area around the station. No time limits.
PPR/49/174C	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	350,000.00	350,000.00	210,900.00	210,900.00	0.00	139,100.00	12,000.00	Contribution towards the Local Labour Strategy, as defined in the agreement. No time limits. Second instalment £100,000 received 1/12/09. £200,000 allocated to the delivery of the Strategy as outlined in Allocation report. (Cabinet Member decision 27/10/10). Third instalment of £100,000 received towards same purpose 31/3/11. £14,000 spent towards accelerate 50% match funding to support long term unemployed into work. £88,000 allocated and £42,900 spent towards support for Economic Development post within LBH 12/13 (Cabinet Member Decision 19/3/13). Final instalment (£50,000) received towards the Labour Strategy.
PPR/49/174D	Heathrow Villages	Terminal 2, Heathrow Airport. 62360/APP/2006/2942	531,426.00	531,426.00	355,500.00	324,000.00	94,500.00	175,926.00	0.00	Funds received towards the Local Labour Strategy, as defined in the agreement. No time limits. A total of £450,000 due to be received under this agreement has been allocated towards the Heathrow Academy Programme (Cabinet Member decision 19/11/12). Total of £261,000 paid towards Academy Programme 2012/13. Further £270,246 received towards the Programme. Further payment made towards the programme.
PPR/52/149G	Botwell	Former Hayes Goodsyard site. 10057/APP/2005/2996&299	75,360.00	75,360.00	71,352.94	71,352.94	6,475.17	4,007.06	0.00	Funds received towards improvements to open space to the canal towpath opposite the site. Any remainder to be expended towards purchasing new equipment for the YMCA Youth Centre as necessitated as a result of the development. Funds not spent within 7 years (May 2016) to be returned. Funds allocated towards Western View canal side improvement scheme (Cabinet Member decision 22/7/2011). Scheme began on site Oct 2011 and now substantially complete. Remaining landscaping works completed March 2013.
PPR/53/149H	Botwell	Former Hayes Goodsyard site. 10057/APP/2005/2996&299	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	£2,000 received towards the maintenance and operation by the Council of the station approach cameras. Funds spent towards operation of station cameras 09/10. Further £4,000 received as 2nd & 3rd annual instalments.
PPR/54/204B	Uxbridge	106, Oxford Road, Uxbridge. 26198/APP/2008/2339	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds received towards street scene improvements within the vicinity of the site. Funds to be spent by July 2014.
PPR/56/198D	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	12,205.22	12,205.22	0.00	0.00	0.00	12,205.22	12,205.22	Contribution towards the employment training initiatives promoted by the Council to encourage employment in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).

