

ALLERDALE LOCAL PLAN (PART 2)
VIABILITY STUDY

**PREPARED ON BEHALF OF
ALLERDALE BOROUGH COUNCIL**

by



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TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 TIMELINE	4
3.0 PLANNING POLICY CONTEXT.....	6
4.0 METHODOLOGY	15
5.0 OVERVIEW OF ALLERDALE.....	29
6.0 FINANCIAL APPRAISAL ASSUMPTIONS	50
7.0 VIABILITY RESULTS.....	65
8.0 PLAN VIABILITY & DELIVERY	75

Appendices

- Appendix 1 Stakeholder Presentation & Response
- Appendix 2 New Build Housing Sales
- Appendix 3 Allocations – Assumptions Tested
- Appendix 4 Land Sales
- Appendix 5 Quantity Surveyor Construction Cost Report

1.0 INTRODUCTION

- 1.01 The Allerdale Local Plan will provide the framework for the future development of the Borough, containing a plan and policies that will guide development until 2029.
- 1.02 The Local Plan will be made up of the following documents:-
- Strategic and Development Management Policies (Local Plan Part 1)
 - Site Allocations Development Plan Document (Local Plan Part 2)
 - Supplementary Planning Documents
 - Annual Monitoring Reports
 - Statement of Community Involvement
- 1.03 The Strategic and Development Management Policies Development Plan Document ('Local Plan Part 1') was adopted in July 2014. The Local Plan Part 1 sets the strategic framework for development in the Borough until 2029 and identifies the broad locations for new development and likely quantum.
- 1.04 Allerdale Borough Council ('the Council') are currently in the process of preparing the Site Allocations Development Plan Document which will form Part 2 of the Local Plan ('the Part 2 Plan'). The primary purpose of the Part 2 Plan is to identify the sites necessary to meet the Borough's development needs to 2029, as set out in the Allerdale Local Plan Part 1.
- 1.05 To inform the Part 2 Plan, the Council needs to determine the impact of the proposed plan policies on the development viability of specific sites in the Borough. This will ensure that in accordance with the National Planning Policy Framework ('NPPF') the sites and scale of the development are not subject to a scale of such obligations, standards and policy burdens that cumulatively threatens their ability to be developed viably.
- 1.06 Keppie Massie has been instructed by the Council to assess the viability of the proposed allocation sites in Part 2 of the Plan taking into account the cumulative impact of the policies within the adopted Part 1 Plan and those within the emerging Part 2 Plan. Based on the outcome of our viability assessments we have considered the deliverability of the proposed allocations, and the impact of Local Plan policies on viability. This Report provides an assessment of the overall viability of the proposed allocations in the Borough based on the existing and emerging plan policies and considers which policies can be supported having regard to development viability.

- 1.07 Overall, the aim of the study is to satisfy the tests of viability and deliverability laid down in the NPPF.

Format of Report

- 1.08 The report is presented to provide a timeline of the work undertaken in the preparation of the viability assessment, an overview of the adopted Local Plan and its key policies together with those contained in the Part 2 Plan, details of our methodology, a property market commentary, our financial appraisal assumptions, the results of our testing and conclusions regarding Plan viability and delivery.

- 1.09 For ease of reference the report is structured based on the following sections:-

Section 2 – Timeline

- 1.10 Here we have provided a timeline of the study together with information relating to the consultation that has been undertaken.

Section 3 – Planning Policy Context

- 1.11 Section 3 contains an overview of the Strategic and Development Management Policies and outlines those plan policies which impact on viability and delivery.

Section 4 – Methodology

- 1.12 In this section we outline the methodology that has been adopted for the study and the viability assessments, together with the rationale for the development scenarios tested.

Section 5 – Overview of Allerdale

- 1.13 This section provides general information about the social and economic characteristics of Allerdale, together with an overview of the residential and commercial property markets.

Section 6 – Financial Appraisal Assumptions

- 1.14 This section outlines the key assumptions that we have made in preparing our financial assessments including details of how we have addressed specific Local Plan Policies.

Section 7 – Viability Results

- 1.15 This section provides an overview of the results from the viability testing of the proposed housing allocation sites. We have also included a commentary relating to the results of our viability testing for commercial development.

Section 8 – Plan Viability and Deliverability

- 1.16 At Section 8 we provide our conclusions about the key policies that have implications for economic viability and comment on the viability and deliverability of the proposed allocations contained in the emerging Local Plan Part 2.

2.0 TIMELINE

Timeline

- 2.01 The Council undertook Issues and Options Consultations during 2014 and 2015. A Preferred Options Version of the Part 2 Plan was consulted on during February and March 2017. As a result of the comments received during this consultation the Council consulted on additional sites between 20 November 2017 and 22 January 2018. The Council is currently preparing the Allerdale Local Plan (Part 2) Pre-submission draft for final consultation during the autumn of 2018.
- 2.02 We were commissioned during the autumn of 2016 to begin the preparation of a Viability Assessment as part of the Local Plan Evidence Base. The initial property market research was undertaken during autumn and winter of 2016. This research was used to compile our transactional and construction cost evidence base for the Borough and inform our initial assumptions for the viability testing.
- 2.03 Based on the Preferred Options Version of the Part 2 Plan we undertook some preliminary viability testing for the Council based on the Part 1 Plan policies and the preferred options sites at that time. This was used to assist the Council in determining the viability of the preferred options sites and enable consideration of which of these sites could in viability terms be taken forward in the final version of the Part 2 Plan.
- 2.04 The consultation that took place earlier this year regarding the additional sites, allowed the Council to finalise the proposed allocations sites. The comments that have been received throughout the process have been used to inform the Allerdale Local Plan (Part 2) Pre-submission Draft. The viability testing in this report is based on the Sites and Policies contained in the Pre-submission Draft Version of the Plan alongside the existing development management policies contained in the adopted Part 1 Plan.

Stakeholder Consultation

- 2.05 On 20 June 2018 the Council held a Stakeholder Event in relation to the Viability Assessment. As part of this event we undertook a presentation to explain the methodology that we were proposing to adopt in preparing the viability assessments and obtain stakeholders views regarding this. In addition the event allowed us to explain the development typologies that we were intending to adopt for testing and the respective financial appraisal inputs. The format of the session included a presentation regarding these key elements and an opportunity for stakeholder questions and discussion both during and at the end of the presentation.

- 2.06 A copy of the presentation is contained at **Appendix 1**. Following the stakeholder event a copy of the presentation was sent to both the attendees and also the full list of stakeholders who had previously been invited to the event. Stakeholders were asked for their views in relation to the assumptions within the viability assessment.
- 2.07 A total of 139 were invited to comment on the Presentation Document however only one response was received and this is also contained at **Appendix 1**. We have addressed many of the queries raised by this respondent in the later sections of our report.

Evidence Base

- 2.08 The initial planning and property market evidence base was prepared during the autumn and winter of 2016. This has now been updated to reflect the Pre-submission Draft Version of the Local Plan Part 2 and property market evidence has been brought up to date as at July 2018.

3.0 PLANNING POLICY CONTEXT

Background

- 3.01 The Council is in the process of preparing the Site Allocations Development Plan Document which will form Part 2 of the Local Plan and will sit alongside the already adopted Strategic and Development Management Policies (Local Plan Part 1). These documents together will set out how new development will be both managed and where it will be located within the Borough up to 2029.
- 3.02 This section identifies the key policies contained within the Local Plan Part 1 and the emerging Part 2 Plan that could potentially impact on the viability of development within the Borough.

Local Plan Part 1

- 3.03 The Local Plan Part 1 was adopted in July 2014. A number of policies within the Local Plan Part 1 guide the location, scale and character of development within Allerdale. We have provided a short summary of those most relevant to the study in the paragraphs below.

