

21 May 2014  
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 Rickmansworth  
 Herts WD3 1RL

**Lambert Smith Hampton**  
 United Kingdom House  
 180 Oxford Street  
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Dear Claire,

**RE: Community Infrastructure Levy – May 2014 Update**

Further to our CIL stage 2 report LSH have been requested to update the CIL evidence to reflect changes in the distribution and current market trends to ensure the proposed CIL rates remain reasonable since December 2012. To this end LSH have investigated:

- 1) The latest information of anticipated distribution of residential development across the Authority.
- 2) Market adjustments to residential sale.
- 3) Adjustments to build costs.
- 4) Land Value Benchmark adjustments to reflect the market
- 5) The anticipated distribution and potential location value differences in retail hubs within the Authority.
- 6) Consideration of other commercial uses.

**1. Residential distribution**

The Council has provided an updated list of the anticipated residential development over the plan period. LSH have grouped the proposed developments by density (up to 25 units per hectare, 26-45 units per hectare, 46-70 units per hectare, >70 units per hectare) and by post code. The below table demonstrates the anticipated updated distribution by density and location of proposed residential development across Three Rivers Authority during the plan period.

**Table 1: Showing Development Distribution in Three Rivers**

Area	Post Code	R	B	XU	IU	Total units
Kings Langley	WD4	10	40			50
Abbots Langley	WD5	29	36	77		142
Leavesden	WD25	23	114			137
Rickmansworth/Croxley Green	WD3	62	178	514	100	854
South Oxhey	WD19	47	150	141	125	463
Eastbury	HA6		48			48
						1694

It would appear from the revised distribution of proposed development that it is now not anticipated any new development will be delivered in WD18 (Tolpits) and that Rickmansworth/Croxley Green has seen an increase in anticipated development over the plan period. It is important to consider the type and distribution of development when considering a reasonable CIL to ensure the resultant CIL rate reflects the type of development anticipated and ensures that regional variation is taken into account.

## 2. Market values

As part of the stage 2 review LSH identified an average rate per sqm metre for sale values in each of the post code areas identified to contain residential development within the Authority taking account of the values achieved at a finer grain analysis within each post code (eg. WD3 3, WD3 4, WD 6, WD 7 etc). To ensure that the resulting average values were brought up to date LSH applied the Land Registry sales index to the various post code values. The results are summarised in the table below where the appropriate Land Registry Sales Index has been applied over a 19 month period.

**Table 2: Land Registry Sales Index Inflation since October 2012**

Location	Post code	Oct-12	Apr-14	Anticipate Sales Inflation
Kings Langley	WD4	£3,383	£3,717	9%
Abbots Langley	WD5	£3,448	£3,823	10%
Leavesden	WD25	£3,372	£3,721	9%
Rickmansworth/Croxley Green	WD3	£4,017	£4,750	15%
South Oxhey	WD19	£2,832	£2,950	4%
Eastbury	HA6	£4,350	£4,960	12%
Tolpits	WD18	£2,898	-*	-

\*Not assessed due to lack of anticipated residential development.

## 3. Build costs

LSH reasonably updated the proposed build cost for development through applying the RICS BCIS build costs Index for the period, as it is regarded as a reliable indicator for market trends in build costs. The BCIS All Cost Index suggests costs have increased by c. 3% over those applied in the stage 2 CIL analysis 2012. LSH did, however, note that on a local level it is anticipated that build costs in WD3/HA6 are higher than elsewhere in the authority. This is primarily a result of the market and specification/type of houses being built in this area.

**Table 1: BCIS Build Cost Indices – Inflation from 2012 - 2014**

Date	Date	index	Status	On year	Percentage Change on Quarter
Q4 2012	Q4 2012	310	Firm	0.30%	0.00%
Q1 2013	Q1 2013	314	Firm	1.30%	1.30%
Q2 2013	Q2 2013	314	Firm	1.30%	0.00%
Q3 2013	Q3 2013	313	Firm	1%	-0.30%
Q4 2013	Q4 2013	314	Firm	1.30%	0.30%
Q1 2014	Q1 2014	315	Provisional	0.30%	0.30%
Q2 2014	Q2 2014	317	Forecast	1.00%	0.60%

**Table 2: showing applied cost in £psm for houses and flats excluding WD3/HA6**

Date	Build Cost Residential houses £psm	Build Cost Residential flats £psm
2012 figures	<b>1,022</b>	<b>1,195</b>
Q4 2012	1,022	1,195
Q1 2013	1,035	1,211
Q2 2013	1,035	1,211
Q3 2013	1,032	1,207
Q4 2013	1,035	1,211
Q1 2014	1,038	1,214
Q2 2014	<b>1,045</b>	<b>1,221</b>

It can be seen from the above table that the application of the BCIS Index to the original build costs for houses and flats (2012 figures) results in slightly higher build costs of £1,045psqm and £1,221psqm respectively, which have been used in the CIL calculations for WD4, WD5, WD19, WD25.

The table below shows the higher build costs for the WD3 and HA6 areas:

**Table 3: showing applied cost in £psqm for WD3/HA6 as at Q2 2014**

Date Q2 2014	Build Cost Residential houses £psm	Build Cost Residential flats £psm
25 units	£1,080	
40 units	£1,125	
70 units	£1,125	£1,355
100 units		£1,362

### Land Value benchmarks

It is reasonable to conclude that land values will have also increased over the same period, although there are no published land value indices currently available for the location and period. Therefore, LSH estimated land values, using the same residual tool used at Stage 2 in association with land value sale evidence, by applying the new sales values and adjusted build costs identified above to a basic land value residual tool – excluding CIL, but including a full Section 106 contribution equalling circa £6,500 per unit and 45% affordable housing. The below table sets out the methodology use to estimate land value inflation Kings Langley for a 25 unit scheme.

**Table 4: Methodology to estimate land value inflation for Kings Langley**

Sales Value per Sqm		3717	
<b>RESIDENTIAL LAND VALUE 1 acre</b>			
£/sqft	£	345	
NIA		10,117.36	25
Affordable		45%	
Income	£	2,467,875	
£97 12%	Build cost	£	1,086,492
	Professional Fees	£	130,379
15%	Sec 106	£	162,974
2.0%	Marketing	£	49,357
1.25%	Agents/Legal Fees	£	30,848
5%	Contingency	£	60,844
7%	Interest	£	53,231
	Cost	£	1,574,126
20%	Profit on Cost	£	314,825.18
	LAND VALUE (LV)		578,924
	LV per Hec		1,430,521

Through applying this methodology, LSH were able to conclude that land values have increased between 25% and 30% over the last 19 months. These results are consistent with RICS commentary on anticipated land value growth in the South East (excluding London) over the same period. The table overleaf sets out the updated land value benchmarks LSH propose should be applied to the CIL analysis for residential development. It should be noted that if developers profit were to increase this will have an effect on land values, all else being equal it will see the land values reduce. Therefore LSH conclude that they have allowed for a reasonable value to enable a competitive return to the land owner and the developer, although the split of this may vary from scheme to scheme.

**Table 5: Updated applied Land Value Benchmark**

Area	Post Code	R	B	XU	IU
Kings Langley	WD4	£1,430,000	£2,250,000		
Abbots Langley	WD5	£1,540,000	£2,470,000	£1,700,000	
Leavesden	WD25	£1,420,000	£2,274,000		
Rickmansworth/Croxley Green	WD3	£2,330,000	£3,450,000	£2,700,000	£2,500,000
South Oxhey	WD19	£1,190,000	£1,230,000	£1,250,000	£1,500,000
Eastbury	HA6		£4,220,000		

### CIL update

Following investigations into inflation in sales, land and build costs LSH applied the updated assumptions to the CIL model to estimate the impact on potential CIL contributions for the various areas of the authority anticipating residential development over the plan period. It would appear that the increase in sales values is to some extent off-set by the additional costs. However, it would appear there has been an overall increase in potential CIL rates across the Authority over the last 19 months. Individual viability assessments demonstrating how these values have been calculated are attached in Appendix 1.