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			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PPR/60/209E	Yiewsley	Tesco, Trout Road Yiewsley. 60929/APP/2007/3744	37,186.49	37,186.49	0.00	0.00	0.00	37,186.49	0.00	Contribution received for the purposes of providing additional CCTV facilities and/or additional safety measures within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £2,186.49 received as indexation payment.
PPR/61/247	Townfield	Former Hayes Sports and Social Club, 143 Church Road, Hayes. 65797/APP/2010/1176	7,663.99	7,663.99	0.00	0.00	0.00	7,663.99	0.00	Contribution received towards the cost of providing construction training courses delivered by the provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 10 years of receipt (June 2021). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	75,000.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118/231C.
PPR/63/248B	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge 3807/APP/2008/1418	21,794.51	21,794.51	0.00	0.00	0.00	21,794.51	0.00	Contribution received towards the purpose of providing construction training schemes for Hillingdon. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/64/262C	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	9,360.44	9,360.44	0.00	0.00	0.00	9,360.44	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/66/265B	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	39,826.13	39,826.13	0.00	0.00	0.00	39,826.13	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/67/265C	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	9,236.85	9,236.85	0.00	0.00	0.00	9,236.85	9,236.85	Contribution received to be used for the provision of approved training schemes in the hospitality & leisure industry (see legal agreement for details). Funds to be spent within 5 years of receipt (Nov 2016).
PPR/68/265D	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	53,289.47	53,289.47	0.00	0.00	0.00	53,289.47	53,289.47	Contribution to be used for public realm improvements within the vicinity of the site, in accordance with the Council's SPD. Funds to be spent within 5 years of receipt (Nov 2016).
PPR/69/276D	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	37,433.86	37,433.86	0.00	0.00	0.00	37,433.86	37,433.86	Contribution received as the first instalment towards improvements to local community facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2019). £16,322 received as second instalment towards the same purpose (spend July 2020). Earmarked towards phase 2 of Townfield community centre.
PPR/70/267C	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Funds to be used for the purpose of improving community facilities in the vicinity of the development. No time limits for spend.
PPR/71/277C	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	20,579.41	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities (see agreement for details). Further contribution received towards the same purpose. No time limits for spend.
PPR/72/277D	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	51,609.49	51,609.49	0.00	0.00	0.00	51,609.49	51,609.49	Contribution received towards training persons within the locality of the development for jobs of a nature to be carried out within the development. Further contribution received towards the same purpose. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PPR/73/278C	Botwell	6-12 Clayton Road, Hayes 50270/APP/2011/1422	8,489.92	8,489.92	0.00	0.00	0.00	8,489.92	0.00	Contribution received towards construction courses delivered by recognised providers and the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend. Allocated towards the provision of a plumbing workshop for the delivery of training courses at Uxbridge College (Cabinet Member Decision 22/11/2013).
PPR/74/293A	Barnhill	Barnhill Methodist Church, Welbeck Avenue, Hayes. 9024/APP/206/280	6,938.47	6,938.47	0.00	0.00	0.00	6,938.47	6,938.47	Contribution received towards the cost of providing community facilities within the Borough. No time limits.
PPR/75/291A	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	13,699.22	13,699.22	0.00	0.00	0.00	13,699.22	13,699.22	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. No time limits.
PPR/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	47,950.86	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/78/198F	Uxbridge	Fmr Gasworks Site, Cowley Mill Road (Kier Park), Uxbridge. 3114/AP/2012/2881	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution received towards employment and training initiatives promoted by the Council in association with Uxbridge College or any other approved provider. Funds to be spent within 7 years of receipt (March 2020).
PPR/79/299E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR/80/297B	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson. 35293/APP/2009/1938	46,055.55	46,055.55	0.00	0.00	0.00	46,055.55	46,055.55	Funds received towards public realm improvement works to be delivered within the vicinity of the land. Funds to be spent within 7 years of receipt (May 2020).
PPR/81/81/297C	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	16,695.14	16,695.14	0.00	0.00	0.00	16,695.14	16,695.14	Contribution received towards the provision of training in the hospitality and leisure industry (see agreement for further details). Funds to be spent within 7 years of receipt (May 2020).
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	0.00	0.00	0.00	19,669.95	19,669.95	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018).
PPR/84/303B	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	20,618.56	20,618.56	0.00	0.00	0.00	20,618.56	20,618.56	Contribution received towards community facilities to be provided for the local community. No time limits.
PPR/87/303C	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	7,731.96	7,731.96	0.00	0.00	0.00	7,731.96	7,731.96	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's Area. No time limits.
PPR/85/306B	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	7,875.62	7,875.62	0.00	0.00	0.00	7,875.62	7,875.62	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/86/309B	Uxbridge South	Former Dagenham Motors, Junction St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	17,190.00	0.00	0.00	0.00	0.00	17,190.00	17,190.00	Contribution received towards the cost of providing construction training schemes in the Borough. Funds to be spent within 7 years of receipt (Oct 2020)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	4,383,242.16	4,366,052.16	2,465,737.50	2,434,237.50	100,975.17	1,917,504.66	609,655.33	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
CSL/2/147E	West Drayton	DERA Site, Kingston Lane, West Drayton - Community Facility 45658/APP/2002/3012	94,015.15	94,015.15	94,015.15	93,882.37	7,698.58	0.00	0.00	To be applied towards communal facility improvements in the West Drayton area and which will benefit the occupiers of the Development. £151,786.77 transferred to EYL/77/147F as they were received for school places and were originally allocated to this case reference erroneously. Funds not spent by 19 February 2014 are to be refunded. Funds allocated to the "Skidz" project at West Drayton Young People's Centre (Cabinet Member decision 21/10/09), Phase 1 complete. Phases 2 & 3 deferred to 2011/12. Spend towards Phase 2 of "Skidz" project, to be completed in 2013/14.
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	264,134.80	264,134.80	0.00	12,996.74	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Works began on site March 2012, scheme to be completed in 2012/13.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/13/219A	Yeading	Rear of Syney Court, Perth Avenue, Hayes. 65936/APP/2010/883	414.00	414.00	0.00	0.00	0.00	414.00	414.00	Funds received towards the provision or improvement to library facilities and or library books within the Borough. No time limits.
CSL/14/220	Townfield	Trescott House, Hayes . 36261/APP/2010/215	1,599.00	1,599.00	0.00	0.00	0.00	1,599.00	1,599.00	Funds received towards additional or improved library facilities in the vicinity of the site. No time limits.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/16/161F	Yiewsley	Honeywell Site, Trout Road, Yiewsley. 335/APP/2002/2754	77,151.49	77,151.49	0.00	0.00	0.00	77,151.49	0.00	Funds received towards the provision of community facilities in the West Drayton area. Funds not spent by September 2014 are to be repaid. Earmarked towards the provision of a MUGA for dual school/community use at West Drayton Primary School, subject to formal approval.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities, schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	24,130.14	24,130.14	0.00	0.00	0.00	24,130.14	24,130.14	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/21/209F	Yiewsley	Tesco, Trout Road, Yiewsley, 60929/APP/2007/3744	66,988.81	66,988.81	0.00	0.00	0.00	66,988.81	66,988.81	Contribution received for the purpose of improving existing community facilities within the Yiewsley area. Funds to be spent by March 2016. Further £3,938.81 received as index linking payment.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H, West End Road, Ruislip. 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	14,300.00	0.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Earmarked towards provision of cycling facilities at Field End School, Subject to formal approval.
CSL/24/244A	Townfield	505 to 509 Uxbridge Road, Hayes. 9912/APP/2009/1907	2,150.96	2,150.96	0.00	0.00	0.00	2,150.96	2,150.96	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. Funds to be spent by June 2018.
CSL/25/249A	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	4,167.60	4,167.60	0.00	0.00	0.00	4,167.60	4,167.60	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. No time limits.
CSL/26/249B	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received towards the provision of necessary capacity enhancements at the Townfield Community Centre. No time limit for spend.
CSL/27/210D	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	13,813.07	13,813.07	12,664.00	12,664.00	12,664.00	1,149.07	1,149.07	Contribution received towards the provision of library facilities in the borough of Hillingdon. Funds to be spent within 5 years of receipt (Sept 2016). Further £1,328.07 received as index linking payment. £12,664 from this contribution allocated to scheme to provide air conditioning to meeting rooms at Botwell Library. (Cabinet Member Decision 16/8/13).
CSL/28/262A	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	555.53	555.53	0.00	0.00	0.00	555.53	555.53	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	356.03	356.03	0.00	0.00	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/30/267A	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	644.23	644.23	0.00	0.00	0.00	644.23	644.23	Contribution received towards the provision of library facilities in the borough of Hillingdon. No time limits.
CSL/31/276B	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	10,771.94	10,771.94	0.00	0.00	0.00	10,771.94	10,771.94	Contribution received towards the provision of library books and/or library books within the Authority's area. Funds to be spent by July 2019
CSL/32/278A	Botwell	6-12 Clayton Road, Hayes 62528/APP/2009/2502	528.08	528.08	0.00	0.00	0.00	528.08	528.08	Contribution received towards the provision or improvement of library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/33/284B	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	529.85	529.85	0.00	0.00	0.00	529.85	529.85	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/34/291B	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	575.00	575.00	0.00	0.00	0.00	575.00	575.00	Contribution received towards the provision of library facilities and/or library books within the authority's area. No time limits for spend.
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	0.00	0.00	0.00	2,263.48	2,263.48	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
CSL/36/299B	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	955.56	955.56	0.00	0.00	0.00	955.56	955.56	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/37/299C	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	11,028.95	11,028.95	0.00	0.00	0.00	11,028.95	11,028.95	Contribution received towards the provision or improvement of community facilities within the Authority's area. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
CSL/38/301C	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	1,375.61	1,375.61	0.00	0.00	0.00	1,375.61	1,375.61	Contribution received towards the provision of library facilities and/or library books serving the locality of the development. Funds to be spent within 5 year of receipt (July 2018).
CSL/39/303D	Botwell	70 Wood End Green Rd, Hayes 5791/APP2012/408	1,459.67	1,459.67	0.00	0.00	0.00	1,459.67	1,459.67	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/40/304B	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	684.48	684.48	0.00	0.00	0.00	684.48	684.48	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. Funds to be spent within 7 years of receipt (August 2020).
CSL/41/306C	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	493.40	493.40	0.00	0.00	0.00	493.40	493.40	Contribution received towards the provision of library books within the authority's area. No time limits
CSL/42/309C	Uxbridge South	Former Dagenham Motors, Junction St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	1,495.00	0.00	0.00	0.00	0.00	1,495.00	1,495.00	Contribution received towards the expansion of the library programme within the Borough as necessitated by the development. Funds to be spent within 7 years of receipt (Oct 2020).
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend.
CSL/44/242F	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton 5107/APP/2009/2348	34,000.00	0.00	0.00	0.00	0.00	34,000.00	34,000.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	1,017,043.19	971,548.19	370,813.95	370,681.17	20,362.58	646,229.24	219,818.10	
		COMMUNITY, COMMERCE AND REGENERATION -TOTAL	5,400,285.35	5,337,600.35	2,836,551.45	2,804,918.67	121,337.75	2,563,733.90	829,473.43	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/02/18	West Drayton	Old Mill House, Thorney Mill Road, West Drayton 41706C/91/1904	59,556.42	59,556.42	52,577.45	52,577.45	0.00	6,978.97	0.00	Revenue cost (12K) spent. The balance is required for the establishment and management of a nature reserve on nearby land. Works identified and now awaiting quotations from contractors. Officers have liaised with London Wildlife Trust and contractors with regards to phasing of the works (access and conservation improvements) required to improve the nature reserve. Works have now been scheduled by the area officer. Spend towards tree and footpath works. Further spend towards maintenance works. There are no time constraints upon the expenditure of the funds.
E/10/85 (see: PT/36)	Heathrow Villages	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000.00	25,000.00	3,017.00	3,017.00	0.00	21,983.00	0.00	For Environmental Improvements on A4/M4 corridor. Balance allocated to improvements scheme at Berkeley Meadows also using funds at E/26/93. Trees are being scheduled for planting during the upcoming planting season. Officers chasing prices for other works. Spend reduced due to rectification of miscoding. No time constraints. A programme of works has been drawn up for this site. Formal allocation of funds to be sought.
E/17/26D (see: PT/56 & PPR/18)	Botwell	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400.00	1,323,400.00	1,323,400.00	1,323,400.00	87,267.17	0.00	0.00	Balance for Lake Farm. Friends of Lake Farm now agreed scope of works. Engineering Consultancy have been commissioned to commence works to enhancing slope of BMX track. Botwell Green Play area complete. See Cabinet report 18 December 2003. Planning permission for skate park granted. No time limits for spend. Skate Park project completed July 2013.
E/24/62 (See also PT/60 & PPR/23)	Brunel	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	14,368.39	14,368.39	12,937.46	12,937.46	0.00	1,430.93	0.00	Towards Uxbridge/Cowley Initiative. Allocated to Air Quality Action Plan projects. This is a portion of a £30k contribution to be applied towards all or some of 4 different project areas. £1K income transferred to PPR/23. Interest accrued. No time constraints. Spend towards operation of air quality monitoring stations in the borough.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/26/93 (Formerly PT/33)	Heathrow Villages	H.S.A Land, Bath Road 41687S/98/16	12,396.46	12,396.46	8,441.07	8,441.07	0.00	3,955.39	0.00	Available for Environmental Improvements in Bath Rd area. Balance allocated to improvements scheme at Berkeley Meadows also using funds at E/10/85. See update at E/10/85. Interest accrued. No time constraints. Spend towards tree planting.
E/28/71 (Formerly PT/40)	Botwell	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692.00	12,692.00	267.81	267.81	0.00	12,424.19	0.00	Landscaping works (12.69K). Limited to specific area of land. Delays caused by land being in Stockley Park Consortium ownership. Green Spaces team is looking into the potential for a scheme within the parameters of the legal agreement. Site overgrown preventing planting trees in preferred location. The trees officer has suggested two locations on the site where they could be planted instead. Officers currently considering feasibility. No time constraints.
E/32/01 (Formerly PT/43/01)	Townfield	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970	1,008,500.00	1,008,500.00	1,005,951.10	1,005,951.10	0.00	2,548.90	0.00	The balance has been included in s106 dated 10 May 2004 for Lombardy Retail Park, Coldharbour Lane for the Council to use the funds for the following specified improvements: (i) provision of CCTV coverage on the land (ii) provision of safety enhancements (iii) provision of environmental improvements to Uxbridge Rd (iv) provision of either CCTV within the wider area of the land, junction improvements at Springfield Road/Uxbridge Road, or installation of bollards and lighting along Springfield Road, or other similar schemes in the vicinity of the site to be agreed in writing by the developer. Sainsbury has given approval for a scheme in Lombardy Park. Playground works are complete. Spend towards design works to install lighting along main footpath. Unspent funds to be repaid by 12 January 2011. Scheme complete.
E/38/153B	Heathrow Villages	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 &1437	10,000.00	10,000.00	7,764.09	7,764.09	0.00	2,235.91	0.00	Funds received towards Air Quality initiatives within the vicinity of the site. No time constraints. Funds allocated towards two monitoring stations in vicinity of the site. (Cabinet Member Decision 22/6/2010). £7,764.09 spent towards air quality monitoring.
E/42/140J	Pinkwell	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	104,308.09	104,308.09	56,895.11	53,121.11	3,774.00	47,412.98	0.00	To be applied towards the provision and maintenance of open space and recreational facilities within the area of the site. £25,000 allocated to Bourne Park Playing Fields. Balance allocated to Pinkwell Park (Cabinet Member Decision 6/8/09). Drainage works to the Bourne Park Playing Fields are now complete. Funds not spent including interest within 7 years of receipt (January 2014) are to be repaid. Path works completed March 2013. New playground equipment installed and scheme now complete. Awaiting invoices.
E/44/174B	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	25,000.00	25,000.00	24,158.13	24,158.13	0.00	841.87	0.00	Funds received towards the implementation and monitoring of the Council's Air Quality Action Plan. Funds not spent by 16 November 2015 are to be repaid. Funds allocated towards two monitoring stations in the vicinity of the site. (Cabinet Member Decision 22/6/2010). Spend towards operation of air quality monitoring stations in the Borough.
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27717/APP/2007/1440	21,195.00	21,195.00	3,075.54	3,048.04	27.50	18,119.46	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010). £3,048 spent towards an interpretation board, further works programmed for 2013/14. Footpath works completed. Awaiting invoices.
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	35,112.37	35,112.37	0.00	3,146.02	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12.
E/49/179B	Botwell	555-559 & r/o 51-553 Uxbridge Road, Hayes planning ref. 41390/APP/2006/1346	33,912.00	33,912.00	17,755.00	17,755.00	0.00	16,157.00	0.00	Funds received towards improvement to the open space facilities at Rosedale Park adjoining the land. No time limits. Spend towards improvements to Park Pavilion.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/51/186C	Yiewsley	92-104, High St., Yiewsley 59189/APP/2005/3476	60,616.20	60,616.20	38,061.21	38,061.21	0.00	22,554.99	0.00	Funds received towards open space improvements at Yiewsley Recreation Ground. Funds unspent at 20/04/2015 to be returned. Spend towards footpath works completed Dec 09. Remaining funds to be spent towards play builder scheme. Completed June 2010.
E/52/190B	Uxbridge	Armstrong House & The Pavilions 43742/APP/2006/252	104,000.00	104,000.00	103,122.16	103,122.16	22,095.61	877.84	0.00	Funds received towards improvements to open space /recreation facilities at Fasnidge Park and/or cycle links to the park. Funds unspent as at 29/7/2015 must be returned. Funds allocated towards a scheme of improvements at Fasnidge Park (Cabinet Member decision 21/10/09). Spend towards improvements to bowling green. £14,989 spent towards provision of the Adizone (opened March 2011). Spend towards path works, planting & skate park.
E/53/192B	Uxbridge	126/127, Waterloo Road Uxbridge 2325/APP/2006/3452	20,913.64	20,913.64	11,271.70	11,271.70	0.00	9,641.94	0.00	Funds received towards provision of public open space in the locality of the site. Officers looking at a programme of improvements to Rockingham Recreation Ground. No time limits. Funds to be spent towards playbuilder scheme, due to commence spring 2010. Playbuilder scheme completed August 2010. Awaiting invoices.
E/54/194D	Uxbridge	Frays Adult Education Centre, Harefield Road, Uxbridge. 18732/APP/2006/1217	44,509.05	44,509.05	41,536.22	41,536.22	0.00	2,972.83	0.00	Funds received towards the provision of open space facilities within the Borough of Hillingdon. No time limits. Funds allocated to Hillingdon Court Park (reconstruction of the bowling green). Cabinet Member decision 20/7/09. Scheme completed October 09, awaiting financial completion.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports and /or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/59/155F	West Drayton	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	20,000.00	20,000.00	9,291.00	9,291.00	0.00	10,709.00	0.00	Funds received towards the maintenance of play facilities at Stockley Recreation Ground (Mulberry Parade). Funds to be spent by Dec 2012. £10,415 allocated towards costs incurred in maintaining the playground (Cabinet Member Decision 7/11/2012).
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	0.00	Contribution received towards open space/recreation improvements or other green spaces in the locality. Funds allocated towards improving playground facilities at Ruislip Lido, Cabinet Member Decision (31/10/13). No time limits on spend.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit . Funds allocated towards improvements to playground on Harefield Green (Cabinet Member Decision 24/01/2014).
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	15,191.56	15,919.56	15,191.56	131,688.19	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). Spend towards maintenance costs 2012/13. Cost adjustment made this quarter.
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	30,000.00	27,271.17	30,000.00	0.00	0.00	Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015). Funds allocated towards improvements to the Hillingdon Trail (Cabinet Member Decision 28/2/2013). Scheme completed Sept 2013. All invoices received.
E/64/238E	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	60,125.97	60,125.97	0.00	0.00	0.00	60,125.97	0.00	£29,467 received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution. Funds earmarked towards Ruislip Lido Enhancement Programme, subject to formal approval.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eascote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/66/239D	Eascote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	5,283.17	5,178.88	404.29	4,716.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/67/209H	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	35,742.27	35,742.27	0.00	0.00	0.00	35,742.27	0.00	Contribution received for the purposes of expanding the existing facilities at Yiewsley Recreation Ground. Funds to be spent by March 2016. Further £2,101.57 received as indexation payment.
E/68/241D	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	8,478.00	8,478.00	0.00	0.00	0.00	8,478.00	0.00	Contribution received towards open space provision within the vicinity of the development. Funds to be spent within 5 years of receipt (April 2016). Funds earmarked towards the Ruislip Lido Enhancement Programme, subject to formal approval.
E/69/246B	Botwell	561 & 563 Uxbridge Road, Hayes. 63060/APP/2007/1385	20,175.83	20,175.83	0.00	0.00	0.00	20,175.83	0.00	Contribution received towards the cost of improving Rosedale Park which adjoins the land. No time limit on spend.
E/70/243C	South Ruislip	Fmr Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/913&914	28,967.00	28,967.00	0.00	0.00	0.00	28,967.00	28,967.00	Funds received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	25,000.00	25,000.00	5,000.00	5,000.00	5,000.00	20,000.00	10,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing at the reserve.
E/72/266	Heathrow Villages	BA East & West Maintenance Bases, Heathrow. 50462/APP/2011/342 & 62906/APP/2011/344	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received towards initiatives to improve air quality in the Authority's area (see legal agreement for details). No time limits
E/73/265E	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	26,644.74	26,644.74	0.00	0.00	0.00	26,644.74	0.00	Funds received for the monitoring and implementation of air quality management measures on the land on or in the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2016).
E/74/271	Townfield	Fmr Airlink House, Land to the north of Pump Lane, Hayes. 5505/APP/2010/2455	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend.
E/75/272	Heathrow Villages	White Hart PH, Bath Rd, Harlington. 4129/APP/2011/453	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend.
E/76/276E	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	131,481.94	131,481.94	0.00	0.00	0.00	131,481.94	131,481.94	Contribution received as the first instalment towards improvements to local recreation and sports facilities within the vicinity of the land. Funds to be spent within 7 years of receipt (July 2019). £66,741 received as the second instalment towards the same purpose (spend July 2020).
E/77/276F	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	17,793.03	17,793.03	0.00	0.00	0.00	17,793.03	17,793.03	Contribution received as the first instalment towards air quality improvements in the Authority's area including, measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). £9,031 received as the second instalment towards the same purpose (spend by July 2020).
E/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13).
E/79/277E	Heathrow Villages	The Portal Scylla Rd, Heathrow Airport	25,804.75	25,804.75	0.00	0.00	0.00	25,804.75	25,804.75	Contribution received towards air quality improvements in the Authority's area including, measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Further contribution towards the same purpose. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/80/249F	Townfield	Glenister Hall, 119 Minet Drive, Hayes 40169/APP/2011/243	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards the provision and maintenance of junior football pitches/ refurbishment of cricket wicket at Grassy meadows (see agreement for details). No time limits.
E/82/288B	Yiewsley	Versatile House, Bentinck Road, Yiewsley 59436/APP/2010/721	12,717.00	12,717.00	0.00	0.00	0.00	12,717.00	12,717.00	Contribution received towards improvements to open space facilities in the vicinity of the site. No time limits for spend.
E/83/198G	Uxbridge	Fmr Gasworks Site, Cowley Mill Road, Uxbridge (Kier Park), 3114/APP/2012/2881	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Contribution received towards undertaking an assessment of air quality within the vicinity of the site. Funds to be spent within 7 years of receipt (March 2020).
E/84/297D	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	17,270.83	17,270.83	0.00	0.00	0.00	17,270.83	17,270.83	Funds received to be used by Hillingdon Council towards initiatives to improve air quality within LBH. Funds to be spent within 7 years of receipt (May 2020).
E/85/300D	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards reducing emissions, tree & other planting, vehicle restrictions, use of cleaner fuels, environmental management and air quality strategy (see legal agreement for details). No time limits.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/87/314A	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	12,500.00	0.00	0.00	0.00	0.00	12,500.00	12,500.00	Contribution towards initiatives to improve air quality in the Borough including: use of low fuel technology, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018).
E/88/314B	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	59,160.00	0.00	0.00	0.00	0.00	59,160.00	59,160.00	Funds received as the "carbon offsetting contribution" to be used by the Council to ensure the shortfall of carbon dioxide savings generated on-site is met by allowing energy efficient measure (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018).
		FINANCE PROPERTY & BUSINESS SERVICES SUB -TOTAL	3,983,206.67	3,911,546.67	2,810,109.15	2,804,202.53	163,760.13	1,173,097.52	499,498.50	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/1/152C *40	Brunel	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,903.60	8,903.60	0.00	0.00	0.00	8,903.60	0.00	Funds received to provide for healthcare facilities and places. The PCT has started work on moving a GP to a new site that will allow them to increase the provision of services. PCT to send details to allow a decision to be made as to whether allocation of these s106 funds is appropriate. Funds to be spent by July 2014. Funds earmarked towards proposed new Yiewsley Health Centre, subject to formal approval.
H/4/140H *43	Pinkwell	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	53,495.95	53,495.95	0.00	0.00	0.00	53,495.95	0.00	To be applied towards the costs of providing primary health care facilities within the Borough. Funds not spent including interest within 7 years of receipt (January 2014) are to be repaid. Funds allocated towards the expansion of HESA health Centre (Cabinet Member Decision 6/4/2011). Scheme on site, funds transferred to NHS Property Services (Jan 14) .
H/5/161C *44	Yiewsley	Former Honeywell Site, Trout Road, West Drayton 335/APP/2002/2754	51,117.73	51,117.73	0.00	0.00	0.00	51,117.73	0.00	Funds to be used towards the provision of new healthcare facilities within a radius of 2.5km of the development (DOV signed 30/11/2011). The PCT is working on a project to re-house 3 GP practices in the Yiewsley High Street area to allow for additional GP services to be provided and capacity expanded. New community nursing services will also be available. PCT to send details. Unexpended funds after 7 years of receipt (March 2014) are to be refunded including interest. Funds earmarked towards proposed new Yiewsley Health Centre, subject to formal approval.
H/6/170C *48	Botwell	11-21, Clayton Rd., Hayes 56840/APP2004/630	30,527.21	30,527.21	0.00	0.00	0.00	30,527.21	0.00	To be applied towards the costs of providing primary health care facilities within the Borough. Funds not spent by August 2014 are to be repaid. Funds allocated towards the expansion of the HESA Health Centre (Cabinet Member Decision 6/4/2011). Scheme on site, funds transferred to NHS Property Services (Jan 14).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
H/7/149D *50	Botwell	Hayes Goods Yard 10057/APP/2004/2996 & 2999	180,795.00	180,795.00	0.00	0.00	0.00	180,795.00	0.00	£2,953.08 received for primary health care facilities in the Borough as necessitated by the development. Unspent funds at November 2014 are to be repaid. Further £156,801.92 received (Oct 08) towards same purpose. Unspent funds as at Oct 2015 are to be repaid. Further additional funds received (Jun 09) towards the same purpose (£21,040). Unspent funds as at Jun 2016 are to be repaid. Funds allocated towards the expansion of the HESA Health Centre (Cabinet Member Decision 4/6/2011). Scheme on site, funds transferred to NHS Property Services (Jan 14).
H/8/186D *54	Yiewsley	92-105, High St., Yiewsley 59189/APP/2005/3476	15,549.05	15,549.05	0.00	0.00	0.00	15,549.05	0.00	Funds received towards the cost of providing additional primary health facilities in the Borough. Funds not spent by 20/04/2015 must be returned.
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer. Allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013).
H/10/190D *56	Uxbridge	Armstrong House & The Pavilions. 43742/APP/2006/252	43,395.00	43,395.00	0.00	0.00	0.00	43,395.00	0.00	Funds received towards primary health care facilities in the borough. Funds not spent by 29/7/2015 are to be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of primary health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014). Allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013).
H13/194E *59	Uxbridge	Frays Adult Education Centre, Harefield Road, Uxbridge. 18732/APP/2006/1217	12,426.75	12,426.75	0.00	0.00	0.00	12,426.75	0.00	Funds received towards the provision of healthcare facilities in the Borough. No time limits.
H/14/206C *64	Yiewsley	111 to 117 High St, Yiewsley. 6948/APP/2007/1326.	10,651.50	10,651.50	0.00	0.00	0.00	10,651.50	0.00	Funds received towards the provision of health care facilities in the borough. Funds to be spent by August 2014. Earmarked toward the proposed new Yiewsley Health Centre scheme, subject to formal approval.
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	185,968.23	185,968.23	0.00	0.00	0.00	185,968.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary or any adjoining ward where it would be reasonable for residents of the development to attend. Funds to be spent by September 2014. Allocated towards extension at Southcote Clinic, Ruislip (Cabinet Member Decision 9/01/2014).
H/16/210C *68	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	105,044.18	105,044.18	0.00	0.00	0.00	105,044.18	0.00	£49,759 received as the first instalment of the healthcare contribution towards the cost of providing additional facilities to meet increased patient numbers in the local area (see legal agreement for full details). Funds to be spent by March 2015. Second & final instalment (£49,728) received towards the same purpose. Further £5,526.18 received as indexation payment for the contribution.
H/18/219C *70	Yeading	Land rear of Sydney Court, Perth Avenue, Hayes. 6593/6APP/2009/2629	3,902.00	3,902.00	0.00	0.00	0.00	3,902.00	0.00	Funds received towards the cost of providing health facilities in the Authorities Area. No time limits.
H/19/231G *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	193,305.00	193,305.00	0.00	0.00	0.00	193,305.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017). Allocated towards extension to GP Practice in Wallasey Crescent, Ickenham (Cabinet Member Decision 17/01/2014).
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
H/22/239E *74	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/23/209K *75	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	37,723.04	37,723.04	0.00	0.00	0.00	37,723.04	0.00	Contribution received towards the provision of local health service infrastructure in the Yiewsley, West Drayton, Cowley area. Funds to be spent by March 2016. Further £2,218.04 received as indexation payment for the contribution.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.
H/25/244C *77	Townfield	505-509 Uxbridge Road, Hayes. 9912/APP/2009/1907	20,269.97	20,269.97	0.00	0.00	0.00	20,269.97	0.00	Funds received towards the cost of providing health facilities in the Authority's area (see legal agreement for details). Funds to be spent within 7 years of receipt (June 2018).
H/26/249D *78	Townfield	Former Glenister Hall, 119 Minet Drive, Hayes. 40169/APP/2011/243	33,219.40	33,219.40	0.00	0.00	0.00	33,219.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/27/262D *80	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	5,233.36	5,233.36	0.00	0.00	0.00	5,233.36	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/29/267D *83	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	6,068.93	6,068.93	0.00	0.00	0.00	6,068.93	0.00	Funds received towards the cost of providing expansion of health premises to provide additional facilities and services to meet increased patient numbers or new health premises or services in the local area. No time limits for spend.
H/30/276G *85	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	68,698.26	68,698.26	0.00	0.00	0.00	68,698.26	0.00	Contribution received as the first instalment towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). Funds to be spent within 7 years of receipt (July 2019). £34,871 received as the second instalment towards the same purpose (spend July 2020).
H/31/31/278D *86	Botwell	6-12 Clayton Road, Hayes. 62528/APP/2009/2502	4,649.84	4,649.84	0.00	0.00	0.00	4,649.84	0.00	Funds received towards the cost of providing expansion of health premises to provide additional facilities and services to meet increased patient numbers or new health premises or services in the local area. No time limits for spend.
H/32/284C *89	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	5,280.23	5,280.23	0.00	0.00	0.00	5,280.23	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/33/291C *91	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	5,416.75	5,416.75	0.00	0.00	0.00	5,416.75	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of completion of the development (estimated to be 2019).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	0.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of receipt (July 2018).
H/38/303E *96	Botwell	70 Wood End Green Rd, Hayes 5791/APP2012/408	13,750.73	13,750.73	0.00	0.00	0.00	13,750.73	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/39/304C *97	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	6,448.10	6,448.10	0.00	0.00	0.00	6,448.10	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).
H/40/306D *98	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	4,645.60	4,645.60	0.00	0.00	0.00	4,645.60	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/41/309D *99	Uxbridge South	Former Dagenham Motors, Junction of St Johns Rd & Cowley Mill Rd, Uxbridge 188/APP/2008/3309	12,030.11	0.00	0.00	0.00	0.00	12,030.11	0.00	Contribution received towards the cost of providing health care facilities within the London Borough of Hillingdon as necessitated by the development. Funds to be spent within 7 years of receipt (Oct 2020).
H/42/242G *100	West Drayton	West Drayton Garden Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	334,574.00	0.00	0.00	0.00	0.00	334,574.00	0.00	Contribution received towards providing additional primary health care facilities in the West Drayton area including; expansion of existing premises to provide additional facilities and services to meet increased patient numbers, new health premises on the land or in the local area (see agreement for details). No time limits
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,681,096.81	1,334,492.70	0.00	0.00	0.00	1,681,096.81	0.00	
		SECTION 106 SUB - TOTAL	28,527,302.74	26,839,227.63	10,928,068.59	10,828,714.88	1,344,786.43	17,599,234.15	6,462,444.60	
		GRAND TOTAL ALL SCHEMES	30,996,486.58	29,302,962.70	12,130,635.11	11,864,804.68	1,546,801.15	18,865,851.47	6,462,444.60	

NOTES

The balance of funds remaining must be spent on works as set out in each individual agreement.

Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

* Denotes funds the Council is unable to spend currently (totals £3,704,337.72)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
*2: PT/05			E291,713.30							is restricted to public transport serving London Heathrow and subject to approval from BAA and bus operators.
*16: PT278/27			E597,666.67							is to be held as a returnable security deposit for the highways works (to be later refunded).
*18: PT278/34			E194,910.65							includes a returnable security deposit for the highway works (to be later refunded) plus interest.
*20: PT278/44			E20,938.04							includes a returnable security deposit for the highway works (to be later refunded) plus interest.
*22: PT278/30			E5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded)
*23: PT278/49			E22,108.66							includes a returnable security deposit for the highway works (to be later refunded) plus interest and funds for TfL costs.
*24: PT/25			E37,425.09							reasonable period' for expenditure without owner's agreement has lapsed
*28: PT/24			E17,586.80							reasonable period' for spend has elapsed. A Agreement with developer being sought
*32: PT278/46			E5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*38:PT/88/140C			E561,016.46							funds have been received to provide a specific bus service through TfL, therefore implementation is not within control of the Council.
*40:H/1			E8,903.60							funds have been received to provide Health Care services in the borough.
*43:H/4			E53,495.95							funds have been received to provide Primary Health Care services in the borough.
*44:H/5			E51,117.73							funds have been received to provide Health Care services in the borough.
*46:PT/88/140F			E73,774.40							there has not been any petitions for parking schemes in the area.
*47:PT37/40E			E32,805.42							there has not been any petitions for parking schemes in the area.
*48:H/6			E30,527.21							funds have been received to provide Health Care services in the borough.
*49:PT278/63			E5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*50:H/7/149D			E180,795.00							funds have been received to provide Primary Health Care services in the borough.
*51:PT278/62/149A			E5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*52:PT278/65			E5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*54:H/8/186D			E15,549.05							funds have been received to provide Primary Health Care facilities in the borough.
*55: H/9/184C			E21,675.10							funds have been received to provide Primary Health Care facilities in the borough.
*56:H/10/190D			E43,395.00							funds have been received to provide Primary Health Care facilities in the borough.
*57:H/11/195B			E3,156.00							funds have been received to provide health care services in the borough.
*58:H/12/197B			E11,440.00							funds have been received to provide Primary Health Care facilities in the borough.
*59:H/13/194E			E12,426.75							funds have been received to provide health care services in the borough.
*60:PT278/76			E5,000.00							is to be held as a returnable security deposit for highway works (to be later refunded)
*61:PT/110/198B			E14,240.00							is to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*62:PT/278/77/197			E23,000.00							held as security for the due and proper execution of the works.
*63:PT/111/205A			E20,000.00							is to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*64: H/14/206C			E10,651.50							funds have been received to provide health care services in the borough.
*65: H/15/205F			E184,653.23							funds have been received to provide Primary Health Care facilities in the borough.
*67:PT/114/209A			E25,000.00							funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*68:H/16/210C			E105,044.18							funds have been received to provide health care services in the borough.
*70:H/18/219C			E3,902.00							funds have been received to provide Health Care services in the borough.
*71:H/19/231G			E193,305.00							funds have been received to provide Primary Health Care facilities in the borough.
*72:H/20/238F			E31,441.99							funds have been received to provide Health Care services in the borough.
*73:H/21/237D			E22,455.88							funds have been received to provide Primary Health Care facilities in the borough.
*74:H/22/239E			E7,363.00							funds have been received to provide Health Care services in the borough.
*75:H/23/209K			E37,723.04							funds have been received to provide Health Care services in the borough.
*76:PT/78/238G			E5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*77:H/25/244C			E20,269.97							funds have been received to provide Health Care services in the borough.
*78:H/26/249D			E33,219.40							funds have been received to provide Health Care services in the borough.
*80:H/27/262D			E5,233.36							funds have been received to provide Health Care services in the borough.
*81:H/28/263D			E3,353.86							funds have been received to provide Health Care services in the borough.
*82:PT/126/242D			E20,000.00							funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*83:H/29/267D			E6,068.93							funds have been received to provide Health Care services in the borough.
*84:PT/278/81/249E			E4,000.00							funds received as a security deposit to ensure proper execution of works (to be refunded)
*85:H/30/276G			E68,698.26							funds received to provide health care facilities in the borough.
*86:H/31/278D			E4,649.84							funds received to provide health care facilities in the borough.
*87:PT/278/82/273A			E72,000.00							funds received as a security deposit to ensure proper execution of works (to be refunded)
*88:PT/132/149J			E15,000.00							funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*89:H/32/284C			E5,280.23							funds received to provide health care facilities in the borough.
*90:PT/278/84/292			E31,500.00							funds to be held as a returnable deposit for highways works (to be later refunded).
*91:H/33/291C			E5,416.75							funds received to provide health care facilities in the borough.
*92:H/35/282F			E15,031.25							funds received to provide health care facilities in the borough.
*93:PT/278/85			E5,000.00							funds to be held as a returnable deposit for highways works (to be later refunded).
*94:H/36/299D			E9,001.79							funds received to provide health care facilities in the borough.
*95:H/37/301E			E12,958.84							funds received to provide health care facilities in the borough.
*96:H/38/303E			E13,750.73							funds received to provide health care facilities in the borough.
*97: H/39/304C			E6,448.10							funds received to provide health care facilities in the borough.
*98:H/40/306D			E4,645.60							funds received to provide health care facilities in the borough.
*99:H/41/309D			E12,030.11							funds received to provide health care facilities in the borough.
*100:H/42/242G			E334,574.00							funds received to provide health care facilities in the borough.
			E3,704,337.72							

Appendix 2: Consultation Event – Presentation

Local Plan Viability Study Consultation Event Methodology, Assumptions

4th June 2014



Agenda

NPPF, NPPG and Guidance

Viability Evidence and the use of evidence

- Competitive Return, Serious Risk, Threatens Delivery

Methodology

- Harman Guidance / RICS Guidance / NPPG

Main Assumptions

- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test

Moving Forward



Key issue

Will the Local Plan deliver what the Council
wants it to deliver (will it work)?



NPPF 182

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should

4



NPPF 173

Ensuring viability and deliverability

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

5



NPPF 174

Ensuring viability and deliverability

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

6



CIL Regulations

Regulation 14 - Setting rates

- (1) In setting rates (including differential rates) in a charging schedule, a charging authority must ~~aim to strike what appears to the charging authority to be~~ an appropriate balance between—
 - (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and.
 - (b) **the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.**
- (2)

7



CIL Guidance

The levy is expected to have a positive economic effect on development across a local plan area. When deciding the levy rates, an appropriate balance must be struck between additional investment to support development and the potential effect on the viability of developments.

This balance is at the centre of the charge-setting process. In meeting the regulatory requirements (see Regulation 14(1)), charging authorities should be able to show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area. .

As set out in the National Planning Policy Framework in England (paragraphs 173 – 177), the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The same principle applies in Wales.



Positively Prepared

In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at **serious risk** and **should facilitate development throughout the economic cycle**.

NPPF 174

... charging authorities should show and explain how their proposed levy rate (or rates) **will contribute towards the implementation of their relevant Plan** and support the development of their area.

CIL Guidance



Viability Tests

NPPF

Plan deliverability (was PPS3 Paragraph 29)

Duty to co-operate

CIL Regulation 14

Assess impact of viability on delivery

SHLAA

Deliverability

Site Specific

s106 negotiations etc

Guidance: NPPG, LGA/HBF (Harman), RICS, PAS, HCA and others.

10



Viability Testing - Guidance

THERE IS NO STATUTORY GUIDANCE

NPPF says:

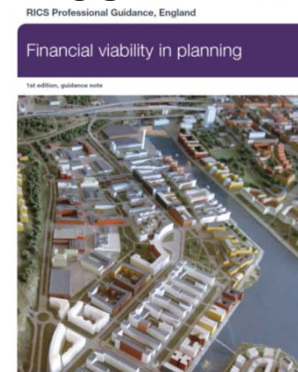
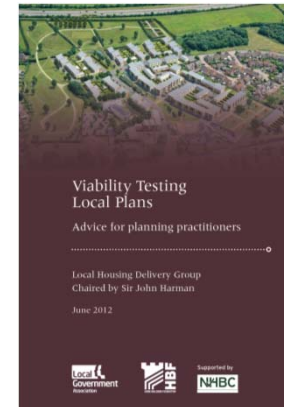
'Evidence supporting the assessment should be proportionate, using only appropriate available evidence'.

The CIL guidance says:

A charging authority must use 'appropriate available evidence' (as defined in the Planning Act 2008 section 211(7A)) to inform their draft charging schedule. The Government recognises that the available data is unlikely to be fully comprehensive. Charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.



Harman / RICS



rics.org/standards



NPPG



What does the NPPF expect on viability?

Understanding Local Plan viability is critical to the overall assessment of deliverability. Local Plans should present visions for an area in the context of an understanding of local economic conditions and market realities. This should not undermine ambition for high quality design and wider social and environmental benefit but such ambition should be tested against the realistic likelihood of delivery.



What does the NPPF expect on viability?

NPPF policy on viability applies to decision-taking. Decision-taking on individual schemes does not normally require an assessment... However, viability can be important where planning obligations or other costs are being introduced. In these cases **decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth.** Where the viability of a development is in question, LPAs should look to be flexible in applying policy requirements wherever possible.

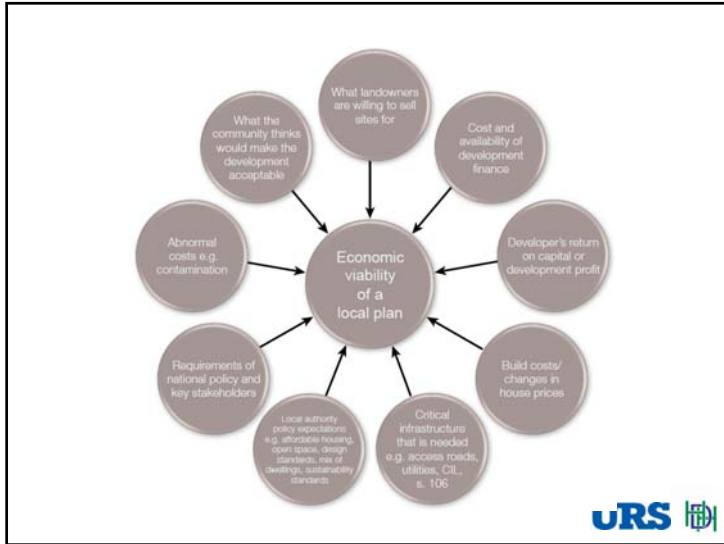


What are the underlying principles for understanding viability in planning? 1

- ***Evidence based judgement:*** assessing viability requires judgements which are informed by the relevant available facts. It requires **a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market.**


Understanding past performance, such as in relation to **build rates** and the scale of **historic planning obligations** can be a useful start. Direct engagement with the development sector may be helpful in accessing evidence.





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URS 

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Understanding past performance, such as in relation to **build rates** and the scale of **historic planning obligations** can be a useful start. Direct engagement with the development sector may be helpful in accessing evidence.

URS 

What are the underlying principles for understanding viability in planning? 2

- **Collaboration:** a collaborative approach involving the local planning authority, business community, developers and landowners will improve understanding of deliverability and viability. **Transparency of evidence is encouraged wherever possible.** Where communities are preparing a neighbourhood plan (or Neighbourhood Development Order), local planning authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood.



What are the underlying principles for understanding viability in planning? 3

- **A consistent approach:** LPAs are encouraged to ensure that their evidence base for housing, economic and retail policy is fully supported by a **comprehensive and consistent understanding of viability across their areas.** The NPPF requires LPAs to consider district-wide development costs when Local Plans are formulated, and where possible to plan for infrastructure and prepare development policies in parallel. A masterplan approach can be helpful in creating sustainable locations, identifying cumulative infrastructure requirements of development across the area and assessing the impact on scheme viability...LPAs should align the preparation of their CIL and Local Plans as far as practical.



How should viability be assessed in decision-taking?

- This should be informed by the **particular circumstances of the site** in question. Assessing the viability of a particular site requires **more detailed analysis than at plan level.**
- A site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken.



Land Value

Central to the consideration of viability is the assessment of land or site value. The most appropriate way to assess land or site value will vary but there are common principles which should be reflected.

In all cases, estimated land or site value should:

- **reflect emerging policy** requirements and planning obligations and, where applicable, any CIL charge;
- **provide a competitive return** to willing developers and land owners (including equity resulting from self build developments); and
- be informed by comparable, market-based evidence wherever possible. **Where transacted bids are significantly above the market norm, they should not be used as part of this exercise.**

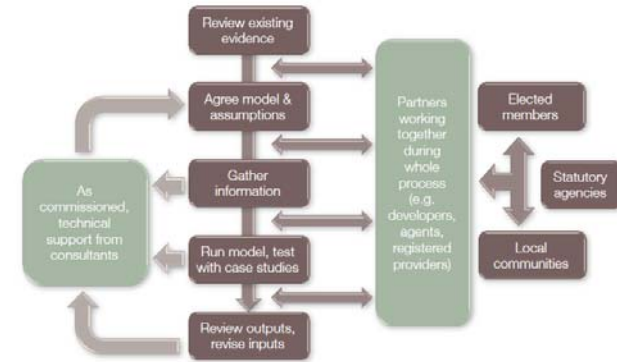


Competitive return to developers and land owners

- This return will vary significantly between projects to reflect the size and risk profile of the development and the risks to the project. A **rigid approach to assumed profit levels should be avoided** and comparable schemes or data sources reflected wherever possible.
- A competitive return for the land owner is the price at which a **reasonable** land owner would be willing to sell their land for the development. The price will **need to provide an incentive for the land owner to sell** in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.



Engagement Phases



Large Sites

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage..... This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

Harman Guidance – Page 23



Methodology



Standard Viability Test

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

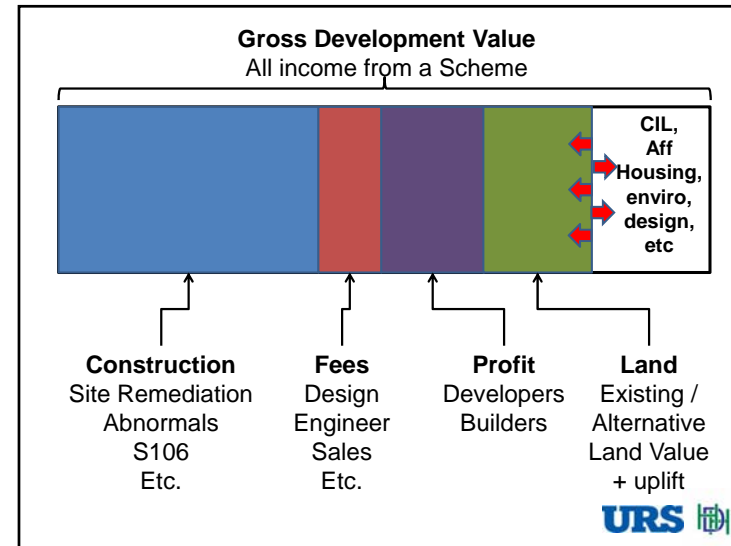
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RESIDUAL VALUE

STEP 2

Residual Value v Existing / Alternative Use Value

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Evidence

- CIL Viability Study
March 2012. CBRE
- Housing Economic Viability Assessment
June 2011. Christopher Marsh & Co Ltd and BNP Paribas
Real Estate
- Site Specific Viability Appraisals
- Track record of delivery