Spatial Strategy and Principles of Development

Policy S3: Spatial Strategy and Growth

- 3.04 Policy S3 states that provision will be made for the delivery of at least 5,471 net additional dwellings and at least 54 hectares of employment land over the plan period 2011-2029. This policy states that residential development will be phased and managed according to the Housing Trajectory in order to meet at least an annual average net additional dwelling requirement of 304 dwellings per annum and maintain a rolling five year supply of housing land. In terms of employment land, the Council will seek to maintain and review a rolling supply of high quality employment land.
- 3.05 New development will be located in accordance with the spatial strategy and will be concentrated within the towns and villages identified in the settlement hierarchy. In accordance with the settlement hierarchy the proposed distribution of new developments are set out in Table 3.1.

Settlement	Locations	Percentage of Delivery
Principal Centre	Workington (including Harrington, Seaton, Siddick and Stainburn).	35%
Key Service Centre	Maryport, Cockermouth, Wigton, Silloth, Aspatia.	39%
Local Service Centre	Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby.	20%
Limited Growth Villages and Infill/Rounding off Villages	43 smaller villages that are recognised as settlements within the Plan Area	6%

Table 3.1: Location of New Residential Development

Policy S4: Design Principles

- 3.06 This policy states that high quality design is a key objective of the Local Plan. Good design relates not only to the appearance of a development but also how it functions within its location and how it contributes towards a sustainable community.
- 3.07 New developments must demonstrate high levels of design. The plan contains a list of requirements that new developments must achieve. The list includes:-
- Be visually attractive, of appropriate scale and appearance
 - Respond positively to the character, history and distinctiveness of its location and integrate well with existing development
 - Make appropriate provision for those with reduced mobility and/or disabilities

Policy S5: Development Principles

- 3.08 This policy states that development will be located within the physical limits of the Principal, Key and Local Centres and appropriate development adjacent Infill/Rounding off Villages. The size of the development will be expected to be commensurate to the size of the settlement and reflect its position within the hierarchy.
- 3.09 When available and if appropriate the Council will encourage and prioritise the effective reuse of previously used land and buildings or vacant and underused land.

Housing Policies

Policy S8: Affordable Housing

- 3.10 Policy S8 applies to developments that are in excess of 10 dwellings and these are expected to provide onsite affordable housing provision.
- 3.11 In Cockermouth the policy seeks 40% affordable housing provision, whilst outside of Cockermouth 20% provision is required.
- 3.12 The Council would normally seek a tenure split of 60% social rented and 40% intermediate affordable units however following publication of the new NPPF we understand that to meet the requirement for 10% affordable home ownership, this will be revised to 50:50 split between affordable rent and intermediate tenure.

Policy S10: Elderly Needs Housing

- 3.13 This policy states that the Council will encourage provision of housing to maximise the independence and choice of older people and those members of the community with specific needs.
- 3.14 The Council will encourage the incorporation of Lifetime Homes Standards within all new residential developments.

Economic Policies

Policy S12: Land and Premises

- 3.15 This policy states that the Council will plan proactively to support sustainable economic development by ensuring sufficient quality employment land is available to accommodate current and future needs identified in S3. The Council will ensure a diversity of quality sites is available to meet new and existing business needs across the Plan Area, and as such Strategic, Business Park and Local Needs Sites will be set out in the Site Allocations DPD.
- 3.16 The Council will support development, redevelopment and change of use proposals within defined employment sites, providing that the proposal is included within the use class B1, B2, B8 or appropriate sui generis uses.
- 3.17 Proposals for office B1 will be directed to defined town centres.

Policy S13: Energy Coast Innovation Zone

- 3.18 This policy states the Council will work with partners to maximise the economic opportunities identified in the West Cumbria Economic Blue Print. In recognition of the importance of key sites to achieving the aims of the West Cumbria Economic Blue Print the Local Plan will support and encourage the development of the Lillyhall Industrial Estate and Port of Workington.
- 3.19 The Lillyhall Industrial Estate will make a key contribution to employment in the area and the Council will promote and encourage the continued development of Lillyhall as a key employment site with a focus on:-
- A broad mix of large scale prestige occupiers
 - Encouraging research and development, innovation and business clusters
 - Opportunities from new and existing education, training and skills sites
 - Promoting the refurbishment and redevelopment of existing uses
 - Improving the public realm and green infrastructure
- 3.20 The Port of Workington has a key role as a strategic gateway and economic driver for the West Cumbrian economy in the future, with a particular focus on the energy and transportation sectors. The Council will work closely with the Port Authority and partners to support future visions and enable the port to fulfil its vision.

Policy S14: Rural Economy

- 3.21 This policy states that the Council is committed to supporting the economic prosperity and sustainability of rural communities by enabling appropriately scaled economic development.
- 3.22 In the open countryside new development will only be permitted where the proposal involves the appropriate re-use of rural buildings in the majority of cases.

Policy S16: Town Centre and Retail

- 3.23 This policy states that the Council will support retail development in accordance with the hierarchy of centres.
- 3.24 Proposals for main town centres will be expected to be located within the existing centres and to be of a scale commensurate with the settlements role and function.
- 3.25 Town centre development will be expected to increase the attractiveness of the built and natural environment through improvements to the public realm and green infrastructure work.

Sustainable Communities and Infrastructure

Policy S21: Developer Contributions

- 3.26 This policy states that the Council will work with partners to deliver infrastructure, services and community facilities to improve the sustainability of its communities. The Council will require new developments to secure infrastructure improvements which are necessary to make the development acceptable by planning condition or obligations.
- 3.27 The infrastructure, facilities and services to which development may be required to contribute fall under the following categories:-
- Physical Infrastructure including car parking, footpaths and cycle ways, drainage infrastructure
 - Social Infrastructure including affordable housing, education provision
 - Green Infrastructure including public open space, sports facilities

Policy S29: Flood Risk and Surface Water Drainage

- 3.28 This policy states that development should be avoided in locations that would be at risk of flooding or where it would increase the level of flooding elsewhere.
- 3.29 The Council expect all new developments to defer to the drainage hierarchy, seeking to incorporate SuDS in preference to local watercourses or the main sewer. Proposals seeking to discharge surface water to local watercourses or to the main sewer will normally be resisted unless it can be demonstrated that:-
- Local ground conditions render a SuDS system impractical
 - The cost of installation, maintenance and where appropriate, operation would render the scheme economically viable

Development Management Policies

Policy DM 12: Sustainable Construction

- 3.30 This policy states that the Council will require all new development to mitigate against the impacts of climate change by seeking to achieve the highest levels of sustainability. This will be achieved by:-
- Incorporating measures such as SuDS, permeable surfacing, water storage systems and green infrastructure
 - Reducing carbon dioxide emissions and energy consumption through the use of construction materials that maximise energy efficiency, the incorporation of low carbon/renewable energy sources and by giving consideration to the orientation of buildings

- Promote sustainable waste management through the provision of recycling and composting facilities and where practically facilities for onsite collection

Policy DM14: Standards of Good Design

- 3.31 This policy states that the housing density for sites will be considered on a site by site basis with decisions informed by the local context of the area in terms of design considerations, historical or environmental integration, or identified local need.

Local Plan Part 2

- 3.32 Within the Pre-submission Draft of the Part 2 Plan there are a small number of development management policies which are likely to have an impact on viability. We have summarised these below.

Policy SA3: Affordable Housing

- 3.33 All housing development of more than 10 dwellings or where the dwellings would have a combined gross floor space of more than 1,000 square metres will be required to make provision for 20% affordable housing. Given the level of need identified in the Cockermouth Housing Market Area provision will be made for 40% in this settlement.
- 3.34 The Council will normally seek a tenure split of 50% affordable rented and 50% intermediate affordable units, but will take into consideration the identified local need and site specifics, including viability.

