

Maidstone CIL Charging Schedule: Written Statements in response to Examiner's Main Issues and Questions.

Main Issue 3 – Rates for Residential Development

Appendices

Appendix A: PBA Viability retest of H1 (11) Springfield (May 2017)

Appendix B: UK HPI January 2013 – May 2017

Appendix C: BCIS All-in TPI #101

692 units Brownfield		Urban Area		692 Units			
ITEM							
Net Site Area	3.80	Brownfield	Brownfield	Residual Value			
				£3,020,837 per net ha			
Nr of units	Private	Affordable		Social re	Affordable rent	Intermediate	
	553.60	138.40		0.00	96.88	41.52	
1.0 Development Value							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	343.23	59	20,251	£2,775	£56,195,659
		2 bed house	66.43	75	4,982	£2,980	£14,847,552
		3 bed house	55.36	93	5,148	£2,980	£15,342,470
		4+ bed house	88.58	120	10,629	£2,980	£31,674,778
			553.6		41,011		
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	0.00	59	0	£1,249	£0
		2 bed house	0.00	75	0	£1,341	£0
		3 bed house	0.00	93	0	£1,341	£0
		4+ bed house	0.00	120	0	£1,341	£0
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	60.07	59	3,544	£1,526	£5,408,832
		2 bed house	11.63	75	872	£1,639	£1,429,077
		3 bed house	9.69	93	901	£1,639	£1,476,713
		4+ bed house	15.50	120	1,860	£1,639	£3,048,697
			96.9		7,177		
1.3	Intermediate		No. of units	Size sq.m	Total sq.m	£psm	Total Value
		Flats (NIA)	25.74	59	1,519	£1,804	£2,739,538
		2 bed house	4.98	75	374	£1,937	£723,818
		3 bed house	4.15	93	386	£1,937	£747,945
		4+ bed house	6.64	120	797	£1,937	£1,544,145
			41.5		3,076		
Gross Development value						£135,179,226	
2.0 Development Costs							
2.1 Site Acquisition							
2.1.1	Net site value (residual land value)					£11,479,181	
		Stamp Duty				£563,459	
		Purchaser Costs 1.75%				£200,886	
Site costs						£12,243,525.46	
2.3 Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	343.23	68	23,288	£1,171	£27,258,945
		2 bed house	66.43	75	4,982	£1,054	£5,251,449.60
		3 bed house	55.36	93	5,148	£1,054	£5,426,497.92
		4+ bed house	88.58	120	10,629	£1,054	£11,203,092.48
			554		44,048		
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs
		Flats (GIA)	85.81	68	5,822	£1,171	£6,814,736.21
		2 bed house	16.61	75	1,246	£1,054	£1,312,862.40
		3 bed house	13.84	93	1,287	£1,054	£1,356,624.48
		4+ bed house	22.14	120	2,657	£1,054	£2,800,773.12
			138		11,012		
692.00						£61,424,981	
2.4 Extra over construction costs							
2.4.1	Externals	10% on build cost				£6,142,498	
2.4.2	Site abnormals (remediation/demolition)	£200,000 per net ha				£760,000	
2.4.2	Site opening up costs	£20,000 per unit				£13,840,000	
						£20,742,498	
2.5 Professional Fees							
2.5.1		10% on build costs (incl: externals)				£6,756,748	
						£6,756,748	
2.6 Contingency							
2.6.1		5% on build costs (incl: externals)				£3,378,374	
						£3,378,374	
2.7 Developer contributions							
2.7.1	Lifetime homes	£0 per unit				£0	
2.7.2	CSH Level 4	0.0% build cost				£0	
2.7.3	CIL	£0 per sqm				£0	
2.7.4	S106/S278/AH contribution	£0 per unit				£0	
						£0	
2.8 Sale cost							
2.8.1	Private units only	3.00% on OM GDV				£3,541,814	
						£3,541,814	
TOTAL DEVELOPMENT COSTS (including land)						£108,087,940	
3.0 Developer's Profit							
3.1	Private units	20% on OM GDV				£23,612,092	
3.2	Affordable units	6% on AH transfer values				£1,027,126	
						£24,639,218	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£132,727,158	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£2,452,068	
4.0 Finance Costs							
4.1	Finance	APR 6.00% on net costs		PCM 0.487%		-£2,452,068	
TOTAL PROJECT COSTS [INCLUDING INTEREST]						£135,179,226	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.							