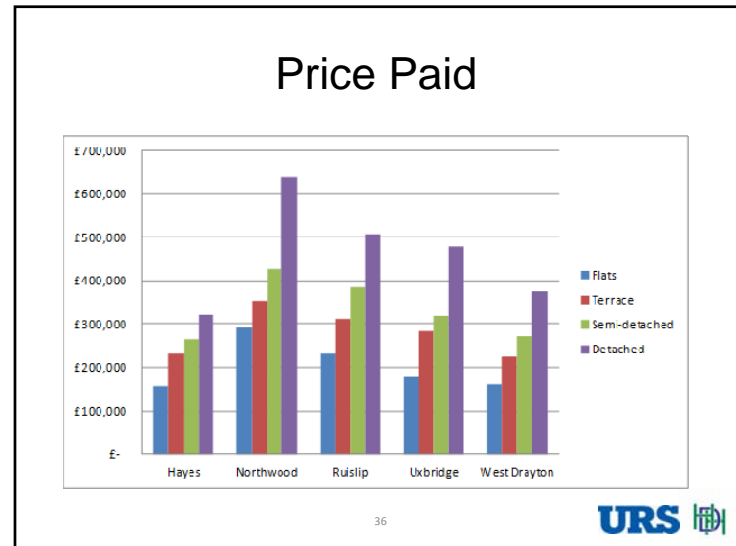
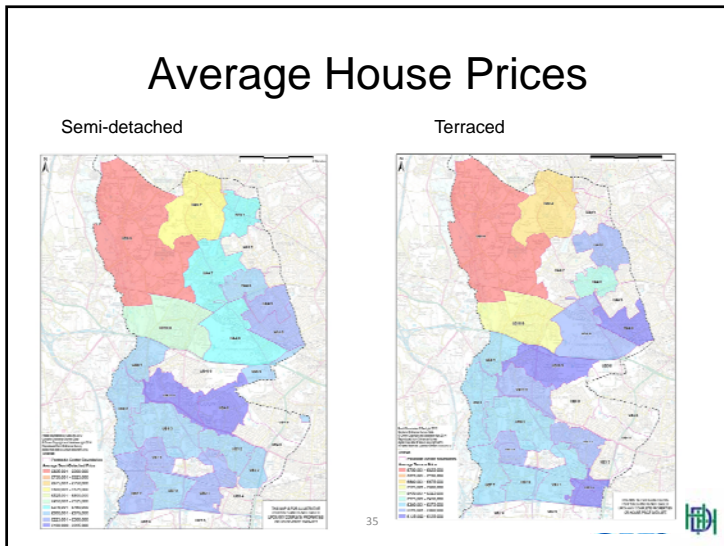
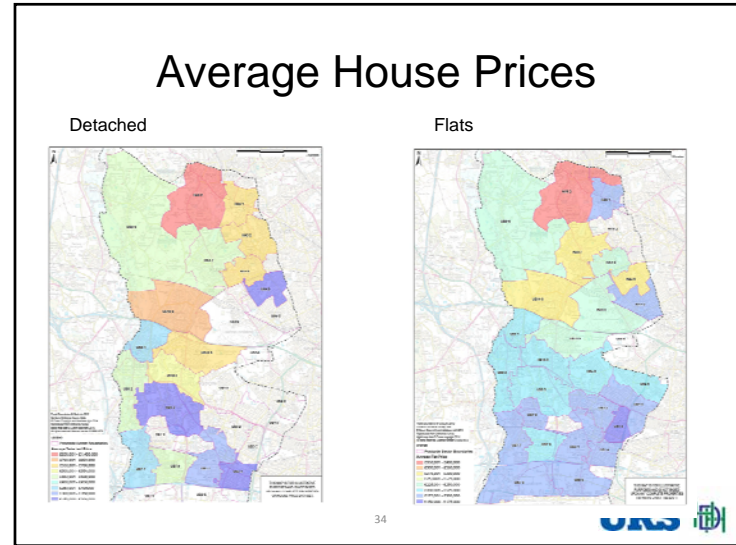
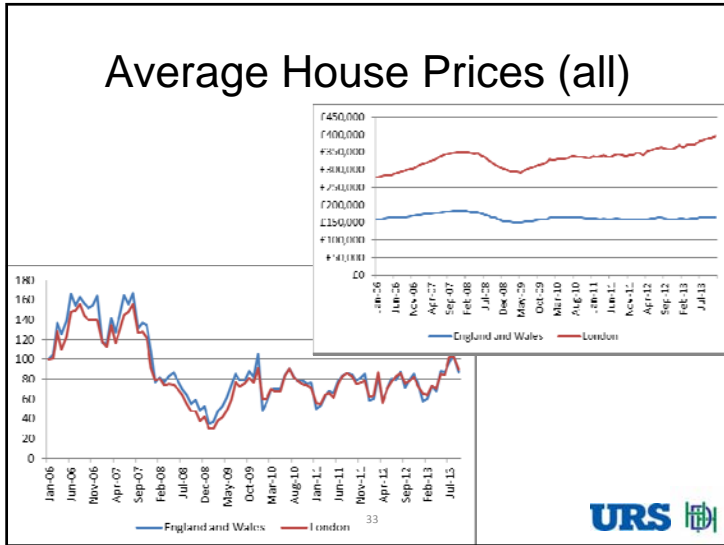
31



Key Assumptions

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CIL Viability Study

REVENUE (SALES VALUE - £ PER SQ M)	VALUE VALUE	VALUE VALUE	VALUE VALUE	VALUE VALUE	VALUE VALUE	VALUE VALUE	
£ PER SQ FT EQUIVALENT	1	2	3	4	5	6	7
	£2,690	£3,230	£3,770	£4,305	£4,845	£5,380	£5,920
	£250	£300	£350	£400	£450	£500	£550





Table 4.4 January 2014 New Build Market Survey

Scheme	Houses			Flats		
	Minimum	Maximum	Typical	Minimum	Maximum	Typical
Northwood						
Ducks Hill Rd	£ 4,968	£ 5,737	£5,379			
Uxbridge						
Persimmon				£ 3,801	£ 4,801	£4,179
Charles Church				£ 3,965	£ 4,901	£4,556
Hayes						
Domaine			£2,554			
The Grange						£4,100
Corwell Lane			£5,507			
Ickenham						
Swakeleys Drive	£ 4,663	£ 5,000	£4,832	£ 3,965	£ 5,382	£5,914
Ruislip						
London Sq, Field End Road				£ 3,934	£ 6,202	£5,039


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Residential Prices for Study


- Northern Areas £5,200/m²
- Southern Areas £4,200/m²

- Social rent 45% of OMV
Market Value
- Affordable Rent 55% OMV
- Intermediate Housing 70% OMV



Non Residential Prices for Study

- Office
- Industrial
- Retail Large Format
Retail Warehouse
Shop
- Hotel



Alternative Use Value

Residential	£
Industrial	£4,200,000 /ha
Retail	£
Agricultural	£
Paddock	£

Per net developable ha

41



Development Costs

SCHEDULE OF PROPOSED CIL RATES	
+£35/m ² Mayoral CIL	
Use Type	Proposed CIL Rate (per sq. m)
Large format retail 1,000 sq. m+(A1-A5)	£215
Offices (B1)	£35
Hotels (C1)	£40
Residential Dwelling Houses (C3)	£95
Industrial (B8)	£5
Sui Generis	£35

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Development Costs

- Construction BCIS
- Enhanced Building Regs +2%

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Development Costs

- Site Costs 10% to 20%
- Brownfield +10%
- Demolitions +5%
- Fees Residential 10%
- Non-Res 8%
- Contingencies 10%
- S106 £2,500 / unit


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Cumulative Impact of Policy

Adopted Local Plan Part 1


- Policy H2 (Affordable Housing)
- Policy BE1 (Built Environment)

45 

Cumulative Impact of Policy

Emerging Local Plan Part 2

- Proposed Site Allocations and Designations,
- Development Management Policies, and a
- Policies Map

46 

Cumulative Impact of Policy

Policy DME5: Hotels and Visitor Accommodation

- BREEAM + 5% to the construction costs


Policy DME6: Accessible Hotels and Visitor Accommodation

- An increased room size, but not an increased value.

Policy DMH2: Housing Mix

- The policy requires the following mix:

Tenure	1 bed %	2 bed %	3 bed %	4+ bed %
Private Market	0	4	56	40
Intermediate Social/Affordable	19	24	45	12.0
Rented	20	7	48	25

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Cumulative Impact of Policy

Policy DMH7: Provision of Affordable Housing

- 35% affordable housing in accordance with the tenure split (70% Social/Affordable Rent and 30% Intermediate).

Policy DMHB13: Design of Development


Policy DMHB14: Streets and Public Realm

Policy DMHB 15: Planning for Safer Places

Policy DMHB16: Living Walls and Roofs

- An additional cost of £40/m² (being 6%) of the development costs.

Policy DMHB17: Residential Amenity

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Cumulative Impact of Policy

Policy DMHB18: Housing Standards

"All new homes should be designed to meet all 16 Lifetime Home Standards and other accessibility criteria, as detailed in the Council's 'Accessible Hillingdon' Supplementary Planning Document or subsequent guidance document(s). All housing of ten or more dwellings will be required to provide 10% of units which are accessible to wheelchair users and must comply with the design criteria of 'Wheelchair Standard Homes' as defined in the Council's 'Accessible Hillingdon' SPD."

Minimum Floorspace Standards		
	Dwelling Type	GIA (Sqm)
Flats	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
2 storey houses	3b6p	95
	4b5p	90
	4b6p	99
	2b4p	83
	3b4p	87
	3b5p	96
3 storey houses	4b5p	100
	4b6p	107
	3b5p	102
	4b5p	106
	4b6p	113



Cumulative Impact of Policy

Policy DMHB20: Residential Density

- Local Plan Part 2 Table 3: Residential Density Matrix

Policy DMHB21: Play Space

Policy DME11: Sustainable Design Standards

- Code +4% (BCIS +6%)
- Conversions 60% BCIS
- BREAAM +5% BCIS

Policy DME12: Reducing Carbon Emissions

- Full CfSH4

POLICY DME13: Decentralised Energy

- £2,500 per unit (£25/m²)

50



Cumulative Impact of Policy

Policy DME17: Biodiversity Protection and Enhancement

Policy DMCI 4: Open Spaces in New Development

Policy DMCI 5: Children's Play Areas

Policy DMCI 8: Planning Obligations and Community Infrastructure Levy

POLICY DMT1: Managing transport impacts

POLICY DMT3: Public transport

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Cumulative Impact of Policy

Planning Obligations SPD

Accessible Hillingdon (January 2010)

Design and Accessibility Statement: Residential Layouts Supplementary Planning Document SPD (July 2006)

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Modelling

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.



Consented and under construction

- Eastern end of Blyth Rd - SA3 Site A (Planning Reference: 1425/APP/2011/3040)
- Porters Way – SA9 (Planning Reference: 5107/APP/2009/2348)
- St Andrews Park (RAF Uxbridge) – SA23 (Planning Reference: 585/APP/2009/2752)



Modelling

12 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.



Consented – assumed deliverable

- The Old Vinyl Factory, Hayes – SA2 (Planning Reference: 59872/APP/2012/1838)
- Gatefold building, Hayes – SA2 (Planning Reference: 51588/APP/2011/2253)
- Packet Boat House, Brunel – SA4 (20545/APP/2012/2848)
- Olympic House, Brunel – SA5 (18596/APP/2011/2200)
- Initial House, Cavendish – SA6 (25760/APP/2010/2410)
- Charville Lane, Hayes - SA7 (38290/APP/2006/2501)
- Royal Quay Summerhouse Lane, Harefield – SA14 (43159/APP/2013/3752)
- Former Master Brewer/Hillingdon Circus, Long Lane – SA24 (4266/APP/2014/519)
- Braintree Road – SA17 (TBC)
- Padcroft Works, Tavistock Road, Yiewsley – SA28 (45200/APP/2012/3082)
- Trout Road, Caxton House, Yiewsley – SA29 (3678/APP/2013/3637)
- Trout Road, Rainbow Estate, Yiewsley – SA29 (38058/APP/2013/1756)



Draft LB Hillingdon Local Plan Part 2 - Table 3.2 - Site Allocations								
	Site	Ward	Potential Capacity		Phase 1 delivery: (2011-2016)		Phase 2 delivery: (2016-2021)	
			Low	High	Low	High	Low	High
SA1	Enterprise House, Hayes	Botwell	75	80	75	80		
SA10	Land south of railway including Nestle, Hayes	Botwell	700	700				
SA11	Western Core	Botwell	60	60			60	60
SA12	269-285 Field End Road	Cavendish	23	23			23	23
SA13	Charles Wilson Engineers	Charville	34	43			34	43
SA15	Former Master Brewer, and Hillingdon Circus, Long Lane	Hillingdon East	232	389			232	389
SA16	Royal Mail Sorting Office, Ruislip Manor	Manor	22	22			22	22
SA18	Braintree Road	South Ruislip	97	104			97	104
SA19	Chailey Industrial Estate	Townfield	143	143			143	143
SA20	Silverdale Road/Western View	Townfield	300	300			280	280
SA21	Long Lane, Hillingdon	Uxbridge North	15	25			15	25
SA22	High Street, Bakers Row	Uxbridge North	25	25			25	25
SA23	Martin Close and Valley Rd	Uxbridge North	38	64	38	64		
SA25	Cape Boards Uxbridge	Uxbridge South	315	315				
SA26	Former Vehicle Testing Station, Cygnet Road, Hayes	Yeading	84	92			84	92
SA27	Hayes Bridge, Uxbridge	Yeading	40	40			40	40
SA30	Uxbridge Health Centre	Uxbridge North	15	15				
SA31	Odyssey Business Park	South Ruislip	50	50				
	Total		2,268	2,490	113	144	1,055	1,246


Table 9.1 Site Modelling											
		Site	Units	Gross Area	Net Area	Density Units/ha	Gross	Net	Average Unit Size	Density	
1	SA10	Land south of railway including Nestle, Hayes	Botwell	702	15.70	12.10	44.71	58.02	87.28		5,064
2	SA24	Former Master Brewer, and Hillingdon Circus, Long Lane	Hillingdon East	313	12.85	10.28	24.36	30.45	81.87		2,493
3	SA18	Chailey Industrial Estate	Townfield	143	2.60	1.30	55.00	110.00	77.76		8,554
4	SA19	Silverdale Road/Western View	Townfield	300	2.30	2.30	130.43	130.43	80.22		10,463
5	SA25	Cape Boards Uxbridge	Uxbridge South	315	13.00	9.00	24.23	35.00	83.06		2,907
6	MA1	Central / South	Central / South	75	4.80	1.20	15.63	62.50	82.40		5,150
7	MA2	Central / South	Central / South	30	10.71	0.40	2.80	75.00	78.83		5,913
8	W1	Central / South	Central / South	20	3.56	0.20	5.62	100.00	62.45		6,245
9	W2	Central / South	Central / South	9	1.10	0.04	8.18	225.00	63.00		14,175
10	MA3	North	North	75	1.20	1.20	62.50	62.50	82.40		5,150
11	MA4	North	North	30	1.75	0.40	17.14	75.00	78.83		5,913
12	W3	North	North	42	1.50	1.20	28.00	35.00	98.67		3,453
13	W4	North	North	9	0.35	0.04	25.71	225.00	63.00		14,175
				2,063	71.42	39.66	28.89	52.02	83.31		4,333

A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative


'Existing use value plus'
– reality checked against market value

- Will EUV Plus provide competitive returns?
- Land owner's have expectations (*life changing?*)
- Will land come forward?



A Pragmatic Viability Test

Existing Use Value
– Plus 20%



And Now??



Appendix 3: BCIS Costs

Appendix 3: BCIS Costs (September 2014)

Rebased to London Borough of Hillingdon						
£/m2 study						
Description: Rate per m2 gross internal floor area for the building Cost including prelims.						
Last updated: 17-May-2014 12:19						
Building function	£/m² gross internal floor area					
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
New build						
Factories						
Generally (20)	824	195	486	686	998	3087
Up to 500m2 GFA (20)	998	578	703	861	1293	1872
500 to 2000m2 GFA (20)	828	195	488	669	975	3087
Over 2000m2 GFA (20)	745	260	447	597	947	1749
Offices						
Generally (15)	1448	607	1080	1362	1649	4650
Air-conditioned						
Generally (15)	1587	607	1272	1482	1714	4650
1-2 storey (15)	1356	607	1091	1320	1476	2717
3-5 storey (15)	1638	981	1323	1500	1790	4650
6+ storey (15)	1971	1386	1573	1714	2219	3455
Not air-conditioned						
Generally (15)	1356	690	1011	1252	1525	2476
1-2 storey (15)	1248	690	970	1213	1425	2465
3-5 storey (15)	1450	725	1162	1436	1548	2476
6+ storey (20)	1880	1420	-	1968	-	2164
Estate housing						
Generally (15)	987	493	844	961	1091	2060
Single storey (15)	1074	574	915	1040	1234	1700
2-storey (15)	967	493	841	950	1065	1865
3-storey (15)	987	636	787	938	1100	2060
4-storey or above (25)	1416	1072	-	1292	-	1884
Estate housing detached (15)	1068	782	868	1066	1259	1401
Estate housing semi detached						
Generally (15)	976	507	847	966	1080	1700
Single storey (15)	1107	690	950	1113	1260	1700
2-storey (15)	951	507	842	949	1055	1633
3-storey (15)	930	688	763	882	1016	1485
Estate housing terraced						
Generally (15)	1010	493	839	965	1136	2060
Single storey (15)	1065	647	845	1002	1270	1657
2-storey (15)	997	493	849	965	1109	1718
3-storey (15)	1012	636	800	927	1100	2060
Flats (apartments)						
Generally (15)	1184	586	991	1143	1338	3588
1-2 storey (15)	1121	664	962	1089	1258	2162
3-5 storey (15)	1166	586	982	1140	1328	2443
6+ storey (15)	1519	872	1211	1442	1647	3588
Housing with shops, offices, workshops or the like (15)	1334	652	1023	1218	1541	3509
'One-off' housing detached (3 units or less)						
Generally (15)	1596	626	1183	1413	1865	4806
Single storey (15)	1295	626	1121	1241	1491	1908
2-storey (15)	1617	780	1209	1438	1954	3346
3-storey (15)	2092	1277	1849	1964	2212	3707
4-storey or above (15)	2855	1462	-	2575	-	4806
'One-off' housing semi-detached (3 units or less) (15)	1122	705	988	1102	1247	1681
'One-off' housing terraced (3 units or less) (15)	1456	885	982	1060	1190	5345

Appendix 4: Residential Appraisal Results

Base Cover



Hillingdon Local Plan Viability Study

29/09/2014
10:16



Number SA10 Units NET Area Density erage Unit Size Developed Density Total Cost Rate Locality een/ Brown rnative Use
ha Units/ha m2 m2 m2/ha £/m2 Botwell Brown Industrial

Land south of railway including Nestl 702 12.10 58.02 92 64,868 5,361 62,903,317 969.72

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3	125	81.00	10,128.07	949	9,611,538
Semi 4	3	125	96.00	12,003.64	949	11,391,453
Semi 5	4	122	102.00	12,453.73	949	11,818,586
Ter 1	2	14	83.00	1,133.27	965	1,093,609
Ter 2	2	14	90.00	1,228.85	965	1,185,841
Ter 3	3	125	96.00	12,003.64	965	11,583,511
Ter 4	4	122	106.00	12,942.11	965	12,489,133
Flat 1	1	42	50.00	2,086.70	10%	1,140 2,616,716
Flat 2	2	14	65.00	887.50	10%	1,140 1,112,929
Flat 3	3		74.00	0.00	10%	1,140 0
Flat 1 High	1		50.00	0.00	10%	1,442 0
Flat 2 High	2		65.00	0.00	10%	1,442 0
Flat 3 High	3		74.00	0.00	10%	1,442 0

Number SA18 Units Area Density erage Unit Size Developed Density Total Cost Rate Locality een/Brown rnative Use
ha Units/ha m2 m2 m2/ha £/m2 Hillingdon E Brown Industrial