Policy SA5: Housing Standards

- 3.35 The policy provides that all new homes must be designed and constructed to meet the requirements set out in optional Building Requirement M4 (2) (or any national equivalent standard should these regulations be subsequently reviewed).
- 3.36 In addition for all residential developments over 30 units 5% of the total units (across both market and affordable dwellings) should be designed and constructed to meet optional Building Requirement M4(3). This will require the developer to ensure the dwellings make reasonable provision for wheelchair users to access and live in the dwelling.
- 3.37 The Council will only consider exemptions to these policy requirements where the applicant can demonstrate that:-
- a) It is not practically achievable due to the physical characteristics of the site; or
 - b) It would significantly harm the financial viability of the scheme

Policy SA33: Broadband

- 3.38 This policy applies to all proposals for new residential and commercial development. It states that all applicants must demonstrate to the Council how they will install the necessary infrastructure (including ducting and cabinets) to allow broadband service operators to provide future occupants with superfast fibre broadband connectivity. If the provision of ducting for fibre broadband is not possible, then the applicant must demonstrate that they have explored alternative broadband provision options.

Site Allocations

3.39 **Policy SA6: Housing Delivery**

This Policy identifies a number of sites that are allocated for housing development. Table 3.2 contains details of these allocations together with the site size and capacity.

Policy	Site Reference	Address	Settlement	Site Area (ha)	Capacity (no dwellings)
SA8	1/WOR/053/R	Stainburn Road, Stainburn	Workington	7.60	130
SA9	1/WOR/056/R	Main Road, Harrington	Workington	4.70	115
SA10	1/WOR/064/R	Land off Seaton Road, Seaton	Workington	7.03	150
SA11	3/WOR/084/R	Former Southfield School	Workington	2.50	65
SA12	1/MAR/013/R	Maryport Marina	Maryport	0.45	20
SA13	1/MAR/017A/R	Whitcroft	Maryport	13.50	300
SA14	4/WIG/034/R	Syke Road	Wigton	1.02	25
SA15	1/ASP/004/R	Adj Rugby Club, Station Road	Aspatria	2.59	60
SA16	1/ASP/006A/R	Land at Noble Croft	Aspatria	4.61	100
SA17	4/ASP/014/R	Land off Station Road	Aspatria	0.83	20
SA18	1/ASP/003/R	Brayton road	Aspatria	0.53	10
SA19	1/SIL/002	Fell View	Silloth	0.74	20
SA20	1/ABB/002A/R	Land adj to Wheatsheaf Inn	Abbeytown	1.68	35
SA21	4/ABB/007/R	Land at Main Road	Abbeytown	0.58	5
SA22	4/ABB/008/R	Land at Abbey Road	Abbeytown	0.60	15
SA23	4/BRM/010/R	land adj Meadowlands	Broughton Moor	1.30	25
SA24	1/BRN/007/R	Rose Farm	Broughton	2.8	55
SA25	4/FLI/014/R	Rear of Marona, West Lane	Flimby	0.76	10
SA26	3/KBR/010/R	Lynholme	Kirkbride	2.08	45
SA27	3/KBR/009/R	Birch Hall Lane	Kirkbride	0.33	6
SA28	1/PRO/001/A/R	Rear of Bank House	Prospect	1.19	25
SA29	4/THU/017/R	Land to the west of Matty Lonning	Thursby	3.64	40

Table 3.2: Proposed Housing Allocations

3.40 The Part 2 Plan also contains a number of employment allocations at **Policy SA34** and details of these sites are contained at table 3.3.

Policy Reference	Name	Site Area (Gross)	Uses
Workington			
Policy SA36 (1/WOR/032A/E)	Land north of Port of Workington, Oldside	9.34 ha	Considered suitable for B1, B2, and B8 uses
Policy SA37 (1/WOR/034A/E)	Land at Oldside	10.36 ha	Considered suitable for B1, B2, and B8 uses
Policy SA38 (1/WOR/046/E)	Land off Jubilee Road	9.92 ha	Part of Lillyhall strategic employment site – considered primarily suitable for B1 uses, and potentially B8 uses, of high quality design.
Policy SA39 (1/WOR/047/M)	Land off Joseph Noble Road, Lillyhall East	2.38 ha	Part of Lillyhall strategic employment site – considered suitable for B1, B2 and B8 uses.
Policy SA40 (1/WOR/048/M)	Land off Hallwood Road, Lillyhall West	9.57 ha	Considered most suitable for B1 and B8 uses of high quality design.
Policy SA41 (1/WOR/049A/M)	Land north of Branthwaite Road	17.51 ha	Part of Lillyhall strategic employment site – suitable for B1, B2 and B8 uses
Maryport			
Policy SA42 (1/MAR/009/E)	Land at Glasson Industrial Estate	3.54 ha	Considered primarily suitable for B1 uses, and potentially B8 uses, of high quality design.
Cockermouth			
Policy SA43 (2/COC/019/M)	Land north of Low Road	0.63 ha	Considered suitable for B1, B2, and B8 uses
Policy SA44 (3/COC/025/E)	Land south of Low Road	0.29 ha	Suitable for B1 office uses, compatible to residential properties to south.
Aspatria			
Policy SA45 (1/ASP/014/E)	Land at Aspatria Business Park	1.66 ha	Considered suitable for B1, B2, and B8 uses

Table 3.3: Proposed Employment Allocations

4.0 METHODOLOGY

Economic Viability Framework

4.01 The National Planning Policy Framework 2012 (the NPPF) introduces a focus on viability in considering appropriate Development Plan Policies. In particular Paragraph 173 states that:-

'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'

4.02 In addition to the above, the NPPF (paragraph 174) states that:-

'Local Planning Authorities should set out their Policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.'

4.03 This report provides an analysis of the deliverability and economic viability (satisfying the requirements of the NPPF) of the future development sites in Allerdale, taking into account the policy standards contained within the Part 1 Plan and the emerging Part 2 Plan.

- 4.04 The Local Housing Delivery Group has published advice for planning practitioners titled 'Viability Testing Local Plans'. This guidance recommends that (page 10):-

'The approach to assessing plan viability should recognise that it can only provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs.'

- 4.05 The guidance states that:-

'An individual development can be said to be viable if, after taking account of all costs, including central and local government Policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.'

- 4.06 In addition the advice set out within the NPPF (paragraph 175) states that *'where practical, CIL charges should be worked up and tested alongside the Local Plan.'*

Appraisal Methodology

- 4.07 In preparing our viability assessments we have adopted the Residual Approach. This is where the value of the completed development is assessed and the cost of undertaking the development (including the cost of land, finance and planning obligations) is deducted, along with a target developer's profit return. The residual sum that is left represents the development surplus or "headroom". Consideration of this then allows an informed decision to be made about the viability of the development in general, and in particular, the ability to fund Local Plan policies involving additional costs for development such as developer contributions policies and also CIL.

4.08 Table 4.1 provides a simple diagram illustrating this approach:-

Gross Development Value (value of the completed development scheme)
<i>Less</i>
<i>Cost of Development (inclusive of build costs, fees, finance, land cost)</i>
<i>Less</i>
<i>Other Costs (inclusive of planning obligations)</i>
<i>Less</i>
<i>Developers Target Profit</i>
<i>= Development Surplus or "Headroom"</i>

Table 4.1: Residual Appraisal Approach

- 4.09 This methodology is recognised and supported by the Royal Institution of Chartered Surveyors (RICS) in relation to the valuation of development land. The RICS Guidance Note 'Financial Viability in Planning' defines viability for planning purposes as (paragraph 2.1.1): *'an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the land owner and a market risk adjusted return to the developer in delivering that project.'*
- 4.10 The guidance note defines site value as follows (paragraph 2.3.1): *'site value should equate to the market value subject to the following assumption; that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan.'*
- 4.11 When undertaking area wide viability testing, the guidance suggests that a second assumption needs to be applied to this definition, namely (paragraph 2.3.3): *'Site value may need to be further adjusted to reflect the emerging Policy/CIL charging level. The level of the adjustment assumes that site delivery would not be prejudiced.'*
- 4.12 The document 'Viability Testing Local Plans' suggests that viability testing of Local Plans does not require a detailed viability appraisal of every site anticipated to come forward over the plan period. As a consequence of the potentially widely different economic profiles of sites within the local area, it suggests:-

'A more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies.'

