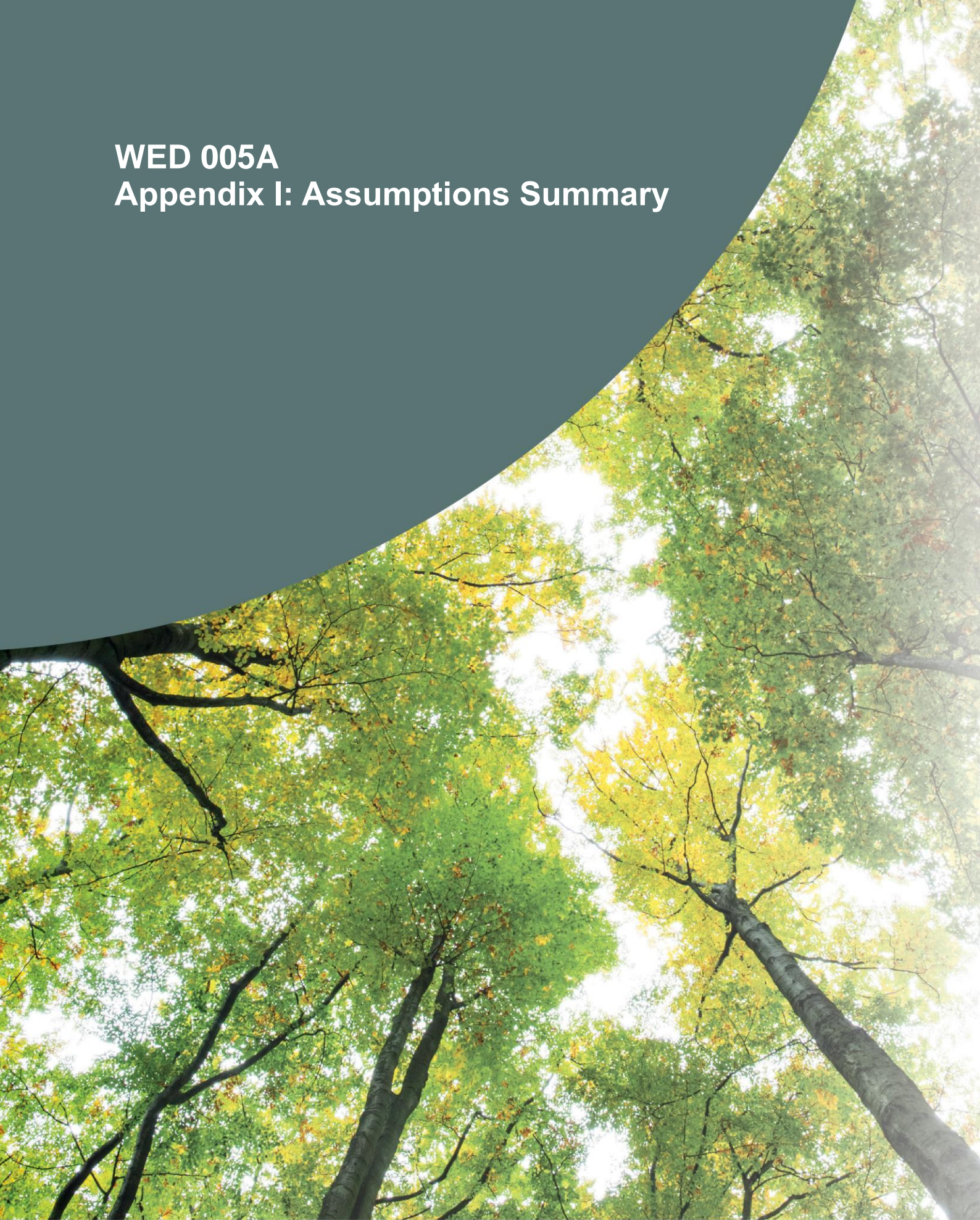


WED 005A
Appendix I: Assumptions Summary



West of England Authorities- Appendix I - JSP Viability Assessment - Assumptions (Sheet 1 of 2)