Chailey Industrial Estate 143 1.30 110.00 92 13,214 10,164 12,813,639 969.72

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3	25	81.00	2,063.13	949	1,957,906
Semi 4	3	25	96.00	2,445.19	949	2,320,481
Semi 5	4	25	102.00	2,536.87	949	2,407,490
Ter 1	2	3	83.00	230.85	965	222,772
Ter 2	2	3	90.00	250.32	965	241,560
Ter 3	3	25	96.00	2,445.19	965	2,359,604
Ter 4	3	25	106.00	2,636.36	965	2,544,083
Flat 1	1	9	50.00	425.07	10%	1,140 533,035
Flat 2	2	3	65.00	180.79	10%	1,140 226,708
Flat 3	3		74.00	0.00	10%	1,140 0
Flat 1 High	1		50.00	0.00	10%	1,442 0
Flat 2 High	2		65.00	0.00	10%	1,442 0
Flat 3 High	3		74.00	0.00	10%	1,442 0



Number	SA19	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality	reen/Brown	rnative Use
Silverdale Road/Western View		300	2.30	130.43	92	27,721	12,053	26,881,759	969.72	Townfield	Brown	Industrial

	Beds	No	m2	Total	BCIS	COST	
Det 1	3		83.50	0.00	1,066	0	
Det 2	3		90.50	0.00	1,066	0	
Det 3	4		110.00	0.00	1,066	0	
Det 4	4		120.00	0.00	1,066	0	
Det 5	5		140.00	0.00	1,066	0	
Det 6 Small Sc	4		92.00	0.00	1,438	0	
Det 7 Small Sc	4		111.00	0.00	1,438	0	
Det 8 Single	5		130.00	0.00	1,964	0	
Semi 1	2		83.00	0.00	949	0	
Semi 2	2		90.00	0.00	949	0	
Semi 3	3	53	81.00	4,328.24	949	4,107,495	
Semi 4	3	53	96.00	5,129.76	949	4,868,142	
Semi 5	4	52	102.00	5,322.11	949	5,050,678	
Ter 1	2	6	83.00	484.31	965	467,354	
Ter 2	2	6	90.00	525.15	965	506,770	
Ter 3	3	53	96.00	5,129.76	965	4,950,218	
Ter 4	3	52	106.00	5,530.82	965	5,337,236	
Flat 1	1	18	50.00	891.75	10%	1,140	1,118,255
Flat 2	2	6	65.00	379.28	10%	1,140	475,611
Flat 3	3		74.00	0.00	10%	1,140	0
Flat 1 High	1		50.00	0.00	10%	1,442	0
Flat 2 High	2		65.00	0.00	10%	1,442	0
Flat 3 High	3		74.00	0.00	10%	1,442	0

Number	MA1	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality	reen/Brown	rnative Use
Central / South		75	1.20	62.50	92	6,930	5,775	6,720,440	969.72	Townfield	Brown	Industrial

	Beds	No	m2	Total	BCIS	COST	
Det 1	3		83.50	0.00	1,066	0	
Det 2	3		90.50	0.00	1,066	0	
Det 3	4		110.00	0.00	1,066	0	
Det 4	4		120.00	0.00	1,066	0	
Det 5	5		140.00	0.00	1,066	0	
Det 6 Small Sc	4		92.00	0.00	1,438	0	
Det 7 Small Sc	4		111.00	0.00	1,438	0	
Det 8 Single	5		130.00	0.00	1,964	0	
Semi 1	2		83.00	0.00	949	0	
Semi 2	2		90.00	0.00	949	0	
Semi 3	3	13	81.00	1,082.06	949	1,026,874	
Semi 4	3	13	96.00	1,282.44	949	1,217,036	
Semi 5	4	13	102.00	1,330.53	949	1,262,669	
Ter 1	2	1	83.00	121.08	965	116,839	
Ter 2	2	1	90.00	131.29	965	126,692	
Ter 3	3	13	96.00	1,282.44	965	1,237,555	
Ter 4	3	13	106.00	1,382.70	965	1,334,309	
Flat 1	1	4	50.00	222.94	10%	1,140	279,564
Flat 2	2	1	65.00	94.82	10%	1,140	118,903
Flat 3	3		74.00	0.00	10%	1,140	0
Flat 1 High	1		50.00	0.00	10%	1,442	0
Flat 2 High	2		65.00	0.00	10%	1,442	0
Flat 3 High	3		74.00	0.00	10%	1,442	0



Number	MA2	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality 'een/Brown' rnative Use
Central / South		30	0.40	75.00	92	2,772	6,930	2,688,176	969.72	Uxbridge Sc Brown Industrial

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3	5	81.00	432.82	949	410,750
Semi 4	3	5	96.00	512.98	949	486,814
Semi 5	4	5	102.00	532.21	949	505,068
Ter 1	2	1	83.00	48.43	965	46,735
Ter 2	2	1	90.00	52.52	965	50,677
Ter 3	3	5	96.00	512.98	965	495,022
Ter 4	3	5	106.00	553.08	965	533,724
Flat 1	1	2	50.00	89.18	10%	1,140 111,825
Flat 2	2	1	65.00	37.93	10%	1,140 47,561
Flat 3	3		74.00	0.00	10%	1,140 0
Flat 1 High	1		50.00	0.00	10%	1,442 0
Flat 2 High	2		65.00	0.00	10%	1,442 0
Flat 3 High	3		74.00	0.00	10%	1,442 0

Number	W1	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality 'een/Brown' rnative Use
Central / South		20	0.20	100.00	92	1,848	9,240	1,792,117	969.72	Central / So Brown Industrial

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3	4	81.00	288.55	949	273,833
Semi 4	3	4	96.00	341.98	949	324,543
Semi 5	4	3	102.00	354.81	949	336,712
Ter 1	2	0	83.00	32.29	965	31,157
Ter 2	2	0	90.00	35.01	965	33,785
Ter 3	3	4	96.00	341.98	965	330,015
Ter 4	3	3	106.00	368.72	965	355,816
Flat 1	1	1	50.00	59.45	10%	1,140 74,550
Flat 2	2	0	65.00	25.29	10%	1,140 31,707
Flat 3	3		74.00	0.00	10%	1,140 0
Flat 1 High	1		50.00	0.00	10%	1,442 0
Flat 2 High	2		65.00	0.00	10%	1,442 0
Flat 3 High	3		74.00	0.00	10%	1,442 0



Number W2 Units Area Density erage Unit Size Developed Density Total Cost Rate Locality een/Brown rnative Use
Central / South 9 0.20 45.00 101 906 4,530 866,322 956.21 Central / So Brown Industrial

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3		81.00	0.00	949	0
Semi 4	3	2	96.00	192.00	949	182,208
Semi 5	4	3	102.00	306.00	949	290,394
Ter 1	2		83.00	0.00	965	0
Ter 2	2	1	90.00	90.00	965	86,850
Ter 3	3		96.00	0.00	965	0
Ter 4	3	3	106.00	318.00	965	306,870
Flat 1	1		50.00	0.00	1,140	0
Flat 2	2		65.00	0.00	1,140	0
Flat 3	3		74.00	0.00	1,140	0
Flat 1 High	1		50.00	0.00	1,442	0
Flat 2 High	2		65.00	0.00	1,442	0
Flat 3 High	3		74.00	0.00	1,442	0

Number MA3 Units Area Density erage Unit Size Developed Density Total Cost Rate Locality een/Brown rnative Use
North 75 1.20 62.50 92 6,930 5,775 6,720,440 969.72 North Brown Industrial

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3	13	81.00	1,082.06	949	1,026,874
Semi 4	3	13	96.00	1,282.44	949	1,217,036
Semi 5	4	13	102.00	1,330.53	949	1,262,669
Ter 1	2	1	83.00	121.08	965	116,839
Ter 2	2	1	90.00	131.29	965	126,692
Ter 3	3	13	96.00	1,282.44	965	1,237,555
Ter 4	3	13	106.00	1,382.70	965	1,334,309
Flat 1	1	4	50.00	222.94	1,140	279,564
Flat 2	2	1	65.00	94.82	1,140	118,903
Flat 3	3		74.00	0.00	1,140	0
Flat 1 High	1		50.00	0.00	1,442	0
Flat 2 High	2		65.00	0.00	1,442	0
Flat 3 High	3		74.00	0.00	1,442	0



Number	MA4	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality een/Brown rnative Use
North		30	0.40	75.00	92	2,772	6,930	2,688,176	969.72	North Brown Industrial

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3	5	81.00	432.82	949	410,750
Semi 4	3	5	96.00	512.98	949	486,814
Semi 5	4	5	102.00	532.21	949	505,068
Ter 1	2	1	83.00	48.43	965	46,735
Ter 2	2	1	90.00	52.52	965	50,677
Ter 3	3	5	96.00	512.98	965	495,022
Ter 4	3	5	106.00	553.08	965	533,724
Flat 1	1	2	50.00	89.18	10%	1,140 111,825
Flat 2	2	1	65.00	37.93	10%	1,140 47,561
Flat 3	3		74.00	0.00	10%	1,140 0
Flat 1 High	1		50.00	0.00	10%	1,442 0
Flat 2 High	2		65.00	0.00	10%	1,442 0
Flat 3 High	3		74.00	0.00	10%	1,442 0

Number	W3	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2	Locality een/Brown rnative Use
North		20	0.20	100.00	92	1,848	9,240	1,792,117	969.72	North Brown Industrial

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3	4	81.00	288.55	949	273,833
Semi 4	3	4	96.00	341.98	949	324,543
Semi 5	4	3	102.00	354.81	949	336,712
Ter 1	2	0	83.00	32.29	965	31,157
Ter 2	2	0	90.00	35.01	965	33,785
Ter 3	3	4	96.00	341.98	965	330,015
Ter 4	3	3	106.00	368.72	965	355,816
Flat 1	1	1	50.00	59.45	10%	1,140 74,550
Flat 2	2	0	65.00	25.29	10%	1,140 31,707
Flat 3	3		74.00	0.00	10%	1,140 0
Flat 1 High	1		50.00	0.00	10%	1,442 0
Flat 2 High	2		65.00	0.00	10%	1,442 0
Flat 3 High	3		74.00	0.00	10%	1,442 0



Number W4 Units Area Density erage Unit Size Developed Density Total Cost Rate Locality een/Brown rnative Use
 North 9 0.20 45.00 101 906 4,530 866,322 956.21 North Brown Industrial

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3		81.00	0.00	949	0
Semi 4	3	2	96.00	192.00	949	182,208
Semi 5	4	3	102.00	306.00	949	290,394
Ter 1	2		83.00	0.00	965	0
Ter 2	2	1	90.00	90.00	965	86,850
Ter 3	3		96.00	0.00	965	0
Ter 4	3	3	106.00	318.00	965	306,870
Flat 1	1		50.00	0.00	1,140	0
Flat 2	2		65.00	0.00	1,140	0
Flat 3	3		74.00	0.00	1,140	0
Flat 1 High	1		50.00	0.00	1,442	0
Flat 2 High	2		65.00	0.00	1,442	0
Flat 3 High	3		74.00	0.00	1,442	0

Number 12 Units Area Density erage Unit Size Developed Density Total Cost Rate Locality een/Brown rnative Use
 ## 0 # #VALUE! #DIV/0! 0 #VALUE! 0 #DIV/0! North Brown Industrial

	Beds	No	m2	Total	BCIS	COST
Det 1	3		83.50	0.00	1,066	0
Det 2	3		90.50	0.00	1,066	0
Det 3	4		110.00	0.00	1,066	0
Det 4	4		120.00	0.00	1,066	0
Det 5	5		140.00	0.00	1,066	0
Det 6 Small Sc	4		92.00	0.00	1,438	0
Det 7 Small Sc	4		111.00	0.00	1,438	0
Det 8 Single	5		130.00	0.00	1,964	0
Semi 1	2		83.00	0.00	949	0
Semi 2	2		90.00	0.00	949	0
Semi 3	3		81.00	0.00	949	0
Semi 4	3		96.00	0.00	949	0
Semi 5	4		102.00	0.00	949	0
Ter 1	2		83.00	0.00	965	0
Ter 2	2		90.00	0.00	965	0
Ter 3	3		96.00	0.00	965	0
Ter 4	3		106.00	0.00	965	0
Flat 1	1		50.00	0.00	1,140	0
Flat 2	2		65.00	0.00	1,140	0
Flat 3	3		74.00	0.00	1,140	0
Flat 1 High	1		50.00	0.00	1,442	0
Flat 2 High	2		65.00	0.00	1,442	0
Flat 3 High	3		74.00	0.00	1,442	0

By 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	
	S423	S418	S419	M62	M62	W2	W2	M63	M64	W3	M4	12	13	14	15	16	
	Land south of railway including North/South	Industrial Estate	Industrial Estate	Central / South	Central / South	Central / South	Central / South	North	North	North	North	North	North	North	North	North	
	North/South	North/South	North/South	North/South	North/South	North/South	North/South	North	North	North	North	North	North	North	North	North	
Location	Bowfell	Hillingdon East	Townfield	Townfield	Uxbridge South	Central / South	Central / South	North	North	North	North	North	North	North	North	North	
Green/Open Field Use	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	
Site Area	Gross ha	2.40	2.30	1.20	0.40	0.20	0.20	1.20	0.40	0.20	0.20						
Units	Net ha	13.20	1.10	2.10	1.20	0.40	0.20	1.20	0.40	0.20	0.20						
Average Unit Size	m²	92.40	92.40	92.40	92.40	92.40	92.40	100.67	92.40	92.40	92.40	100.67	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Mix	Intermediate to Buy	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
	Affordable Rent	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%
	Social Rent																
Price	Market £/m²	3,250	3,200	4,250	4,200	4,300	4,300	4,200	5,200	5,200	5,200						
	Intermediate £/m²	2,250	2,250	2,500	2,500	2,500	2,500	2,500	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100
	Affordable £/m²	2,051	2,063	2,318	2,310	2,310	2,310	2,310	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860
	Social Rent £/m²	1,688	1,688	1,913	1,900	1,900	1,900	1,900	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340
Grant and	Intermediate £/unit																
	Affordable £/unit																
	Social Rent £/unit																
Sales per Quarter	Unit build time	35	25	32	12	6	6	12	6	4	4	4	4	2	2	1	1
Alternative Use Value	£/ha	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000
Additional uplift	£/ha	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Essements etc	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal 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 F	£/unit	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385
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	%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Build Cost - BCS Base	£/m²	970	970	970	970	970	970	956	970	970	956	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CDM	%	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%
Energy	£/m²																
Design	£/m²																
Licence	£/m²	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Over-extra 3	£/m²	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Over-extra 4	£/m²	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Infrastructure	%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Pre CL 1556	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CL 1556	£/unit	0	0	0	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Contingency	%	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%	10.00%	10.00%	10.00%
Abnormals	£/ha	2,600,000	500,000	600,000													
FINANCE	Fees £	1,000,000	350,000	500,000	100,000	100,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
	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%
	Lease and £	50,000	25,000	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
SALES	Agents %	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
	Legal %	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 int	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	% of GDV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Infrastructure Costs	Abnormals	2,600,000	500,000	600,000													
	Brown / Gr Demolition	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	£	9,435,497	1,922,046	4,012,264	672,044	268,818	179,212	86,612	672,044	268,818	179,212	86,612	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

0.05



SITE NAME Site 1						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	491	3,750	170,277,195	45,407
Shared Ownership	92.4	6%	39	2,250	8,027,353	3,568
Affordable Rent	92.4	25%	172	2,063	32,778,360	15,893
Social Rent	92.4	0%	0	1,688	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	12.10 ha		58	/ha	211,082,908	64,868
SITE AREA - Gross	15.70 ha		45	/ha		

Sales per Quarter	35
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	28,015,674	2,315,345	1,784,438
Alternative Use Value	61,230,000		3,900,000
Uplift	12,246,000		780,000
Plus /ha	0	0	0
Viability Threshold	73,476,000		4,680,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = #REF!

Check on phasing dwgs nos
correct

	£/m2	#REF!	#REF!
Additional Profit	#REF!	#REF!	#REF!

DEVELOPMENT COSTS			
LAND	/unit or m2	Total	
Land	39,908	28,015,674	
Stamp Duty		1,400,784	
Easements etc.		0	
Legals Acquisition	1.50%	420,235	1,821,019
PLANNING			
Planning Fee		326,000	
Architects	6.00%	6,673,468	
QS / PM	0.50%	556,122	
Planning Consultants	1.00%	1,112,245	
Other Professional	3.50%	3,892,856	12,560,691
CONSTRUCTION			
Build Cost - BCIS Based	1,267	82,177,216	
s106 / CIL		5,902,943	
Contingency	10.00%	8,217,722	
Abnormals		14,926,582	111,224,463
FINANCE			
Fees		1,000,000	
Interest	7.00%	50,000	1,050,000
Legal and Valuation		50,000	
SALES			
Agents	2.0%	4,221,658	
Legals	0.5%	1,055,415	
Misc.		5,000	5,282,073
Developers Profit			159,953,919
% of costs (before interest)	20.00%	31,990,784	
% of GDV	0.00%	0	

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	702		
No dwgs unde	652	385	251,020
No dwgs over!	652	115	74,980
		Total	326,000

Build Cost		/m2	
BCIS		970	
CISh		58	6.00%
Energy		0	
Over-extra 1		0	
Over-extra 2		11	
Over-extra 3		25	
Over-extra 4		9	
Infrastructure		194	20%
		1,267	

Stamp duty calc - Residual			
Land payment			28,015,674
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,400,784

Stamp duty calc - Add Profit			
Land payment			#REF!
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	#REF!