- 4.13 In preparing our residual appraisals, it has been necessary to make certain assumptions, both in relation to the form of development and also the variables adopted in each of the appraisals based upon a significant quantity of data. Inevitably, given the character of the property market in Allerdale, the data does not necessarily fit all eventualities and every development site will be unique. It has therefore been necessary to draw upon our development experience and use our professional knowledge to derive a data set that best fits the typical characteristics of the site allocations, future development sites and form of development in the Borough and can be considered reasonable.
- 4.14 It should be noted that when adopting the Residual Appraisal Approach, the end result is extremely sensitive to changes in any of the assumptions which feed into the appraisal process. We are satisfied however that our approach and the assumptions that we have made are appropriate to the property market characteristics within Allerdale and represent the most reasonable approach given the appropriate available evidence at the time of preparing this study.

Sites and Typologies for Testing

Residential Sites

- 4.15 The Planning Advisory Service in the note 'Successful Plan Making – Advice for Practitioners' suggests that:-

'Under the NPPF, authorities need to test the whole plan and all its policies together to show its impact on viability; however, separate viability testing of strategic sites is also recommended if they are key to the delivery of the plan.'

- 4.16 The Harman Guidance suggests that:-

'Planning Authorities may build up data based on the assessment of a number of specific local sites included within the land supply, or they may create a number of hypothetical sites, typologies or reasonable assumptions about the likely flow of development sites.'

'What is important is that partners have confidence that the profile of sites included within an assessment is a good match with likely future supply over the plan period, and avoid making assumptions that could be contested.'

'The appraisal should be able to provide a profile of viability across a geographical range and/or range of different types of site.'

'Once this profile is established, it may also help to include some tests of case study sites, based on more detailed examples of actual sites likely to come forward for development if this information is available.'

- 4.17 Table 3.2 contains details of the proposed allocation sites within the Part 2 Plan. The majority of these sites are greenfield sites but there are also a number of brownfield sites within the main towns. The sites range in capacity from 5 to 300 dwellings and they are distributed in most areas of the Borough.
- 4.18 In order to assess the viability of development we have prepared a specific viability assessment for each of the proposed housing allocations contained in table 3.2. In line with the Harman Guidance we have sought to prepare hypothetical development typologies on which to base our viability testing of these sites. These profiles have been established having regard to existing development sites that have been or are currently being developed within the Borough.
- 4.19 Within the paragraphs that follow we have provided details of the assumptions that have been made regarding the hypothetical development typologies on which our testing is based. Further commentary and evidence is provided which details why these assumptions have been made and supporting information is provided as appropriate. In particular we deal with the following matters:-
- Gross to Net Areas Ratios;
 - Development Densities;
 - Dwelling Sizes;
 - Dwelling Mixes.
- 4.20 To inform our development typologies we have firstly prepared an analysis of 19 previous planning consents based on schemes ranging in size from 11 to 217 dwellings. We have taken the available information from these planning consents to analyse the gross to net site areas, development densities and housing mixes. Where the information is available from the application documents we have also obtained details of the dwelling sizes. A summary of this data relating to dwelling mixes, gross to net areas and densities is contained at table 4.2.

4.0 METHODOLOGY

Planning Application	Address	Settlement	Bedrooms					Proportion of Bedrooms					Gross Area	Net Area	G/N Ratio	Net Density
			2	3	4	5	Total	2	3	4	5	Total				
2/2014/0381	Land off Strawberry How (Story Homes)	Cockermouth	12	33	47	4	96	13%	34%	49%	4%	100%	15.70	-	-	-
2/2012/0199	Land off Church Meadows (Persimmon Homes)	Cockermouth	8	32	18	0	58	14%	55%	31%	0%	100%	1.703	1.477	86.7%	39.3
2/2014/0415	Land Adjacent to Fitz Park, Low Road (Lovell Homes)	Cockermouth	54	103	44	16	217	25%	47%	20%	7%	100%	-	-	-	-
2/2012/0745	Former Highways Depot, Sullart Street (Washington Homes)	Cockermouth	7	23	32	5	67	10%	34%	48%	7%	100%	-	-	-	-
2/2014/0610	Land to the SW of Brigham Road (Washington Homes)	Cockermouth	3	4	8	0	15	20%	27%	53%	0%	100%	0.83	-	-	-
2/2011/0704	Land at Browside Road (Story Homes)	Maryport	8	21	49	0	78	10%	27%	63%	0%	100%	2.82	2.71	96.1%	28.77
2/2014/0387	Former Fissons Factory (Harvest Park Developments)	Silloth	16	6	0	0	22	73%	27%	0%	0%	100%	-	-	-	-
2/2015/0514	Land adjacent to Station Hill (Story Homes)	Wigton	14	20	45	0	79	18%	25%	57%	0%	100%	6.00	-	-	-
2/2010/0408	Land adjacent to Rodway (Tweddle Developments)	Wigton	2	13	3	1	19	11%	68%	16%	5%	100%	0.60	-	-	-
2/2013/0488	Grange Bank, Cross Lane (Individual Developer)	Wigton	5	6	0	0	11	45%	55%	0%	0%	100%	0.49	-	-	-
2/2012/0311	Land off Moor Lane, Stainburn (Story Homes)	Workington	19	52	79	0	150	13%	35%	53%	0%	100%	5.78	5.53	95.7%	26.87
2/2012/0483	Land at Main Road, High Harrington (Thomas Armstrong Construction)	Workington	6	44	30	0	80	8%	55%	38%	0%	100%	3.18	3.02	95%	26.49
2/2013/0183	Land West of Main Road (Story Homes)	Workington	9	31	35	0	75	12%	41%	47%	0%	100%	2.74	2.67	97.5%	28.09
2/2013/0445	Land off Bellaport Gardens (Persimmon Homes)	Workington	10	31	12	0	53	19%	58%	23%	0%	100%	2.39	1.19	49.8%	44.54

Planning Application	Address	Settlement	Bedrooms					Proportion of Bedrooms					Gross Area	Net Area	G/N Ratio	Net Density
			2	3	4	5	Total	2	3	4	5	Total				
2/2011/0559	Land at Moor Lane (Story Homes)	Workington	5	20	21	0	46	11%	43%	46%	0%	100%	3.28	1.76	53.7%	26.14
2/2012/0877	Land at Barnett Drive (Home Group Limited)	Workington	16	7	0	0	23	70%	30%	0%	0%	100%	0.60	0.60	100%	38.33
2/2012/0252	Land off Wentworth Park (Hearthstone Homes)	Workington	-	-	-	-	-	-	-	-	-	-	1.25	-	-	-
2/2012/0433	Land off William Street (Individual Developer)	Workington	11	4	3	0	18	61%	22%	17%	0%	100%	0.49	0.49	100%	36.73
2/2011/0227	Forgehill Park (Persimmon Homes)	Workington	4	77	11	0	92	4%	84%	12%	0%	100%	2.63	2.14	81.4%	42.99
Average/Total			209	527	437	26	1,199	18%	44%	36%	2%	100%			85.59%	33.82

Table 4.2: Dwelling Mix and Development Densities

4.21 To further inform the development typologies we have also considered the gross to net ratios used in the Council's Strategic Housing Land Availability Assessment 2013 ('SHLAA'). For completeness these gross to net area assumptions are set out at Table 4.3.