WoE JSP - Typologies

UA	Area type	No. units	Type	Dwelling Mix* 20% AH (Sensitivity Test Only)	Dwelling Mix* 35% AH (Core testing)	Dwelling Mix* 40% AH (Sensitivity Test Only)	Indicative assumed density (on net developable area) Units/ha	Net (developable) area - proportion of overall	Site Area (ha)	Build Period (Months)***	CIL Rate £/m2 (not indexed)	CIL Rate £/m2 (Indexed)**
B&NES	Greenfield	125	Houses	n/a	24 x 2BH, 49 x 3BH, 8 x 4BH+ (Market) 14 x 2BH, 26 x 3BH, 4 x 4BH (AH)	22 x 2BH, 46 x 3BH, 7 x 4BH+ (Market) 16 x 2BH, 29 x 3BH, 5 x 4BH (AH)	40	80%	3.91	31	£100	£125.09
B&NES	Rural areas, Greenfield	20	Houses	n/a	4 x 2BH, 9 x 3BH (Market) 2 x 2BH, 5 x 3BH (AH)	N/A	40	90%	0.56	18	£100	£125.09
B&NES	Bath, Brownfield	7	Houses	1 x 2BH, 5 x 3BH (Market) 1 x 2BH (AH)	1 x 2BH, 3 x 3BH (Market) 1 x 2BH, 2 x 3BH (AH)	N/A	40	90%	0.19	6	£100	£125.09
B&NES	Bath, Urban Living	50	Mixed	4 x 1BF, 8 x 2BF, 14 x 2BH, 14 x 3BH (Market) 1 x 1BF, 1 x 2BF, 4 x 2BH, 4 x 3BH (AH)	4 x 1BF, 8 x 2BF, 10 x 2BH, 10 x 3BH (Market) 1 x 1BF, 1 x 2BF, 8 x 2BH, 8 x 3BH (AH)	N/A	90	90%	0.62	18	£100	£125.09
Bristol	Urban Living - High Value	58	Mixed	14 x 1BF, 31 x 2BF, 2 x 2BH (Market) 3 x 1BF, 8 x 2BF (AH)	12 x 1BF, 24 x 2BF, 2 x 2BH (Market) 6 x 1BF, 14 x 2BF (AH)	N/A	145	90%	0.44	18	£70	£101.25
Bristol	Urban Living - Low Value	110	Mixed	10 x 1BF, 6 x 2BF, 17 x 2BH, 42 x 3BH, 13 x 4BH+ (Market) 2 x 1BF, 2 x 2BF, 4 x 2BH, 11 x 3BH, 3 x 4BH (AH)	7 x 1BF, 3 x 2BF, 14 x 2BH, 35 x 3BH, 12 x 4BH+ (Market) 5 x 1BF, 5 x 2BF, 7 x 2BH, 18 x 3BH, 4 x 4BH (AH)	N/A	38	60%	4.82	24	£50	£72.32
Bristol	Urban Living - part Greenfield, part Brownfield	217	Mixed	6 x 1BF, 15 x 2BF, 42 x 2BH, 58 x 3BH, 53 x 4BH+ (Market) 1 x 1BF, 4 x 2BF, 10 x 2BH, 15 x 3BH, 13 x 4BH (AH)	3 x 1BF, 7 x 2BF, 32 x 2BH, 48 x 3BH, 51 x 4BH+ (Market) 4 x 1BF, 12 x 2BF, 20 x 2BH, 25 x 3BH, 15 x 4BH (AH)	N/A	48	70%	6.46	48	£50	£72.32
Bristol	Greenfield - Low Value	261	Mixed	n/a	18 x 1BF, 49 x 2BF, 32 x 2BH, 44 x 3BH, 28 x 4BH+ (Market) 9 x 1BF, 26 x 2BF, 17 x 2BH, 23 x 3BH, 15 x 4BH (AH)	N/A	49	80%	6.66	48	£50	£72.32
Bristol	Urban Living - High Density	160	Flats	56 x 1BF, 56 x 2BF, 16 x 3BF (Market) / 14 x 1BF, 14 x 2BF, 4 x 3BF (AH)	45 x 1BF, 46 x 2BF, 13 x 3BF (Market) / 25 x 1BF, 24 x 2BF, 7 x 3BF (AH)	N/A	330	90%	0.54	30	£50	£72.32
South Glos	Greenfield - Rural	80	Mixed	n/a	10 x 3BH, 42 x 4BH+ (Market) 4 x 1BF, 4 x 2BF, 9 x 2BH, 9 x 3BH, 2 x 4BH (AH)	9 x 3BH, 39 x 4BH+ (Market) 4 x 1BF, 4 x 2BF, 9 x 2BH, 10 x 3BH, 5 x 4BH (AH)	30	70%	3.81	24	£80	£100.07
South Glos	Greenfield - Rural	85	Mixed	n/a	11 x 3BH, 44 x 4BH+ (Market) 5 x 1BF, 4 x 2BF, 9 x 2BH, 9 x 3BH, 3 x 4BH (AH)	N/A	40	45%	4.72	24	£80	£100.07
South Glos	Urban Living - High Value	127	Mixed	14 x 1BF, 8 x 2BF, 7 x 2BH, 45 x 3BH, 28 x 4BH+ (Market) 6 x 1BF, 1 x 2BF, 14 x 2BH, 4 x 3BH (AH)	10 x 1BF, 4 x 2BF, 1 x 2BH, 40 x 3BH, 28 x 4BH+ (Market) 10 x 1BF, 5 x 2BF, 20 x 2BH, 9 x 3BH (AH)	N/A	50	84%	3.02	24	£80	£100.07
South Glos	Urban Living - Low Value	10	Flats	8 x 2BF (Market) 2 x 2BF (AH)	6 x 2BF (Market) 4 x 2BF (AH)	N/A	200	70%	0.07	9	£80	£100.07