Pre CIL s106	0	£/Unit (all)	
		Total	0

Post CIL s106	0	£/Unit (all)	
CIL	130	£/m2	
		Total	5,902,943

RESIDUAL CASH FLOW FOR INTEREST

	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
INCOME																								
UNITS Started	25	50	50	50	50	50	50	50	50	50	50	50	50	50	27									
Market Housing	6,064,003	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	12,128,005	6,549,123									
Shared Ownership	285,874	571,749	571,749	571,749	571,749	571,749	571,749	571,749	571,749	571,749	571,749	571,749	571,749	571,749	308,744									
Affordable Rent	1,167,321	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	2,334,641	1,260,708									
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
INCOME	0	7,517,198	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	15,034,395	8,118,573	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,400,784																							
Easements etc.	0																							
Legals Acquisition	420,235																							
Planning Fee	326,000																							
Architects	6,673,468																							
QS	556,122																							
Planning Consultants	1,112,245																							
Other Professional	3,892,856																							
Build Cost - BCIS Base		2,926,539	5,853,078	5,853,078	5,853,078	5,853,078	5,853,078	5,853,078	5,853,078	5,853,078	5,853,078	5,853,078	5,853,078	5,853,078	3,160,662									
s106/CIL		210,219	420,438	420,438	420,438	420,438	420,438	420,438	420,438	420,438	420,438	420,438	420,438	420,438	227,036									
Contingency		292,654	585,308	585,308	585,308	585,308	585,308	585,308	585,308	585,308	585,308	585,308	585,308	585,308	316,066									
Abnormals		531,573	1,063,147	1,063,147	1,063,147	1,063,147	1,063,147	1,063,147	1,063,147	1,063,147	1,063,147	1,063,147	1,063,147	1,063,147	574,099									
Finance Fees		1,000,000																						
Legal and Valuation		50,000																						
Agents		0	150,344	300,688	300,688	300,688	300,688	300,688	300,688	300,688	300,688	300,688	300,688	300,688	162,371									
Legals		0	37,586	75,172	75,172	75,172	75,172	75,172	75,172	75,172	75,172	75,172	75,172	75,172	40,593									
Misc.			5,000																					
COSTS BEFORE LAND INT AND PR	15,431,710	4,148,915	8,302,830	8,297,830	8,297,830	8,297,830	8,297,830	8,297,830	8,297,830	8,297,830	8,297,830	8,297,830	8,297,830	8,297,830	8,297,830	4,480,828	0	0	0	0	0	0	0	0
For Residual Value:																								
Land	28,015,674																							
Interest		3,041,317	3,018,429	2,758,510	2,480,046	2,182,090	1,863,276	1,522,146	1,157,137	766,577	348,678	0	0	0	0									
Profit on Costs																								
Profit on GDV																								
Cash Flow	-43,447,383	326,966	3,713,136	3,978,055	4,256,519	4,554,475	4,873,289	5,214,419	5,579,428	5,969,988	6,387,887	6,736,565	6,736,565	6,736,565	6,736,565	3,637,745								
Opening Balan	0																							
Closing Balan	-43,447,383	-43,120,418	-39,407,282	-35,429,227	-31,172,708	-26,618,232	-21,744,944	-16,530,525	-10,951,097	-4,981,108	1,406,779	8,143,344	14,879,909	21,616,474	28,353,039	31,990,784	31,990,784	31,990,784	31,990,784	31,990,784	31,990,784	31,990,784	31,990,784	0



SITE NAME Site 2						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	100	3,750	34,686,095	9,250
Shared Ownership	92.4	6%	8	2,250	1,635,202	727
Affordable Rent	92.4	25%	35	2,063	6,677,073	3,237
Social Rent	92.4	0%	0	1,688	0	0
Grant and Subsidy				0	0	0
	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.30 ha		110	/ha	42,998,370	13,214
SITE AREA - Gross	2.60 ha		55	/ha		

Sales per Quarter	25
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	7,725,433	5,942,641	2,971,320
Alternative Use Value	10,140,000		3,900,000
Uplift 20%	2,028,000		780,000
Plus /ha	0	0	0
Viability Threshold	12,168,000		4,680,000

RUN Residual MACRO ctrl+R
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = #REF!

Check on phasing dwgs nos
correct

Additional Profit	#REF!	#REF!
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DEVELOPMENT COSTS			
LAND	/unit or m2	Total	
Land	54,024	7,725,433	
Stamp Duty		386,272	
Easements etc.		0	
Legals Acquisition	1.50%	115,881	502,153
PLANNING			
Planning Fee		46,500	
Architects	6.00%	1,309,581	
QS / PM	0.50%	109,132	
Planning Consultants	1.00%	218,264	
Other Professional	3.50%	763,922	2,447,399
CONSTRUCTION			
Build Cost - BCIS Based	1,218	16,099,121	
s106 / CIL		1,202,451	
Contingency	10.00%	1,609,912	
Abnormals		2,914,868	21,826,353
FINANCE			
Fees		250,000	
Interest	7.00%		275,000
Legal and Valuation		25,000	
SALES			
Agents	2.0%	859,967	
Legals	0.5%	214,992	
Misc.		5,000	1,079,959
Developers Profit			33,856,297
% of costs (before interest)	20.00%		6,771,259
% of GDV	0.00%		0

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	143		
No dwgs unde	93	385	35,805
No dwgs over	93	115	10,695
Total			46,500

Build Cost		/m2	
BCIS		970	
CISH	58		6.00%
Energy	0		
Over-extra 1	0		
Over-extra 2	11		
Over-extra 3	25		
Over-extra 4	9		
Infrastructure	145		15%
Total	1,218		

Stamp duty calc - Residual		
Land payment		
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		386,272

Stamp duty calc - Add Profit		
Land payment		
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		#REF!

Pre CIL s106	0 £/Unit (all)	
Total		0

Post CIL s106	0 £/Unit (all)	
CIL	130 £/m2	
Total		1,202,451

RESIDUAL CASH FLOW FOR INTEREST

	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
INCOME																								
UNITS Started	12	24	25	25	25	25	7																	
Market Housing	2,910,721	5,821,443	6,064,003	6,064,003	6,064,003	6,064,003	1,697,921		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	137,220	274,439	285,874	285,874	285,874	285,874	80,045		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	560,314	1,120,628	1,167,321	1,167,321	1,167,321	1,167,321	326,850		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	3,608,255	7,216,510	7,517,198	7,517,198	7,517,198	2,104,815		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	386,272																							
Easements etc.	0																							
Legals Acquisition	115,881																							
Planning Fee	46,500																							
Architects	1,309,581		0																					
QS	109,132																							
Planning Consultants	218,264																							
Other Professional	763,922																							
Build Cost - BCIS Base		1,350,975	2,701,950	2,814,532	2,814,532	2,814,532	788,069		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		100,905	201,810	210,219	210,219	210,219	58,861		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		135,098	270,195	281,453	281,453	281,453	78,807		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		244,604	489,209	509,592	509,592	509,592	142,686		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		250,000																						
Legal and Valuation		25,000																						
Agents		72,165	144,330	150,344	150,344	150,344	42,096		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		18,041	36,083	37,586	37,586	37,586	10,524		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		5,000																						
COSTS BEFORE LAND INT AND PR	3,224,552	1,921,788	3,848,577	4,003,726	4,003,726	4,003,726	1,121,043		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuat																								
Land		7,725,433																						
Interest		766,499	702,101	515,493	305,635	81,086	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								6,771,259
Cash Flow	-10,949,985	919,967	2,665,832	2,997,979	3,207,837	3,432,386	3,513,472	983,772	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-6,771,259
Opening Balan	0																							
Closing Balan	-10,949,985	-10,030,017	-7,364,186	-4,366,207	-1,158,370	2,274,016	5,787,487	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	6,771,259	0

Base
Site 3



SITE NAME Site 3						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	210	4,250	82,470,436	19,405
Shared Ownership	92.4	6%	17	2,550	3,887,892	1,525
Affordable Rent	92.4	25%	74	2,338	15,875,559	6,792
Social Rent	92.4	0%	0	1,913	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	2.30 ha		130	/ha	102,233,887	27,721
SITE AREA - Gross	2.30 ha		130	/ha		

Sales per Quarter	12
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	24,485,791	10,645,996	10,645,996
Alternative Use Value	8,970,000		3,900,000
Uplift	1,794,000		780,000
Plus /ha	0	0	0
Viability Threshold	10,764,000	4,680,000	

RUN Residual MACRO ctrl+R
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = #REF!

Check on phasing depts nos
correct

	£/m2	#REF!	#REF!
Additional Profit		#REF!	#REF!

DEVELOPMENT COSTS						
LAND		/unit or m2	Total			
Land		81,619	24,485,791			
Stamp Duty			1,224,290			
Easements etc.			0			
Legals Acquisition	1.50%	367,287	1,591,576			
PLANNING						
Planning Fee			125,000			
Architects	6.00%	2,619,113				
QS / PM	0.50%	218,259				
Planning Consultants	1.00%	436,519				
Other Professional	3.50%	1,527,816	4,926,707			
CONSTRUCTION						
Build Cost - BCIS Based		1,218	33,774,381			
s106 / CIL			2,522,625			
Contingency	10.00%	3,377,438				
Abnormals		3,977,438	43,651,882			
FINANCE						
Fees		100,000				
Interest	7.00%	10,000	110,000			
Legal and Valuation						
SALES						
Agents	2.0%	2,044,678				
Legals	0.5%	511,169				
Misc.		5,000	2,560,847	77,326,803		

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	300		
No dwgs unde	250	385	96,250
No dwgs over	250	115	28,750
	Total		125,000

Build Cost			#/m2
BCIS		970	
CFSH		58	6.00%
Energy		0	
Over-extra 1		0	
Over-extra 2		11	
Over-extra 3		25	
Over-extra 4		9	
Infrastructure		145	15%
		1,218	

Stamp duty calc - Residual			
Land payment			24,485,791
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			1,224,290

Stamp duty calc - Add Profit			
Land payment			#REF!
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			#REF!

Pre CIL s106	0	£/ Unit (all)
Total	0	

Post CIL s106	0	£/ Unit (all)
CIL	130	£/m2
Total	2,522,625	

Developers Profit			
% of costs (before interest)	20.00%		15,465,361
% of GDV	0.00%		0

RESIDUAL CASH FLOW FOR INTEREST

	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
INCOME																								
UNITS Started	20	35	35	35	35	35	35	35	35															
Market Housing	5,498,029	9,621,551	9,621,551	9,621,551	9,621,551	9,621,551	9,621,551	9,621,551	9,621,551	9,621,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	258,193	453,587	453,587	453,587	453,587	453,587	453,587	453,587	453,587	453,587	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	1,058,371	1,852,149	1,852,149	1,852,149	1,852,149	1,852,149	1,852,149	1,852,149	1,852,149	1,852,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	6,815,592	11,927,287	11,927,287	11,927,287	11,927,287	11,927,287	11,927,287	11,927,287	11,927,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,224,290																							
Easements etc.	0																							
Legals Acquisition	367,287																							
Planning Fee	125,000																							
Architects	2,619,113		0																					
QS	218,259																							
Planning Consultants	436,519																							
Other Professional	1,527,816																							
Build Cost - BCIS Base		2,251,625	3,940,344	3,940,344	3,940,344	3,940,344	3,940,344	3,940,344	3,940,344	3,940,344	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		168,175	294,306	294,306	294,306	294,306	294,306	294,306	294,306	294,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		225,163	394,034	394,034	394,034	394,034	394,034	394,034	394,034	394,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		265,163	464,034	464,034	464,034	464,034	464,034	464,034	464,034	464,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	100,000																							
Legal and Valuation	10,000																							
Agents	0	136,312	238,546	238,546	238,546	238,546	238,546	238,546	238,546	238,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	34,078	59,636	59,636	59,636	59,636	59,636	59,636	59,636	59,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PR	6,628,283	3,080,515	5,395,902	5,390,902	5,390,902	5,390,902	5,390,902	5,390,902	5,390,902	5,390,902	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	24,485,791																							
Interest		2,177,985	2,068,989	1,756,621	1,422,038	1,064,033	680,969	271,089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								15,465,361
Cash Flow	-31,114,074	1,557,092	4,462,396	4,779,764	5,114,348	5,472,352	5,855,417	6,265,296	6,536,385	6,536,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balan	0																							-15,465,361
Closing Balan	-31,114,074	-29,556,982	-25,094,586	-20,314,821	-15,200,474	-9,728,122	-3,872,705	2,392,590	8,928,975	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	15,465,361	0



SITE NAME Site 4

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	53	4,200	20,375,049	4,851
Shared Ownership	92.4	6%	4	2,520	960,538	381
Affordable Rent	92.4	25%	18	2,310	3,922,197	1,698
Social Rent	92.4	0%	0	1,890	0	0
Grant and Subsidy				0	0	
SITE AREA - Net	1.20 ha		63	/ha	25,257,784	6,930
SITE AREA - Gross	1.20 ha		63	/ha		

Sales per Quarter	12
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	6,129,460	5,107,883	5,107,883
Alternative Use Value	4,680,000		3,900,000
Uplift	20%	936,000	780,000
Plus /ha	0	0	0
Viability Threshold	5,616,000		4,680,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = #REF!

Check on phasing dwgs nos
correct

Additional Profit	#REF!	#REF!
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DEVELOPMENT COSTS			
LAND	/unit or m2	Total	
Land	81,726	6,129,460	
Stamp Duty		306,473	
Easements etc.		0	
Legals Acquisition	1.50%	91,942	398,415
PLANNING			
Planning Fee		12,500	
Architects	6.00%	657,028	
QS / PM	0.50%	54,752	
Planning Consultants	1.00%	109,505	
Other Professional	3.50%	383,266	1,217,052
CONSTRUCTION			
Build Cost - BCIS Based	1,218	8,443,595	
s106 / CIL		818,156	
Contingency	10.00%	844,360	
Abnormals		844,360	10,950,470
FINANCE			
Fees		100,000	
Interest	7.00%	10,000	110,000
Legal and Valuation			
SALES			
Agents	2.0%	505,156	
Legals	0.5%	126,289	
Misc.		5,000	636,445
			19,441,842

Developers Profit	% of costs (before interest)	20.00%	3,888,368
	% of GDV	0.00%	0

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	75		
No dwgs unde	25	385	9,625
No dwgs over	25	115	2,875
		Total	12,500

Stamp duty calc - Residual			
Land payment			
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	306,473

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	1%	#REF!
250,000	1%	3%	#REF!
500,000	3%	4%	#REF!
1,000,000	4%	5%	#REF!
above	5%	5%	#REF!
		Total	#REF!

Pre CIL s106	0 £/Unit (all)	
Total		0

Post CIL s106	2,500 £/Unit (all)	
CIL	130 £/m2	
Total		818,156

Build Cost		/m2	
BCIS		970	
CISH		58	6.00%
Energy		0	
Over-extra 1		0	
Over-extra 2		11	
Over-extra 3		25	
Over-extra 4		9	
Infrastructure		145	15%
		1,218	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	7		7	7	7		7	7	7		7										
Market Housing			0	0	0	0	1,358,337	1,901,671	1,901,671	1,901,671	1,901,671	1,901,671	1,901,671	1,901,671	1,901,671	1,901,671	1,901,671	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	64,036	89,650	89,650	89,650	89,650	89,650	89,650	89,650	89,650	89,650	89,650	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	261,480	366,072	366,072	366,072	366,072	366,072	366,072	366,072	366,072	366,072	366,072	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,683,852	2,357,393	2,357,393	2,357,393	2,357,393	2,357,393	2,357,393	2,357,393	2,357,393	2,357,393	2,357,393	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	306,473																							
Easements etc.	0																							
Legals Acquisition	91,942																							
Planning Fee	12,500																							
Architects	328,514			328,514																				
QS	27,376			27,376																				
Planning Consultants	54,752			54,752																				
Other Professional	191,633			191,633																				
Build Cost - BCIS Base		0	187,635	450,325	713,015	788,069	788,069	788,069	788,069	788,069	788,069	788,069	788,069	525,379	262,690	0	0	0	0	0	0	0	0	0
s106/CIL		0	18,181	43,635	69,089	76,361	76,361	76,361	76,361	76,361	76,361	76,361	76,361	50,908	25,454	0	0	0	0	0	0	0	0	0
Contingency		0	18,764	45,033	71,301	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	52,538	26,269	0	0	0	0	0	0	0	0	0
Abnormals		0	18,764	45,033	71,301	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	52,538	26,269	0	0	0	0	0	0	0	0	0
Finance Fees	100,000																							
Legal and Valuation	10,000																							
Agents	0	0	0	0	0	0	33,677	47,148	47,148	47,148	47,148	47,148	47,148	47,148	47,148	47,148	47,148	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,419	11,787	11,787	11,787	11,787	11,787	11,787	11,787	11,787	11,787	11,787	0	0	0	0	0	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND PR	1,123,191	0	850,620	584,025	924,706	1,022,044	1,064,140	1,080,979	1,080,979	1,080,979	1,080,979	1,080,979	1,080,979	740,297	399,616	58,935	58,935	0	0	0	0	0	0	0
For Residual Valuat																								
Land			6,129,460																					
Interest			126,921	129,143	146,288	159,069	178,035	199,036	191,674	172,692	153,376	133,723	113,726	93,379	72,676	45,649	12,186	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								
Cash Flow	-7,252,651	-126,921	-979,762	-730,313	-1,083,775	-1,200,079	420,676	1,084,740	1,103,723	1,123,038	1,142,691	1,162,688	1,183,035	1,544,420	1,912,128	2,286,272	2,298,458	0	0	0	0	0	0	-3,888,368
Opening Balan	0																							
Closing Balan	-7,252,651	-7,379,572	-8,359,334	-9,089,648	-10,173,423	-11,373,502	-10,952,826	-9,868,086	-8,764,363	-7,641,325	-6,498,634	-5,335,946	-4,152,910	-2,608,490	-696,362	1,589,910	3,888,368	3,888,368	3,888,368	3,888,368	3,888,368	3,888,368	3,888,368	0

Base
Site 5



SITE NAME Site 5

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	21	4,200	8,150,020	1,940
Shared Ownership	92.4	6%	2	2,520	384,215	152
Affordable Rent	92.4	25%	7	2,310	1,568,879	679
Social Rent	92.4	0%	0	1,890	0	0
Grant and Subsidy						
Shared Ownership				0	0	
Affordable Rent				0	0	
Social Rent				0	0	
SITE AREA - Net	0.40 ha		75	/ha	10,103,114	2,772
SITE AREA - Gross	0.40 ha		75	/ha		

Sales per Quarter	6
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,402,838	6,007,095	6,007,095
Alternative Use Value	1,560,000		3,900,000
Uplift 20%	312,000		780,000
Plus /ha	0	0	0
Viability Threshold	1,872,000		4,680,000

RUN Residual MACRO ctrl+R
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = #REF!