Total Site Area	Net Developable Area
< 1 Hectare	90% of developable area
1-2 Hectares	85% of developable area
2-3 Hectares	80% of developable area
> 3 Hectares	75% of the developable area

Table 4.3: Assumed Net Developable Area used when Calculating Housing Yield (SHLAA 2013)

4.22 The gross to net ratio assumptions used in the SHLAA are generally reflective of the development ratios in the planning applications that we have been able to analyse albeit there are a few exceptions where a higher ratio has been used and in more limited cases a lower ratio. For the purpose of our testing we have adopted the gross to net calculations taken from the SHLAA.

4.23 With reference to table 4.2 the housing developments within the Borough have taken place at net densities of between 26 and 45 dwellings per hectare. On a generalised basis, developments on Greenfield sites on the edge of settlements tend to be developed towards the lower end of this range, whilst infill Brownfield sites tend to be developed at densities towards the upper level of this range.

4.24 For the viability testing of the proposed allocations we have adopted the capacities identified for the respective site in the Part 2 Plan. Having regard to the above and noting that the majority of the allocations are Greenfield sites, we have then adopted a density at around 30 dwellings per net hectare.

4.25 Reductions from the gross site area have been made to reflect matters such as access requirements, gradients and flood risk together with open space and landscaping likely to be required on the development site. The respective gross and net areas for each site are used to inform the land acquisition costs and also the costs of external works.

- 4.26 In certain instances adjustments have been made to reflect the site specific characteristics of a particular site. For example the Land at Maryport Marina is in close proximity to higher density apartment and town house developments. Having regard to this, and to the potential for the sites to be developed to provide higher density dwellings or apartments we have adopted a higher development density of 50 dwellings per net hectare.
- 4.27 Having regard to the gross to net ratios and densities that are detailed above and to the capacities taken from the Part 2 Plan, table 4.4 contains details of the density and net developable area assumptions that we have made in relation to each allocation. The schemes where an executive mix has been assumed are coloured light blue, whilst those where a higher density apartment scheme has been assumed are coloured light green.

Ref	Address	Location	Net Area (ha)	Density	Units
SA8	Stainburn Road, Stainburn	Workington	4.56	28.5	130
SA9	Main Road, Harrington	Workington	3.53	32.6	115
SA10	Land off Seaton Road, Seaton	Workington	5.26	28.5	150
SA11	Former Southfield School	Workington	2.00	32.5	65
SA12	Maryport Marina	Maryport	0.40	50	20
SA13	Whitcroft	Maryport	10.00	30	300
SA14	Syke Road	Wigton	0.83	30	25
SA15	Adj Rugby Club, Station Road	Aspatria	2.00	30	60
SA16	Land at Noble Croft	Aspatria	3.33	30	100
SA17	Land off Station Road	Aspatria	0.67	30	20
SA18	Brayton road	Aspatria	0.33	30	10
SA19	Fell View	Silloth	0.67	30	20
SA20	Land adj to Wheatsheaf Inn	Abbeytown	1.17	30	35
SA21	Land at Main Road	Abbeytown	0.17	30	5
SA22	Land at Abbey Road	Abbeytown	0.50	30	15
SA23	land adj Meadowlands	Broughton Moor	0.83	30	25
SA24	Rose Farm	Broughton	1.93	28.5	55
SA25	Rear of Marona, West Lane	Flimby	0.33	30	10
SA26	Lynholme	Kirkbride	1.50	30	45
SA27	Birch Hall Lane	Kirkbride	0.20	30	6
SA28	Rear of Bank House	Prospect	0.83	30	25
SA29	Land to the west of Matty Lonning	Thursby	1.40	28.5	40

Table 4.4: Allocations – Capacities, Densities and Net Developable Areas

4.28 Having established the size and capacity for each proposed housing allocation we have then adopted a typical housing mix and house size reflecting the development density. To inform this mix we have considered both the Local Plan policy relating to housing provision, and also the recent planning consents that are analysed at table 4.2.

4.29 Having regard to this evidence of recent housing developments, we have adopted the housing mix at table 4.5 for our viability assessments. This broadly reflects the average development mixes that have been provided in the Borough.

	2 bed	3 bed	4 bed
% of mix	20%	45%	35%

Table 4.5: Housing Mix Adopted for Viability Testing of Standard Schemes

4.30 With reference to table 4.2 we have noted that in higher value parts of the Borough a more 'executive' development mix has been provided. For example, the Story Homes scheme at Moor Lane, (Stainburn), Land adjacent to Station Hill (Wigton), and Land off Strawberry How (Cockermouth). These developments provide a higher proportion of 4 bed dwellings. We have therefore adopted a slightly different development mix for the testing of the sites highlighted blue in table 4.4 which are situated in the higher value parts of the Borough. Details of this executive mix are contained at table 4.6.

	2 bed	3 bed	4 bed
% of mix	15%	35%	50%

Table 4.6: Housing Mix Adopted for Viability Testing of Executive Schemes

4.31 Having established an appropriate density and mix for testing we have then considered the size of the dwellings. We have provided at table 4.7 details of available information regarding house sizes taken from recent planning applications.

Address	Settlement	Bedrooms			
		2	3	4	5
Land off Strawberry How	Cockermouth	697	926	1,521	1,905
Land off Church Meadows	Cockermouth	611	896	1,153	
Land Adjacent to Fitz Park, Low Road	Cockermouth				
Former Highways Depot, Sullart Street	Cockermouth	613	1,214	1,506	1,938
Land to the SW of Brigham Road	Cockermouth	757	1,375	1,695	
Land at Browside Road	Maryport	692	935	1,258	
Former Fissons Factory	Silloth	753	1,003		
Land adjacent to Station Hill	Wigton	712	920	1,407	
Land adjacent to Rodway	Wigton				
Grange Bank, Cross Lane	Wigton				
Land off Moor Lane, Stainburn	Workington	649	928	1,337	
Land at Main Road, High Harrington	Workington				
Land West of Main Road	Workington	703	915	1,350	
Land off Bellaport Gardens	Workington				
Land at Moor Lane	Workington	649	1,005	1,335	
Land at Barnett Drive	Workington	931	1,017		
Land off Wentworth Park	Workington				
Land off William Street	Workington				
Former Snooker Hall, Dale Street	Workington				
Forgehill Park (Ph 1)	Workington	625	781	1,096	
Average		699	993	1,366	1,922

Table 4.7: Average Dwelling Sizes on Schemes in Allerdale

- 4.32 Based on this analysis we have adopted for our viability testing the dwelling sizes contained in table 4.8. These are in line with the planning application analysis save for rounding, they also meet the minimum gross internal floor area requirements of the National Space Standards albeit this is not a specific local plan policy requirement. We have not tested a 5 bed dwelling.