**Table 6: Showing Calculated CIL Rate and Distribution by Area**

Area	Post Code	Estimated CIL rate and proportion of development by post code			
		R	B	XU	IU
Kings Langley	WD4	126 (20%)	144 (80%)		
Abbots Langley	WD5	128 (20%)	125(25%)	122 (55%)	
Leavesden	WD25	133(17%)	136 (83%)		
Rickmansworth/Croxley Green	WD3	182(7%)	200 (21%)	196 (60%)	207 (12%)
South Oxhey	WD19	0 (10%)	17 (32%)	0 (30%)	0 (27%)
Eastbury	HA6		203 (100%)		

Whilst viability appears to be improved across the authority, 67% of South Oxhey remains unable to viably support a CIL payment. This would appear to be primarily a result of house prices in this area not increasing faster than build costs. It would appear that 80% of anticipated development in Kings Langley would be able to support a CIL contribution of up to £144 psqm; while 83% in Leavesden and 45% in Abbots Langley could support a CIL up to £125 psqm. In Rickmansworth/Croxley Green and Eastbury 93% and 100% of development appears to be able to support up to £200 psqm. The below table sets out the overall CIL rate achievable in each of the post codes compared to that presented in Stage 2 taking account of values achieved in the various density bands.

**Table 7: Showing updates to Area CIL Rates**

Area	Post Code	Stage 2 CIL (£/sqm)	Stage 2 update	% of total development
Kings Langley	WD4	£133	£140	3%
Abbots Langley	WD5	£120	£124	8%
Leavesden	WD25	£130	£135	8%
Rickmansworth/ Croxy Green	WD3	£180	£197	50%
South Oxhey	WD19	£0	£0	27%
Eastbury	HA6	£191	£203	3%

In the Stage 2 CIL analysis in 2012, post codes were aggregated together to create three residential CIL bands for Three Rivers, based on the above average CIL rates LSH have recalibrated these bands based on development distribution between the post codes, as set out in the table below:

**Table 8: Showing updated Potential CIL Rate Bands**

CIL Rate Band	AREA	2012 CIL rate	Updated potential CIL rates	Growth
1	WD3, HA6	£180 per sqm	£197	9.5%
2	WD4,WD5, WD25,	£120 per sqm	£131	9.2%
3	WD18 and WD19	Zero CIL	£0	-

It would appear therefore that the residential CIL rates could increase by c.9.2-9.5% over those identified in 2012. However, during recent CIL examinations, focus has frequently been given to development opportunities on the marginality of viability. To address the issue of marginal development, Inspectors have considered it appropriate in some instances to reduce the proposed CIL rates to allow an element of buffering.

The impact of this is to enable a wider amount of schemes to be more viable and to ensure concerns over appropriate and accurate assumptions, such as developer's profits, are accounted for. To this end LSH would recommend that the Council continue to propose the CIL rates identified 2012 and allow the potential CIL growth over the last 19 months to help improve the delivery of marginal development opportunities.

### Retail CIL Rates

The Council are aware that the proposed Retail CIL rate reflects the approach taken in Stage 1 of the CIL review. This identified that there appears to be a general difference in the occupant and size of retail units depending where and what they are; i.e a superstore was both significantly larger and will have a stronger covenant than a corner shop. To this end LSH advised a range of retail CIL depending on unit size ranging from £84-170 psqm. In the stage 2 review it was proposed that retail uses be incorporated in band 2 at £120 psqm and band 3 at £0 psqm.

Taking on board the comments relating to potential occupants and size, LSH were requested to undertake a more detail analysis of current retail stock in 6 core retail hubs within the authority to ensure that reasonable consideration had been given to current size and occupancy. These hubs were:

- Chorleywood
- Croxley Green
- Rickmansworth
- Abbots Langley
- South Oxhey
- Mill End

LSH collected research on all retail units in these locations (Appendix 3) and were able to identify that the average property size equated to circa 90 sqm, however rents and therefore land values appeared to vary between hubs. The below table demonstrates the results of our research into average rents and appropriate land values in each of the various hubs:

**Table 9: Showing Average Retail Rents and Land Values**

Summary table	Average Size of unit sqm	Average Rent £psm	Land Value Benchmark (p hec)
Chorleywood	90	274	£1,428,000
Croxley Green	90	276	£1,428,000
Rickmansworth	90	466	£2,914,000
Abbots Langley	90	296	£1,425,500
South Oxhey	90	193	£ 815,000
Mill End	90	*	*

\*No available evidence. Estimated based on Chorleywood/Croxley Green

Based upon this evidence, LSH ran a CIL analysis for each hub (Appendix 2). The potential CIL generated appears to be reasonably correlated to the anticipated rent in each hub. It can be seen that Rickmansworth generates the highest CIL value (£93 psqm), whilst South Oxhey the lowest (£30psqm). The overall potential average CIL rate for all retail hubs would appear to be c. £64 psqm as set out in the table below, however to again allow some buffering LSH would propose the Retail in WD19 is similarly set at a zero CIL rate to that of retail in the area and the CIL rate for all other areas is set at £60 psqm .

**Table 10: Summary Table calculating Retail CIL Rate by Retail hub.**

<b>Summary table</b>	<b>Est CIL £psqm</b>
Chorleywood	£ 66
Croxley Green	£ 66
Rickmansworth	£ 96
Abbots Langley	£ 70
South Oxhey	£ 30
Mill End	£ 60
Proposed	£ 60

**Non- Residential evidence update**

LSH concludes that there is limited additional evidence/data regarding other commercial uses in the Authority, therefore LSH propose that the rates proposed in the Stage 2 report remain, with Hotel and Care homes set at £120 psqm, which previously made an allowance for reasonable buffering, whilst other uses remain at £0 psqm,



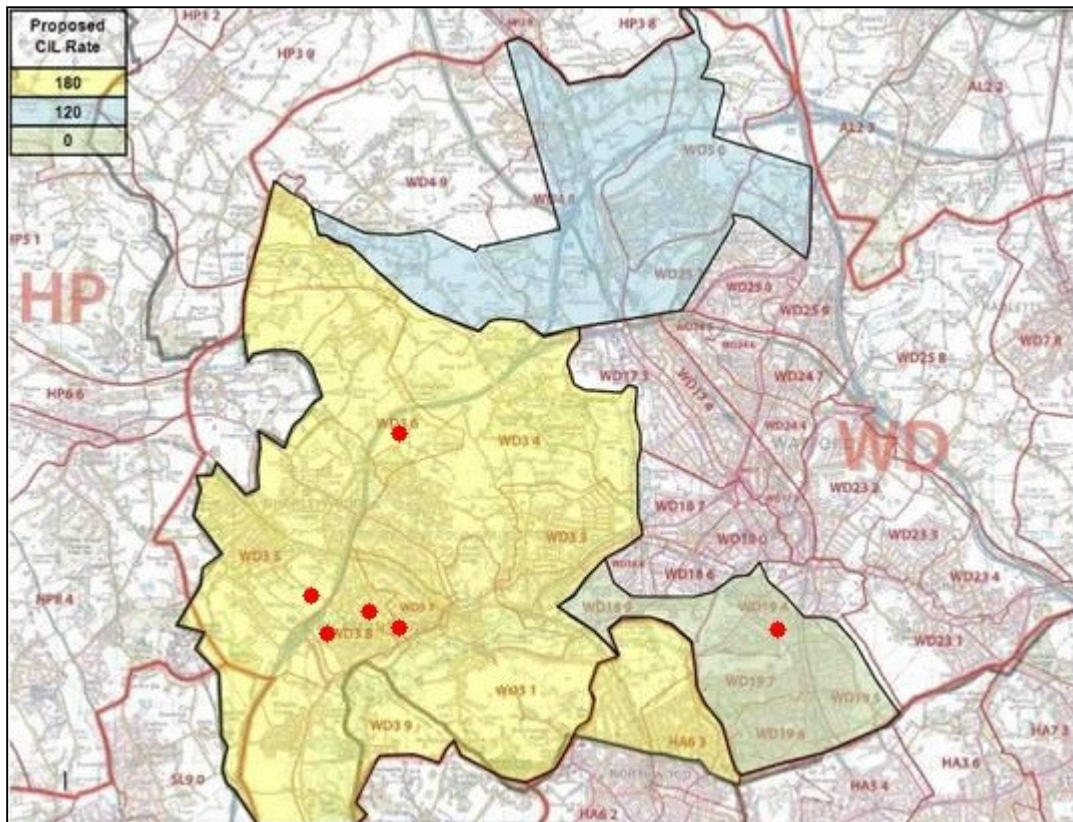
**Conclusion**

In conclusion, LSH deem that the proposed CIL rates identified in the Stage 2 report, with the exception of retail, remain appropriate and make allowances for additional viability of marginal developments across the authority. With the increase in anticipated development within Band 1, it is anticipated that the overall contribution of potential CIL will have increased over that achieved from the development distribution proposed at the time of the Stage 2 report (2012). LSH however, consider that after finer grain analysis of the retail distribution within the authority that it may be more appropriate to reduce the retail CIL rate to £60 psqm (band 4) in all areas other than WD19, where it should be included in Band 3.