Check on phasing dwgs nos
correct

Additional Profit	#REF!	#REF!
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DEVELOPMENT COSTS					
LAND	/unit or m2	Total			
Land	80,095	2,402,838			
Stamp Duty		120,142			
Easements etc.		0			
Legals Acquisition	1.50%	36,043	156,184		
PLANNING					
Planning Fee		11,550			
Architects	6.00%	262,811			
QS / PM	0.50%	21,901			
Planning Consultants	1.00%	43,802			
Other Professional	3.50%	153,307	493,371		
CONSTRUCTION					
Build Cost - BCIS Based	1,218	3,377,438			
s106 / CIL		327,263			
Contingency	10.00%	337,744			
Abnormals		337,744	4,380,188		
FINANCE					
Fees		100,000			
Interest	7.00%	110,000			
Legal and Valuation		10,000			
SALES					
Agents	2.0%	202,062			
Legals	0.5%	50,516			
Misc.		5,000	257,578	7,800,159	
Developers Profit					
% of costs (before interest)	20.00%			1,560,032	
% of GDV	0.00%			0	

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	30		11,550
No dwgs unde	30	385	11,550
No dwgs over !	0	115	0
Total			11,550

Build Cost		/m2	
BCIS	970		
C/SH	58		6.00%
Energy	0		
Over-extra 1	0		
Over-extra 2	11		
Over-extra 3	25		
Over-extra 4	9		
Infrastructure	145		15%
Total		1,218	

Stamp duty calc - Residual			
Land payment			
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			120,142

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	1%	#REF!
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			#REF!

Pre CIL s106	0	£/Unit (all)	
Total	0		

Post CIL s106	2,500	£/Unit (all)	
CIL	130	£/m2	
Total	327,263		

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3	3	3	3	3	3	3	3												
Market Housing			0	0	0	0	815,002	815,002	815,002	815,002	815,002	815,002	815,002	815,002	815,002	815,002	815,002	815,002	815,002	815,002	0	0	0	0
Shared Ownership			0	0	0	0	38,422	38,422	38,422	38,422	38,422	38,422	38,422	38,422	38,422	38,422	38,422	38,422	38,422	38,422	0	0	0	0
Affordable Rent			0	0	0	0	156,888	156,888	156,888	156,888	156,888	156,888	156,888	156,888	156,888	156,888	156,888	156,888	156,888	156,888	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,010,311	1,010,311	1,010,311	1,010,311	1,010,311	1,010,311	1,010,311	1,010,311	1,010,311	1,010,311	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	120,142																							
Easements etc.	0																							
Legals Acquisition	36,043																							
Planning Fee	11,550																							
Architects	131,406			131,406																				
QS	10,950			10,950																				
Planning Consultants	21,901			21,901																				
Other Professional	76,653			76,653																				
Build Cost - BCIS Base		0	112,581	225,163	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	225,163	112,581	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	10,909	21,818	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	21,818	10,909	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,258	22,516	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	22,516	11,258	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,258	22,516	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	22,516	11,258	0	0	0	0	0	0	0	0	0	0
Finance Fees	100,000																							
Legal and Valuation	10,000																							
Agents	0	0	0	0	0	0	20,206	20,206	20,206	20,206	20,206	20,206	20,206	20,206	20,206	20,206	20,206	20,206	20,206	20,206	0	0	0	0
Legals	0	0	0	0	0	0	5,052	5,052	5,052	5,052	5,052	5,052	5,052	5,052	5,052	5,052	5,052	5,052	5,052	5,052	0	0	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND PR	518,645	0	391,917	292,013	438,019	438,019	463,277	463,277	463,277	463,277	463,277	463,277	317,270	171,264	25,258	25,258	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land			2,402,838																					
Interest			51,126	52,021	59,790	65,946	74,765	83,739	75,632	67,382	58,988	50,447	41,757	32,915	21,362	7,053	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								
Cash Flow	-2,921,483	-51,126	-443,937	-351,802	-503,965	-512,784	463,296	471,403	479,653	488,047	496,588	505,278	660,126	817,685	978,001	985,054	0	0	0	0	0	0	0	-1,560,032
Opening Balance	0																							
Closing Balance	-2,921,483	-2,972,609	-3,416,546	-3,768,348	-4,272,313	-4,785,097	-4,321,802	-3,850,399	-3,370,746	-2,882,699	-2,386,112	-1,880,834	-1,220,707	-403,022	574,978	1,560,032	1,560,032	1,560,032	1,560,032	1,560,032	1,560,032	1,560,032	1,560,032	0



SITE NAME Site 6

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	14	4,200	5,433,346	1,294
Shared Ownership	92.4	6%	1	2,520	256,143	102
Affordable Rent	92.4	25%	5	2,310	1,045,919	453
Social Rent	92.4	0%	0	1,890	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0	0	0
SITE AREA - Net	0.20 ha		100	/ha	6,735,409	1,848
SITE AREA - Gross	0.20 ha		100	/ha		

Sales per Quarter	6
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,696,873	8,484,366	8,484,366
Alternative Use Value	780,000		3,900,000
Uplift 20%	156,000		780,000
Plus /ha	0	0	0
Viability Threshold	936,000	4,680,000	

RUN Residual MACRO ctrl+R
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = #REF!

Check on phasing depts nos
correct

Additional Profit	#REF!	#REF!
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DEVELOPMENT COSTS					
LAND	/unit or m2	Total			
Land	84,844	84,844	1,696,873		
Stamp Duty		84,844			
Easements etc.		0			
Legals Acquisition	1.50%	25,453	110,297		
PLANNING					
Planning Fee		7,700			
Architects	6.00%	175,208			
QS / PM	0.50%	14,601			
Planning Consultants	1.00%	29,201			
Other Professional	3.50%	102,204	328,914		
CONSTRUCTION					
Build Cost - BCIS Based	1,218	2,251,625			
s106 / CIL		218,175			
Contingency	10.00%	225,163			
Abnormals			2,920,125		
FINANCE					
Fees		20,000			
Interest	7.00%		30,000		
Legal and Valuation		10,000			
SALES					
Agents	2.0%	134,708			
Legals	0.5%	33,677			
Misc.		5,000	173,385	5,259,594	
Developers Profit					
% of costs (before interest)	20.00%		1,051,919		
% of GDV	0.00%			1,051,919	

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	20		7,700
No dwgs unde	20	385	7,700
No dwgs over	0	115	0
Total			7,700

Build Cost		/m2	
BCIS	970		
CISH	58		6.00%
Energy	0		
Over-extra 1	0		
Over-extra 2	11		
Over-extra 3	25		
Over-extra 4	9		
Infrastructure	145		15%
Total	1,218		

Stamp duty calc - Residual			
Land payment			
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			84,844

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	1%	#REF!
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			#REF!

Pre CIL s106	0	£/ Unit (all)	
Total	0		

Post CIL s106	2,500	£/ Unit (all)	
CIL	130	£/m2	
Total	218,175		

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
UNITS Started			5	5	5	5																			
Market Housing	0	0	0	0	0	0	1,358,337	1,358,337	1,358,337	1,358,337	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership	0	0	0	0	0	0	64,036	64,036	64,036	64,036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent	0	0	0	0	0	0	261,480	261,480	261,480	261,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	1,683,852	1,683,852	1,683,852	1,683,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	84,844																								
Easements etc.	0																								
Legals Acquisition	25,453																								
Planning Fee	7,700																								
Architects	87,604	87,604																							
QS	7,300	7,300																							
Planning Consultants	14,601	14,601																							
Other Professional	51,102	51,102																							
Build Cost - BCIS Base		0	187,635	375,271	562,906	562,906	375,271	187,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL		0	18,181	36,363	54,544	54,544	36,363	18,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	18,764	37,527	56,291	56,291	37,527	18,764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	18,764	37,527	56,291	56,291	37,527	18,764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	20,000																								
Legal and Valuation	10,000																								
Agents	0	0	0	0	0	0	33,677	33,677	33,677	33,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	8,419	8,419	8,419	8,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.			5,000																						
COSTS BEFORE LAND INT AND PR	308,604	0	408,951	486,688	730,031	730,031	528,784	285,440	42,096	42,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																									
Land	1,696,873																								
Interest		35,096	35,710	43,492	52,770	66,469	80,407	61,601	38,207	10,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Costs																									
Profit on GDV																									
Cash Flow	-2,005,477	-35,096	-444,661	-530,179	-782,801	-796,500	1,074,661	1,336,811	1,603,549	1,631,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balan	0																								
Closing Balan	-2,005,477	-2,040,573	-2,485,233	-3,015,413	-3,798,214	-4,594,714	-3,520,053	-2,183,242	-579,692	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	1,051,919	0	



SITE NAME Site 7

INCOME	Av Size m2	%	Number 9	Price £/m2	GDV £	GIA m2
Market Housing	100.7	100%	9	4,200	3,805,200	906
Shared Ownership	100.7	0%	0	2,520	0	0
Affordable Rent	100.7	0%	0	2,310	0	0
Social Rent	100.7	0%	0	1,890	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	0.20 ha		45	/ha	3,805,200	906
SITE AREA - Gross	0.20 ha		45	/ha		

Sales per Quarter	12
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,182,374	5,911,869	5,911,869
Alternative Use Value	780,000		3,900,000
Uplift	20%	156,000	780,000
Plus /ha	0	0	0
Viability Threshold	936,000	4,680,000	

RUN Residual MACRO ctrl+*
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = #REF!

Check on phasing dwgs nos
correct

Additional Profit	#REF!	#REF!
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DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	131,375	1,182,374	
Stamp Duty		59,119	
Easements etc.		0	
Legals Acquisition	1.50%	17,736	76,854
PLANNING			
Planning Fee		3,465	
Architects	6.00%	83,707	
QS / PM	0.50%	6,976	
Planning Consultants	1.00%	13,951	
Other Professional	3.50%	48,829	156,929
CONSTRUCTION			
Build Cost - BCIS Based	1,154	1,045,704	
s106 / CIL		140,280	
Contingency	10.00%	104,570	
Abnormals		104,570	1,395,124
FINANCE			
Fees		20,000	
Interest	7.00%		
Legal and Valuation		10,000	30,000
SALES			
Agents	2.0%	76,104	
Legals	0.5%	19,026	
Misc.		5,000	100,130
2,941,411			
Developers Profit			
% of costs (before interest)	20.00%		588,282
% of GDV	0.00%		0

Planning fee calc		
Planning app f	dwgs	rate
No dwgs	9	
No dwgs unde	9	385
No dwgs over !	0	115
Total		3,465

Build Cost		/m2
BCIS		956
CISH		57
Energy		0
Over-extra 1		0
Over-extra 2		11
Over-extra 3		25
Over-extra 4		9
Infrastructure		96
Total		1,154

Stamp duty calc - Residual		
Land payment		
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		59,119

Stamp duty calc - Add Profit		
Land payment		
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		#REF!

Pre CIL s106	0	£/ Unit (all)
Total	0	

Post CIL s106	2,500	£/ Unit (all)
CIL	130	£/m2
Total	140,280	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	2	2	2	2																	
Market Housing			0	0	0	0	422,800	845,600	845,600	845,600	845,600	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	422,800	845,600	845,600	845,600	845,600	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	59,119																							
Easements etc.	0																							
Legals Acquisition	17,736																							
Planning Fee	3,465																							
Architects	41,854		41,854																					
QS	3,488		3,488																					
Planning Consultants	6,976		6,976																					
Other Professional	24,415		24,415																					
Build Cost - BCIS Base		0	38,730	116,189	193,649	232,379	232,379	154,919	77,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	5,196	15,587	25,978	31,173	31,173	20,782	10,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,873	11,619	19,365	23,238	23,238	15,492	7,746	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	3,873	11,619	19,365	23,238	23,238	15,492	7,746	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	20,000																							
Legal and Valuation	10,000																							
Agents	0	0	0	0	0	0	8,456	16,912	16,912	16,912	16,912	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,114	4,228	4,228	4,228	4,228	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND PR	187,051	0	133,403	155,014	258,356	310,028	320,598	227,825	124,483	21,140	21,140	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuat																								
Land	1,182,374																							
Interest		23,965	24,384	27,146	30,333	35,385	41,430	40,367	30,262	18,172	4,062	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								
Cash Flow	-1,369,425	-23,965	-157,787	-182,159	-288,690	-345,413	60,772	577,408	690,855	806,288	820,398	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balan	0																							
Closing Balan	-1,369,425	-1,393,390	-1,551,177	-1,733,337	-2,022,027	-2,367,440	-2,306,667	-1,729,259	-1,038,404	-232,116	588,282	588,282	588,282	588,282	588,282	588,282	588,282	588,282	588,282	588,282	588,282	588,282	588,282	0



SITE NAME Site 8

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	53	5,200	25,226,251	4,851
Shared Ownership	92.4	6%	4	3,120	1,189,238	381
Affordable Rent	92.4	25%	18	2,860	4,856,053	1,698
Social Rent	92.4	0%	0	2,340	0	0
Grant and Subsidy				0	0	0
				0	0	0
				0	0	0
SITE AREA - Net	1.20 ha		63	/ha	31,271,542	6,930
SITE AREA - Gross	1.20 ha		63	/ha		

Sales per Quarter	6
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	10,129,593	8,441,327	8,441,327
Alternative Use Value	4,680,000		3,900,000
Uplift 20%	936,000		780,000
Plus /ha	0	0	0
Viability Threshold	5,616,000		4,680,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = #REF!

Check on phasing dwgs nos
correct

Additional Profit	#REF!	#REF!
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DEVELOPMENT COSTS			
LAND	/unit or m2	Total	
Land	135,061	10,129,593	
Stamp Duty		506,480	
Easements etc.		0	
Legals Acquisition	1.50%	151,944	658,424
PLANNING			
Planning Fee		12,500	
Architects	6.00%	657,028	
QS / PM	0.50%	54,752	
Planning Consultants	1.00%	109,505	
Other Professional	3.50%	383,266	1,217,052
CONSTRUCTION			
Build Cost - BCIS Based	1,218	8,443,595	
s106 / CIL		818,156	
Contingency	10.00%	844,360	
Abnormals		844,360	10,950,470
FINANCE			
Fees		20,000	
Interest	7.00%		30,000
Legal and Valuation		10,000	
SALES			
Agents	2.0%	625,431	
Legals	0.5%	156,358	
Misc.		5,000	786,789
			23,772,327
Developers Profit			
% of costs (before interest)	20.00%		4,754,465
% of GDV	0.00%		0

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	75		
No dwgs unde	25	385	9,625
No dwgs over !	25	115	2,875
		Total	12,500

Build Cost		/m2	
BCIS		970	
CISH		58	6.00%
Energy		0	
Over-extra 1		0	
Over-extra 2		11	
Over-extra 3		25	
Over-extra 4		9	
Infrastructure		145	15%
		1,218	

Stamp duty calc - Residual			
Land payment			
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	506,480

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	1%	#REF!
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	#REF!

Pre CIL s106	0	£/ Unit (all)	
		Total	0

Post CIL s106	2,500	£/ Unit (all)	
CIL	130	£/m2	
		Total	818,156

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Market Housing	0	0	0	0	0	0	1,681,750	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450	2,354,450
Shared Ownership	0	0	0	0	0	0	79,283	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996	110,996
Affordable Rent	0	0	0	0	0	0	323,737	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232	453,232
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,084,769	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677	2,918,677
EXPENDITURE																								
Stamp Duty	506,480																							
Easements etc.	0																							
Legals Acquisition	151,944																							
Planning Fee	12,500																							
Architects	328,514			328,514																				
QS	27,376			27,376																				
Planning Consultants	54,752			54,752																				
Other Professional	191,633			191,633																				
Build Cost - BCIS Base		0	187,635	450,325	713,015	788,069	788,069	788,069	788,069	788,069	788,069	788,069	788,069	525,379	262,690	0	0	0	0	0	0	0	0	0
s106/CIL		0	18,181	43,635	69,089	76,361	76,361	76,361	76,361	76,361	76,361	76,361	76,361	50,908	25,454	0	0	0	0	0	0	0	0	0
Contingency		0	18,764	45,033	71,301	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	52,538	26,269	0	0	0	0	0	0	0	0	0
Abnormals		0	18,764	45,033	71,301	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	52,538	26,269	0	0	0	0	0	0	0	0	0
Finance Fees	20,000																							
Legal and Valuation	10,000																							
Agents	0	0	0	0	0	0	41,695	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374	58,374
Legals	0	0	0	0	0	0	10,424	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593	14,593
Misc.			5,000																					
COSTS BEFORE LAND INT AND PR	1,303,199	0	850,620	584,025	924,706	1,022,044	1,074,163	1,095,011	1,095,011	1,095,011	1,095,011	1,095,011	1,095,011	754,330	413,648	72,967	72,967	0	0	0	0	0	0	0
For Residual Valuation																								
Land			10,129,593																					
Interest		200,074	203,575	222,024	236,129	256,444	278,818	266,011	238,752	211,016	182,795	154,080	124,862	95,133	58,922	16,115	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								
Cash Flow	-11,432,792	-200,074	-1,054,195	-806,049	-1,160,836	-1,278,488	731,789	1,557,655	1,584,914	1,612,650	1,640,871	1,669,587	1,698,804	2,069,215	2,446,107	2,829,596	2,845,710	0	0	0	0	0	0	-4,754,465
Opening Balance	0																							
Closing Balance	-11,432,792	-11,632,866	-12,687,061	-13,493,110	-14,653,945	-15,932,433	-15,200,645	-13,642,990	-12,058,076	-10,445,425	-8,804,554	-7,134,967	-5,436,163	-3,366,948	-920,840	1,908,755	4,754,465	4,754,465	4,754,465	4,754,465	4,754,465	4,754,465	4,754,465	0



SITE NAME Site 9

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	21	5,200	10,090,500	1,940
Shared Ownership	92.4	6%	2	3,120	475,695	152
Affordable Rent	92.4	25%	7	2,860	1,942,421	679
Social Rent	92.4	0%	0	2,340	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.40 ha		75	/ha	12,508,617	2,772
SITE AREA - Gross	0.40 ha		75	/ha		

Sales per Quarter	4
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,061,424	10,153,560	10,153,560
Alternative Use Value	1,560,000		3,900,000
Uplift 20%	312,000		780,000
Plus /ha	0	0	0
Viability Threshold	1,872,000	4,680,000	

Additional Profit	#REF!	#REF!
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = #REF!