No Beds	Size (sq.m)	Size (sq.ft)
2	65	700
3	93	1,000
4	125	1,350

Table 4.8: Dwelling Sizes Adopted within Testing

- 4.33 **Policy SA3 Affordable Housing** requires that new housing developments of more than 10 dwellings will include 20% affordable housing with 40% in Cockermouth. For the purpose of our viability testing we have assumed that the affordable provision will be predominantly 2 and 3 bed houses with a limited number of 4 bed houses in some of the larger schemes tested.
- 4.34 In modelling the impact of **Policy SA3** we have assumed that in accordance with the policy the affordable provision will be based on an equal tenure split between affordable rent and intermediate tenure.
- 4.35 **Policy SA5 Housing Standards** seeks to ensure that all new homes must be designed and constructed to meet the requirements set out in optional Building Requirement M4(2) (or any national equivalent standard should these regulations be subsequently reviewed). We have therefore incorporated an additional amount of £1,100 per dwelling to meet these requirements.
- 4.36 In addition for all residential developments over 30 units the policy requires that 5% of the total units (across both market and affordable dwellings) should be designed and constructed to meet optional Building Requirement M4 (3). Requiring the developer to ensure the dwellings make reasonable provision for wheelchair users to access and live in the dwelling. We have included an allowance of £5,500 per dwelling to meet these requirements.
- 4.37 **Policy SA33 Broadband** contains requirements for the provision of ducting for fibre broadband in new developments. The construction costs that have been prepared for each site allocation are inclusive of the cost of ducting provision.

Non-Residential Development Scenarios

- 4.38 **Policy SA34** identifies site for employment uses whilst **Policy SA46** identifies a small number of sites for retail and town centre uses. We have reviewed recent planning applications that have been submitted within the Borough, and liaised with Council Officers to establish the form of non-residential development that is likely to come forward for development over the Plan Period.
- 4.39 The list that is provided is not designed to be exhaustive, but comprises the most likely forms of non-residential development in the Borough that are likely to come forward for development. Whilst some further types of accommodation such as the development of cinemas, car showrooms or purpose-built restaurants may come forward for development over the Plan Period; this Report focuses on the development typologies that are more likely to be provided. For completeness a summary of the typologies considered is detailed at table 4.9.

Use Class	Size (sq.m)	Size (sq.ft)	Coverage	Site Area (sq.m)
Industrial (B2 & B8)	465	5,000	50%	929
	1,858	20,000	50%	3,716
	4,645	50,000	50%	9,290
	9,290	100,000	50%	18,580
	27,871	300,000	50%	55,740
Office (A2 & B1)	465	5,000	25%	929
	1,858	20,000	25%	3,716
Retail (Convenience & Comparison)	279	3,000	45%	611
	929	10,000	45%	2,037
	2,786	30,000	45%	6,112
Hotel	2,322	25,000	42%	2,750

Table 4.9: Commercial Testing Typologies

4.40 We have undertaken viability testing based on these forms of commercial development to inform consideration of the viability of the retail and employment allocations.

Local Plan Development Management Policies

4.41 For the allocated sites that we have tested, we have summarised the key policies in the existing Part 1 Plan and the emerging Part 2 Plan that impact on viability and how these have been dealt with in our testing.

4.42 Having regard to these policies, we have accounted for the following existing and emerging planning policy obligations within the build costs and the development typology assumptions that we have adopted:-

- We have prepared a specific viability assessment for each of the allocations identified in **Policy SA6: Housing Delivery**;
- We have assumed that the dwellings that we have tested accord with the requirements of **Policy S4** which details the Council's Design Standards. We have also assumed that the proposed development typologies that we have tested accord with **Policy S5** that refers to Development Principles;
- In accordance with **Policy S25** our testing typologies make provision for onsite open space and associated capitalised maintenance costs and our construction costs are therefore inclusive of these costs;
- We have undertaken testing to assess the impact of the Council's Affordable Housing policies as set out within **Policy S8** and **SA3**;

- In respect of **Policy S21** (Developer Contributions) we have modelled the impact of a S106 contribution of £1,000 per dwelling and have also included education and highways contributions where required against specific allocations;
- The construction costs that we have adopted are sufficient to 'open up' the sites with provision of car parking, footpaths and cycle ways, drainage infrastructure also delivered onsite;
- In accordance with **Policy S29** and **DM 12** specific flood risk and drainage allowances have been accounted for within the construction costs. Such costs are detailed further within our QS Report;
- In respect of **Policy DM 12** which refers to Sustainable Construction we have assumed that dwellings are delivered in compliance with the current Building Regulations;
- We have assumed that completed dwellings accord with **Policy DM14** which refers to Standards of Good Design. We have assessed schemes in the local context to inform the testing that has been undertaken, and consider that the testing therefore satisfies this Policy;
- **SA 5 Housing Standards** contains requirements for all new dwellings to achieve M (2) and 5% to achieve M4 (3) on schemes of more than 30 dwellings. We have prepared assessments to model the impact of these policy requirements;
- **SA 33 Broadband** requires all necessary infrastructure to be provided to new developments to allow service operators to provide broadband provision. The construction costs assessments are inclusive of these costs.

5.0 OVERVIEW OF ALLERDALE

- 5.01 The Borough of Allerdale is located towards the north west of the County of Cumbria. Allerdale borders the Boroughs of Carlisle (located to the north east), Eden (located to the east), South Lakeland (located to the south) and Copeland (located to the south). The eastern portion of Allerdale is situated in the Lake District National Park, and the planning function in this area is undertaken by the Lake District National Park Authority.
- 5.02 The Borough comprises the main coastal town of Workington together with towns of Cockermouth, Maryport, Silloth and Wigton, and other smaller rural villages.
- 5.03 Workington is the main commercial, retail and cultural centre for the Borough. Workington's growth was driven by iron and steel production given its close proximity to the Cumbrian iron ore field. Workington also benefitted from its proximity to the Cumbrian coalfield, and its position on the coast which enabled the completed steel and iron products to be exported to both domestic and international markets.
- 5.04 Following the collapse of the UK mining industry in the 1980s and the later closure of Workington's steel plants (the last of which closed in 2006), the local economy has refocused towards the nuclear and energy industry. Workington is located around 29 kilometres (18 miles) to the north of the Sellafield nuclear facility which is a large employer for people within the Borough.
- 5.05 Workington has re-established its position as the dominant retail destination in the borough as a result of the creation of the Washington Square shopping centre. This is a £50 million facility which opened in 2006 and replaced a rundown 1960/70's centre that previously stood on the site. The complex provides 25,550 sq.m (275,000 sq.ft) of accommodation, and is anchored by Debenhams, H&M, Next, Laura Ashley and River Island. Other retailers within the town centre include M&S. This has been complemented by the expansion of the Dunmail Shopping Centre towards the north of Workington.
- 5.06 Workington is the dominant urban area within the Borough and has a population of 25,444, which is around 26% of the Borough total.

5.07 Other settlements have a different economic role in respect of the functioning of the wider area. A brief description of the other Key Service Centre's located within the Borough is provided below (by order of population):-

- Maryport has a population of 12,045 and is located around 10 kilometres (6 miles) to the north east of Workington. The town's growth was based on coal mining, iron manufacture and as a port, all of these industries and facilities have now closed. The town contains two industrial estates and acts as a local retail centre for the resident population. The town is linked by rail and bus to both Workington and Carlisle.
- Cockermouth has a population of 8,163 and is located around 12 kilometres (7.5 miles) to the east of Workington. Cockermouth expanded in the Georgian era and comprises a historic market town that benefits from its position close to the Lake District National Park and within the Derwent Valley. Whilst the weaving and textile industries (which alongside the agricultural and market functions comprised the key economic function of the town) have left, the town remains popular with tourists and operates as an important market town within the Borough.
- Wigton has a population of 5,831 and is located 32 kilometres (20 miles) to the north east of Workington and 19 kilometres (12 miles) to the south west of Carlisle. Wigton comprises a market town and serves the agricultural hinterlands. Innovia Films comprise a major local employer which specialises in the production of plastics and films. The town is linked by rail and bus to both Workington and Carlisle.
- Aspatria has a population of 3,380 and is located 24 kilometres (15 miles) to the north east of Workington. Like Wigton and Maryport, Aspatria is located on the A596 providing access to Carlisle, and benefits from rail connections to Carlisle and Barrow (via Workington and Whitehaven stations). The town comprises a market town which serves the agricultural hinterlands, and contains some affiliated industries such as cheese production.
- Silloth has a population 3,268 and is located mid-way between Workington and Carlisle (around 35 kilometres or 22 miles from each settlement) on the coast. Silloth remains an active port that is run by Associated British Ports. Other industries include agriculture and smaller scale food production. The town also contains a number of static caravan sites and benefits from the local tourist trade.

