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Placemaking Plan Viability Study - Addendum Report on accessibility standards

Prepared for
Bath and North East Somerset Council

June 2016

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1 Introduction

Bath and North East Somerset Council ('the Council') has commissioned BNP Paribas Real Estate to test the impact of enhanced housing standards on the viability of developments in the District. The testing of enhanced standards has been undertaken on sites identified in the '*Bath and North East Somerset Placemaking Plan Viability Assessment*' (November 2015). This Addendum Report should therefore be read in conjunction with the November 2015 Report.

1.1 The purpose of the Addendum Report

The Council requires the previous viability testing to be updated in order to take account of DCLG cost estimates that were released after the original August 2013 Impact Assessment¹ and also to reflect changes in policy requirements in the Placemaking Plan.

In addition, the November 2015 Report adopted average costs of the proposed accessibility measures based on a predicted District-wide housing mix, which was then tested against the proposed site allocations. This approach was effective for the purposes of running appraisals to determine whether the sites were viable or not. However, the approach did not provide the Council with an in-depth understanding of the potential impact of several possible levels of enhanced accessibility standards, including taking account of the cost differences between flats and houses (which are significant).

This Addendum Report therefore addresses the issue outlined above by re-testing the site allocations in the November 2015 Report with four categories of accessibility standards.

1.2 Approach and methodology

The approach and methodology adopted in this report and the underlying appraisals is identical to methods used in the November 2015 report. The appraisal inputs are the same as in the November 2015 report, with the exception of accessibility standards, which have been revised, and housing type mix, in terms of percentages of flats and houses in each development. These revisions are outlined in the following sections.

¹ [https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/230252/3 - Housing Standards Review - IA with Annex.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/230252/3_-_Housing_Standards_Review_-_IA_with_Annex.pdf)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/353387/021c_Cost_Report_11th_Sept_2014_FIN_AL.pdf

2 Cost of accessibility standards

In the November 2015 Report, we based the costs of accessibility requirements on the following assumptions:

- Level 2 enhanced standards applied to 20% of affordable housing units;
- Level 3 wheelchair accessibility standard applied to 10% of affordable housing units; and
- Level 4 wheelchair accessibility standard applied to 3% of private housing units.

The Council supplied estimates of the cost of meeting these standards as shown in Table 2.1.1.

Table 2.1.1: Costs of accessibility standards in November 2015 Report

Standard	Cost for 2 bed flat	Cost for 2 bed house	Cost for 3 bed house	Cost for 4 bed house
Level 2	£980	£389	£449	£451
Level 3	£12,584	£11,758	£13,939	£16,220

The Council has advised that new simplified assumptions can be applied because there is little variation in cost between different types of flats and different types of houses (but there is still a significant variation in costs between flats and houses). The simplified assumptions are summarised in Table 2.2.2.

Table 2.2.2: Simplified costs of accessibility standards

Extra costs compared to category 1	Flat	House
Cat 1	£0	£0
Cat 2	£924	£521
Cat 3 adaptable	£7,749	£10,210
Cat 3 accessible	£7,906	£22,694

3 Testing scenarios and results

This section outlines the scenarios that we have tested on the site allocations previously assessed in our November 2015 report.

3.1 Type of development

The Council anticipates that most of the developments on the sites allocated in the Placemaking Plan will be flatted schemes, with a smaller number of schemes comprising a mix of houses and flats. Two of the sites do not contain any housing (Charlton Timber Yard and South Road Car Park). Table 3.1.1 summarises the Council's anticipated housing mix for each site.

Table 3.1.1: Anticipated housing type mix

	Site	Flats	Houses
1	Cattlemarket	100%	-
2	Mineral Water Hospital	100%	-
3	Manvers Street	100%	-
4	Bath Quays North	100%	-
5	Bath FE College	100%	-
6	South Quays (Newark Works)	100%	-
7	Riverside Court	100%	-
8	South Bank	100%	-
9	Green Park, Station	100%	-
10	Sydenham Park	100%	-
11	Bath Press	100%	-
12	Roseberry Place	100%	-
13	Riverside & Fire Station	100%	-
14	Charlton Timber Yard - no housing option previously tested	n/a	n/a
15	Ryman Engineering Services	20%	80%
16	Radstock County Infants School	20%	80%
17	Land north of the Street, Compton Martin	20%	80%
18	East of St Mary's Primary School, Timsbury	20%	80%
19	Pinkers Lane, East Harptree	20%	80%
20	Leacroft House, Bristol Road, West Harptree	20%	80%
21	South Road Car Park - no housing option previously tested	n/a	n/a
22	Former Welton Bag Factory	20%	80%
23	Windsor Bridge Road, Upper Bristol Road	100%	-
24	Argos, Upper Bristol Road	100%	-
25	TA Centre, Upper Bristol Road	100%	-
26	Comfortable Place, Upper Bristol Road	100%	-
27	Omega Centre, Upper Bristol Road	100%	-
28	Hartwell's Motor Company, Upper Bristol Road	100%	-

3.2 Accessibility standards tested

The Council has requested that we test the following combinations of accessibility standards applied across private and affordable units in each development:

Table 3.2.1: Accessibility standards tested – scenarios 1 to 10

Scenario number	% of private units standard applied to				% of affordable units standard applied to			
	Cat 1	Cat 2	Cat 3 (adapt)	Cat 3 (access)	Cat 1	Cat 2	Cat 3 (adapt)	Cat 3 (access)
1	100%	-	-	-	100%	-	-	-
2	75%	25%	-	-	100%	-	-	-
3	100%	-	-	-	75%	25%	-	-
4	75%	25%	-	-	75%	25%	-	-
5	50%	50%	-	-	100%	-	-	-
6	100%	-	-	-	50%	50%	-	-
7	50%	50%	-	-	50%	50%	-	-
8	-	100%	-	-	100%	-	-	-
9	100%	-	-	-	-	100%	-	-
10	-	100%	-	-	-	100%	-	-

Table 3.2.2: Accessibility standards tested – scenarios 11 to 20

Scenario number	% of private units standard applied to				% of affordable units standard applied to			
	Cat 1	Cat 2	Cat 3 (adapt)	Cat 3 (access)	Cat 1	Cat 2	Cat 3 (adapt)	Cat 3 (access)
11	100%	-	-	-	90%	-	10%	-
12	75%	25%	-	-	90%	-	10%	-
13	100%	-	-	-	65%	25%	10%	-
14	65%	25%	10%	-	75%	25%	-	-
15	50%	50%	-	-	90%	-	10%	-
16	100%	-	-	-	40%	50%	10%	-
17	40%	50%	10%	-	50%	50%	-	-
18	-	100%	-	-	90%	-	10%	-
19	100%	-	-	-	-	90%	10%	-
20	-	90%	10%	-	-	100%	-	-

Table 3.2.2: Accessibility standards tested – scenarios 21 to 30

Scenario number	% of private units standard applied to				% of affordable units standard applied to			
	Cat 1	Cat 2	Cat 3 (adapt)	Cat 3 (access)	Cat 1	Cat 2	Cat 3 (adapt)	Cat 3 (access)
21	100%	-	-	-	90%	-	-	10%
22	75%	25%	-	-	90%	-	-	10%
23	100%	-	-	-	65%	25%	-	10%
24	65%	25%	-	10%	75%	25%	-	-
25	50%	50%	-	-	90%	-	-	10%
26	100%	-	-	-	40%	50%	-	10%
27	40%	50%	-	10%	50%	50%	-	-
28	-	100%	-	-	90%	-	-	10%
29	100%	-	-	-	-	90%	-	10%
30	-	90%	-	10%	-	100%	-	-

3.3 Appraisal results

The results of the appraisals testing the various combinations of accessibility standards are summarised in the tables overleaf. At the top of each table, we have summarised the accessibility categories applied to the private and affordable units (see extract below). Scenario 1, for example, assumes that Category 1 applies to 100% of both private and affordable housing units. The remaining rows show the site allocation name, the area and the benchmark land value (labelled 'BLV' on the table). In the extract below, the benchmark land value for Bath Press is shown as £3,034,286. This is the value against which the residual land value is tested; if the residual land value is higher than the benchmark land value, then the scheme is viable. If, however, the residual land value is lower than the benchmark land value, then the scheme is unviable. The residual land values under each scenario are colour coded to provide a visual indicator of viability; cells coloured blue show that the residual land value is higher than the benchmark land value (showing a viable outcome). Cells coloured in red show that the residual land value is lower than the benchmark land value (showing an unviable outcome). Clearly there are degrees to which schemes may be marginally unviable and therefore still likely to proceed, so it is also important to consider how far below the benchmark land values the residual values are when shown as red. In the extract below, the only red cell shows a residual land value of £3,032,600, which is only £1,686 (0.05%) below the benchmark land value. In all probability, a scheme would proceed despite this very marginal deficit.

			Scenario number				
			1	2	3	4	5
Access requirements - Private housing							
Category 1			100%	75%	100%	75%	50%
Category 2			0%	25%	0%	25%	50%
Category 3 (adaptable)			0%	0%	0%	0%	0%
Category 3 (accessible)			0%	0%	0%	0%	0%
Access requirements - Affordable housing							
Category 1			100%	100%	75%	75%	100%
Category 2			0%	0%	25%	25%	0%
Category 3 (adaptable)			0%	0%	0%	0%	0%
Category 3 (accessible)			0%	0%	0%	0%	0%
Site Name	Area	BLV	1	2	3	4	5
39 Bath Press - Opt 1	Bath	£3,034,286	£3,753,563	£3,741,101	£3,748,222	£3,735,760	£3,728,639
40 Bath Press - Opt 2	Bath	£3,034,286	£9,882,620	£9,866,533	£9,875,725	£9,859,639	£9,850,447
41 Bath Press - Opt 3	Bath	£3,034,286	£6,085,474	£6,056,847	£6,073,205	£6,044,579	£6,028,221
42 Bath Press - Opt 4	Bath	£3,034,286	£3,105,516	£3,069,059	£3,089,891	£3,053,434	£3,032,600
43 Roseberry Place - Opt 1	Bath	£1,905,857	£7,876,515	£7,858,143	£7,868,642	£7,850,270	£7,839,771