**Table 11: Proposed CIL bands**

CIL Rate Band	AREA	Proposed Residential CIL Rate
1	WD3, HA6	£180 per sqm
2	WD4,WD5, WD25	£120 per sqm
3	WD18 and WD19	Zero CIL
4	Retail Hubs other than in WD19	£60 psqm

**Table 12: Map Showing CIL Areas and related CIL charge**




The below table sets out the conclusions of Stage 2 updated assessment for commercial property:

**Table 13: Conclusions of Stage 2 Updated Assessment for Commercial Property**

	Achievable CIL Rate	Proposed CIL Band
	Proposed CIL rate (£/sqm)	
Office	£0	3 (£0)
Industrial	£0	3 (£0)
Hotel	£145	2 (£120)
Private Care Home	£165	2 (£120)
Other Commercial uses	£0	3 (£0)

We trust that the above information provides you with a suitable explanation of our approach and conclusions following review of the Stage 2 2012 outputs.

Yours sincerely,



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## **Appendix 1: Residential**

Scheme Name	CIL Stage 2 Update 2014
Local Authority	Three Rivers

TEST	Three Rivers	WD4
SCHEME	25 units	

TOTAL RESIDENTIAL UNITS	25	Per Hec	25	Per Acre	9
Developable Hectares	1		2.74		Acres
LAND VALUE BENCHMARK	£ 1,430,000				£ 578,713

	Achievable CIL	Maximum CIL
CIL RATE	£ 126	£ 126



Affordable Housing Percentage %	45%		S/sqm
			no Grant
			Plus Grant
Affordable tenure 1	70%	£ 860	
Affordable tenure 2	0%	£ 1,300	£ 1,300
Affordable tenure 3	30%	£ 2,500	
AFF/sqft	100%	£ 1,352	
Social Grant	NO		

GDV	£	6,300,281
Residual Cost	£	4,024,246
Residual Return (Cost)		14.2%
Residual Profit	£	572,641
Residual Land Value	£	1,430,000
RLV per hec		1,430,000
Benchmark Land Value	£	1,430,000
Benchmark per Hec	£	1,430,000

Existing Sqft on Site %	0%	CIL GIA	1,306
Non Residential Space in Scheme %	0%		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (SqM)	Rev £/SqM	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,903	£ -	0%	85%
Private Houses	95	£ 3,717	£ 1,045	55%	100%
	Rent	Yield			
Ground Rent	£ 100	5.5%			

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
14	1,306	£ 4,855,331	£ 1,365,031

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
14	1,306	£ 4,855,331	£ 1,365,031

No Beds	Av. Unit (SqM)	Rev £/SqM	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ -	0%	85%
Affordable Houses	95	£ 1,352	£ 1,097	45%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
11	1,069	£ 1,444,950	£ 1,172,686

GIA	1,306	100%
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GIA	1,069
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T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
11	1,069	£ 1,444,950	£ 1,172,686

CODE LEVEL	4
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25	2,375	£ 6,300,281	£ 2,639,226
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	2,375
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
2,375	£ 6,300,281	£ 2,639,226

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
175,985	140,722	£ 316,707
219,981	175,903	£ 395,884
£ 145,660	£ 43,349	£ 189,008
£ 25,287		£ 25,287
£ 73,327	£ 58,634	£ 131,961
£ 640,239	£ 418,606	£ 1,058,847

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,000	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106
£ 13,750	11,250	£ 25,000
£ -		£ -
TOTAL 106	£ 13,750	£ 11,250

CIL	CIL SOM	CIL psqm
CIL RATE	1,306	£ 126

CIL	CIL	CIL
£ 165,087		£ 165,087
TOTAL CIL	£ 165,087	£ 165,087
£ 2,285,616	£ 1,602,544	£ 3,888,160

### FINANCE COSTS

Finance Costs	7%
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£ 79,997	£ 56,089	£ 136,086
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### PROFIT

Private Profit on Cost	20%
Affordable Contractor on cost	6%

£ 473,123	£ 99,518	TOTAL PROFIT
	£ 99,518	£ 473,123
	£ 99,518	£ 99,518
		£ 572,641

### LAND PURCHASE

GROSS LAND VALUE	£ 1,703,395
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost
£ 59,619
£ 89,428
£ 13,627
£ 25,551
£ 85,170

### RESIDUAL LAND VALUE

£ 1,430,000

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell



Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>WD4</b>
SCHEME	<b>40 units</b>	

TOTAL RESIDENTIAL UNITS	<b>40</b>	Per Hec	40	Per Acre	15
Developable Hectares	<b>1</b>		2.74		
LAND VALUE BENCHMARK	<b>£ 2,250,000</b>				£ 910,563

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 144</b>	<b>£ 144</b>



Affordable Housing Percentage %	<b>45%</b>		S/sqm
		no Grant	Plus Grant
Affordable tenure 1	<b>70%</b>	£	860
Affordable tenure 2	<b>0%</b>	£	1,300
Affordable tenure 3	<b>30%</b>	£	2,500
AFF/sqft	<b>100%</b>	£	1,352
Social Grant	<b>NO</b>		

GDV	£	10,080,450
Residual Cost	£	6,476,514
Residual Return (Cost)		14.3%
Residual Profit	£	923,769
Residual Land Value	£	2,250,000
RLV per hec		2,250,000
Benchmark Land Value	£	2,250,000
Benchmark per Hec	£	2,250,000

Existing Sqft on Site %	<b>0%</b>	CIL GIA	2,090
Non Residential Space in Scheme %	<b>0%</b>		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,903	£ -	0%	85%
Private Houses	95	£ 3,717	£ 1,045	55%	100%

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
22	2,090	£ 7,768,530	£ 2,184,050

Ground Rent	Rent	Yield
	£ 100	5.5%

Ground units	Ground Rev
0	£ -

GIA	2,090	100%
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T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
22	2,090	£ 7,768,530	£ 2,184,050

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ -	0%	85%
Affordable Houses	95	£ 1,352	£ 1,097	45%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
18	1,710	£ 2,311,920	£ 1,876,298

GIA	1,710
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T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
18	1,710	£ 2,311,920	£ 1,876,298

CODE LEVEL	4
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40	3,800	£ 10,080,450	£ 4,222,761
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	3,800
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	£ 10,080,450	£ 4,222,761

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
281,576	225,156	£ 506,731
351,970	281,445	£ 633,414
£ 233,056	69,358	£ 302,414
£ 40,459		£ 40,459
£ 117,323	93,815	£ 211,138
£ 1,024,383	£ 669,773	£ 1,694,156

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,000	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106	
£ 22,000	18,000	£ 40,000	
£ -		£ -	
TOTAL 106	£ 22,000	£ 18,000	£ 40,000

CIL	CIL SOM	CIL psqm
CIL RATE	2,090	£ 144

CIL	CIL	CIL
£ 300,584		£ 300,584
£ 300,584	£ -	£ 300,584
£ 3,693,431	£ 2,564,070	£ 6,257,502

### FINANCE COSTS

Finance Costs	7%
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£ 129,270	£ 89,742	£ 219,013
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### PROFIT

Private Profit on Cost	20%
Affordable Contractor on cost	6%

£ 764,540	£ 159,228.77	£ 923,769
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### LAND PURCHASE

GROSS LAND VALUE	£ 2,680,167
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	£ 93,806
	£ 140,709
	£ 21,441
	£ 40,203
	£ 134,008

### RESIDUAL LAND VALUE

**£ 2,250,000**

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell



Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>WDS</b>
SCHEME	<b>25 units</b>	

TOTAL RESIDENTIAL UNITS	<b>25</b>	Per Hec	25	Per Acre	9
Developable Hectares	<b>1</b>		2.74		Acres
LAND VALUE BENCHMARK	<b>£ 1,540,000</b>				£ 623,229

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 128</b>	<b>£ 128</b>



Affordable Housing Percentage %	<b>45%</b>	no Grant	£ 860	Plus Grant	
Affordable tenure 1	<b>70%</b>				
Affordable tenure 2	<b>0%</b>		£ 1,300		£ 1,300
Affordable tenure 3	<b>30%</b>				
AFF/sqft	<b>100%</b>		£ 1,352		
Social Grant	<b>NO</b>				