Property Market Overview (July 2018)

5.08 The initial research to prepare the property market evidence base for the purpose of this study was undertaken during the autumn and winter of 2016. This has been updated to inform the viability testing for the Pre-submission Version of the Part 2 Plan and has regard to the most up to date market information as at July 2018.

Residential Market

5.09 To put house prices in Allerdale into context we have sourced average price data from Land Registry for Allerdale and the neighbouring authorities. This data is for April 2018 which is the most recent complete data set provided by Land Registry. Table 5.1 contains details of overall average house prices and then average price by house type for the various local authority areas together with Cumbria as a whole. The overall average house price information has been sorted so that the most expensive authority based on overall average price is shown first and then the remaining authorities are ranked in descending order.

Authority	Overall (£)	Detached (£)	Semi (£)	Terraced (£)	Flat (£)	No Sales
South Lakeland	231,656	350,951	233,333	194,400	147,580	129
Eden	201,259	285,737	189,246	157,882	119,608	49
Allerdale	150,672	224,336	146,776	121,959	99,644	99
Carlisle	134,177	223,231	135,972	105,502	80,383	152
Copeland	123,955	201,488	119,525	98,761	82,733	39
Barrow	119,472	207,897	144,764	100,722	75,936	65
Cumbria	156,248	256,062	155,414	122,596	110,011	524
North West	157,551	272,030	166,702	120,106	117,256	6,998

Table 5.1: Average House Prices April 2018 – Land Registry

5.10 The data shows that based on average prices South Lakeland is the most expensive area to buy a house, in comparison with the neighbouring authorities with an average house price of £231,656. Of the 6 local authorities considered Allerdale has the 3rd highest average house prices in Cumbria behind South Lakeland and Eden. Average house prices in Copeland and Barrow are considerably lower than in Allerdale with an average price of £123,995 and £119,472 respectively.

5.11 Average house prices in Allerdale are only just below average house prices for the Cumbria as a whole at £150,672 compared to the county wide figure of £156,248. They are also just below the northwest average of £157,551.

5.12 For completeness we have also tracked average house prices in Allerdale over the period since the start of 2007 to understand how average prices have performed pre and post-recession. **Figure 5.1** is based on data taken from Land Registry relating to average house prices over this period.

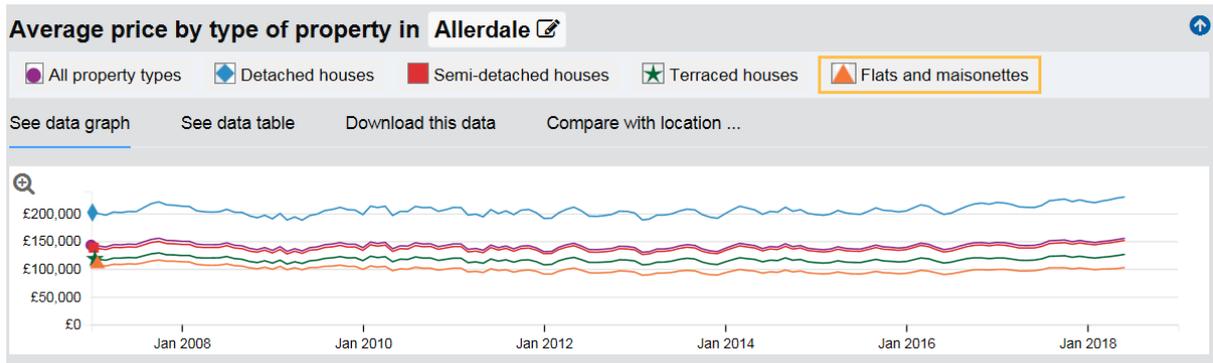


Figure 5.1: Average House Prices in Allerdale since January 2007

5.13 The data shows a high point in average house prices in Allerdale prior to the recession of £155,080. Thereafter house prices fell to a low of £132,214 in May 2009. Prices then fluctuated before failing to their lowest point in February 2013 of £129,765. Since then prices have risen steadily and at April 2018 the average house price in the District was above the pre-recession high at £150,672 which is still below the pre-recession level. The average house price figure for June 2018 is currently shown as being £155,092 however this isn't based on a complete sales data set yet.

5.14 In November 2016 when our original evidence base was gathered the average house price in the Borough was £147,230. With reference to the data for April 2018 there has been a rise of 2.3% in average house prices in the Borough since November 2016.

5.15 We have also included at table 5.2 data from Land Registry relating to the average price of new build sales in Allerdale in comparison with the average price paid for the re-sales of existing properties. For completeness the table also contains details of the percentage difference between the average monthly prices paid for new build in comparison with existing stock.

Month 2017	New Build Sales Average (£)	Existing Sales Average (£)	Percentage Difference
Jan	200,800	142,039	41.37%
Feb	200,037	141,515	41.35%
March	198,008	139,527	41.91%
April	192,262	136,921	40.42%
May	191,570	136,617	40.22%
June	190,146	137,080	38.71%
July	193,660	139,700	38.63%
August	200,122	145,135	37.89%
Sept	202,465	145,683	38.98%
Oct	203,903	146,402	39.28%
Nov	200,129	143,324	39.63%
Dec	202,974	145,549	39.45%

Table 5.2: Comparison of Average Prices New Build v Existing Stock 2017 – Land Registry

- 5.16 The data shows that on average new dwellings sold for around 40% more than the existing housing stock. The average price of a new build house was consistently at around £200,000, with the price of a second hand house at £145,000.

New Housing Developments

- 5.17 The data contained in the preceding paragraphs is helpful to an understanding of relative house prices in Allerdale and underlying house price trends. As demonstrated in table 5.2 new houses typically sell for more than existing stock. The prices paid for existing houses will reflect the size, condition and characteristics of those properties. To fully inform the study we therefore need to understand the prices that are likely to be achieved for the sale of newly constructed dwellings. Therefore the best evidence of house prices for the purpose of the study comes from sales of new dwellings that have recently taken place in the Borough.
- 5.18 Over the last few years as some confidence has returned to the housing market a number of new housing developments have commenced in the Borough. To inform our study evidence base we have undertaken an analysis of sales prices for these newly built housing developments in Allerdale. **Appendix 2** contains an overview of the research that we have undertaken in relation to the sales prices for dwellings on these various developments.

- 5.19 The sales price data has been obtained from Land Registry and has then been analysed based on the size of the dwelling to provide for comparative purposes a price per sq.m (and per sq.ft). The floor areas for the dwellings have been sourced either from the planning application documents where this is provided or the Energy Performance Certificates for the respective dwelling.
- 5.20 For ease of reference we have tabulated at tables 5.3 to 5.6 relevant information in relation to the principal new housing developments in the Borough. The information is presented broadly with reference to the main settlements and the respective outlying villages. The data contained in the table shows average prices achieved since January 2017 and we have also included details of current asking prices where available. For completeness we have also included some of the more historic information sourced during 2016 as part of our initial research.
- 5.21 The average price paid per sq.m and per sq.ft is presented without any adjustments for the incentives that might have been required to secure a sale. Typically we would expect incentives to be in the range of 0-2% of the purchase price, and in more limited cases up to 5%.