UK House Price Index

Maidstone from January 2013 to May 2017

Date	index (all)	avg.price (all)	change (all)	annualchange (all)	salesvolume
Jan 2013	85.48	£200,689	1.32%	2.32%	140
Feb 2013	87.03	£204,329	1.81%	4.86%	143
Mar 2013	87.01	£204,284	-0.02%	5.23%	176
Apr 2013	85.10	£199,798	-2.2%	2.75%	149
May 2013	84.16	£197,580	-1.11%	-1.09%	218
Jun 2013	83.93	£197,052	-0.27%	-2.25%	179
Jul 2013	86.03	£201,990	2.51%	-0.02%	265
Aug 2013	87.84	£206,230	2.1%	1.55%	249
Sep 2013	88.54	£207,877	0.8%	2.04%	203
Oct 2013	89.14	£209,283	0.68%	3.44%	271
Nov 2013	88.94	£208,800	-0.23%	4.86%	248

Date	index (all)	avg.price (all)	change (all)	annualchange (all)	salesvolume
Dec 2013	90.25	£211,891	1.48%	6.97%	235
Jan 2014	91.59	£215,036	1.48%	7.15%	216
Feb 2014	92.25	£216,587	0.72%	6%	248
Mar 2014	92.80	£217,867	0.59%	6.65%	251
Apr 2014	93.82	£220,270	1.1%	10.25%	216
May 2014	94.44	£221,721	0.66%	12.22%	289
Jun 2014	94.92	£222,861	0.51%	13.1%	276
Jul 2014	95.19	£223,479	0.28%	10.64%	269
Aug 2014	96.16	£225,760	1.02%	9.47%	298
Sep 2014	97.54	£228,993	1.43%	10.16%	248
Oct 2014	97.71	£229,406	0.18%	9.62%	313
Nov 2014	98.80	£231,968	1.12%	11.1%	229
Dec 2014	99.43	£233,449	0.64%	10.17%	236

Date	index (all)	avg.price (all)	change (all)	annualchange (all)	salesvolume
Jan 2015	100.00	£234,777	0.57%	9.18%	185
Feb 2015	100.24	£235,331	0.24%	8.65%	174
Mar 2015	99.99	£234,744	-0.25%	7.75%	189
Apr 2015	101.62	£238,580	1.63%	8.31%	201
May 2015	102.64	£240,971	1%	8.68%	222
Jun 2015	104.80	£246,036	2.1%	10.4%	262
Jul 2015	105.21	£247,006	0.39%	10.53%	297
Aug 2015	106.92	£251,025	1.63%	11.19%	278
Sep 2015	107.82	£253,126	0.84%	10.54%	276
Oct 2015	109.23	£256,455	1.32%	11.79%	276
Nov 2015	109.30	£256,614	0.06%	10.62%	300
Dec 2015	109.08	£256,093	-0.2%	9.7%	277
Jan 2016	110.49	£259,395	1.29%	10.49%	187

Date	index (all)	avg.price (all)	change (all)	annualchange (all)	salesvolume
Feb 2016	111.97	£262,877	1.34%	11.7%	205
Mar 2016	114.39	£268,555	2.16%	14.4%	323
Apr 2016	113.93	£267,486	-0.4%	12.12%	138
May 2016	113.99	£267,626	0.05%	11.06%	208
Jun 2016	115.62	£271,453	1.43%	10.33%	211
Jul 2016	117.56	£276,014	1.68%	11.74%	221
Aug 2016	118.96	£279,296	1.19%	11.26%	243
Sep 2016	118.78	£278,861	-0.16%	10.17%	212
Oct 2016	118.66	£278,580	-0.1%	8.63%	210
Nov 2016	118.30	£277,732	-0.3%	8.23%	193
Dec 2016	118.40	£277,984	0.09%	8.55%	217
Jan 2017	118.35	£277,860	-0.04%	7.12%	228
Feb 2017	119.26	£280,000	0.77%	6.51%	not available