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS	Unit or m2	Total
LAND		
Land	135,381	4,061,424
Stamp Duty		203,071
Easements etc.		0
Legals Acquisition	1.50%	60,921 263,993
PLANNING		
Planning Fee		11,550
Architects	6.00%	262,811
QS / PM	0.50%	21,901
Planning Consultants	1.00%	43,802
Other Professional	3.50%	153,307 493,371
CONSTRUCTION		
Build Cost - BCIS Based	1,218	3,377,438
s106 / CIL		327,263
Contingency	10.00%	337,744
Abnormals		337,744 4,380,188
FINANCE		
Fees		20,000
Interest	7.00%	
Legal and Valuation		10,000 30,000
SALES		
Agents	2.0%	250,172
Legals	0.5%	62,543
Misc.		5,000 317,715 9,546,691
Developers Profit		
% of costs (before interest)	20.00%	1,909,338
% of GDV	0.00%	0

Planning fee calc	dwgs	rate
Planning app f	30	
No dwgs unde	30	385 11,550
No dwgs over !	0	115 0
Total		11,550

Build Cost	/m2	
BCIS	970	
CISH	58	6.00%
Energy	0	
Over-extra 1	0	
Over-extra 2	11	
Over-extra 3	25	
Over-extra 4	9	15%
Infrastructure	145	
Total	1,218	

Stamp duty calc - Residual		
Land payment		4,061,424
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		203,071

Stamp duty calc - Add Profit		
Land payment		#REF!
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		#REF!

Pre CIL s106	0 £/Unit (all)
Total	0

Post CIL s106	2,500 £/Unit (all)
CIL	130 £/m2
Total	327,263

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Market Housing			0	0	0	0	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050	1,009,050
Shared Ownership			0	0	0	0	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570	47,570
Affordable Rent			0	0	0	0	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242	194,242
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862	1,250,862
EXPENDITURE																								
Stamp Duty	203,071																							
Easements etc.	0																							
Legals Acquisition	60,921																							
Planning Fee	11,550																							
Architects	131,406			131,406																				
QS	10,950			10,950																				
Planning Consultants	21,901			21,901																				
Other Professional	76,653			76,653																				
Build Cost - BCIS Base		0	112,581	225,163	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744	337,744
s106/CIL		0	10,909	21,818	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726	32,726
Contingency		0	11,258	22,516	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774
Abnormals		0	11,258	22,516	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774	33,774
Finance Fees	20,000																							
Legal and Valuation	10,000																							
Agents	0	0	0	0	0	0	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	25,017	
Legals	0	0	0	0	0	0	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	6,254	
Misc.			5,000																					
COSTS BEFORE LAND INT AND PR	546,453	0	391,917	292,013	438,019	438,019	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290	469,290
For Residual Valuatn																								
Land	4,061,424																							
Interest		80,638	82,049	90,343	97,035	106,398	115,925	104,277	92,424	80,364	68,093	55,607	42,902	27,421	9,113	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								
Cash Flow	-4,607,877	-80,638	-473,966	-382,356	-535,053	-544,417	665,646	677,295	689,147	701,207	713,479	725,965	884,675	1,046,163	1,210,477	1,219,590	0	0	0	0	0	0	0	-1,909,338
Opening Balan	0																							
Closing Balan	-4,607,877	-4,688,515	-5,162,480	-5,544,836	-6,079,890	-6,624,307	-5,958,661	-5,281,366	-4,592,218	-3,891,011	-3,177,532	-2,451,568	-1,566,893	-520,729	689,748	1,909,338	1,909,338	1,909,338	1,909,338	1,909,338	1,909,338	1,909,338	1,909,338	0

Base
Site 10



SITE NAME Site 10

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.4	70%	14	5,200	6,727,000	1,294
Shared Ownership	92.4	6%	1	3,120	317,130	102
Affordable Rent	92.4	25%	5	2,860	1,294,948	453
Social Rent	92.4	0%	0	2,340	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0	0	0
SITE AREA - Net	0.20 ha		100	/ha	8,339,078	1,848
SITE AREA - Gross	0.20 ha		100	/ha		

Sales per Quarter	4
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,792,288	13,961,441	13,961,441
Alternative Use Value	780,000		3,900,000
Uplift	20%	156,000	780,000
Plus /ha	0	0	0
Viability Threshold	936,000	4,680,000	

RUN Residual MACRO ctrl+R
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = #REF!

Check on phasing depts nos
correct

Additional Profit	#REF!	#REF!
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DEVELOPMENT COSTS			
LAND	/unit or m2	Total	
Land	139,614	139,614	2,792,288
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	41,884	181,499
PLANNING			
Planning Fee		7,700	
Architects	6.00%	175,208	
QS / PM	0.50%	14,601	
Planning Consultants	1.00%	29,201	
Other Professional	3.50%	102,204	328,914
CONSTRUCTION			
Build Cost - BCIS Based	1,218	2,251,625	
s106 / CIL		218,175	
Contingency	10.00%	225,163	
Abnormals			2,920,125
FINANCE			
Fees		20,000	
Interest	7.00%	10,000	30,000
Legal and Valuation			
SALES			
Agents	2.0%	166,782	
Legals	0.5%	41,695	
Misc.		5,000	213,477
Developers Profit			6,466,303
% of costs (before interest)	20.00%		1,293,261
% of GDV	0.00%		0

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	20		7,700
No dwgs unde	20	385	7,700
No dwgs over	0	115	0
Total			7,700

Build Cost		/m2	
BCIS		970	
CISH		58	6.00%
Energy		0	
Over-extra 1		0	
Over-extra 2		11	
Over-extra 3		25	
Over-extra 4		9	
Infrastructure		145	15%
Total		1,218	

Stamp duty calc - Residual			
Land payment			
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			2,792,288

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	1%	#REF!
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			#REF!

Pre CIL s106	0	£/ Unit (all)	
Total	0		

Post CIL s106	2,500	£/ Unit (all)	
CIL	130	£/m2	
Total	218,175		

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5																		
Market Housing	0	0	0	0	0	0	1,681,750	1,681,750	1,681,750	1,681,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	79,283	79,283	79,283	79,283	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	323,737	323,737	323,737	323,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,084,769	2,084,769	2,084,769	2,084,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	139,614																							
Easements etc.	0																							
Legals Acquisition	41,884																							
Planning Fee	7,700																							
Architects	87,604			87,604																				
QS	7,300			7,300																				
Planning Consultants	14,601			14,601																				
Other Professional	51,102			51,102																				
Build Cost - BCIS Base		0	187,635	375,271	562,906	562,906	375,271	187,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	18,181	36,363	54,544	54,544	36,363	18,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	18,764	37,527	56,291	56,291	37,527	18,764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	18,764	37,527	56,291	56,291	37,527	18,764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	20,000																							
Legal and Valuation	10,000																							
Agents	0	0	0	0	0	0	41,695	41,695	41,695	41,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,424	10,424	10,424	10,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND PR	379,806	0	408,951	486,688	730,031	730,031	538,807	295,463	52,119	52,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatn																								
Land	2,792,288																							
Interest		55,512	56,483	64,628	74,276	88,352	102,673	77,416	47,458	12,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								
Cash Flow	-3,172,094	-55,512	-465,434	-551,316	-804,308	-818,383	1,443,289	1,711,891	1,985,193	2,019,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balan	0																							
Closing Balan	-3,172,094	-3,227,605	-3,693,039	-4,244,355	-5,048,663	-5,867,045	-4,423,756	-2,711,865	-726,673	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	1,293,261	0



SITE NAME Site 11

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	100.7	100%	9	5,200	4,711,200	906
Shared Ownership	100.7	0%	0	3,120	0	0
Affordable Rent	100.7	0%	0	2,860	0	0
Social Rent	100.7	0%	0	2,340	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.20 ha		45 /ha		4,711,200	906
SITE AREA - Gross	0.20 ha		45 /ha			

Sales per Quarter	4
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,795,127	8,975,633	8,975,633
Alternative Use Value	780,000		3,900,000
Uplift	20%	156,000	780,000
Plus /ha	0	0	0
Viability Threshold	936,000		4,680,000

RUN Residual MACRO ctrl+R
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = #REF!

Check on phasing chgs nos
correct

Additional Profit	#REF!	#REF!
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DEVELOPMENT COSTS				
LAND	/unit or m2	Total		
Land	199,459	1,795,127		
Stamp Duty		89,756		
Easements etc.		0		
Legals Acquisition	1.50%	26,927	116,683	
PLANNING				
Planning Fee		3,465		
Architects	6.00%	83,707		
QS / PM	0.50%	6,976		
Planning Consultants	1.00%	13,951		
Other Professional	3.50%	48,829	156,929	
CONSTRUCTION				
Build Cost - BCIS Based	1,154	1,045,704		
s106 / CIL		140,280		
Contingency	10.00%	104,570		
Abnormals		104,570	1,395,124	
FINANCE				
Fees		20,000		
Interest	7.00%		30,000	
Legal and Valuation		10,000		
SALES				
Agents	2.0%	94,224		
Legals	0.5%	23,556		
Misc.		5,000	122,780	3,616,643
Developers Profit				
% of costs (before interest)	20.00%			723,329
% of GDV	0.00%			0

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	9		3,465
No dwgs unde	9	385	3,465
No dwgs over !	0	115	0
		Total	3,465

Build Cost		
	/m2	
BCIS	956	
CISH	57	6.00%
Energy	0	
Over-extra 1	0	
Over-extra 2	11	
Over-extra 3	25	
Over-extra 4	9	10%
Infrastructure	96	
	1,154	

Stamp duty calc - Residual			
Land payment			
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	89,756

Stamp duty calc - Add Profit			
Land payment			
125,000	0%	1%	#REF!
250,000	1%	3%	#REF!
500,000	3%	4%	#REF!
1,000,000	4%	5%	#REF!
above	5%	5%	#REF!
		Total	#REF!

Pre CIL s106	0	£/Unit (all)
Total	0	

Post CIL s106	2,500	£/Unit (all)
CIL	130	£/m2
Total	140,280	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	2	2	2	2																	
Market Housing			0	0	0	0	523,467	1,046,933	1,046,933	1,046,933	1,046,933	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	523,467	1,046,933	1,046,933	1,046,933	1,046,933	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	89,756																							
Easements etc.	0																							
Legals Acquisition	26,927																							
Planning Fee	3,465																							
Architects	41,854			41,854																				
QS	3,488			3,488																				
Planning Consultants	6,976			6,976																				
Other Professional	24,415			24,415																				
Build Cost - BCIS Base		0	38,730	116,189	193,649	232,379	232,379	154,919	77,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	5,196	15,587	25,978	31,173	31,173	20,782	10,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,873	11,619	19,365	23,238	23,238	15,492	7,746	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	3,873	11,619	19,365	23,238	23,238	15,492	7,746	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	20,000																							
Legal and Valuation	10,000																							
Agents	0	0	0	0	0	0	10,469	20,939	20,939	20,939	20,939	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,617	5,235	5,235	5,235	5,235	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND PR	226,880	0	133,403	155,014	258,356	310,028	323,114	232,858	129,516	26,173	26,173	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatn																								
Land	1,795,127																							
Interest		35,385	36,004	38,969	42,364	47,626	53,885	51,322	37,974	22,584	5,116	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								
Cash Flow	-2,022,007	-35,385	-169,407	-193,983	-300,720	-357,654	146,467	762,753	879,444	998,176	1,015,644	0	0	0	0	0	0	0	0	0	0	0	0	-723,329
Opening Balan	0																							
Closing Balan	-2,022,007	-2,057,392	-2,226,799	-2,420,782	-2,721,502	-3,079,156	-2,932,689	-2,169,936	-1,290,492	-292,316	723,329	723,329	723,329	723,329	723,329	723,329	723,329	723,329	723,329	723,329	723,329	723,329	723,329	0

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11
Location			Botwell	Brown	Industrial	Townfield	Uxbridge South	Central / South	Central / South	North	North	North	North
Green/brown field Use			Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial
Site Area	Gross	ha	15.7	2.6	2.3	1.2	0.4	0.2	0.2	1.2	0.4	0.2	0.2
	Net	ha	12.1	1.3	2.3	1.2	0.4	0.2	0.2	1.2	0.4	0.2	0.2
Units		0 0	702	143	300	75	30	20	9	75	30	20	9
Mix	Market		70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	100.00%	70.00%	70.00%	70.00%	100.00%
	Intermediate to Buy		5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	0.00%	5.50%	5.50%	5.50%	0.00%
	Affordable Rent		24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	0.00%	24.50%	24.50%	24.50%	0.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha		3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000
	£ site		61,230,000	10,140,000	8,970,000	4,680,000	1,560,000	780,000	780,000	4,680,000	1,560,000	780,000	780,000
Uplift	£/ha		780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000	780,000
	£ site		12,246,000	2,028,000	1,794,000	936,000	312,000	156,000	156,000	936,000	312,000	156,000	156,000
Viability Threshold	£/ha		4,680,000	4,680,000	4,680,000	4,680,000	4,680,000	4,680,000	4,680,000	4,680,000	4,680,000	4,680,000	4,680,000
	£ site		73,476,000	12,168,000	10,764,000	5,616,000	1,872,000	936,000	936,000	5,616,000	1,872,000	936,000	936,000
Residual V: Gross	£/ha		1,784,438	2,971,320	10,645,996	5,107,883	6,007,095	8,484,366	5,911,869	8,441,327	10,153,560	13,961,441	8,975,633
Net	£/ha		2,315,345	5,942,641	10,645,996	5,107,883	6,007,095	8,484,366	5,911,869	8,441,327	10,153,560	13,961,441	8,975,633
	£ site		28,015,674	7,725,433	24,485,791	6,129,460	2,402,838	1,696,873	1,182,374	10,129,593	4,061,424	2,792,288	1,795,127

Appendix 5: Non-Residential Appraisal Results

Appendix 5. Non Residential Appraisal Results

		No Abnormals				With Abnormals					
		Large Industrial	Smaller Industrial	Large Office	Small Office		Large Industrial	Smaller Industrial	Large Office	Small Office	
Income	m2	1,500	200	500	150		1,500	200	500	150	
	£/m2	1,815	1,873	3,920	3,920		1,815	1,873	3,920	3,920	
	Capital Value	2,722,500	374,600	1,960,000	588,000		2,722,500	374,600	1,960,000	588,000	
Costs	Land Used	ha	0.250	0.033	0.100	0.030	ha	0.250	0.033	0.100	0.030
		£/ha	1,700,000	1,700,000	1,700,000	1,700,000	£/ha	1,700,000	1,700,000	1,700,000	1,700,000
		Uplift £/ha	250,000	250,000	250,000	250,000	Uplift £/ha	0	0	0	0
			340,000	340,000	340,000	340,000	20%	340,000	340,000	340,000	340,000
		Cost	572,500	75,570	229,000	68,700	Cost	510,000	67,320	204,000	61,200
Strategic Promotion		10,000	5,000	10,000	5,000		10,000	5,000	10,000	5,000	
Planning		10,000	5,000	10,000	5,000		10,000	5,000	10,000	5,000	
Construction	/m2	686	686	1,252	1,250	/m2	686	686	1,252	1,250	
BREEAM	5%	34	34	63	63	5%	34	34	63	63	
	£	1,080,450	144,060	657,300	196,875	£	1,080,450	144,060	657,300	196,875	
Infrastructure	10.00%	108,045	14,406	65,730	19,688	15.00%	108,045	14,406	65,730	19,688	
CIL	£/m2	5	5	35	35		5	5	35	35	
	£	7,500	1,000	17,500	5,250		7,500	1,000	17,500	5,250	
Abnormals						10.00%	108,045	14,406	65,730	19,688	
Fees	9.00%	97,241	12,965	59,157	17,719	8.00%	97,241	12,965	59,157	17,719	
Contingency	2.5% & 5%	27,011	3,602	16,433	4,922	5.00%	54,023	7,203	32,865	9,844	
Finance Costs		25,000	25,000	25,000	25,000		25,000	25,000	25,000	25,000	
Sales	3.00%	81,675	11,238	58,800	17,640	3.00%	81,675	11,238	58,800	17,640	
Misc. Financial		5,000	5,000	5,001	5,000		5,000	5,000	5,001	5,000	
Subtotal		1,451,922	227,271	924,921	302,093		1,586,978	245,278	1,007,083	326,703	
Interest	6.00%	87,115	13,636	55,495	18,126	7.00%	95,219	14,717	60,425	19,602	
Profit % GDV	20.00%	561,923	77,647	403,099	121,225	20.00%	563,544	77,863	404,085	121,520	
COSTS		2,100,960	318,554	1,383,515	441,444		2,245,740	337,858	1,471,593	467,825	
Residual Land Worth	£/site	621,540	56,046	576,485	146,556		476,760	36,742	488,407	120,175	
Existing Use Value	£/ha	1,700,000	1,700,000	1,700,000	1,700,000		1,700,000	1,700,000	1,700,000	1,700,000	
Viability Threshold	£/ha	2,290,000	2,290,000	2,290,000	2,290,000		2,040,000	2,040,000	2,040,000	2,040,000	
Residual Value	£/ha	2,486,160	1,698,351	5,764,852	4,885,206		1,907,038	1,113,380	4,884,070	4,005,831	