North Somerset	Main towns/villages – PDL/infill	5	Houses	1 x 2BH, 3 x 3BH (Market) 1 x 2BH (AH)	1 x 2BH, 2 x 3BH (Market) 1 x 2BH, 1 x 3BH (AH)	N/A	30	85%	0.20	6	£80	£80
North Somerset	Main towns/villages – PDL/infill	10	Houses	1 x 2BH; 4 x 3BH; 3 x 4BH+ (Market) 1 x 2BH, 1 x 3BH (AH)	1 x 2BH; 3 x 3BH; 2 x 4BH+ (Market) 1 x 2BH, 2 x 3BH, 1 x 4BH (AH)	N/A	40	85%	0.29	9	£80	£80
North Somerset	Edge of settlement Greenfield	25	Mixed	N/A	3 x 1BF; 2 x 2BF; 3 x 2BH; 6 x 3BH; 2 x 4BH+ 2 x 1BF, 1 x 2BF, 1 x 2BH, 4 x 3BH, 1 x 4BH (AH)	N/A	50	85%	0.59	18	£80	£80
North Somerset	Weston TC	15	Flats	4 x 1BF; 8 x 2BF (Market) 1 x 1BF, 2 x 2BF (AH)	3 x 1BF; 6 x 2BF (Market) 2 x 1BF, 4 x 2BF (AH)	N/A	75	85%	0.24	12	£0	£0
North Somerset	Weston TC	80	Flats	23 x 1BF; 41 x 2 BF (Market) 3 x 1BF, 13 x 2BF (AH)	17 x 1BF; 35 x 2 BF (Market) 9 x 1BF, 19 x 2BF (AH)	N/A	150	85%	0.63	24	£0	£0
SDL Typology	South Gloucestershire	500	Mixed	N/A	65% Market / 35% Affordable	N/A	40	50%	25.00	60	N/A	N/A
SDL Typology	B&NES	1550	Mixed	N/A	65% Market / 35% Affordable	N/A	40	50%	78.00	100	N/A	N/A
SDL Typology	South Gloucestershire	2000	Mixed	N/A	65% Market / 35% Affordable	N/A	40	50%	95.00	120	N/A	N/A

*Based on information provided by WoE Authorities

**Calculated in accordance with Regulation 6 of the CIL (Amendment) Regulations 2014

*** Construction only - assumes multiple developers / sales outlets.

Notes:

The above Scenarios have been tested at 35% on-site AH on 5 units+ together with 20% on-site AH on those sites defined as 'Urban Living' as agreed with the WoE Authorities. Assumes fully applied policy position - actual percentage will vary due to policy requirement.

Affordable Housing tenure split assumed as 70% Social Rented, 5% Affordable Rent and 25% Intermediate based on information provided by the WoE Authorities.