Access requirements - Private housing			1	2	3	4	5	6	7	8	9	10
Category 1			100%	75%	100%	75%	50%	100%	50%	0%	100%	0%
Category 2			0%	25%	0%	25%	50%	0%	50%	100%	0%	100%
Category 3 (adaptable)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Category 3 (accessible)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Access requirements - Affordable housing			1	2	3	4	5	6	7	8	9	10
Category 1			100%	100%	75%	75%	100%	50%	50%	100%	0%	0%
Category 2			0%	0%	25%	25%	0%	50%	50%	0%	100%	100%
Category 3 (adaptable)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Category 3 (accessible)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Site Name	Area	BLV	1	2	3	4	5	6	7	8	9	10
1 Cattlemarket - Opt 1	Bath	£589,149	£1,815,340	£1,808,340	£1,810,673	£1,803,672	£1,801,339	£1,806,006	£1,792,004	£1,787,337	£1,796,672	£1,768,668
2 Cattlemarket - Opt 2	Bath	£589,149	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968
3 Cattlemarket - Opt 3	Bath	£589,149	£67,419	£69,032	£68,494	£70,106	£70,644	£69,570	£72,794	£73,869	£71,719	£76,169
4 Cattlemarket - Opt 4	Bath	£589,149	£2,901,718	£2,898,599	£2,899,639	£2,896,520	£2,895,481	£2,897,560	£2,891,323	£2,889,244	£2,893,402	£2,880,928
5 Mineral Water Hospital - Opt 1	Bath	£1	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459
6 Mineral Water Hospital - Opt 2	Bath	£1	£2,613,067	£2,609,239	£2,610,515	£2,606,687	£2,605,411	£2,607,963	£2,600,307	£2,597,755	£2,602,859	£2,587,548
7 Mineral Water Hospital - Opt 3	Bath	£1	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106
8 Manvers Street - Opt 1	Bath	£8,848,286	£10,052,336	£10,039,480	£10,043,766	£10,030,909	£10,035,195	£10,009,482	£10,000,911	£10,018,052	£9,966,627	
9 Manvers Street - Opt 2	Bath	£8,848,286	£14,088,374	£14,079,500	£14,082,458	£14,073,585	£14,070,627	£14,076,542	£14,058,795	£14,052,879	£14,064,711	£14,029,216
10 Manvers Street - Opt 3	Bath	£8,848,286	£11,288,345	£11,278,732	£11,281,936	£11,272,322	£11,269,119	£11,275,528	£11,256,302	£11,249,892	£11,262,710	£11,224,258
11 Manvers Street - Opt 4	Bath	£8,848,286	£10,378,449	£10,369,001	£10,372,150	£10,362,703	£10,359,554	£10,365,852	£10,346,956	£10,340,658	£10,353,254	£10,315,463
12 Bath Quays North - Opt 1	Bath	£6,737,143	£17,408,095	£17,397,742	£17,403,658	£17,393,306	£17,387,390	£17,399,221	£17,378,516	£17,366,685	£17,390,348	£17,348,937
13 Bath Quays North - Opt 2	Bath	£6,737,143	£14,154,143	£14,143,790	£14,149,706	£14,139,353	£14,133,437	£14,145,269	£14,124,564	£14,112,732	£14,136,395	£14,094,985
14 Bath Quays North - Opt 3	Bath	£6,737,143	£22,583,128	£22,572,776	£22,578,692	£22,568,339	£22,562,423	£22,574,255	£22,553,550	£22,541,718	£22,565,381	£22,523,971
15 Bath Quays North - Opt 4	Bath	£6,737,143	£14,687,843	£14,677,490	£14,683,406	£14,673,054	£14,667,138	£14,678,969	£14,658,264	£14,646,433	£14,670,096	£14,628,685
16 Bath Quays North - Opt 5	Bath	£6,737,143	£14,154,143	£14,143,790	£14,149,706	£14,139,353	£14,133,437	£14,145,269	£14,124,564	£14,112,732	£14,136,395	£14,094,985
17 Bath Quays North - Opt 6	Bath	£6,737,143	£16,429,997	£16,419,644	£16,425,560	£16,415,207	£16,409,291	£16,421,123	£16,400,418	£16,388,586	£16,412,249	£16,370,839
18 Bath FE College - Opt 1	Bath	£1	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368
19 Bath FE College - Opt 2	Bath	£1	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572
20 Bath FE College - Opt 3	Bath	£1	£8,874,240	£8,862,370	£8,869,153	£8,857,283	£8,850,500	£8,864,065	£8,840,325	£8,826,760	£8,853,891	£8,806,410
21 Bath FE College - Opt 4	Bath	£1	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118
22 South Quays (New ark Works) - Opt 1	Bath	£3,225,000	£6,913,575	£6,896,953	£6,906,451	£6,889,829	£6,880,331	£6,899,328	£6,866,084	£6,847,086	£6,885,080	£6,818,592
23 South Quays (New ark Works) - Opt 2	Bath	£3,225,000	£8,083,585	£8,073,410	£8,079,224	£8,069,050	£8,063,236	£8,074,864	£8,054,514	£8,042,886	£8,066,143	£8,025,444
24 Riverside Court - Opt 1	Bath	£6,298,286	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101
25 Riverside Court - Opt 2	Bath	£6,298,286	£1,643,972	£1,633,115	£1,639,319	£1,628,463	£1,622,259	£1,634,667	£1,612,954	£1,600,546	£1,625,361	£1,581,935
26 Riverside Court - Opt 3	Bath	£6,298,286	£2,759,988	£2,754,629	£2,757,691	£2,752,332	£2,749,270	£2,755,394	£2,744,676	£2,738,562	£2,750,801	£2,729,365
27 South Bank - Opt 1	Bath	£8,363,811	£11,170,364	£11,165,898	£11,168,450	£11,163,984	£11,161,432	£11,166,536	£11,157,605	£11,152,500	£11,162,709	£11,144,844
28 South Bank - Opt 2	Bath	£8,363,811	£8,685,048	£8,669,554	£8,678,408	£8,662,914	£8,654,060	£8,671,768	£8,640,779	£8,623,073	£8,658,487	£8,596,511
29 South Bank - Opt 3	Bath	£8,363,811	£3,321,468	£3,314,330	£3,318,409	£3,311,271	£3,307,192	£3,315,349	£3,301,075	£3,292,918	£3,309,232	£3,280,683
30 South Bank - Opt 4	Bath	£8,363,811	£7,575,344	£7,557,308	£7,567,614	£7,549,578	£7,539,273	£7,559,884	£7,523,813	£7,503,201	£7,544,425	£7,472,283
31 Green Park Station West - Opt 1	Bath	£43,146,000	£14,715,699	£14,702,842	£14,707,129	£14,694,271	£14,689,986	£14,698,557	£14,672,844	£14,664,273	£14,681,415	£14,629,989
32 Green Park Station West - Opt 2	Bath	£4,937,143	£2,353,392	£2,348,798	£2,350,330	£2,345,736	£2,344,205	£2,347,267	£2,338,080	£2,335,018	£2,341,142	£2,322,769
33 Green Park Station West - Opt 3	Bath	£1	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616
34 Sydenham Park - Opt 1	Bath	£17,300,000	£53,871,533	£53,803,667	£53,842,448	£53,774,582	£53,735,801	£53,813,362	£53,677,630	£53,600,069	£53,755,191	£53,483,728
35 Sydenham Park - Opt 2	Bath	£17,300,000	£35,611,325	£35,554,135	£35,586,815	£35,529,625	£35,496,945	£35,562,305	£35,447,925	£35,382,565	£35,513,285	£35,284,525
36 Sydenham Park - Opt 3	Bath	£17,300,000	£31,558,183	£31,483,729	£31,526,275	£31,451,820	£31,409,275	£31,494,365	£31,345,457	£31,260,366	£31,430,548	£31,132,731
37 Sydenham Park - Opt 4	Bath	£17,300,000	£29,959,558	£29,883,335	£29,926,892	£29,850,669	£29,807,114	£29,894,225	£29,741,779	£29,654,668	£29,828,891	£29,524,000
38 Sydenham Park - Opt 5	Bath	£17,300,000	£25,492,694	£25,428,667	£25,465,254	£25,401,227	£25,364,640	£25,437,814	£25,309,760	£25,236,586	£25,382,933	£25,126,825

			Scenario number									
Access requirements - Private housing			1	2	3	4	5	6	7	8	9	10
Category 1			100%	75%	100%	75%	50%	100%	50%	0%	100%	0%
Category 2			0%	25%	0%	25%	50%	0%	50%	100%	0%	100%
Category 3 (adaptable)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Category 3 (accessible)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Access requirements - Affordable housing			1	2	3	4	5	6	7	8	9	10
Category 1			100%	100%	75%	75%	100%	50%	50%	100%	0%	0%
Category 2			0%	0%	25%	25%	0%	50%	50%	0%	100%	100%
Category 3 (adaptable)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Category 3 (accessible)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Site Name	Area	BLV	1	2	3	4	5	6	7	8	9	10
39 Bath Press - Opt 1	Bath	£3,034,286	£3,753,563	£3,741,101	£3,748,222	£3,735,760	£3,728,639	£3,742,882	£3,717,956	£3,703,714	£3,732,199	£3,682,351
40 Bath Press - Opt 2	Bath	£3,034,286	£9,882,620	£9,866,533	£9,875,729	£9,859,639	£9,850,447	£9,868,832	£9,836,659	£9,818,274	£9,855,043	£9,790,697
41 Bath Press - Opt 3	Bath	£3,034,286	£6,085,474	£6,056,847	£6,073,205	£6,044,579	£6,028,221	£6,060,936	£6,003,683	£5,970,967	£6,036,399	£5,921,892
42 Bath Press - Opt 4	Bath	£3,034,286	£3,105,516	£3,069,059	£3,089,891	£3,053,434	£3,032,600	£3,074,267	£3,001,351	£2,959,686	£3,043,017	£2,897,187
43 Roseberry Place - Opt 1	Bath	£1,905,857	£7,876,515	£7,858,143	£7,868,642	£7,850,270	£7,839,771	£7,860,768	£7,824,024	£7,803,028	£7,845,021	£7,771,533
44 Roseberry Place - Opt 2	Bath	£1,905,857	£9,445,014	£9,422,685	£9,435,444	£9,413,114	£9,400,355	£9,425,874	£9,381,215	£9,355,695	£9,406,735	£9,317,415
45 Roseberry Place - Opt 3	Bath	£1,905,857	£7,768,967	£7,746,637	£7,759,397	£7,737,067	£7,724,308	£7,749,827	£7,705,167	£7,679,647	£7,730,687	£7,641,368
46 Riverside & Fire Stn - Opt 1	Keynsham	£1	£1,565,564	£1,546,934	£1,557,580	£1,538,949	£1,528,304	£1,549,596	£1,512,335	£1,491,043	£1,533,627	£1,459,105
47 Riverside & Fire Stn - Opt 2	Keynsham	£1	-£118,639	-£137,518	-£126,730	-£145,609	-£156,396	-£134,821	-£172,577	-£184,152	-£151,002	-£226,515
48 Riverside & Fire Stn - Opt 3	Keynsham	£1	£1,345,464	£1,331,350	£1,339,416	£1,325,302	£1,317,237	£1,333,367	£1,305,139	£1,289,009	£1,321,269	£1,264,815
49 Riverside & Fire Stn - Opt 4	Keynsham	£1	£961,228	£945,322	£954,412	£938,506	£929,418	£947,595	£915,784	£897,607	£933,962	£870,341
50 Riverside & Fire Stn - Opt 5	Keynsham	£1	-£123,634	-£136,140	-£128,994	-£141,499	-£148,645	-£134,353	-£159,364	-£173,656	-£145,072	-£195,094
51 Riverside & Fire Stn - Opt 6	Keynsham	£1	£1,134,604	£1,126,940	£1,131,319	£1,123,655	£1,119,276	£1,128,035	£1,112,706	£1,103,948	£1,121,466	£1,090,677
52 Riverside & Fire Stn - Opt 7	Keynsham	£1	£1,573,663	£1,561,200	£1,568,322	£1,555,859	£1,548,737	£1,562,981	£1,538,056	£1,523,813	£1,552,298	£1,502,449
53 Charlton Timber Yard - Opt 1	Somer Valley	£430,000	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510
54 Charlton Timber Yard - Opt 2	Somer Valley	£430,000	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988
55 Ryman Engineering Services - Opt 1 (Community)	Somer Valley	£340,000	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988	-£138,988
56 Ryman Engineering Services - Opt 2 (Housing)	Somer Valley	£340,000	£194,329	£193,295	£193,885	£192,851	£192,259	£193,443	£191,373	£190,191	£192,555	£188,417
57 Ryman Engineering Services - Opt 3 (Industrial)	Somer Valley	£340,000	-£76,144	-£76,144	-£76,144	-£76,144	-£76,144	-£76,144	-£76,144	-£76,144	-£76,144	-£76,144
58 Radstock County Infants School	Somer Valley	£1	£145,110	£144,076	£144,667	£143,632	£143,041	£144,224	£142,154	£140,972	£143,337	£139,198
59 North of The Street, Compton Martin (SR17)	Rural	£111,000	£356,159	£355,104	£355,707	£354,652	£354,049	£355,255	£353,144	£351,939	£354,350	£350,131
60 East of St Mary's Primary School, Timsbury (SR15)	Rural	£962,000	£1,563,928	£1,561,341	£1,562,819	£1,560,234	£1,558,756	£1,561,712	£1,556,538	£1,553,582	£1,559,494	£1,549,148
61 Pinkers Lane, East Harptree (SR5)	Rural	£133,200	£356,159	£355,104	£355,707	£354,652	£354,049	£355,255	£353,144	£351,939	£354,350	£350,131
62 Leacroft House, Bristol Rd, West Harptree (SR2)	Midsomer Norton	£629,000	£1,130,860	£1,129,069	£1,130,092	£1,128,301	£1,127,277	£1,129,325	£1,125,742	£1,123,695	£1,127,790	£1,120,624
63 South Road Car Park - Opt 1	Midsomer Norton	£1	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789
64 South Road Car Park - Opt 2	Midsomer Norton	£1	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037
65 Fmr Welton Bag Factory - Opt 1	Midsomer Norton	£5,320,000	£17,673,947	£17,662,412	£17,669,004	£17,657,469	£17,650,878	£17,664,060	£17,640,990	£17,627,808	£17,654,173	£17,608,035
66 Fmr Welton Bag Factory - Opt 2	Midsomer Norton	£5,320,000	£17,702,770	£17,691,235	£17,697,826	£17,686,291	£17,679,700	£17,692,882	£17,669,814	£17,656,630	£17,682,996	£17,636,857
67 Fmr Welton Bag Factory - Opt 3	Bath	£5,320,000	£18,049,810	£18,034,178	£18,043,110	£18,027,480	£18,018,548	£18,036,412	£18,005,150	£17,987,286	£18,023,014	£17,960,489
68 Windsor Bridge, Upper Bristol Rd	Bath	£865,714	£4,386,698	£4,371,256	£4,376,403	£4,360,961	£4,355,813	£4,366,108	£4,335,222	£4,324,927	£4,345,518	£4,283,748
69 Argos, Upper Bristol Rd	Bath	£9,240,000	£1,394,483	£1,390,202	£1,391,629	£1,387,347	£1,385,920	£1,388,775	£1,380,212	£1,377,358	£1,383,066	£1,365,940
70 TA Centre, Upper Bristol Rd	Bath	£1,157,143	£1,743,103	£1,737,752	£1,739,536	£1,734,184	£1,732,400	£1,735,968	£1,725,265	£1,721,697	£1,728,833	£1,707,426
71 Comfortable Place, Upper Bristol Rd	Bath	£454,286	£550,607	£548,971	£549,517	£547,881	£547,336	£548,426	£545,155	£544,065	£546,246	£539,704
72 Omega Centre, Upper Bristol Rd	Bath	£1,002,857	£1,568,794	£1,563,977	£1,565,582	£1,560,766	£1,559,161	£1,562,371	£1,552,738	£1,549,527	£1,555,949	£1,536,684
73 Hartwells Motors, Upper Bristol Rd	Bath	£4,131,429	£2,850,094	£2,839,415	£2,842,975	£2,832,296	£2,828,737	£2,835,856	£2,814,497	£2,807,378	£2,821,617	£2,778,900