GDV	£	6,438,744
Residual Cost	£	4,030,439
Residual Return (Cost)		14.2%
Residual Profit	£	573,879
Residual Land Value	£	1,540,000
RLV per hec		1,540,000
Benchmark Land Value	£	1,540,000
Benchmark per Hec	£	1,540,000

Existing Sqft on Site %	<b>0%</b>	CIL GIA	1,306
Non Residential Space in Scheme %	<b>0%</b>		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sq/m)	Rev £/Sq/m	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,014	£ -	0%	85%
Private Houses	95	£ 3,823	£ 1,045	55%	100%
Ground Rent	Rent	Yield			
	£ 100	5.5%			

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
14	1,306	£ 4,993,794	£ 1,365,031

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
14	1,306	£ 4,993,794	£ 1,365,031

No Beds	Av. Unit (Sq/m)	Rev £/Sq/m	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ -	0%	85%
Affordable Houses	95	£ 1,352	£ 1,097	45%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
11	1,069	£ 1,444,950	£ 1,172,686

GIA	1,306	100%
-----	-------	------

GIA	1,069
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T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
11	1,069	£ 1,444,950	£ 1,172,686

CODE LEVEL	<b>4</b>
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25	2,375	£ 6,438,744	£ 2,639,226
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	2,375
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
2,375	£ 6,438,744	£ 2,639,226

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
175,985	140,722	£ 316,707
219,981	175,903	£ 395,884
£ 149,814	£ 43,349	£ 193,162
£ 25,287		£ 25,287
£ 72,327	£ 58,634	£ 131,961
£ 644,393	£ 418,606	£ 1,063,001

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,000	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106	
£ 13,750	11,250	£ 25,000	
£ -		£ -	
TOTAL 106	£ 13,750	£ 11,250	£ 25,000

CIL	CIL SOM	CIL psqm
CIL RATE	1,306	£ 128

CIL	CIL	CIL
£ 166,917		£ 166,917
TOTAL CIL	£ 166,917	£ 166,917
£ 2,291,600	£ 1,602,544	£ 3,894,144

### FINANCE COSTS

Finance Costs	<b>7%</b>
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Finance Cost	£ 80,206	£ 56,089	£ 136,295
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### PROFIT

Private Profit on Cost	<b>20%</b>
Affordable Contractor on cost	<b>6%</b>

TOTAL PROFIT	£ 474,361	£ 99,518	£ 573,879
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### LAND PURCHASE

GROSS LAND VALUE	£ 1,834,425
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	£ 64,205
	£ 96,307
	£ 14,675
	£ 27,518
	£ 91,721

### RESIDUAL LAND VALUE

**£ 1,540,000**

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell



Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>WDS</b>
SCHEME	<b>40 units</b>	

TOTAL RESIDENTIAL UNITS	<b>40</b>	Per Hec	40	Per Acre	15
Developable Hectares	<b>1</b>		2.74		
LAND VALUE BENCHMARK	<b>£ 2,470,000</b>				£ 999,595

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 125</b>	<b>£ 125</b>



Affordable Housing Percentage %	<b>45%</b>	no Grant	£ 860	Plus Grant	
Affordable tenure 1	<b>70%</b>				
Affordable tenure 2	<b>0%</b>		£ 1,300		£ 1,300
Affordable tenure 3	<b>30%</b>				
AFF/sqft	<b>100%</b>		£ 1,352		
Social Grant	<b>NO</b>				

GDV	£	10,301,990
Residual Cost	£	6,442,747
Residual Return (Cost)		14.2%
Residual Profit	£	917,016
Residual Land Value	£	2,470,000
RLV per hec		2,470,000
Benchmark Land Value	£	2,470,000
Benchmark per Hec	£	2,470,000

Existing Sqft on Site %	<b>0%</b>	CIL GIA	2,090
Non Residential Space in Scheme %	<b>0%</b>		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (SqM)	Rev £/SqM	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,014	£ -	0%	85%
Private Houses	95	£ 3,823	£ 1,045	55%	100%

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
22	2,090	£ 7,990,070	£ 2,184,050

Ground Rent	Rent	Yield
	£ 100	5.5%

Ground units	Ground Rev
0	£ -

GIA	2,090	100%
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T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
22	2,090	£ 7,990,070	£ 2,184,050

No Beds	Av. Unit (SqM)	Rev £/SqM	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ -	0%	85%
Affordable Houses	95	£ 1,352	£ 1,097	45%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
18	1,710	£ 2,311,920	£ 1,876,298

GIA	1,710
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T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
18	1,710	£ 2,311,920	£ 1,876,298

CODE LEVEL	4
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40	3,800	£ 10,301,990	£ 4,222,761
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	3,800
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	£ 10,301,990	£ 4,222,761

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
281,576	225,156	£ 506,731
351,970	281,445	£ 633,414
£ 239,702	69,358	£ 309,060
£ 40,459		£ 40,459
£ 117,323	93,815	£ 211,138
£ 1,031,029	£ 669,773	£ 1,700,802

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,000	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106	
£ 22,000	18,000	£ 40,000	
£ -		£ -	
TOTAL 106	£ 22,000	£ 18,000	£ 40,000

CIL	CIL SOM	CIL psqm
CIL RATE	2,090	£ 125

CIL	CIL	CIL
£ 261,313		£ 261,313
TOTAL CIL	£ 261,313	£ 261,313
£ 3,660,806	£ 2,564,070	£ 6,224,876

### FINANCE COSTS

Finance Costs	7%
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Finance Cost	£ 128,128	£ 89,742	£ 217,871
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### PROFIT

Private Profit on Cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	£ 757,787	£ 159,229	£ 917,016
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### LAND PURCHASE

GROSS LAND VALUE	£ 2,942,228
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	£ 102,978
	£ 154,467
	£ 23,538
	£ 44,133
	£ 147,111

### RESIDUAL LAND VALUE

£ 2,470,000

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell







Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>WD25</b>
SCHEME	<b>25 units</b>	

		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	<b>25</b>	25	9
Developable Hectares	<b>1</b>	2.74	Acres
LAND VALUE BENCHMARK	<b>£ 1,425,000</b>		£ 576,690

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 133</b>	<b>£ 133</b>



		£/sqm	
		no Grant	Plus Grant
Affordable Housing Percentage %	<b>45%</b>	£ 860	
Affordable tenure 1	<b>70%</b>	£ 1,300	£ 1,300
Affordable tenure 2	<b>0%</b>		
Affordable tenure 3	<b>30%</b>	£ 2,500	
AFF/sqft	<b>100%</b>	£ 1,352	
Social Grant	<b>NO</b>		

GDV	£	6,305,506
Residual Cost	£	4,033,563
Residual Return (Cost)		14.2%
Residual Profit	£	574,504
Residual Land Value	£	1,425,000
RLV per hec		1,425,000
Benchmark Land Value	£	1,425,000
Benchmark per Hec	£	1,425,000

		CIL GIA
Existing Sqft on Site %	<b>0%</b>	1,306
Non Residential Space in Scheme %	<b>0%</b>	

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,907	£ -	0%	85%
Private Houses	95	£ 3,721	£ 1,045	55%	100%
Ground Rent					
	Rent	Yield			
	£ 100	5.5%			

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
14	1,306	£ 4,860,556	£ 1,365,031

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
14	1,306	£ 4,860,556	£ 1,365,031

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ -	0%	85%
Affordable Houses	95	£ 1,352	£ 1,097	45%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
11	1,069	£ 1,444,950	£ 1,172,686

GIA	1,306	100%
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GIA	1,069
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T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
11	1,069	£ 1,444,950	£ 1,172,686

CODE LEVEL	4
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25	2,375	£ 6,305,506	£ 2,639,226
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	2,375
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TOTAL NIA	2,375	£ 6,305,506	£ 2,639,226
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### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
175,985	140,722	£ 316,707
219,981	175,903	£ 395,884
£ 145,817	43,349	£ 189,165
£ 25,287		£ 25,287
£ 73,327	58,634	£ 131,961
£ 640,396	£ 418,606	£ 1,059,004

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,000	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106	
£ 13,750	11,250	£ 25,000	
£ -		£ -	
TOTAL 106	£ 13,750	£ 11,250	£ 25,000

CIL	CIL SOM	CIL psqm
CIL RATE	1,306	£ 133

CIL	CIL	CIL
£ 173,933		£ 173,933
TOTAL CIL	£ 173,933	£ 173,933

£ 2,294,619	£ 1,602,544	£ 3,897,163
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### FINANCE COSTS

Finance Costs	7%
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Finance Cost		
£ 80,312	£ 56,089	£ 136,401

