

Final Elmbridge Borough Council - Appendix I - AH Small Sites - Residential Assumptions Overview

Scheme Size Appraised	Type	Density	Site type	Net Land Area (ha)	Policy CS21 Application AH% <i>(Fully applied policy position - actual % will vary due to policy requirement)</i>	Base Build Costs (£/sq. m.) <i>based on BCIS with reference to the BCIS FSB report where appropriate</i>	
1	House	30	Garden Land	0.03	20% AH Financial Contributions	£1,634	
2	House (Large) A	30	Garden Land / Residential Intensification	0.07		£2,411	
5	Houses	30	PDL Various / Residential Intensification	0.17		£1,634	
5	Flats (Large)	75	PDI Various / Residential Intensification	0.07		20% AH On-site	£1,884
5	Flats (Conversion)	75	Existing Building	0.07		30% AH On-site	£1,354
6	Flats (Conversion)	75	Existing Building	0.08			

Note: Land Area Adjustment - 15% added (excluding Town Centres).

Other Preliminary Development Costs	
Site & external works	15.00%
Contingencies (% of build cost)	5.00%
Professional & Other Fees (% of build cost)	10.00%
Sustainable Design / Construction Standards (% of build cost)	2.00%
Residual s.106 / non-CIL costs (£ per unit) - non-strategic sites only	£1,000
EBC adopted Residential CIL Rate	£157.92
Building Regs M4 (2) Compliance	£1,646 (Flats) £2,447 (Houses)
Building Regs M4 (3) Compliance	£15,691 (Flats) £26,816 (Houses)
Thames Basin Heaths Special Protection Area (SPA) SAMM Mitigation	1-Bed = £514/unit 2-Bed = £670/unit 3-Bed = £984/unit 4-Bed = £1,121/unit
SANG contributions	1-Bed = £1,081/unit 2-Bed = £1,452/unit 3-Bed = £2,071/unit 4-Bed = £3,077/unit
Marketing & Sales Costs (% of GDV)	3.00%
Legal Fees on sale (£ per unit)	750
Open Market Housing Profit (% of GDV)	20.00%
Affordable Housing Profit (% of GDV)	6.00%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty Land Tax (% of site value)	0% - 5%
Finance Rate (%)	6.50%

Range applicable in practice

Dwelling mix principles (based on Kingston & North East Surrey SHMA 2016)
Overall Mix (Private) 1-Beds 28%, 2-Beds 42% 3-Beds 29%, 4-Beds 1%
Affordable Housing 1-Beds 20%, 2-Beds 40% 3-Beds 20%, 4-Beds 20%
Note: All subject to 'best fit scenario' within assumed mix

Unit sizes based on Nationally Described Space Standard
 Larger property unit sizes based on DSP experience as set out below:

Unit Sizes (sq. m)*	Private (market)
2/3-bed flat (Large)	175
3-bed Larger Mews Style house	115
4-bed house (Large) A	250

**only applies to 2 x Houses (Large) A, 5 x Houses (Large) B, 5 x Houses (Mews Style)*

Affordable Housing Revenue Assumptions, where applicable, based on Walton LHA Rates covering the majority of the Borough ranging from £173 - £290 per week.
Shared Ownership revenue, where applicable, assumes 65% of market sale value