			Scenario number									
			11	12	13	14	15	16	17	18	19	20
Access requirements - Private housing												
Category 1			100%	75%	100%	65%	50%	100%	40%	0%	100%	0%
Category 2			0%	25%	0%	25%	50%	0%	50%	100%	0%	90%
Category 3 (adaptable)			0%	0%	0%	10%	0%	0%	10%	0%	0%	10%
Category 3 (accessible)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Access requirements - Affordable housing												
Category 1			90%	90%	65%	75%	90%	40%	50%	90%	0%	0%
Category 2			0%	0%	25%	25%	0%	50%	50%	0%	90%	100%
Category 3 (adaptable)			10%	10%	10%	0%	10%	10%	0%	10%	10%	0%
Category 3 (accessible)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Site Name	Area	BLV	11	12	13	14	15	16	17	18	19	20
1 Cattlemarket - Opt 1	Bath	£589,149	£1,799,669	£1,792,668	£1,795,002	£1,780,165	£1,785,667	£1,790,335	£1,768,498	£1,771,666	£1,782,867	£1,747,962
2 Cattlemarket - Opt 2	Bath	£589,149	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968
3 Cattlemarket - Opt 3	Bath	£589,149	£71,029	£72,641	£72,103	£75,521	£74,254	£73,178	£78,209	£77,479	£74,898	£82,938
4 Cattlemarket - Opt 4	Bath	£589,149	£2,894,737	£2,891,619	£2,892,658	£2,886,050	£2,888,501	£2,890,580	£2,880,852	£2,882,264	£2,887,253	£2,871,705
5 Mineral Water Hospital - Opt 1	Bath	£1	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459
6 Mineral Water Hospital - Opt 2	Bath	£1	£2,604,498	£2,600,670	£2,601,946	£2,593,834	£2,596,842	£2,599,394	£2,587,455	£2,589,187	£2,595,311	£2,576,226
7 Mineral Water Hospital - Opt 3	Bath	£1	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106
8 Manvers Street - Opt 1	Bath	£8,848,286	£10,023,557	£10,010,701	£10,014,986	£9,987,740	£9,997,844	£10,006,415	£9,966,313	£9,972,131	£9,992,701	£9,928,600
9 Manvers Street - Opt 2	Bath	£8,848,286	£14,068,510	£14,059,636	£14,062,594	£14,043,789	£14,050,763	£14,056,678	£14,029,000	£14,033,015	£14,047,213	£14,002,970
10 Manvers Street - Opt 3	Bath	£8,848,286	£11,266,826	£11,257,213	£11,260,417	£11,240,045	£11,247,600	£11,254,009	£11,224,023	£11,228,373	£11,243,754	£11,195,824
11 Manvers Street - Opt 4	Bath	£8,848,286	£10,357,300	£10,347,852	£10,351,001	£10,330,979	£10,338,405	£10,344,703	£10,315,233	£10,319,509	£10,334,625	£10,287,520
12 Bath Quays North - Opt 1	Bath	£6,737,143	£17,393,197	£17,382,845	£17,388,760	£17,358,545	£17,372,492	£17,384,324	£17,343,755	£17,351,787	£17,377,225	£17,318,318
13 Bath Quays North - Opt 2	Bath	£6,737,143	£14,139,245	£14,128,892	£14,134,808	£14,104,591	£14,118,540	£14,130,371	£14,089,802	£14,097,834	£14,123,272	£14,064,364
14 Bath Quays North - Opt 3	Bath	£6,737,143	£22,568,231	£22,557,878	£22,563,794	£22,533,577	£22,547,526	£22,559,357	£22,518,788	£22,526,820	£22,552,258	£22,493,350
15 Bath Quays North - Opt 4	Bath	£6,737,143	£14,672,945	£14,662,593	£14,668,508	£14,638,292	£14,652,240	£14,664,072	£14,623,502	£14,631,535	£14,656,973	£14,598,065
16 Bath Quays North - Opt 5	Bath	£6,737,143	£14,139,245	£14,128,892	£14,134,808	£14,104,591	£14,118,540	£14,130,371	£14,089,802	£14,097,834	£14,123,272	£14,064,364
17 Bath Quays North - Opt 6	Bath	£6,737,143	£16,415,099	£16,404,746	£16,410,662	£16,380,446	£16,394,394	£16,406,225	£16,365,657	£16,373,689	£16,399,126	£16,340,219
18 Bath FE College - Opt 1	Bath	£1	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368	£4,288,368
19 Bath FE College - Opt 2	Bath	£1	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572	£1,939,572
20 Bath FE College - Opt 3	Bath	£1	£8,857,159	£8,845,289	£8,852,071	£8,817,425	£8,833,419	£8,846,984	£8,800,468	£8,809,677	£8,838,844	£8,771,301
21 Bath FE College - Opt 4	Bath	£1	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118
22 South Quays (New ark Works) - Opt 1	Bath	£3,225,000	£6,889,655	£6,873,034	£6,882,532	£6,834,016	£6,856,411	£6,875,407	£6,810,270	£6,823,167	£6,864,009	£6,769,427
23 South Quays (New ark Works) - Opt 2	Bath	£3,225,000	£8,068,943	£8,058,769	£8,064,583	£8,034,886	£8,048,594	£8,060,222	£8,020,351	£8,028,245	£8,053,246	£7,995,351
24 Riverside Court - Opt 1	Bath	£6,298,286	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101
25 Riverside Court - Opt 2	Bath	£6,298,286	£1,628,349	£1,617,492	£1,623,696	£1,592,009	£1,606,636	£1,619,044	£1,576,499	£1,584,923	£1,611,599	£1,549,823
26 Riverside Court - Opt 3	Bath	£6,298,286	£2,752,276	£2,746,917	£2,749,980	£2,734,338	£2,741,558	£2,747,683	£2,726,682	£2,730,840	£2,744,008	£2,713,514
27 South Bank - Opt 1	Bath	£8,363,811	£11,163,938	£11,159,472	£11,162,024	£11,148,989	£11,155,006	£11,160,110	£11,142,609	£11,146,074	£11,157,047	£11,131,636
28 South Bank - Opt 2	Bath	£8,363,811	£8,662,752	£8,647,258	£8,656,111	£8,610,889	£8,631,764	£8,649,471	£8,588,755	£8,600,776	£8,638,846	£8,550,684
29 South Bank - Opt 3	Bath	£8,363,811	£3,311,197	£3,304,059	£3,308,137	£3,287,306	£3,296,922	£3,305,079	£3,277,110	£3,282,647	£3,300,185	£3,259,572
30 South Bank - Opt 4	Bath	£8,363,811	£7,549,990	£7,531,354	£7,541,660	£7,489,020	£7,513,319	£7,533,930	£7,463,254	£7,477,247	£7,521,564	£7,418,939
31 Green Park Station West - Opt 1	Bath	£43,146,000	£14,686,920	£14,674,063	£14,678,349	£14,651,103	£14,661,207	£14,669,778	£14,629,675	£14,635,494	£14,656,065	£14,591,962
32 Green Park Station West - Opt 2	Bath	£4,937,143	£2,343,109	£2,338,516	£2,340,047	£2,330,312	£2,333,923	£2,336,984	£2,322,656	£2,324,735	£2,332,085	£2,309,182
33 Green Park Station West - Opt 3	Bath	£1	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616
34 Sydenham Park - Opt 1	Bath	£17,300,000	£53,773,871	£53,706,006	£53,744,786	£53,546,705	£53,638,139	£53,715,701	£53,449,754	£53,502,409	£53,669,164	£53,282,998
35 Sydenham Park - Opt 2	Bath	£17,300,000	£35,529,027	£35,471,836	£35,504,517	£35,337,595	£35,414,646	£35,480,006	£35,255,896	£35,300,267	£35,440,791	£35,115,372
36 Sydenham Park - Opt 3	Bath	£17,300,000	£31,451,041	£31,376,587	£31,419,133	£31,201,822	£31,302,132	£31,387,223	£31,095,459	£31,153,224	£31,336,169	£30,912,514
37 Sydenham Park - Opt 4	Bath	£17,300,000	£29,849,872	£29,773,649	£29,817,204	£29,594,733	£29,697,426	£29,784,537	£29,485,843	£29,544,980	£29,732,271	£29,298,553
38 Sydenham Park - Opt 5	Bath	£17,300,000	£25,400,557	£25,336,530	£25,373,117	£25,186,240	£25,272,503	£25,345,676	£25,094,774	£25,144,449	£25,301,772	£24,937,449