### PROFIT

Private Profit on Cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	
£ 474,986	£ 474,986
£ 99,517.98	£ 99,518
TOTAL PROFIT	£ 574,504

### LAND PURCHASE

GROSS LAND VALUE	£	1,697,439
Land Interest	7%	
Stamp Duty	4.80%	
VAT on Stamp	0.80%	
Purchase Fees	1.50%	
Additional Fees	5%	

Land Cost	
	£ 59,410
	£ 89,116
	£ 13,580
	£ 25,462
	£ 84,872

### RESIDUAL LAND VALUE

£ 1,425,000

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell



Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>WDS</b>
SCHEME	<b>40 units</b>	

TOTAL RESIDENTIAL UNITS	<b>40</b>	Per Hec	40	Per Acre	15
Developable Hectares	<b>1</b>		2.74		Acres
LAND VALUE BENCHMARK	<b>£ 2,290,000</b>				£ 926,750

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 129</b>	<b>£ 129</b>



Affordable Housing Percentage %	<b>45%</b>		S/sqm
		no Grant	Plus Grant
Affordable tenure 1	<b>70%</b>	£ 860	
Affordable tenure 2	<b>0%</b>	£ 1,300	£ 1,300
Affordable tenure 3	<b>30%</b>	£ 2,500	
AFF/sqft	<b>100%</b>	£ 1,352	
Social Grant	<b>NO</b>		

GDV	£	10,088,810
Residual Cost	£	6,443,775
Residual Return (Cost)		14.2%
Residual Profit	£	917,221
Residual Land Value	£	2,290,000
RLV per hec		2,290,000
Benchmark Land Value	£	2,290,000
Benchmark per Hec	£	2,290,000

Existing Sqft on Site %	<b>0%</b>	CIL GIA	2,090
Non Residential Space in Scheme %	<b>0%</b>		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,907	£ -	0%	85%
Private Houses	95	£ 3,721	£ 1,045	55%	100%

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
22	2,090	£ 7,776,890	£ 2,184,050

Ground Rent	Rent	Yield
	£ 100	5.5%

Ground units	Ground Rev
0	£ -

GIA	2,090	100%
-----	-------	------

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
22	2,090	£ 7,776,890	£ 2,184,050

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ -	0%	85%
Affordable Houses	95	£ 1,352	£ 1,097	45%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
18	1,710	£ 2,311,920	£ 1,876,298

GIA	1,710
-----	-------

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
18	1,710	£ 2,311,920	£ 1,876,298

CODE LEVEL	4
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40	3,800	£ 10,088,810	£ 4,222,761
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	3,800
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	£ 10,088,810	£ 4,222,761

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
281,576	225,156	£ 506,731
351,970	281,445	£ 633,414
£ 233,307	69,358	£ 302,664
£ 40,459		£ 40,459
£ 117,323	93,815	£ 211,138
£ 1,024,634	£ 669,773	£ 1,694,407

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,000	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106	
£ 22,000	18,000	£ 40,000	
£ -		£ -	
TOTAL 106	£ 22,000	£ 18,000	£ 40,000

CIL	CIL SOM	CIL psqm
CIL RATE	2,090	£ 129

CIL	CIL	CIL
£ 268,701		£ 268,701
£ 268,701		£ 268,701
TOTAL CIL		£ 268,701

### FINANCE COSTS

Finance Costs	7%
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Finance Cost	£ 128,163	£ 89,742	£ 217,905
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### PROFIT

Private Profit on Cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	£ 757,992	£ 159,229	£ 917,221
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### LAND PURCHASE

GROSS LAND VALUE	£ 2,272,814
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	£ 95,473
	£ 143,210
	£ 21,823
	£ 40,917
	£ 136,391

### RESIDUAL LAND VALUE

**£ 2,290,000**

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell



Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>WDS</b>
SCHEME	<b>25 units</b>	

TOTAL RESIDENTIAL UNITS	<b>25</b>	Per Hec	25	Per Acre	9
Developable Hectares	<b>1</b>		2.74		Acres
LAND VALUE BENCHMARK	<b>£ 2,330,000</b>				£ 942,938

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 182</b>	<b>£ 182</b>

**Lambert  
Smith  
Hampton**

Affordable Housing Percentage %	<b>45%</b>		S/sqm	
			no Grant	Plus Grant
Affordable tenure 1	<b>70%</b>		£ 860	
Affordable tenure 2	<b>0%</b>		£ 1,300	£ 1,300
Affordable tenure 3	<b>30%</b>		£ 2,500	
AFF/sqft	<b>100%</b>		£ 1,352	
Social Grant	<b>NO</b>			

GDV	£	7,649,638
Residual Cost	£	4,261,581
Residual Return (Cost)		14.4%
Residual Profit	£	612,595
Residual Land Value	£	2,330,000
RLV per hec		2,330,000
Benchmark Land Value	£	2,330,000
Benchmark per Hec	£	2,330,000

Existing Sqft on Site %	<b>0%</b>	CIL GIA	1,306
Non Residential Space in Scheme %	<b>0%</b>		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,988	£ -	0%	85%
Private Houses	95	£ 4,750	£ 1,060	55%	100%
	Rent	Yield			
Ground Rent	£ 100	5.5%			

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
14	1,306	£ 6,204,688	£ 1,410,750

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
14	1,306	£ 6,204,688	£ 1,410,750

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ -	0%	85%
Affordable Houses	95	£ 1,352	£ 1,134	45%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
11	1,069	£ 1,444,950	£ 1,211,963

GIA	1,306	100%
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GIA	1,069
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T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
11	1,069	£ 1,444,950	£ 1,211,963

CODE LEVEL	<b>4</b>
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25	2,375	£ 7,649,638	£ 2,727,621
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	2,375
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
2,375	£ 7,649,638	£ 2,727,621

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
181,879	145,436	£ 327,315
227,349	181,794	£ 409,143
£ 186,141	£ 43,349	£ 229,489
£ 25,287		£ 25,287
75,783	60,599	£ 136,381
£ 696,438	£ 431,177	£ 1,127,614

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,000	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106
£ 13,750	11,250	£ 25,000
£ -		£ -
<b>TOTAL 106</b>	<b>£ 13,750</b>	<b>£ 11,250</b>

CIL	CIL SOM	CIL psqm
CIL RATE	1,306	£ 182

CIL	CIL	CIL
£ 237,234		£ 237,234
<b>TOTAL CIL</b>	<b>£ 237,234</b>	<b>£ 237,234</b>
<b>£ 2,463,080</b>	<b>£ 1,654,389</b>	<b>£ 4,117,469</b>

### FINANCE COSTS

Finance Costs	<b>7%</b>
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Finance Cost	£ 86,208	£ 57,904	£ 144,111
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### PROFIT

Private Profit on Cost	<b>20%</b>
Affordable Contractor on cost	<b>6%</b>

TOTAL PROFIT	£ 509,858	£ 102,737.56	£ 612,595
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### LAND PURCHASE

GROSS LAND VALUE	£ 2,775,462
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	£ 97,141
	£ 145,712
	£ 22,204
	£ 41,632
	£ 138,773

### RESIDUAL LAND VALUE

**£ 2,330,000**

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell

**Lambert  
Smith  
Hampton**





Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>WD3</b>
SCHEME	<b>100 units</b>	

TOTAL RESIDENTIAL UNITS	<b>100</b>	Per Hec	100	Per Acre	35
Developable Hectares	<b>1</b>		2.74		Acres
LAND VALUE BENCHMARK	<b>£ 2,500,000</b>				£ 1,011,736

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 207</b>	<b>£ 207</b>



Affordable Housing Percentage %	<b>45%</b>		S/sqm
		no Grant	Plus Grant
Affordable tenure 1	<b>70%</b>	£	860
Affordable tenure 2	<b>0%</b>	£	1,300
Affordable tenure 3	<b>30%</b>	£	2,500
AFF/sqft	<b>100%</b>	£	1,352
Social Grant	<b>NO</b>		

GDV	£	22,555,218
Residual Cost	£	17,141,507
Residual Return (Cost)	£	14.2%
Residual Profit	£	2,435,748
Residual Land Value	£	2,500,000
RLV per hec	£	2,500,000
Benchmark Land Value	£	2,500,000
Benchmark per Hec	£	2,500,000

Existing Sqft on Site %	<b>15%</b>	CIL GIA	3,602
Non Residential Space in Scheme %	<b>0%</b>		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,988	£ 1,362	55%	85%
Private Houses	95	£ 4,750	£ -	0%	100%