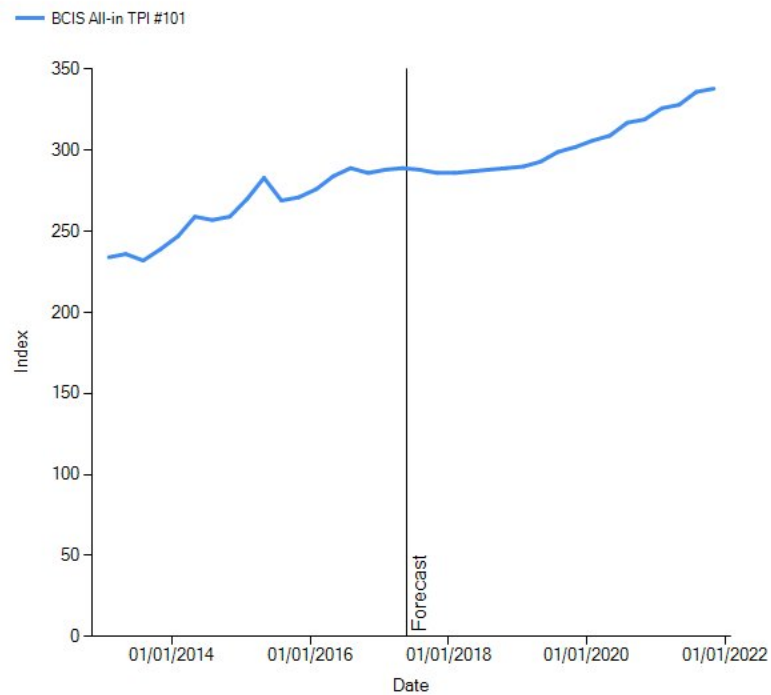
Date	index (all)	avg.price (all)	change (all)	annualchange (all)	salesvolume
Mar 2017	119.21	£279,887	-0.04%	4.22%	not available

BCIS All-in TPI #101

Base date: 1985 mean = 100 | Updated: 12-May-2017 | #101

Date	Index	Sample	Percentage change		
			On year	On quarter	On month
1Q 2013	234	36	8.8%	4.5%	
2Q 2013	236	31	2.6%	0.9%	
3Q 2013	232	32	4.0%	-1.7%	
4Q 2013	239	37	6.7%	3.0%	
1Q 2014	247	37	5.6%	3.3%	
2Q 2014	259	39	9.7%	4.9%	
3Q 2014	257	32	10.8%	-0.8%	
4Q 2014	259	31	8.4%	0.8%	
1Q 2015	270	31	9.3%	4.2%	
2Q 2015	283	20	9.3%	4.8%	
3Q 2015	269	28	4.7%	-4.9%	
4Q 2015	271	Forecast 15	4.6%	0.7%	
1Q 2016	276	23	2.2%	1.8%	
2Q 2016	284	23	0.4%	2.9%	
3Q 2016	289	Forecast 17	7.4%	1.8%	
4Q 2016	286	Forecast 7	5.5%	-1.0%	
1Q 2017	288	Forecast 6	4.3%	0.7%	
2Q 2017	289	Forecast	1.8%	0.3%	
3Q 2017	288	Forecast	-0.3%	-0.3%	
4Q 2017	286	Forecast	0.0%	-0.7%	
1Q 2018	286	Forecast	-0.7%	0.0%	
2Q 2018	287	Forecast	-0.7%	0.3%	
3Q 2018	288	Forecast	0.0%	0.3%	
4Q 2018	289	Forecast	1.0%	0.3%	
1Q 2019	290	Forecast	1.4%	0.3%	
2Q 2019	293	Forecast	2.1%	1.0%	
3Q 2019	299	Forecast	3.8%	2.0%	
4Q 2019	302	Forecast	4.5%	1.0%	
1Q 2020	306	Forecast	5.5%	1.3%	
2Q 2020	309	Forecast	5.5%	1.0%	
3Q 2020	317	Forecast	6.0%	2.6%	
4Q 2020	319	Forecast	5.6%	0.6%	
1Q 2021	326	Forecast	6.5%	2.2%	
2Q 2021	328	Forecast	6.1%	0.6%	
3Q 2021	336	Forecast	6.0%	2.4%	
4Q 2021	338	Forecast	6.0%	0.6%	

Index value over time



Percentage change over time

Percentage change: Year on year