			Scenario number									
Access requirements - Private housing			11	12	13	14	15	16	17	18	19	20
Category 1			100%	75%	100%	65%	50%	100%	40%	0%	100%	0%
Category 2			0%	25%	0%	25%	50%	0%	50%	100%	0%	90%
Category 3 (adaptable)			0%	0%	0%	10%	0%	0%	10%	0%	0%	10%
Category 3 (accessible)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Access requirements - Affordable housing			11	12	13	14	15	16	17	18	19	20
Category 1			90%	90%	65%	75%	90%	40%	50%	90%	0%	0%
Category 2			0%	0%	25%	25%	0%	50%	50%	0%	90%	100%
Category 3 (adaptable)			10%	10%	10%	0%	10%	10%	0%	10%	10%	0%
Category 3 (accessible)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Site Name	Area	BLV	11	12	13	14	15	16	17	18	19	20
39 Bath Press - Opt 1	Bath	£3,034,286	£3,735,629	£3,723,167	£3,730,289	£3,693,915	£3,710,705	£3,724,948	£3,676,112	£3,685,780	£3,716,402	£3,645,490
40 Bath Press - Opt 2	Bath	£3,034,286	£9,859,471	£9,843,385	£9,852,577	£9,805,625	£9,827,298	£9,845,682	£9,782,644	£9,795,125	£9,834,651	£9,743,117
41 Bath Press - Opt 3	Bath	£3,034,286	£6,044,279	£6,015,653	£6,032,010	£5,948,458	£5,987,025	£6,019,742	£5,907,563	£5,929,772	£6,000,112	£5,837,223
42 Bath Press - Opt 4	Bath	£3,034,286	£3,053,052	£3,037,427	£2,931,019	£2,980,138	£3,021,803	£2,878,937	£2,907,222	£2,996,803	£2,789,239	
43 Roseberry Place - Opt 1	Bath	£1,905,857	£7,850,078	£7,831,706	£7,842,204	£7,788,581	£7,813,334	£7,834,330	£7,762,336	£7,776,590	£7,821,732	£7,717,194
44 Roseberry Place - Opt 2	Bath	£1,905,857	£9,412,880	£9,390,551	£9,403,311	£9,338,136	£9,368,221	£9,393,741	£9,306,237	£9,323,562	£9,378,429	£9,251,370
45 Roseberry Place - Opt 3	Bath	£1,905,857	£7,736,833	£7,714,503	£7,727,264	£7,662,090	£7,692,174	£7,717,694	£7,630,190	£7,647,514	£7,702,382	£7,575,322
46 Riverside & Fire Stn - Opt 1	Keynsham	£1	£1,538,754	£1,520,124	£1,530,770	£1,476,394	£1,501,493	£1,522,785	£1,449,779	£1,464,234	£1,510,011	£1,404,001
47 Riverside & Fire Stn - Opt 2	Keynsham	£1	£-145,806	£-164,684	£-153,896	£-208,997	£-183,562	£-161,987	£-235,965	£-221,318	£-174,932	£-282,351
48 Riverside & Fire Stn - Opt 3	Keynsham	£1	£1,325,154	£1,311,041	£1,319,105	£1,277,912	£1,296,927	£1,313,057	£1,257,750	£1,268,700	£1,303,378	£1,223,070
49 Riverside & Fire Stn - Opt 4	Keynsham	£1	£938,339	£922,435	£931,523	£885,100	£906,529	£924,707	£862,379	£874,720	£913,800	£823,298
50 Riverside & Fire Stn - Opt 5	Keynsham	£1	£-141,630	£-154,135	£-146,989	£-183,488	£-166,641	£-152,349	£-201,353	£-191,652	£-160,924	£-232,081
51 Riverside & Fire Stn - Opt 6	Keynsham	£1	£1,123,575	£1,115,911	£1,120,290	£1,097,906	£1,108,247	£1,117,006	£1,086,778	£1,092,822	£1,111,750	£1,067,638
52 Riverside & Fire Stn - Opt 7	Keynsham	£1	£1,555,729	£1,543,266	£1,550,388	£1,514,014	£1,530,805	£1,545,047	£1,496,211	£1,505,879	£1,536,501	£1,465,589
53 Charlton Timber Yard - Opt 1	Somer Valley	£430,000	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510
54 Charlton Timber Yard - Opt 2	Somer Valley	£430,000	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988
55 Ryman Engineering Services - Opt 1 (Community)	Somer Valley	£340,000	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988
56 Ryman Engineering Services - Opt 2 (Housing)	Somer Valley	£340,000	£191,460	£190,425	£191,016	£186,155	£189,390	£190,572	£184,677	£187,321	£189,863	£182,136
57 Ryman Engineering Services - Opt 3 (Industrial)	Somer Valley	£340,000	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144
58 Radstock County Infants School	Somer Valley	£1	£142,241	£141,206	£141,797	£136,937	£140,171	£141,354	£135,459	£138,102	£140,644	£132,916
59 North of The Street, Compton Martin (SR17)	Rural	£111,000	£353,233	£352,178	£352,781	£347,825	£351,123	£352,329	£346,318	£349,014	£351,605	£343,726
60 East of St Mary's Primary School, Timsbury (SR15)	Rural	£962,000	£1,556,755	£1,554,168	£1,555,646	£1,543,494	£1,551,581	£1,554,537	£1,539,800	£1,546,409	£1,552,764	£1,533,444
61 Pinkers Lane, East Harptree (SR5)	Rural	£133,200	£353,233	£352,178	£352,781	£347,825	£351,123	£352,329	£346,318	£349,014	£351,605	£343,726
62 Leacroft House, Bristol Rd, West Harptree (SR2)	Midsomer Norton	£629,000	£1,125,893	£1,124,101	£1,125,125	£1,116,709	£1,122,309	£1,124,357	£1,114,151	£1,118,727	£1,123,129	£1,109,749
63 South Road Car Park - Opt 1	Midsomer Norton	£1	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789
64 South Road Car Park - Opt 2	Midsomer Norton	£1	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037
65 Fmr Welton Bag Factory - Opt 1	Midsomer Norton	£5,320,000	£17,641,956	£17,630,421	£17,637,012	£17,582,824	£17,618,886	£17,632,069	£17,566,345	£17,595,818	£17,624,160	£17,538,003
66 Fmr Welton Bag Factory - Opt 2	Midsomer Norton	£5,320,000	£17,670,778	£17,659,243	£17,665,836	£17,611,646	£17,647,710	£17,660,892	£17,595,168	£17,624,640	£17,652,982	£17,566,826
67 Fmr Welton Bag Factory - Opt 3	Bath	£5,320,000	£18,006,457	£17,990,827	£17,999,759	£17,926,325	£17,975,195	£17,993,059	£17,903,995	£17,943,933	£17,982,341	£17,865,587
68 Windsor Bridge, Upper Bristol Rd	Bath	£865,714	£4,352,129	£4,336,687	£4,341,835	£4,309,108	£4,321,245	£4,331,540	£4,283,371	£4,290,360	£4,315,067	£4,238,072
69 Argos, Upper Bristol Rd	Bath	£9,240,000	£1,384,899	£1,380,618	£1,382,045	£1,372,972	£1,376,336	£1,379,191	£1,365,836	£1,367,774	£1,374,624	£1,353,277
70 TA Centre, Upper Bristol Rd	Bath	£1,157,143	£1,731,124	£1,725,772	£1,727,556	£1,716,215	£1,720,421	£1,723,988	£1,707,295	£1,709,717	£1,718,280	£1,691,596
71 Comfortable Place, Upper Bristol Rd	Bath	£454,286	£546,946	£545,311	£545,855	£542,389	£543,675	£544,765	£539,664	£540,404	£543,021	£534,867
72 Omega Centre, Upper Bristol Rd	Bath	£1,002,857	£1,558,011	£1,553,195	£1,554,800	£1,544,593	£1,548,379	£1,551,590	£1,536,566	£1,538,746	£1,546,452	£1,522,437
73 Hartwells Motors, Upper Bristol Rd	Bath	£4,131,429	£2,826,189	£2,815,510	£2,819,070	£2,796,437	£2,804,830	£2,811,950	£2,778,639	£2,783,472	£2,800,559	£2,747,313

			Scenario number									
			21	22	23	24	25	26	27	28	29	30
Access requirements - Private housing												
Category 1			100%	75%	100%	65%	50%	100%	40%	0%	100%	0%
Category 2			0%	25%	0%	25%	50%	0%	50%	100%	0%	90%
Category 3 (adaptable)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Category 3 (accessible)			0%	0%	0%	10%	0%	0%	10%	0%	0%	10%
Access requirements - Affordable housing												
Category 1			90%	90%	65%	75%	90%	40%	50%	90%	0%	0%
Category 2			0%	0%	25%	25%	0%	50%	50%	0%	90%	100%
Category 3 (adaptable)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Category 3 (accessible)			10%	10%	10%	0%	10%	10%	0%	10%	10%	0%
Site Name	Area	BLV	21	22	23	24	25	26	27	28	29	30
1 Cattlemarket - Opt 1	Bath	£589,149	£1,799,351	£1,792,351	£1,794,684	£1,779,690	£1,785,350	£1,790,017	£1,768,021	£1,771,348	£1,782,549	£1,747,485
2 Cattlemarket - Opt 2	Bath	£589,149	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968	£3,801,968
3 Cattlemarket - Opt 3	Bath	£589,149	-£71,102	-£72,714	-£72,177	-£75,630	-£74,327	-£73,252	-£78,318	-£77,552	-£74,972	-£83,048
4 Cattlemarket - Opt 4	Bath	£589,149	£2,894,595	£2,891,477	£2,892,516	£2,885,838	£2,888,358	£2,890,437	£2,880,640	£2,882,122	£2,887,111	£2,871,492
5 Mineral Water Hospital - Opt 1	Bath	£1	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459	£4,195,459
6 Mineral Water Hospital - Opt 2	Bath	£1	£2,604,325	£2,600,496	£2,601,773	£2,593,574	£2,596,669	£2,599,221	£2,587,194	£2,589,013	£2,595,137	£2,575,965
7 Mineral Water Hospital - Opt 3	Bath	£1	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106	£2,426,106
8 Manvers Street - Opt 1	Bath	£8,848,286	£10,022,974	£10,010,118	£10,014,403	£9,986,865	£9,997,261	£10,005,832	£9,965,438	£9,971,548	£9,992,118	£9,927,725
9 Manvers Street - Opt 2	Bath	£8,848,286	£14,068,108	£14,059,234	£14,062,192	£14,043,185	£14,050,360	£14,056,276	£14,028,396	£14,032,613	£14,046,811	£14,002,367
10 Manvers Street - Opt 3	Bath	£8,848,286	£11,266,391	£11,256,778	£11,259,981	£11,239,391	£11,247,164	£11,253,573	£11,223,938	£11,223,369	£11,233,319	£11,195,171
11 Manvers Street - Opt 4	Bath	£8,848,286	£10,356,872	£10,347,423	£10,350,573	£10,330,337	£10,337,976	£10,344,274	£10,314,590	£10,319,081	£10,334,197	£10,286,876
12 Bath Quays North - Opt 1	Bath	£6,737,143	£17,392,896	£17,382,543	£17,388,459	£17,357,840	£17,372,191	£17,384,022	£17,343,051	£17,351,486	£17,376,923	£17,317,613
13 Bath Quays North - Opt 2	Bath	£6,737,143	£14,138,942	£14,128,590	£14,134,506	£14,103,888	£14,118,237	£14,130,069	£14,089,098	£14,097,532	£14,122,970	£14,063,661
14 Bath Quays North - Opt 3	Bath	£6,737,143	£22,567,928	£22,557,576	£22,563,491	£22,532,873	£22,547,223	£22,559,055	£22,518,083	£22,526,518	£22,551,956	£22,492,645
15 Bath Quays North - Opt 4	Bath	£6,737,143	£14,672,643	£14,662,290	£14,668,206	£14,637,587	£14,651,938	£14,663,769	£14,622,798	£14,631,233	£14,656,670	£14,597,360
16 Bath Quays North - Opt 5	Bath	£6,737,143	£14,138,942	£14,128,590	£14,134,506	£14,103,888	£14,118,237	£14,130,069	£14,089,098	£14,097,532	£14,122,970	£14,063,661
17 Bath Quays North - Opt 6	Bath	£6,737,143	£16,414,797	£16,404,445	£16,410,361	£16,379,742	£16,394,092	£16,405,924	£16,364,952	£16,373,387	£16,398,825	£16,339,515
18 Bath FE College - Opt 1	Bath	£1	-£4,288,368	-£4,288,368	-£4,288,368	-£4,288,368	-£4,288,368	-£4,288,368	-£4,288,368	-£4,288,368	-£4,288,368	-£4,288,368
19 Bath FE College - Opt 2	Bath	£1	-£1,939,572	-£1,939,572	-£1,939,572	-£1,939,572	-£1,939,572	-£1,939,572	-£1,939,572	-£1,939,572	-£1,939,572	-£1,939,572
20 Bath FE College - Opt 3	Bath	£1	£8,856,812	£8,844,942	£8,851,725	£8,816,618	£8,833,072	£8,846,638	£8,799,660	£8,809,332	£8,838,499	£8,770,493
21 Bath FE College - Opt 4	Bath	£1	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118	£4,660,118
22 South Quays (New ark Works) - Opt 1	Bath	£3,225,000	£6,889,171	£6,872,548	£6,882,047	£6,832,886	£6,855,926	£6,874,923	£6,809,140	£6,822,682	£6,863,525	£6,768,296
23 South Quays (New ark Works) - Opt 2	Bath	£3,225,000	£8,068,646	£8,058,472	£8,064,286	£8,034,194	£8,048,297	£8,059,925	£8,019,659	£8,027,948	£8,052,949	£7,994,659
24 Riverside Court - Opt 1	Bath	£6,298,286	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101	£3,727,101
25 Riverside Court - Opt 2	Bath	£6,298,286	£1,628,032	£1,617,176	£1,623,380	£1,591,271	£1,606,319	£1,618,727	£1,575,761	£1,584,606	£1,611,283	£1,549,084
26 Riverside Court - Opt 3	Bath	£6,298,286	£2,752,120	£2,746,761	£2,749,823	£2,733,973	£2,741,402	£2,747,527	£2,726,318	£2,730,684	£2,743,852	£2,713,149
27 South Bank - Opt 1	Bath	£8,363,811	£11,163,807	£11,159,341	£11,161,893	£11,148,685	£11,154,876	£11,159,980	£11,142,305	£11,145,944	£11,156,917	£11,131,332
28 South Bank - Opt 2	Bath	£8,363,811	£8,662,300	£8,646,806	£8,655,659	£8,609,835	£8,631,312	£8,649,019	£8,587,701	£8,600,324	£8,638,395	£8,549,630
29 South Bank - Opt 3	Bath	£8,363,811	£3,310,889	£3,303,851	£3,307,929	£3,286,820	£3,296,714	£3,304,870	£3,276,624	£3,282,439	£3,299,977	£3,259,086
30 South Bank - Opt 4	Bath	£8,363,811	£7,548,864	£7,530,828	£7,541,134	£7,487,792	£7,512,793	£7,533,405	£7,462,028	£7,476,722	£7,521,037	£7,417,711
31 Green Park Station West - Opt 1	Bath	£43,146,000	£14,686,337	£14,673,480	£14,677,765	£14,650,228	£14,660,624	£14,669,194	£14,628,800	£14,634,910	£14,655,481	£14,591,088
32 Green Park Station West - Opt 2	Bath	£4,937,143	£2,342,801	£2,338,308	£2,339,839	£2,329,999	£2,333,714	£2,336,776	£2,322,344	£2,324,527	£2,331,877	£2,308,869
33 Green Park Station West - Opt 3	Bath	£1	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616	£1,322,616
34 Sydenham Park - Opt 1	Bath	£17,300,000	£53,771,893	£53,704,027	£53,742,807	£53,542,087	£53,636,611	£53,713,722	£53,445,137	£53,500,429	£53,667,185	£53,278,380
35 Sydenham Park - Opt 2	Bath	£17,300,000	£3,527,359	£3,470,169	£3,502,849	£3,353,704	£3,412,979	£3,478,339	£3,252,004	£3,298,599	£3,439,123	£3,111,481
36 Sydenham Park - Opt 3	Bath	£17,300,000	£31,448,871	£31,374,416	£31,416,961	£31,196,756	£31,299,961	£31,385,052	£31,090,393	£31,151,053	£31,333,997	£30,907,448
37 Sydenham Park - Opt 4	Bath	£17,300,000	£29,847,649	£29,771,426	£29,814,982	£29,589,546	£29,695,204	£29,782,315	£29,480,657	£29,542,758	£29,730,048	£29,293,366
38 Sydenham Park - Opt 5	Bath	£17,300,000	£25,398,690	£25,334,663	£25,371,250	£25,181,884	£25,270,636	£25,343,810	£25,090,417	£25,142,582	£25,299,905	£24,933,093