PD Units	PD NIA	PD Revenue	PD Build Cost
55	3,685	£ 18,378,938	£ 5,904,671
0	-	£ -	£ -

Ground Rent	Rent	Yield
	£ 100	5.5%

Ground units	Ground Rev
55	£ 100,000

GIA	4,238	100%
-----	-------	------

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
55	3,685	£ 18,478,938	£ 5,904,671

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ 1,430	45%	85%
Affordable Houses	95	£ 1,352	£ -	0%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
45	3,015	£ 4,076,280	£ 5,072,649
0	-	£ -	£ -

GIA	3,467
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T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
45	3,015	£ 4,076,280	£ 5,072,649

CODE LEVEL	4
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100	6,700	£	22,555,218	£	11,416,412
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	7,705
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
6,700	£ 22,555,218	£ 11,416,412

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
761,252	608,718	£ 1,369,969
951,565	760,897	£ 1,712,462
£ 554,368	122,288	£ 676,657
£ -	-	£ -
£ 317,189	253,632	£ 570,821
£ 2,584,372	£ 1,745,536	£ 4,329,908

SECTION 106	Per unit	By Sqm
Residential S.106	£ 705	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106
£ 38,789	31,737	£ 70,526
£ -	-	£ -
<b>TOTAL 106</b>	<b>£ 38,789</b>	<b>£ 31,737</b>

CIL	CIL SOM	CIL psqm
CIL RATE	3,602	£ 207

CIL	CIL	CIL
£ 744,995	£ -	£ 744,995
<b>TOTAL CIL</b>	<b>£ 744,995</b>	<b>£ 744,995</b>
£ 9,711,821	£ 6,849,922	£ 16,561,842

### FINANCE COSTS

Finance Costs	7%
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Finance Cost	£ 339,917	£ 239,747	£ 579,664
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### PROFIT

Private Profit on Cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	£ 2,010,368	£ 2,010,368
	£ 425,380.14	£ 425,380
		£ 2,435,748

### LAND PURCHASE

GROSS LAND VALUE	£ 2,977,963
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	£ 104,229
	£ 156,343
	£ 23,824
	£ 44,669
	£ 148,898

### RESIDUAL LAND VALUE

£ 2,500,000

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

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Variable Cell



Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>WD19</b>
SCHEME	<b>40 units</b>	

TOTAL RESIDENTIAL UNITS	<b>40</b>	Per Hec	40	Per Acre	15
Developable Hectares	<b>1</b>		2.74		
LAND VALUE BENCHMARK	<b>£ 1,230,000</b>				£ 497,774

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 17</b>	<b>£ 17</b>



Affordable Housing Percentage %	<b>45%</b>		S/sqm
		no Grant	Plus Grant
Affordable tenure 1	<b>70%</b>	£ 860	
Affordable tenure 2	<b>0%</b>	£ 1,300	£ 1,300
Affordable tenure 3	<b>30%</b>	£ 2,500	
AFF/sqft	<b>100%</b>	£ 1,352	
Social Grant	<b>NO</b>		

GDV	£	8,477,420
Residual Cost	£	6,153,163
Residual Return (Cost)		14.0%
Residual Profit	£	859,099
Residual Land Value	£	1,230,000
RLV per hec		1,230,000
Benchmark Land Value	£	1,230,000
Benchmark per Hec	£	1,230,000

Existing Sqft on Site %	<b>0%</b>	CIL GIA	2,090
Non Residential Space in Scheme %	<b>0%</b>		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,098	£ -	0%	85%
Private Houses	95	£ 2,950	£ 1,045	55%	100%
	Rent	Yield			
Ground Rent	£ 100	5.5%			

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
22	2,090	£ 6,165,500	£ 2,184,050

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
22	2,090	£ 6,165,500	£ 2,184,050

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,352	£ -	0%	85%
Affordable Houses	95	£ 1,352	£ 1,097	45%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
18	1,710	£ 2,311,920	£ 1,876,298

GIA	2,090	100%
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GIA	1,710
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T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
18	1,710	£ 2,311,920	£ 1,876,298

CODE LEVEL	4
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40	3,800	£ 6,477,420	£ 4,222,761
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	3,800
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	£ 6,477,420	£ 4,222,761

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
281,576	225,156	£ 506,731
351,970	281,445	£ 633,414
£ 184,965	69,358	£ 254,323
£ 40,459		£ 40,459
£ 117,323	93,815	£ 211,138
£ 976,292	£ 669,773	£ 1,646,065

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,000	£ 11
Commercial S.106		£ 11

Section 106	Section 106	Section 106	
£ 22,000	18,000	£ 40,000	
£ -		£ -	
TOTAL 106	£ 22,000	£ 18,000	£ 40,000

CIL	CIL SOM	CIL psqm
CIL RATE	2,090	£ 17

CIL	CIL	CIL
£ 36,259		£ 36,259
TOTAL CIL	£ 36,259	£ 36,259
£ 3,381,015	£ 2,564,070	£ 5,945,085

### FINANCE COSTS

Finance Costs	7%
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£ 118,336	£ 89,742	£ 208,078
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### PROFIT

Private Profit on Cost	20%
Affordable Contractor on cost	6%

£ 699,870	£ 159,229	TOTAL PROFIT
£ 699,870	£ 159,229	£ 859,099

### LAND PURCHASE

GROSS LAND VALUE	£ 1,465,158
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	
£ 51,281	
£ 76,921	
£ 11,721	
£ 21,977	
£ 73,258	

### RESIDUAL LAND VALUE

£ 1,230,000

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell







## **Appendix 2: Retail**

Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>Chorleywood</b>
SCHEME	<b>Chorleywd</b>	

		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	0	0	0
Developable Hectares	0	0.38	Acres
LAND VALUE BENCHMARK	£ 1,428,000		£ 577,904

	Achievable CIL	Maximum CIL
CIL RATE	£ <b>66</b>	£ <b>66</b>



		£/sqm	
		no Grant	Plus Grant
Affordable Housing Percentage %	45%	£ -	£ -
Affordable tenure 1	70%	£ -	£ -
Affordable tenure 2	0%	£ -	£ -
Affordable tenure 3	30%	£ -	£ -
AFF/sqft	100%	£ -	£ -
Social Grant	<b>NO</b>		

GDV	£	379,385
Residual Cost	£	122,820
Residual Return (Cost)		15.0%
Residual Profit	£	18,423
Residual Land Value	£	199,920
RLV per hec		1,428,000
Benchmark Land Value	£	199,920
Benchmark per Hec	£	1,428,000

		CIL GIA
Existing Sqft on Site %	15%	84
Non Residential Space in Scheme %	100%	

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ -	£ -	#DIV/0!	85%
Private Houses	95	£ -	£ -	#DIV/0!	100%
Ground Rent					

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
-	-	£ -	£ -

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
0	-	£ -	£ -

0	-	£ -	£ -
0	-	£ -	£ -

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ -	£ -	#DIV/0!	85%
Affordable Houses	95	£ -	£ -	#DIV/0!	100%

GIA	-
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CODE LEVEL	4
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ 274	6.5%	99	91%	748
Community	£ -	0.0%	-	0%	-
Care Home	£ -	-	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

GIA	99
TOTAL GIA	99

NIA	REVENUE	COST
-	£ -	£ -
90	£ 379,385	£ 74,052
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

90	£ 379,385	£ 74,052
TOTAL NIA	TOTAL REVENUE	TOTAL COST
90	£ 379,385	£ 74,052

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	10%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

SECTION 106	Per unit	By Sqm
Residential S.106	£ -	£ 11
Commercial S.106		£ 11

CIL	CIL SOM	CIL psqm
CIL RATE	84	£ 66

PD+COM	AF	Site Costs
8,886	-	£ 8,886
7,405	-	£ 7,405
£ 11,382	-	£ 11,382
£ 6,639	-	£ 6,639
£ 3,703	-	£ 3,703
£ 38,015	£ -	£ 38,015

Section 106	Section 106	Section 106
£ -	£ -	£ -
£ 1,042	£ -	£ 1,042
TOTAL 106	£ 1,042	£ -

CIL	CIL	CIL
£ 5,558	£ -	£ 5,558
TOTAL CIL	£ 5,558	£ 5,558
£ 118,667	£ -	£ 118,667

### FINANCE COSTS

Finance Costs	7%
---------------	----

Finance Cost
£ 4,153

### PROFIT

Private Profit on Cost	15%
Affordable Contractor on cost	6%

TOTAL PROFIT
£ 18,423
£ -
£ 18,423

### LAND PURCHASE

GROSS LAND VALUE	£	238,142
Land Interest	7%	
Stamp Duty	4.80%	
VAT on Stamp	0.80%	
Purchase Fees	1.50%	
Additional Fees	5%	