Unit Sizes (sq. m)*	Affordable	Private (market sale)
1-bed flat	50	50
2-bed flat	70	70
2-bed house	79	79
3-bed house	93	100
4-bed house	112	130

*based on nationally described space standard

Dwelling mix principles - provided to DSP by the WoE Authorities

Note: All subject to 'best fit scenario'. Intermediate mix adjusted across 1 and 2-beds only

Value Levels (Market sales values assumptions range tested, based on assumed dwelling types and sizes)

Market Value (MV) - Private units	LV	MV	HV
Bath & North East Somerset			
1-bed flat	£158,200	£201,550	£252,650
2-bed flat	£221,480	£282,170	£353,710
2-bed house	£249,956	£318,449	£399,187
3-bed house	£316,400	£403,100	£505,300
4-bed house	£411,320	£524,030	£656,890
MV (£ / m ²)	£3,164	£4,031	£5,053

Market Value (MV) - Private units	LV	MV	HV
Bristol			
1-bed flat	£154,600	£188,450	£216,600
2-bed flat	£216,440	£263,830	£303,240
2-bed house	£244,268	£297,751	£342,228
3-bed house	£309,200	£376,900	£433,200
4-bed house	£401,960	£489,970	£563,160
MV (£ / m ²)	£3,092	£3,769	£4,332

Market Value (MV) - Private units	LV	MV	HV
South Gloucestershire			
1-bed flat	£157,347	£174,689	£191,851
2-bed flat	£220,286	£244,565	£268,592
2-bed house	£248,608	£276,009	£303,125
3-bed house	£314,694	£349,379	£383,702
4-bed house	£409,102	£454,192	£498,813
MV (£ / m ²)	£3,147	£3,494	£3,837

Market Value (MV) - Private units	LV	MV	HV
North Somerset			
1-bed flat	£122,950	£158,900	£207,750
2-bed flat	£172,130	£222,460	£290,850
2-bed house	£194,261	£251,062	£328,245
3-bed house	£245,900	£317,800	£415,500
4-bed house	£319,670	£413,140	£540,150
MV (£ / m ²)	£2,459	£3,178	£4,155

Notes:-

M = mid-range test; L = lower & H = higher sales value sensitivity tests.
Based on Land Registry data on new build sales median, lower and upper quartile values

AH Value Assumptions

UA	High/Low Value typology scenario	Unit	AH Value £* Based on blend of AH tenure 5% SR; 70% AR; 25% SO)
Bristol	High Value	1BF	£132,078
		2BF	£161,334
		2BH	£171,785
		3BH	£204,943
	Medium Value	4BH	£204,943
		1BF	£117,958
		2BF	£141,659
		2BH	£154,169
	Low Value	3BH	£188,793
		4BH	£188,793
		1BF	£103,837
		2BF	£121,983
Bath & North East Somerset	High Value	2BH	£136,553
		3BH	£172,643
		4BH	£172,643
		1BF	£127,059
	Medium Value	2BF	£142,947
		2BH	£176,333
		3BH	£203,966
		4BH	£203,966
	Low Value	1BF	£114,797
		2BF	£128,870
		2BH	£153,513
		3BH	£180,305
North Somerset	High Value	4BH	£180,305
		1BF	£102,535
		2BF	£114,793
		2BH	£130,692
	Medium Value	3BH	£156,644
		4BH	£156,644
		1BF	£107,442
		2BF	£131,020
	Low Value	2BH	£139,568
		3BH	£165,679
		4BH	£165,679
		1BF	£100,348
South Gloucestershire	High Value	2BF	£120,616
		2BH	£132,772
		3BH	£154,784
		4BH	£154,784
	Medium Value	1BF	£93,253
		2BF	£110,211
		2BH	£125,975
		3BH	£143,888
	Low Value	4BH	£143,888
		1BF	£111,585
		2BF	£145,138
		2BH	£157,844
3BH		£185,465	
4BH		£185,465	
1BF		£108,010	
2BF		£134,637	
Medium Value	2BH	£149,276	
	3BH	£174,999	
	4BH	£174,999	
	1BF	£104,434	
Low Value	2BF	£124,135	
	2BH	£140,708	
	3BH	£164,533	
	4BH	£164,533	

*Based on information provided by WoE Authorities following liaison with registered providers.
DSP 2018