			Scenario number									
Access requirements - Private housing			21	22	23	24	25	26	27	28	29	30
Category 1			100%	75%	100%	65%	50%	100%	40%	0%	100%	0%
Category 2			0%	25%	0%	25%	50%	0%	50%	100%	0%	90%
Category 3 (adaptable)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Category 3 (accessible)			0%	0%	0%	10%	0%	0%	10%	0%	0%	10%
Access requirements - Affordable housing			21	22	23	24	25	26	27	28	29	30
Category 1			90%	90%	65%	75%	90%	40%	50%	90%	0%	0%
Category 2			0%	0%	25%	25%	0%	50%	50%	0%	90%	100%
Category 3 (adaptable)			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Category 3 (accessible)			10%	10%	10%	0%	10%	10%	0%	10%	10%	0%
Site Name	Area	BLV	21	22	23	24	25	26	27	28	29	30
39 Bath Press - Opt 1	Bath	£3,034,286	£3,735,266	£3,722,804	£3,729,925	£3,693,067	£3,710,341	£3,724,584	£3,675,264	£3,685,417	£3,716,038	£3,644,642
40 Bath Press - Opt 2	Bath	£3,034,286	£9,859,002	£9,842,916	£9,852,108	£9,804,530	£9,826,829	£9,845,213	£9,781,549	£9,794,656	£9,834,182	£9,742,023
41 Bath Press - Opt 3	Bath	£3,034,286	£6,043,444	£6,014,818	£6,031,176	£5,946,510	£5,986,190	£6,018,907	£5,905,615	£5,928,938	£5,999,278	£5,835,275
42 Bath Press - Opt 4	Bath	£3,034,286	£3,051,990	£3,015,531	£3,036,365	£2,928,539	£2,979,074	£3,020,740	£2,876,456	£2,906,160	£2,995,741	£2,786,718
43 Roseberry Place - Opt 1	Bath	£1,905,857	£7,849,542	£7,831,170	£7,841,669	£7,787,331	£7,812,798	£7,833,794	£7,761,086	£7,776,055	£7,821,197	£7,715,944
44 Roseberry Place - Opt 2	Bath	£1,905,857	£9,412,229	£9,389,899	£9,402,660	£9,336,617	£9,367,570	£9,393,090	£9,304,717	£9,322,910	£9,377,778	£9,249,850
45 Roseberry Place - Opt 3	Bath	£1,905,857	£7,736,183	£7,713,852	£7,726,613	£7,660,570	£7,691,523	£7,717,043	£7,628,670	£7,646,863	£7,701,731	£7,573,802
46 Riverside & Fire Stn - Opt 1	Keynsham	£1	£1,538,212	£1,519,581	£1,530,227	£1,475,126	£1,500,951	£1,522,243	£1,448,511	£1,463,690	£1,509,467	£1,402,733
47 Riverside & Fire Stn - Opt 2	Keynsham	£1	£-146,357	£-165,234	£-154,447	£-210,281	£-184,113	£-162,537	£-237,250	£-221,869	£-175,482	£-283,638
48 Riverside & Fire Stn - Opt 3	Keynsham	£1	£1,324,743	£1,310,629	£1,318,694	£1,276,952	£1,296,515	£1,312,645	£1,256,789	£1,268,286	£1,302,968	£1,222,110
49 Riverside & Fire Stn - Opt 4	Keynsham	£1	£937,876	£921,971	£931,060	£884,018	£906,066	£924,243	£861,297	£874,255	£913,337	£822,215
50 Riverside & Fire Stn - Opt 5	Keynsham	£1	£-141,994	£-154,499	£-147,353	£-184,340	£-167,005	£-152,713	£-202,205	£-192,016	£-161,288	£-232,932
51 Riverside & Fire Stn - Opt 6	Keynsham	£1	£1,123,352	£1,115,688	£1,120,067	£1,097,375	£1,108,024	£1,116,782	£1,086,247	£1,092,594	£1,111,527	£1,067,108
52 Riverside & Fire Stn - Opt 7	Keynsham	£1	£1,555,365	£1,542,903	£1,550,024	£1,513,166	£1,530,441	£1,544,683	£1,495,363	£1,505,517	£1,536,138	£1,464,741
53 Charlton Timber Yard - Opt 1	Somer Valley	£430,000	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510	£2,212,510
54 Charlton Timber Yard - Opt 2	Somer Valley	£430,000	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988
55 Ryman Engineering Services - Opt 1 (Community)	Somer Valley	£340,000	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988	£-138,988
56 Ryman Engineering Services - Opt 2 (Housing)	Somer Valley	£340,000	£188,501	£187,466	£188,057	£179,252	£186,431	£187,614	£177,774	£184,363	£186,905	£175,232
57 Ryman Engineering Services - Opt 3 (Industrial)	Somer Valley	£340,000	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144	£-76,144
58 Radstock County Infants School	Somer Valley	£1	£139,282	£138,248	£138,839	£130,034	£137,213	£138,396	£128,556	£135,144	£137,686	£126,013
59 North of The Street, Compton Martin (SR17)	Rural	£111,000	£350,217	£349,162	£349,765	£340,786	£348,107	£349,312	£339,279	£345,997	£348,589	£336,688
60 East of St Mary's Primary School, Timsbury (SR15)	Rural	£962,000	£1,549,358	£1,546,772	£1,548,250	£1,526,236	£1,544,185	£1,547,141	£1,522,540	£1,539,012	£1,545,367	£1,516,186
61 Pinkers Lane, East Harptree (SR5)	Rural	£133,200	£350,217	£349,162	£349,765	£340,786	£348,107	£349,312	£339,279	£345,997	£348,589	£336,688
62 Leacroft House, Bristol Rd, West Harptree (SR2)	Midsomer Norton	£629,000	£1,120,770	£1,118,978	£1,120,002	£1,104,757	£1,117,188	£1,119,234	£1,102,198	£1,113,605	£1,118,006	£1,097,796
63 South Road Car Park - Opt 1	Midsomer Norton	£1	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789	£2,551,789
64 South Road Car Park - Opt 2	Midsomer Norton	£1	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037	£827,037
65 Fmr Welton Bag Factory - Opt 1	Midsomer Norton	£5,320,000	£17,608,972	£17,597,437	£17,604,028	£17,505,860	£17,585,902	£17,599,855	£17,489,381	£17,562,833	£17,591,176	£17,461,039
66 Fmr Welton Bag Factory - Opt 2	Midsomer Norton	£5,320,000	£17,637,794	£17,626,259	£17,632,851	£17,534,682	£17,614,725	£17,627,907	£17,518,204	£17,591,656	£17,619,998	£17,489,862
67 Fmr Welton Bag Factory - Opt 3	Bath	£5,320,000	£17,961,759	£17,946,128	£17,955,060	£17,822,028	£17,930,497	£17,948,361	£17,799,698	£17,899,235	£17,937,642	£17,761,290
68 Windsor Bridge, Upper Bristol Rd	Bath	£865,714	£4,351,430	£4,335,986	£4,341,134	£4,308,057	£4,320,544	£4,330,839	£4,282,320	£4,289,659	£4,314,368	£4,237,022
69 Argos, Upper Bristol Rd	Bath	£9,240,000	£1,384,705	£1,380,424	£1,381,851	£1,372,681	£1,376,142	£1,378,997	£1,365,545	£1,367,580	£1,374,430	£1,352,986
70 TA Centre, Upper Bristol Rd	Bath	£1,157,143	£1,730,881	£1,725,529	£1,727,313	£1,715,580	£1,720,178	£1,723,746	£1,706,931	£1,709,475	£1,718,038	£1,691,233
71 Comfortable Place, Upper Bristol Rd	Bath	£454,286	£546,871	£545,236	£545,782	£542,278	£543,601	£544,691	£539,552	£540,330	£542,946	£534,756
72 Omega Centre, Upper Bristol Rd	Bath	£1,002,857	£1,557,793	£1,552,976	£1,554,582	£1,544,266	£1,548,160	£1,551,371	£1,536,238	£1,538,527	£1,546,234	£1,522,109
73 Hartwells Motors, Upper Bristol Rd	Bath	£4,131,429	£2,825,705	£2,815,026	£2,818,586	£2,795,711	£2,804,346	£2,811,466	£2,777,912	£2,782,987	£2,800,074	£2,746,587

4 Commentary on the results

The tables on the preceding pages indicate that some development options are already unviable before the accessibility standards are reflected in the appraisals. Applying the accessibility standards, or indeed not applying them, will not change this relationship; other factors will have to change to bring the residual land values up to a point where they exceed the benchmark land values. For example, sales values growth and/or a reduction in construction costs would be the main drivers to increasing the residual land values. The appraisals show that the impact of the accessibility standards themselves on residual land values is relatively modest, even when the category 3 costs are applied.