Land Cost
£ 8,335
£ 12,502
£ 1,905
£ 3,572
£ 11,907

### RESIDUAL LAND VALUE

£ **199,920**

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell



Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>Croxley Green</b>
SCHEME	<b>Crox</b>	

		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	0	0	0
Developable Hectares	0	0.38	Acres
LAND VALUE BENCHMARK	£ 1,428,000		£ 577,904

	Achievable CIL	Maximum CIL
CIL RATE	£ 66	£ 66



		£/sqm	
		no Grant	Plus Grant
Affordable Housing Percentage %	45%	£ -	£ -
Affordable tenure 1	70%	£ -	£ -
Affordable tenure 2	0%	£ -	£ -
Affordable tenure 3	30%	£ -	£ -
AFF/sqft	100%	£ -	£ -
Social Grant	<b>NO</b>		

GDV	£	379,385
Residual Cost	£	122,820
Residual Return (Cost)		15.0%
Residual Profit	£	18,423
Residual Land Value	£	199,920
RLV per hec		1,428,000
Benchmark Land Value	£	199,920
Benchmark per Hec	£	1,428,000

		CIL GIA
Existing Sqft on Site %	15%	84
Non Residential Space in Scheme %	100%	

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ -	£ -	#DIV/0!	85%
Private Houses	95	£ -	£ -	#DIV/0!	100%
	Rent	Yield			
Ground Rent	£ -	0.0%			

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
-	-	£ -	£ -

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
0	-	£ -	£ -

0	£ -	£ -	£ -
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No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ -	£ -	#DIV/0!	85%
Affordable Houses	95	£ -	£ -	#DIV/0!	100%

GIA	-
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CODE LEVEL	4
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ 274	6.5%	99	91%	748
Community	£ -	0.0%	-	0%	-
Care Home	£ -	-	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

99	100%
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TOTAL GIA	99
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NIA	REVENUE	COST
-	£ -	£ -
90	£ 379,385	£ 74,052
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

90	£ 379,385	£ 74,052
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
90	£ 379,385	£ 74,052

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	10%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

SECTION 106	Per unit	By Sqm
Residential S.106	£ -	£ 11
Commercial S.106		£ 11

CIL	CIL SOM	CIL psqm
CIL RATE	84	£ 66

PD+COM	AF	Site Costs
8,886	-	£ 8,886
7,405	-	£ 7,405
£ 11,382	-	£ 11,382
£ 6,639	-	£ 6,639
£ 3,703	-	£ 3,703
£ 38,015	£ -	£ 38,015

Section 106	Section 106	Section 106
£ -	£ -	£ -
£ 1,042	£ -	£ 1,042
TOTAL 106	£ 1,042	£ -

CIL	CIL	CIL
£ 5,558	£ -	£ 5,558
TOTAL CIL	£ 5,558	£ -

£ 118,667	£ -	£ 118,667
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### FINANCE COSTS

Finance Costs	7%
---------------	----

Finance Cost	£ 4,153	£ -	£ 4,153
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### PROFIT

Private Profit on Cost	15%
Affordable Contractor on cost	6%

TOTAL PROFIT	£ 18,423	£ -	£ 18,423
	£ -	£ -	£ -
	£ -	£ -	£ 18,423

### LAND PURCHASE

GROSS LAND VALUE	£ 238,142
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	£ 8,335
	£ 12,502
	£ 1,905
	£ 3,572
	£ 11,907

### RESIDUAL LAND VALUE

£ 199,920

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell



Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>Rickmansworth</b>
SCHEME	<b>RICK</b>	

		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	0	0	0
Developable Hectares	0	0.38	Acres
LAND VALUE BENCHMARK	£ 2,914,000		£ 1,179,280

	Achievable CIL	Maximum CIL
CIL RATE	£ 96	£ 96

**Lambert  
Smith  
Hampton**

		£/sqm	
		no Grant	Plus Grant
Affordable Housing Percentage %	45%	£ -	£ -
Affordable tenure 1	70%	£ -	£ -
Affordable tenure 2	0%	£ -	£ -
Affordable tenure 3	30%	£ -	£ -
AFF/sqft	100%	£ -	£ -
Social Grant	<b>NO</b>		

GDV	£	645,231
Residual Cost	£	138,500
Residual Return (Cost)	£	15,0%
Residual Profit	£	20,775
Residual Land Value	£	407,960
RLV per hec		2,914,000
Benchmark Land Value	£	407,960
Benchmark per Hec	£	2,914,000

		CIL GIA
Existing Sqft on Site %	15%	84
Non Residential Space in Scheme %	100%	

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ -	£ -	#DIV/0!	85%
Private Houses	95	£ -	£ -	#DIV/0!	100%
Ground Rent		£ -	£ -	0.0%	

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
-	-	£ -	£ -

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
0	-	£ -	£ -

0	-	£ -	£ -
0	-	£ -	£ -

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ -	£ -	#DIV/0!	85%
Affordable Houses	95	£ -	£ -	#DIV/0!	100%

GIA	-
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CODE LEVEL	4
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ 466	6.5%	99	91%	748
Community	£ -	0.0%	-	0%	-
Care Home	£ -	-	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

99	100%
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TOTAL GIA	99
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NIA	REVENUE	COST
-	£ -	£ -
90	£ 645,231	£ 74,052
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

90	£ 645,231	£ 74,052
----	-----------	----------

TOTAL NIA	TOTAL REVENUE	TOTAL COST
90	£ 645,231	£ 74,052

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	10%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

SECTION 106	Per unit	By Sqm
Residential S.106	£ -	£ 11
Commercial S.106		£ 11

CIL	CIL SOM	CIL psqm
CIL RATE	84	£ 96

PD+COM	AF	Site Costs
8,886	-	£ 8,886
7,405	-	£ 7,405
£ 19,357	-	£ 19,357
£ 11,292	-	£ 11,292
£ 3,703	-	£ 3,703
£ 50,643	£ -	£ 50,643

Section 106	Section 106	Section 106
£ -	-	£ -
£ 1,042	-	£ 1,042
TOTAL 106	£ 1,042	£ -

CIL	CIL	CIL
£ 8,080	-	£ 8,080
TOTAL CIL	£ 8,080	£ 8,080

£ 133,816	£ -	£ 133,816
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### FINANCE COSTS

Finance Costs	7%
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Finance Cost	
£ 4,684	£ 4,684

### PROFIT

Private Profit on Cost	15%
Affordable Contractor on cost	6%

TOTAL PROFIT	
£ 20,775	£ 20,775
£ -	£ -
£ 20,775	£ 20,775

### LAND PURCHASE

GROSS LAND VALUE	£	485,956
Land Interest	7%	
Stamp Duty	4.80%	
VAT on Stamp	0.80%	
Purchase Fees	1.50%	
Additional Fees	5%	

Land Cost	
£	17,008
£	25,513
£	3,888
£	7,289
£	24,298

### RESIDUAL LAND VALUE

£ **407,960**

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell

**Lambert  
Smith  
Hampton**

Scheme Name	<b>CIL Stage 2 Update 2014</b>
Local Authority	<b>Three Rivers</b>

TEST	<b>Three Rivers</b>	<b>Abbots Langley</b>
SCHEME	<b>Abbots L</b>	

		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	0	0	0
Developable Hectares	0	0.38	Acres
LAND VALUE BENCHMARK	£ 1,425,500		£ 576,892

	Achievable CIL	Maximum CIL
CIL RATE	<b>£ 70</b>	£ 70

**Lambert  
Smith  
Hampton**

		£/sqm	
		no Grant	Plus Grant
Affordable Housing Percentage %	45%	£ -	£ -
Affordable tenure 1	70%	£ -	£ -
Affordable tenure 2	0%	£ -	£ -
Affordable tenure 3	30%	£ -	£ -
AFF/sqft	100%	£ -	£ -
Social Grant	<b>NO</b>		

GDV	£	379,385
Residual Cost	£	123,182
Residual Return (Cost)	£	15.0%
Residual Profit	£	18,477
Residual Land Value	£	199,570
RLV per hec		1,425,500

Benchmark Land Value	£	199,570
Benchmark per Hec	£	1,425,500

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ -	£ -	#DIV/0!	85%
Private Houses	95	£ -	£ -	#DIV/0!	100%
Ground Rent					