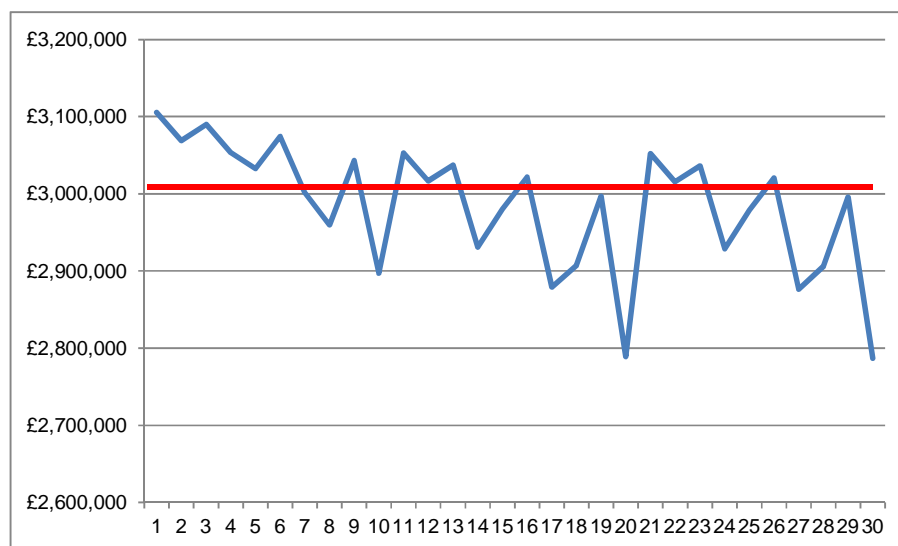
4.1 Unviable developments

Scenario 1 reflects a base position prior to the application of accessibility standards above Category 1. At this base position, 18 of the 73 development options tested are unviable, meaning that the residual land values are lower than the benchmark land values. However, 6 of these 18 development options do not contain residential units., leaving 12 development options. The results from these developments therefore do not assist in understanding the impact of the varying accessibility standards, albeit it is still possible to discern a modest movement in residual land values when the standards are applied. However, the difference between Scenario 1 (which applies Category 1 to 100% of units of both private and affordable tenures) to Scenario 30. For example, Riverside Court Option 3 generates a residual land value of £2,759,988 with Category 1 applied to all units. The residual land value falls only marginally to £2,713,149 assuming Scenario 30.

4.2 Impact of accessibility standards on viable developments

The only development where an adverse impact on viability can be discerned from the results is Bath Press Option 4. As can be seen in the results table, the residual land values generated by this development option are around the benchmark land value, but moving marginally above or below the benchmark land value depending on the accessibility requirements included. It is also important to note that even where the residual land value is furthest below the benchmark land value, the movement in land value is only 8.1%, which is relatively modest and unlikely to be of sufficient magnitude to prevent the site from coming forward.

Figure 4.2.1: Residual land values generated by Bath Press Option 4



Note: the red line is the benchmark land value of £3.03 million.

In all other cases tested, where the first scenario generates a residual land value that exceeds the benchmark land value, this position is maintained when all 30 accessibility scenarios are tested.

4.3 Conclusions

Having tested 30 scenarios of varying cost levels of accessibility requirements on 26 site allocations, the results of our appraisals provide a clear conclusion that the impact on viability is very modest indeed and unlikely in the vast majority of cases to make a material impact on deliverability of developments in the District.

Appendix 1 - Sample appraisal model

1	2	3	4	5	6	18	19	20	21	22	23	24	25	26	27	28
BATH SITES AND PLACE MAKING DPD																
Site ref	SITE NAME	REF	NO OF RES	Density	Site area	Floor areas - proposed (square metres)		DC includes SG		C2 resi inst		Floor area		Resi sqm		
						Retail A1-A4	Mark B1 office	B2 industrial	B8 storage	C1 Hotel		D1/D2	Houses	Flats		
1	Cattlemarket - Opt 1	Bath	52	310	0.169	1,000	0	0	0	0	0	0	0	0	4,500	4,500
2	Cattlemarket - Opt 2	Bath	-	-	0.169	1,000	0	4,500	0	0	0	0	0	0	0	-
3	Cattlemarket - Opt 3	Bath	12	69	0.169	1,000	0	0	0	0	0	0	0	0	1,000	1,000
4	Cattlemarket - Opt 4	Bath	23	138	0.169	1,000	0	2,500	0	0	0	0	0	0	2,000	2,000
5	Mineral Water Hospital - Opt 1	Bath	-	-	0.26	3,500	0	0	0	3,000	0	0	0	0	-	-
6	Mineral Water Hospital - Opt 2	Bath	29	112	0.26	1,000	0	0	0	3,000	0	0	0	0	2,500	2,500
7	Mineral Water Hospital - Opt 3	Bath	-	-	0.26	1,000	0	0	0	5,500	0	0	0	0	-	-
8	Manvers Street - Opt 1	Bath	105	80	1.32	2,000	0	6,500	0	0	0	0	0	0	9,000	9,000
9	Manvers Street - Opt 2	Bath	70	53	1.32	6,500	0	5,500	0	5,500	0	0	0	0	6,000	6,000
10	Manvers Street - Opt 3	Bath	76	57	1.32	2,000	0	9,000	0	6,000	0	0	0	0	6,500	6,500
11	Manvers Street - Opt 4	Bath	76	57	1.32	2,000	0	9,000	0	6,000	0	0	0	0	6,500	6,500
12	Bath Quays North - Opt 1	Bath	70	39	1.809	4,000	0	25,000	0	0	0	0	0	0	6,000	6,000
13	Bath Quays North - Opt 2	Bath	70	39	1.809	4,000	0	20,000	0	0	0	0	0	0	6,000	6,000
14	Bath Quays North - Opt 3	Bath	70	39	1.809	19,000	0	5,000	0	0	0	0	0	0	6,000	6,000
15	Bath Quays North - Opt 4	Bath	70	39	1.809	6,000	0	12,000	0	6,000	0	0	0	0	6,000	6,000
16	Bath Quays North - Opt 5	Bath	70	39	1.809	4,000	0	20,000	0	0	0	0	0	0	6,000	6,000
17	Bath Quays North - Opt 6	Bath	70	39	1.809	4,000	0	20,000	0	0	0	0	0	0	6,000	6,000
18	Bath FE College - Opt 1	Bath	-	-	0.45	1,500	0	0	0	0	0	0	16,000	0	-	-
19	Bath FE College - Opt 2	Bath	-	-	0.45	1,500	0	0	0	0	0	0	14,500	0	-	-
20	Bath FE College - Opt 3	Bath	81	179	0.45	1,500	0	7,500	0	0	0	0	0	0	7,000	7,000
21	Bath FE College - Opt 4	Bath	-	-	0.45	1,500	0	7,000	0	0	0	0	7,500	0	-	-
22	South Quays (Newark Works) - Opt 1	Bath	110	135	0.819	500	0	6,000	0	0	0	0	0	0	9,500	9,500
23	South Quays (Newark Works) - Opt 2	Bath	70	85	0.819	500	0	9,500	0	0	0	0	0	0	6,000	6,000
24	Riverside Court - Opt 1	Bath	-	-	0.30	0	0	6,000	0	0	0	0	0	0	-	-
25	Riverside Court - Opt 2	Bath	70	231	0.30	0	0	0	0	0	0	0	0	0	6,000	6,000
26	Riverside Court - Opt 3	Bath	35	116	0.30	0	0	3,000	0	0	0	0	0	0	3,000	3,000
27	South Bank - Opt 1	Bath	29	28	1.022	500	0	15,500	0	0	0	0	0	0	2,500	2,500
28	South Bank - Opt 2	Bath	105	102	1.022	500	0	9,000	0	0	0	0	0	0	9,000	9,000
29	South Bank - Opt 3	Bath	47	46	1.022	0	0	4,000	0	0	0	0	0	0	4,000	4,000
30	South Bank - Opt 4	Bath	122	119	1.022	500	0	7,000	0	0	0	0	0	0	10,500	10,500
31	Green Park Station West - Opt 1	Bath	105	52	2.01	3,500	0	12,000	0	0	0	0	0	0	9,000	9,000
32	Green Park Station West - Opt 2	Bath	35	17	2.01	200	800	0	0	0	0	0	0	0	3,000	3,000
33	Green Park Station West - Opt 3	Bath	-	-	2.01	200	800	0	0	0	0	0	0	0	-	-
34	Sydenham Park - Opt 1	Bath	500	186	2.69	28,500	12,000	4,500	0	0	0	0	0	0	43,000	43,000
35	Sydenham Park - Opt 2	Bath	407	151	2.69	8,000	0	35,000	0	0	0	0	0	0	35,000	35,000
36	Sydenham Park - Opt 3	Bath	558	208	2.69	8,000	0	22,000	0	0	0	0	0	0	48,000	48,000
37	Sydenham Park - Opt 4	Bath	581	216	2.69	8,000	0	14,000	0	6,000	0	0	0	0	50,000	50,000
38	Sydenham Park - Opt 5	Bath	488	182	2.69	8,000	0	14,000	0	6,000	0	0	0	0	42,000	42,000
39	Bath Press - Opt 1	Bath	81	39	2.105	0	0	5,000	0	18,000	0	0	0	0	7,000	7,000
40	Bath Press - Opt 2	Bath	116	55	2.105	0	0	10,000	0	0	0	0	0	0	10,000	10,000
41	Bath Press - Opt 3	Bath	198	94	2.105	0	0	3,000	0	0	0	0	0	0	17,000	17,000
42	Bath Press - Opt 4	Bath	248	118	2.105	0	0	1,485	0	0	0	0	0	0	21,350	21,350
43	Roseberry Place - Opt 1	Bath	122	89	1.37	0	1,000	5,500	0	0	0	0	0	0	10,500	10,500
44	Roseberry Place - Opt 2	Bath	151	111	1.37	0	1,000	6,000	0	0	0	0	0	0	13,000	13,000
45	Roseberry Place - Opt 3	Bath	151	111	1.37	0	1,400	4,000	0	0	0	0	0	0	13,000	13,000
46	Riverside & Fire Stn - Opt 1	Keynsham	122	144	0.85	1,500	0	2,500	0	0	0	0	0	0	10,500	10,500
47	Riverside & Fire Stn - Opt 2	Keynsham	120	141	0.85	1,500	0	1,500	0	0	0	0	2,700	0	10,300	10,300
48	Riverside & Fire Stn - Opt 3	Keynsham	91	107	0.85	1,500	0	2,500	0	0	0	0	2,700	0	7,800	7,800
49	Riverside & Fire Stn - Opt 4	Keynsham	102	120	0.85	1,500	500	1,000	0	0	0	0	2,700	0	8,800	8,800
50	Riverside & Fire Stn - Opt 5	Keynsham	79	93	0.85	1,000	0	1,000	0	0	0	0	2,700	0	6,800	6,800
51	Riverside & Fire Stn - Opt 6	Keynsham	50	59	0.85	1,000	0	2,500	0	0	0	0	2,700	0	4,300	4,300
52	Riverside & Fire Stn - Opt 7	Keynsham	81	96	0.85	1,000	0	2,500	0	0	0	0	0	0	7,000	7,000
53	Charlton Timber Yard - Opt 1	Somer Valle	-	-	0.43	2,100	0	0	0	0	0	0	0	0	-	-
54	Charlton Timber Yard - Opt 2	Somer Valle	-	-	0.43	0	0	0	0	0	0	0	687	0	-	-
55	Ryman Engineering Services - Opt 1	Somer Valle	-	-	0.34	0	0	0	0	0	0	0	687	0	-	-
56	Ryman Engineering Services - Opt 2	Somer Valle	10	29	0.34	0	0	0	0	0	0	0	0	760	190	950
57	Ryman Engineering Services - Opt 3	Somer Valle	-	-	0.34	0	0	1,000	0	0	0	0	0	0	-	-
58	Radstock County Infants School	Somer Valle	10	28	0.36	0	0	0	0	0	0	0	0	760	190	950
59	North of The Street, Compton Martin (Rural)	Rural	10	33	0.30	0	0	0	0	0	0	0	0	760	190	950
60	East of St Mary's Primary School, Tinf Rural	Rural	25	10	2.6	0	0	0	0	0	0	0	0	1,900	475	2,375
61	Pinkers Lane, East Harptree (SR5)	Rural	10	28	0.36	0	0	0	0	0	0	0	0	760	190	950
62	Leacroft House, Bristol Rd, West Harf Rural	Rural	17	10	1.70	0	0	0	0	0	0	0	0	1,292	323	1,615
63	South Road Car Park - Opt 1	Somer Valle	-	-	0.99	0	4,000	0	0	0	0	0	0	0	-	-
64	South Road Car Park - Opt 2	Somer Valle	-	-	0.99	0	1,500	0	0	0	0	0	0	0	-	-
65	Fmr Welton Bag Factory - Opt 1	Somer Valle	120	23	5.32	0	300	7,500	0	0	0	0	1,000	24,000	6,000	30,000
66	Fmr Welton Bag Factory - Opt 2	Somer Valle	120	23	5.32	0	1,500	6,300	0	0	0	0	1,000	24,000	6,000	30,000
67	Fmr Welton Bag Factory - Opt 3	Somer Valle	160	30	5.32	0	300	0	0	0	0	0	1,000	30,800	7,700	38,500
68	Windsor Bridge, Upper Bristol Rd	Bath	120	165	0.72	0	0	0	0	0	0	0	0	0	10,320	10,320
69	Argos, Upper Bristol Rd	Bath	32	120	0.27	0	0	0	0	0	0	0	0	0	2,752	2,752
70	TA Centre, Upper Bristol Rd	Bath	40	120	0.34	0	0	0	0	0	0	0	0	0	3,440	3,440
71	Comfortable Place, Upper Bristol Rd	Bath	12	120	0.1	0	0	0	0	0	0	0	0	0	1,032	1,032
72	Omega Centre, Upper Bristol Rd	Bath	36	120	0.3	0	0	0	0	0	0	0	0	0	3,096	3,096
73	Hartwells Motors, Upper Bristol Rd	Bath	80	50	1.67	0	0	0	0	0	0	0	0	0	6,880	6,880

BATH SITE	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174
Existing floorspace	RV	Yield	EUV	EUV uplift	BLV	Existing use	Area	Site areas Gross	Site areas Net	Public realm costs	AH %	Residential Car parking spaces # - surface	Residential Car parking spaces # - basement	Additional car parking spaces # - surface	Additional car parking spaces # - basement	Car parking value	
1																	
2	£34,367	7%	£490,957	20%	589,149	Car Park	Bath	0.169	0.169	1,024,000	40%	26.00	-	-	-	30,000	
3	£34,367	7%	£490,957	20%	589,149	Car Park	Bath	0.169	0.169	1,024,000	40%	-	-	-	-	30,000	
4	£34,367	7%	£490,957	20%	589,149	Car Park	Bath	0.169	0.169	1,024,000	40%	12.00	-	160	-	30,000	
5					1	Hospital	Bath	0.26	0.259	20,000	40%	-	-	-	-	30,000	
6					1	Hospital	Bath	0.26	0.259	20,000	40%	-	-	-	-	30,000	
7					1	Hospital	Bath	0.26	0.259	20,000	40%	-	-	-	-	30,000	
8	£516,150	7.00%	£7,373,571	20%	8,848,286	Car Parking, Police Stn and Sorting Office	Bath	1.32	1.316	2,640,000	40%	53.00	-	-	-	30,000	
9	£516,150	7.00%	£7,373,571	20%	8,848,286	Car Parking, Police Stn and Sorting Office	Bath	1.32	1.316	2,640,000	40%	30.00	-	-	-	30,000	
10	£516,150	7.00%	£7,373,571	20%	8,848,286	Car Parking, Police Stn and Sorting Office	Bath	1.32	1.316	2,640,000	40%	38.00	-	-	-	30,000	
11	£516,150	7.00%	£7,373,571	20%	8,848,286	Car Parking, Police Stn and Sorting Office	Bath	1.32	1.316	2,640,000	40%	38.00	-	-	160	30,000	
12	£393,000	7.00%	£5,614,286	20%	6,737,143	617 car parking spaces and 41 coach parking spaces	Bath	1.809	1.809	4,360,000	30%	35.00	-	-	500	30,000	
13	£393,000	7.00%	£5,614,286	20%	6,737,143	618 car parking spaces and 41 coach parking spaces	Bath	1.809	1.809	4,360,000	30%	35.00	-	-	500	30,000	
14	£393,000	7.00%	£5,614,286	20%	6,737,143	619 car parking spaces and 41 coach parking spaces	Bath	1.809	1.809	4,360,000	30%	35.00	-	-	500	30,000	
15	£393,000	7.00%	£5,614,286	20%	6,737,143	620 car parking spaces and 41 coach parking spaces	Bath	1.81	1.809	4,360,000	30%	35.00	-	-	500	30,000	
16	£393,000	7.00%	£5,614,286	20%	6,737,143	621 car parking spaces and 41 coach parking spaces	Bath	1.81	1.809	4,360,000	30%	35.00	-	-	500	30,000	
17	£393,000	7.00%	£5,614,286	20%	6,737,143	622 car parking spaces and 41 coach parking spaces	Bath	1.81	1.809	4,360,000	30%	35.00	-	-	-	30,000	
18					1	FE College	Bath	0.45	0.454	400,000	30%	-	-	-	-	30,000	
19					1	FE College	Bath	0.45	0.454	400,000	30%	-	-	-	-	30,000	
20					1	FE College	Bath	0.454	0.454	400,000	30%	41.00	-	-	-	30,000	
21					1	FE College	Bath	0.45	0.454	400,000	30%	-	-	-	-	30,000	
22	£188,125	7.00%	£2,687,500	20%	3,225,000	Unused industrial buildings	Bath	0.819	0.819	1,000,000	30%	55.00	-	-	-	30,000	
23	£188,125	7.00%	£2,687,500	20%	3,225,000	Unused industrial buildings	Bath	0.819	0.819	1,000,000	30%	35.00	-	-	-	30,000	
24	£367,400	7.00%	£5,248,571	20%	6,298,286	Offices 4,500 sqm	Bath	0.30	0.302	500,000	30%	-	-	-	-	30,000	
25	£367,400	7.00%	£5,248,571	20%	6,298,286	Offices 4,500 sqm	Bath	0.30	0.302	500,000	30%	35.00	-	-	-	30,000	
26	£367,400	7.00%	£5,248,571	20%	6,298,286	Offices 4,500 sqm	Bath	0.30	0.302	500,000	30%	18.00	-	-	-	30,000	
27	£487,889	7.00%	£6,969,843	20%	8,363,811	Car showroom (2,200 sqm) & Travis Perkins (3,140 sqm)	Bath	1.022	1.022	1,000,000	30%	15.00	-	-	-	30,000	
28	£487,889	7.00%	£6,969,843	20%	8,363,811	Car showroom (2,200 sqm) & Travis Perkins (3,140 sqm)	Bath	1.022	1.022	1,000,000	30%	53.00	-	-	-	30,000	
29	£487,889	7.00%	£6,969,843	20%	8,363,811	Car showroom (2,200 sqm) & Travis Perkins (3,140 sqm)	Bath	1.02	1.022	1,000,000	30%	23.00	-	-	-	30,000	
30	£487,889	7.00%	£6,969,843	20%	8,363,811	Car showroom (2,200 sqm) & Travis Perkins (3,140 sqm)	Bath	1.02	1.022	1,000,000	30%	61.00	-	-	-	30,000	
31	£1,797,750	5.00%	£35,955,000	20%	43,146,000	Sainsbury's store, car park & 1,000 sqm industrial	Bath	2.01	2.012	-	40%	-	-	-	-	30,000	
32	£288,000	7.00%	£4,114,286	20%	4,937,143	Health Centre and 1,000 sqm of industrial	Bath	2.01	2.012	-	40%	-	-	-	-	30,000	
33	£1	100.00%	£1	20%	1	Airspace development above existing facilities	Bath	2.01	2.012	-	40%	-	-	-	-	30,000	
34	£865,000	6.00%	£14,416,667	20%	17,300,000	Homebase DIY store 7,000 sqm, Trade retail 2,770 sqm and Bath	Bath	2.69	2.687	2,750,000	30%	251.00	-	-	-	30,000	
35	£865,000	6.00%	£14,416,667	20%	17,300,000	Homebase DIY store 7,000 sqm, Trade retail 2,770 sqm and Bath	Bath	2.69	2.687	2,750,000	30%	204.00	-	-	-	30,000	
36	£865,000	6.00%	£14,416,667	20%	17,300,000	Homebase DIY store 7,000 sqm, Trade retail 2,770 sqm and Bath	Bath	2.69	2.687	2,750,000	30%	280.00	-	-	-	30,000	
37	£865,000	6.00%	£14,416,667	20%	17,300,000	Homebase DIY store 7,000 sqm, Trade retail 2,770 sqm and Bath	Bath	2.69	2.687	2,750,000	30%	292.00	-	-	500	30,000	
38	£865,000	6.00%	£14,416,667	20%	17,300,000	Homebase DIY store 7,000 sqm, Trade retail 2,770 sqm and Bath	Bath	2.69	2.687	2,750,000	30%	292.00	-	-	-	30,000	
39	£177,000	7.00%	£2,528,571	20%	3,034,286	Vacant industrial 13,000 sqm	Bath	2.105	2.105	150,000	30%	71.00	-	-	-	30,000	
40	£177,000	7.00%	£2,528,571	20%	3,034,286	Vacant industrial 13,000 sqm	Bath	2.11	2.105	150,000	30%	78.00	-	-	-	30,000	
41	£177,000	7.00%	£2,528,571	20%	3,034,286	Vacant industrial 13,000 sqm	Bath	2.11	2.105	150,000	30%	129.00	-	-	-	30,000	
42	£177,000	7.00%	£2,528,571	20%	3,034,286	Vacant industrial 13,000 sqm	Bath	2.105	2.105	150,000	30%	61.00	143	-	-	30,000	
43	£111,175	7.00%	£1,588,214	20%	1,905,857	Largely vacant industrial with former Unigate Dairy site	Bath	1.37	1.365	100,000	30%	108.00	-	-	86	30,000	
44	£111,175	7.00%	£1,588,214	20%	1,905,857	Largely vacant industrial with former Unigate Dairy site	Bath	1.37	1.365	100,000	30%	122.00	-	-	-	30,000	
45	£111,175	7.00%	£1,588,214	20%	1,905,857	Largely vacant industrial with former Unigate Dairy site	Bath	1.37	1.365	100,000	30%	130.00	-	-	-	30,000	
46					1	Fire Stn, Leisure Centre, offices and GF retail	Keynsham	0.85	0.85	-	30%	61.00	-	-	-	30,000	
47					1	Fire Stn, Leisure Centre, offices and GF retail	Keynsham	0.85	0.85	-	30%	60.00	-	-	-	30,000	
48					1	Fire Stn, Leisure Centre, offices and GF retail	Keynsham	0.85	0.85	-	30%	46.00	-	-	-	30,000	
49					1	Fire Stn, Leisure Centre, offices and GF retail	Keynsham	0.85	0.85	-	30%	51.00	-	-	-	30,000	
50					1	Fire Stn, Leisure Centre, offices and GF retail	Keynsham	0.85	0.85	-	30%	40.00	-	-	-	30,000	
51					1	Fire Stn, Leisure Centre, offices and GF retail	Keynsham	0.85	0.85	-	30%	25.00	-	-	-	30,000	
52					1	Fire Stn, Leisure Centre, offices and GF retail	Keynsham	0.85	0.85	-	30%	41.00	-	-	-	30,000	
53					430,000	Former timber warehouse	Somer Valley	0.43	0.43	-	30%	-	-	-	-	30,000	
54					430,000	Former timber warehouse	Somer Valley	0.43	0.43	-	30%	-	-	-	-	30,000	
55					340,000	Industrial unit	Somer Valley	0.34	0.34	-	30%	-	-	-	-	30,000	
56					340,000	Industrial unit	Somer Valley	0.34	0.34	-	30%	6.00	-	-	-	30,000	
57					340,000	Industrial unit	Somer Valley	0.34	0.34	-	30%	-	-	-	-	30,000	
58					1	School	Somer Valley	0.36	0.36	-	30%	11.00	-	-	-	30,000	
59					111,000	Greenfield	Rural	0.30	0.3	-	30%	10.00	-	-	-	30,000	
60					962,000	Greenfield	Rural	2.6	2.6	-	30%	25.00	-	-	-	30,000	
61					133,200	Agricultural buildings	Rural	0.36	0.36	-	30%	10.00	-	-	-	30,000	
62					629,000	Greenfield	Rural	1.70	1.7	-	30%	17.00	-	-	-	30,000	
63					1	Car Park	Somer Valley	0.99	0.99	-	30%	100	-	-	-	30,000	
64					1	Car Park	Somer Valley	0.99	0.99	-	30%	50	-	-	-	30,000	
65					5,320,000	Former factory	Somer Valley	5.32	5.32	-	30%	70	-	-	-	30,000	
66					5,320,000	Former factory	Somer Valley	5.32	5.32	-	30%	110	-	-	-	30,000	
67					5,320,000	Former factory	Somer Valley	5.32	5.32	-	30%	80	-	-	-	30,000	
68	£50,500	7%	£721,429	20%	865,714	Mostly vacant with 700 sqm industrial	Bath	0.72	0.72	-	40%	48	-	-	-	30,000	
69	£385,000	5%	£7,700,000	20%	9,240,000	Retail unit (Argos)	Bath	0.27	0.27	-	40%	13	-	-	-	30,000	
70	£67,500	7%	£964,286	20%	1,157,143	TA Centre	Bath	0.34	0.34	-	40%	16	-	-	-	30,000	
71	£26,500	7%	£378,571	20%	454,286	700 sqm industrial unit	Bath	0.10	0.1	-	40%	5	-	-	-	30,000	
72	£58,500	7%	£835,714	20%	1,002,857	1,200 sqm industrial unit	Bath	0.30	0.3	-	40%	14	-	-	-	30,000	
73	£241,000	7%	£3,442,857	20%	4,131,429	Car dealership and concrete batching area	Bath	1.67	1.67	-	40%	80	-	-	-	30,000	