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
-	-	£ -	£ -

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
0	-	£ -	£ -

0	-	£ -	£ -
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No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ -	£ -	#DIV/0!	85%
Affordable Houses	95	£ -	£ -	#DIV/0!	100%

GIA	-
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CODE LEVEL	4
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ 274	6.5%	99	91%	748
Community	£ -	0.0%	-	0%	-
Care Home	£ -	-	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

99	100%
TOTAL GIA	99

NIA	REVENUE	COST
-	£ -	£ -
90	£ 379,385	£ 74,052
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

90	£ 379,385	£ 74,052
TOTAL NIA	TOTAL REVENUE	TOTAL COST
90	£ 379,385	£ 74,052

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	10%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

SECTION 106	Per unit	By Sqm
Residential S.106	£ -	£ 11
Commercial S.106		£ 11

CIL	CIL SOM	CIL psqm
CIL RATE	84	£ 70

PD+COM	AF	Site Costs
8,886	-	£ 8,886
7,405	-	£ 7,405
£ 11,382	-	£ 11,382
£ 6,639	-	£ 6,639
£ 3,703	-	£ 3,703
£ 38,015	£ -	£ 38,015

Section 106	Section 106	Section 106
£ -	-	£ -
£ 1,042	-	£ 1,042
TOTAL 106	£ 1,042	£ 1,042

CIL	CIL	CIL
£ 5,908	-	£ 5,908
TOTAL CIL	£ 5,908	£ 5,908
£ 119,017	£ -	£ 119,017

### FINANCE COSTS

Finance Costs	7%
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Finance Cost	
£ 4,166	£ 4,166

### PROFIT

Private Profit on Cost	15%
Affordable Contractor on cost	6%

TOTAL PROFIT	
£ 18,477	£ 18,477
£ -	£ -
£ 18,477	£ 18,477

### LAND PURCHASE

GROSS LAND VALUE	£	237,725
Land Interest	7%	
Stamp Duty	4.80%	
VAT on Stamp	0.80%	
Purchase Fees	1.50%	
Additional Fees	5%	

Land Cost	
£	8,320
£	12,481
£	1,902
£	3,568
£	11,886

### RESIDUAL LAND VALUE

£ **199,570**

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell

**Lambert  
Smith  
Hampton**

Scheme Name	CIL Stage 2 Update 2014
Local Authority	Three Rivers

TEST	Three Rivers	South Oxhey
SCHEME	Sout Ox	

TOTAL RESIDENTIAL UNITS	0	Per Hec	0	Per Acre	0
Developable Hectares	0		0.38		Acres
LAND VALUE BENCHMARK	£ 815,000				£ 329,826

	Achievable CIL	Maximum CIL
CIL RATE	£ 30	£ 30



Affordable Housing Percentage %	45%	£/sqm	
		no Grant	Plus Grant
Affordable tenure 1	70%	£ -	£ -
Affordable tenure 2	0%	£ -	£ -
Affordable tenure 3	30%	£ -	£ -
AFF/sqft	100%	£ -	-
Social Grant	NO		

GDV	£	267,231
Residual Cost	£	114,188
Residual Return (Cost)	£	15,0%
Residual Profit	£	17,128
Residual Land Value	£	114,100
RLV per hec		815,000
Benchmark Land Value	£	114,100
Benchmark per Hec	£	815,000

Existing Sqft on Site %	15%	CIL GIA	84
Non Residential Space in Scheme %	100%		

### LSH CIL CALCULATOR

### REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ -	£ -	#DIV/0!	85%
Private Houses	95	£ -	£ -	#DIV/0!	100%
	Rent	Yield			
Ground Rent	£ -	0.0%			

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
-	-	£ -	£ -

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
0	-	£ -	£ -

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
0	-	£ -	£ -

0	-	£ -	£ -
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No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ -	£ -	#DIV/0!	85%
Affordable Houses	95	£ -	£ -	#DIV/0!	100%

GIA	-
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CODE LEVEL	4
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OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ 193	6.5%	99	91%	748
Community	£ -	0.0%	-	0%	-
Care Home	£ -	-	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

99	100%
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TOTAL GIA	99
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NIA	REVENUE	COST
-	£ -	£ -
90	£ 267,231	£ 74,052
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

90	£ 267,231	£ 74,052
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TOTAL NIA	TOTAL REVENUE	TOTAL COST
90	£ 267,231	£ 74,052

### SITE COSTS

Professional Fees	12%
Abnormals/Externals	10%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

SECTION 106	Per unit	By Sqm
Residential S.106	£ -	£ 11
Commercial S.106		£ 11

CIL	CIL SOM	CIL psqm
CIL RATE	84	£ 30

PD+COM	AF	Site Costs
8,886	-	£ 8,886
7,405	-	£ 7,405
£ 8,017	-	£ 8,017
£ 4,677	-	£ 4,677
£ 3,703	-	£ 3,703
£ 32,688	£ -	£ 32,688

Section 106	Section 106	Section 106
£ -	-	£ -
£ 1,042	-	£ 1,042
TOTAL 106	£ 1,042	£ -

CIL	CIL	CIL
£ 2,545	-	£ 2,545
TOTAL CIL	£ 2,545	£ -

£ 110,327	£ -	£ 110,327
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### FINANCE COSTS

Finance Costs	7%
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£ 3,861	£ -	£ 3,861
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### PROFIT

Private Profit on Cost	15%
Affordable Contractor on cost	6%

£ 17,128	£ -	£ 17,128
£ -	£ -	£ -
TOTAL PROFIT	£ 17,128	£ -

### LAND PURCHASE

GROSS LAND VALUE	£ 135,914
Land Interest	7%
Stamp Duty	4.80%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	5%

Land Cost	
£ 4,757	
£ 7,135	
£ 1,087	
£ 2,039	
£ 6,796	

### RESIDUAL LAND VALUE

£ 114,100

Note: Blue assumptions on Data Input Sheet  
Black assumptions are based on formula/input page

Equals Viable  
Equals Non Viable  
Variable Cell



## **Appendix 3: Retail Evidence**

## Retail Evidence

Date	Type	Size (Sqft)	rent p/a	£psf overall	Average Size	Average per a	Comments	Cap Value	value per Hec
09/01/2014	Chorleywood retail high street	2,779	£51,250	£18.44	563	£25.42	Assignment with 5 years unexp term.	£ 788,462	£ 1,036,004
01/06/2013	Chorleywood retail high street	658	£15,500	£23.56			10 year FRI lease with mutual break in 5th year.	£ 238,462	£ 1,323,311
01/04/2012	Chorleywood retail high street	467	£16,000	£34.26			Assignment of lease with 2 year unexp term.	£ 246,154	£ 1,924,684
01/01/2013	Croxley retail high street	602	£16,000	£26.58	965	£25.68	Assignment with 10 years unexp term	£ 246,154	£ 1,477,700
18/05/2012	Croxley retail high street	726	£17,998	£24.79				£ 276,892	£ 1,378,321
21/02/2014	Rick retail high Street	571	£22,500	£39.40	535	£43.31	£5,000 premium paid	£ 346,154	£ 2,651,409
01/11/2013	Rick retail high Street	162	£9,000	£55.56			3 year lease tenant only break no rent free.	£ 138,462	£ 3,738,160
20/03/2013	Rick retail high Street	836	£27,500	£32.89			RSPCA is tenant 10 year lease TO break in 5th year	£ 423,077	£ 2,213,384
05/12/2012	Rick retail high Street	533	£29,998	£56.28			Quoted rent	£ 461,508	£ 3,787,001
04/05/2012	Rick retail high Street	571	£18,500	£32.40			15 yr lease 5 yearly rent reviews local covenant	£ 284,615	£ 2,180,048



Area	Address	Date	Type	Size	£	£psf	Discount		Discount		Abbots Langley				
							40%	£psf	10%	£psf	Comments	Average size	Average	Cap Value	value per Hec
Berkhamsted	188 High Street, Berkhamstead HP4 3AP	25/03/2014	A1	982	£50,000	£50.92	£30,000	£30.55	£27,000	£27.49	Berkhamsted discounted by 40% to reflect Abbots Langley (poor retail, small centre) as suggested by Mark Dodds	982	£27.49	£ 415,385	£ 910,631
Berkhamsted	168 High Street, Berkhamstead HP4 3AP	24/03/2014	A1	2868	£36,000	£12.55	£21,600	£7.53	£19,440	£6.78	further discounted by 10% to reflect an achieved price			£ 299,077	£ 224,495