Minimum gross internal areas (applies to AH only)

Beds	Bedspaces	Floor area	Unit mix
1	2	50	10%
2	4	70	30%
3	5	93	35%
4	6	106	20%
5	7	119	5%
6	8	132	0%
Average unit size based on mix			100%
			86

Accessibility costs per dwelling (Council supplied)

Standard	Applied to:		% of AH
	Flat	House	
Cat 1	1	£1	0%
Cat 2	£924	£521	90%
Cat 3 adaptable	£7,749	£10,210	0%
Cat 3 accessible	£7,906	£22,694	10%

No of units: 52

	Flats	Houses	Costs	Pri flats	Aff flats	Pri houses	Aff houses
Total	52	0	Cat 1	£0.00	£0.00	£0.00	£0.00
Private	31	0	Cat 2	£26,108.37	£19,339.53	£0.00	£0.00
Affordable	21	0	Cat 3 adaptable	£0.00	£0.00	£0.00	£0.00
			Cat 3 accessible	£24,821.16	£0.00	£0.00	£0.00

Total costs £70,269.07

LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

Local Authority	BATH AND NORTH EAST SOMERSET
Area(s)	
Author	
Date	15 June 2015
Reference	

Site	1
52,3258914	

DO NOT CHANGE SITE USING THIS CELL - USE M3 IN "RESULTS" PAGE

Values: - NOT USED
Sales values: A

Affordable housing percentage	40%
of which social rented	75%
of which intermediate	25%

AH % if a lookup on datatable

Code for Sustainable Homes
Cost allowance - all tenures (% of base costs): 0%

Green available: check box

Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size	CIL as % of dev costs
£1,747,485	52	4,500	2,700	86	2.0%

No of units: 52

Scheme above AH threshold		Y	g to n	Flats NIA	Houses GIA
Total floor area	4,500	85%	3,825	-	-
Private floor area	2,700	85%	2,295	-	-
Affordable floor area	1,800	85%	1,530	-	-

Additional car parking: Incl 1

Site area increase/decrease (to adjust density): 100% of original

B&NES policy costs - residential	Water efficiency	Regulated emissions	Total per unit
£250 per unit	£2.92 per square m	£3.91 per square m	£6.83
£250			

Growth/inflation	Sales	Build

B&NES policy costs - commercial	Regulated emissions
£5.10 per square metre GIA	

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	BATH AND NORTH-EAST SOMERSET
Area(s)	0
Author	0
Date	15 June 2015
Reference	0

BUILD COSTS

Typology	HOUSES - build costs psm	FLATS build costs per gross sq m	Gross to net adjustment for flats
Residential	£1,149	£1,430	
External works	£115	£143	
Total costs	£1,264	£1,573	

Car parking Cost per space

Surface	£10,000
Basement	£25,000

OTHER COSTS

Developer return % GDV	Private 18.00%	Affordable 6.00%
Code for Sustainable Homes	All tenures 0%	From test variables
Contingency	5%	
Marketing costs % of sales values	3.00%	
Legal Fees % of GDV	0.50%	
Site acquisition costs % land value	5.80%	
Development Finance	7.00%	

PLANNING OBLIGATIONS / CIL

TIMINGS for cash flow		Build start		Build period		Sales period		Sales period start		S106 payments		CIL Charges		Fees		
Quarters	Quarters	Quarters	Quarters	Quarters	Quarters	Quarters	Quarters	Quarters	Quarters	£s per sqm all tenures	Quarter paid	£s p sq m private sales only	Instal-ment 1 - Qtr paid	Instal-ment 2 - Qtr paid	Instal-ment 3 - Qtr paid	% of build cost
3	4	6	9							£12	2	£100	1	1	1	10%

COMMERCIAL INPUTS

Site 1

Value	Retail A1-A5	Retail S/Market	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi institutio	D1/D2
Rent per sq m	£269.10	£269.10	£242.19	£69.97	£69.97	£259.00	£0.00	£161.46
Yield	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Rent free/void period (years)	1.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Net floor area (sq m)	850	-	-	-	-	-	-	-
Purchaser's costs	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%	5.80%

Disposal Costs

Letting Agent's fee and legals (% of rent)	15.00%
Agent's fees (on capital value)	1.00%
Legal fees (% of capital value)	0.75%

Costs

Demolition costs	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm	£50 psm
Demolition area (sq m)	0	0	0	0	0	0	0	0
Building costs	£1054 psm	£1054 psm	£1507 psm	£705 psm	£705 psm	£1663 psm	£1147 psm	£1655 psm
Net to gross floor area	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%
External works	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Mayoral CIL	£150	£150	£0	£0	£0	£100	£0	£0
Crossrail S106	£0	£0	£0	£0	£0	£0	£0	£0
S106 (per net sq m)	£5 psm	£5 psm	£5 psm	£5 psm	£5 psm	£5 psm	£5 psm	£5 psm

Cashflow timing

Build start	3	3	3	3	3	3	3	3
Build period	6	6	6	6	6	6	6	6
Investment sale (quarters from start on site)	9	9	9	9	9	9	9	9

Note: demolition of existing floorspace is loaded as a single amount on Retail A1-A5

SUSTAINABILITY ALLOWANCE

£5.10 PER SQM (ADDS TO BUILD COST VIA FORMULAE)

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	BATH AND NORTH EAST SOMERSET
Area(s)	
Proxy number	1
Date	15 June 2015
Reference	52.3255814

DEVELOPMENT PERIOD CASHFLOW

dev hectareage	
dev acreage	

		Revenue per Qtr	
Revenue		£	2,538,844
Public car parking		£	-
Investment value of ground rents		£	30,662
GDV before costs of sale	Sub Total		
Costs of Sale			
Marketing costs	3.00%		
Legal fees	0.50%		
Sub Total			
Net commercial investment value		£	3,993,604
Retail A1-A5		£	3,993,604
Retail S/Market		£	-
B1 office		£	-
B2 industrial		£	-
B8 storage		£	-
C1 Hotel		£	-
C2 resi institution		£	-
D1/D2		£	-
Total commercial value	Sub Total		
Speculative NDV			
Affordable Housing Revenue			
No fees on sale		£	3,175,330
NDV	Total		
Standard Costs		Cost per Qtr	
Residential		£	7,077,644
Residential accessibility standards		£	70,269
Retail A1-A5		£	1,313,760
Retail S/Market		£	-
B1 office		£	-
B2 industrial		£	-
B8 storage		£	-
C1 Hotel		£	-
C2 resi institution		£	-
D1/D2		£	-
Car parking		£	260,000
Contingency		£	-
Sub Total			
Other Costs			
Professional fees	10.00%		
Sub Total			
CIL	Total		
Resi CIL		£	90,000
		£	90,000
		£	90,000
		£	-
Sub Total			
Resi Section 106 Costs	Includes public realm and sustainability	£	1,089,590
Sub Total			
Total Other Costs	Sub Total		
Total Costs		£	11,433,123
Developer's profit on GDV	% of GDV		18.00%
Residual Sum before interest	% of GDV affordable		8%
Cumulative residual balance for interest calculation			
Interest			7.00%
Residual Sum for quarter after interest			

Project Totals	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8
	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2
£ 10,155,375	0	0	0	0	0	0	0	0
£ 122,727	0	0	0	0	0	0	0	0
£ 10,278,102	0	0	0	0	0	0	0	0
£ 308,343	0	0	0	0	0	0	0	0
£ 51,391	0	0	0	0	0	0	0	0
£ -359,734	0	0	0	0	0	0	0	0
£ 3,993,604	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ 3,993,604	0	0	0	0	0	0	0	0
£ 13,911,973	0	0	0	0	0	0	0	0
£ 3,175,330	0	0	529,222	529,222	529,222	529,222	529,222	529,222
£ -	0	0	0	0	0	0	0	0
£ 17,087,303	0	0	529,222	529,222	529,222	529,222	529,222	529,222
£ 7,077,644	0	0	1,179,607	1,179,607	1,179,607	1,179,607	1,179,607	1,179,607
£ 70,269	0	0	11,712	11,712	11,712	11,712	11,712	11,712
£ 1,313,760	0	0	218,960	218,960	218,960	218,960	218,960	218,960
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ 260,000	0	0	43,333	43,333	43,333	43,333	43,333	43,333
£ 436,084	0	0	72,681	72,681	72,681	72,681	72,681	72,681
£ 9,157,757	0	0	1,526,293	1,526,293	1,526,293	1,526,293	1,526,293	1,526,293
£ 915,776	0	0	152,629	152,629	152,629	152,629	152,629	152,629
£ 915,776	0	0	152,629	152,629	152,629	152,629	152,629	152,629
£ 270,000	270,000	0	0	0	0	0	0	0
£ 90,000	90,000	0	0	0	0	0	0	0
£ 90,000	90,000	0	0	0	0	0	0	0
£ 90,000	90,000	0	0	0	0	0	0	0
£ -	0	0	0	0	0	0	0	0
£ 270,000	270,000	0	0	0	0	0	0	0
£ 1,089,590	0	1,089,590	0	0	0	0	0	0
£ 1,089,590	0	1,089,590	0	0	0	0	0	0
£ 1,359,590	270,000	1,089,590	0	0	0	0	0	0
£ 11,433,123	270,000	1,089,590	1,678,922	1,678,922	1,678,922	1,678,922	1,678,922	1,678,922
£ -								
£ 2,504,155	0	0	0	0	0	0	0	0
£ 130,520	0	0	31,753	31,753	31,753	31,753	31,753	31,753
£ 2,959,595	-270,000	-1,089,590	-1,181,454	-1,181,454	-1,181,454	-1,181,454	-1,181,454	-1,181,454
-270,000	-270,000	-1,364,006	-2,567,768	-3,791,218	-5,034,678	-6,298,474	-7,582,941	-8,888,414
£ 675,086	-4,416	-22,309	-41,996	-62,006	-82,343	-103,012	-124,020	-145,371
£ 2,284,419	-274,416	-1,111,899	-1,223,450	-1,243,460	-1,263,797	-1,284,466	-1,305,474	-1,326,825

Land Value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Residual land value		£	1,855,060
Site acquisition costs		£	107,595
MV (Residual Sum available to offer for Development Opportunity)		£	1,747,485

Quarterly Interest

1.75%