Scheme	Location	Developer	2016 Evidence Base			Sales Since 1 January 2017				
			Ave Price (sq.m)	Ave Price (sq.ft)	Sales Assessed	Ave Price (sq.m)	Ave Price (sq.ft)	Sales Assessed	Asking Price (sq.ft)	Comments
Woodville Park	Cockermouth	Washington Homes	£1,938	£180	58	£2,222	£206	1	All sold	Brownfield, Town centre, 85no 2, 3, 4, 5 bed houses and apartments. Complete.
The Laureates	Cockermouth	Lovell Homes	£2,443	£227	14	£2,628	£244	8	-	Greenfield, edge of town, 217no 2, 3, 4 and 5 bed houses, still onsite.
Strawberry Grange	Cockermouth	Story Homes	£2,626	£244	Asking	£2,674	£248	27	£244	Greenfield, western edge of town, 96no 2, 3, 4 and 5 bed houses, still onsite.
Moor Park	Cockermouth	Washington Homes	£2,325	£216	5	£2,347	£218	3	All sold	Greenfield, adj to A66. 15no large 4 and 5 bed houses. Complete.
Spring Bank Court	Brigham		-	-	-	£2,418	£225	3	-	Greenfield, 3no 2 bed terraces, centre of village. Complete.
Butterfields	Brigham	Washington Homes	-	-	-	-	-	No sales yet	£199 £216 - ex 2.5 storey dwellings	Greenfield site edge of village, 22no 2, 3 and 4 bed houses and bungalows. Recently commenced.

Table 5.3: New Build Sales - Cockermouth and Surrounding Villages

Scheme	Location	Developer	2016 Evidence Base			Sales Since 1 January 2017				
			Ave Price (sq.m)	Ave Price (sq.ft)	Sales Assessed	Ave Price (sq.m)	Ave Price (sq.ft)	Sales Assessed	Asking Price (sq.ft)	Comments
Wentworth Park	Stainburn	Heartstone Homes	£2,077	£193	7	-	-	-	All sold	Greenfield, 18no large dwellings. Complete.
Cairns Chase	Stainburn	Story Homes	£1,991	£185	34	£2,084	£194	37	£202	Greenfield, 175no 2, 3 and 4 bed houses, still onsite. Complete.
The Avenue	Stainburn	John Swift Homes	-	-	-	£2,470	£229	7	All Sold	Development of 9 large 4 bed detached houses. Complete.
Hawthorn Grange	Seaton	Story Homes	-	-	-	-	-	No sales yet	£205	Greenfield, edge of village 69no 2, 3 and 4 bed houses. Recently commenced.
The Meadows	High Harrington	Washington Homes	-	-	-	£1,866	£173	21	£186	Greenfield, 80no 2, 3, 4 and 5 bed houses and bungalows. On site.
Whins Close	High Harrington	Story Homes	£2,024	£188	44	-	-	-	All sold	Greenfield, 75no 2, 3 and 4 bed houses. Complete.
Bellaport Gardens	Harrington	Persimmon	£1,991	£185	26	-	-	-	All sold	Development of 75no 2, 3 and 4 bed houses. Complete.
Forgehill Works	Workington	Persimmon	£1,884	£175	20	-	-	-	All sold	Brownfield south of town. 92no 2, 3 and 4 bed houses. Complete.
Solway View	Workington	Persimmon	-	-	-	-	-	No sales yet	£160 and £180 ex 2.5s dwellings	Former Corus steelworks site. Consent for over 600 dwellings. Works just commenced.
Harbour View	Workington	Raemore Developments	-	-	-	£1,363	£127	6	4 bed det £239,000	Brownfield, in town, 6no 3 story terraces and 3 no detached.

Table 5.4: New Build Sales - Workington and Surrounding Villages

5.0 OVERVIEW OF ALLERDALE

Scheme	Location	Developer	2016 Evidence Base			Sales Since 1 January 2017				
			Ave Price (sq.m)	Ave Price (sq.ft)	Sales Assessed	Ave Price (sq.m)	Ave Price (sq.ft)	Sales Assessed	Asking Price (sq.ft)	Comments
St Mungos	Dearham	Story Homes	£1,927	£179	34	-	-	-	All sold	Greenfield, 78no 2, 3 and 4 bed houses. Over 60% 4 beds. Complete.
Newlands Park	Dearham	Persimmon Homes	£1,873	£174	37	£1,877	£174	37	All sold	Greenfield, 114no 2, 3 and 4 bed dwellings. Complete.

Table 5.5: New Build Sales - Maryport and Surrounding Villages

Scheme	Location	Developer	2016 Evidence Base			Sales Since 1 January 2017				
			Ave Price (sq.m)	Ave Price (sq.ft)	Sales Assessed	Ave Price (sq.m)	Ave Price (sq.ft)	Sales Assessed	Asking Price (sq.ft)	Comments
St Cuthberts	Wigton	Genesis Homes	-	-	-	£2,252	£209	3	£219	Greenfield site, 74no 2, 3 and 4 bed houses and bungalows on northern edge of town. Recently commenced.
St Andrews View	Thursby	Story Homes	£2,314	£215	Asking	£2,261	£210	17	£200	Greenfield, edge of village. 58no 2, 3, 4 and 5 bed houses. On site.
Central Terrace	Silloth	-	£1,345	£125	3	-	-	-	All sold	Small development of 10 terraced houses. Complete.
Harvest Park	Silloth	-	£2,153	£200	Asking	£2,243	£208	4 all bungalows	£171	Phase 1 of redevelopment of former Fissons Factory. 22no 2 and 3 bed houses and bungalows. Complete.
Croft Farm Close	Allonby	Frank Scott Builders	-	-	-	-	-	No sales yet	£153	Greenfield, 15no 2 and 3 bed houses and bungalows.

Table 5.6: New Build Sales – Other Towns and Villages

- 5.22 The new build sales data shows that prices are generally highest in Cockermouth with the developments at Strawberry Grange and the Laureates that are currently onsite achieving sales prices in excess of £2,583 per sq.m (£240 per sq.ft). Slightly further out of the town in the village of Brigham prices are lower with the small development at Spring Court achieving £2,418 per sq.m (£225 per sq.ft). The development of the Butterfields scheme in the village has recently commenced and overall asking prices are £2,138 per sq.m (£199 per sq.ft). If the split level dwellings are excluded the asking prices are £2,327 per sq.m (£216 per sq.ft).
- 5.23 Within Workington the lowest prices are in the centre of the Town. The Harbour View development has achieved prices of £1,363 per sq.m (£127 per sq.ft) for 3 storey town houses. The 4 bed detached houses on the development are currently being marketed at £239,000. To the south of the town Persimmon Homes completed the development of Forgehill Park achieving prices of £1,884 per sq.m (£175 per sq.ft). They are currently undertaking site works on the former Corus steelworks which will be known as Solway View. Asking prices have released at an overall average of £1,726 per sq.m (£160 per sq.ft) with the 2 storey houses priced at an average of £1,936 per sq.m (£180 per sq.ft).
- 5.24 Slightly further out of Workington to the south prices increase. There have been a number of new developments in Harrington and High Harrington. The developments known as Bellaport Gardens and Whins Close are complete and sales on these developments achieved prices of £1,991 per sq.m (£185 per sq.ft) and £2,024 (£188 per sq.ft). The Meadows development is currently on site and sales to date have been at £1,866 (£173 per sq.ft) with asking prices currently at £2,004 per sq.m (£186 per sq.ft).
- 5.25 House prices increase further in the villages of Stainburn and Seaton immediately to the north of Workington. Recent sales on the Cairns Chase development in Stainburn have been at average prices of £2,084 per sq.m (£194 per sq.ft) whilst sales of the executive detached houses on at the Avenue development in the village have been at £2,470 per sq.m (£229 per sq.ft). Current asking prices at Cairns Chase are £2,176 per sq.m (£202 per sq.ft) whilst at Hawthorn Grove in Seaton the recently released asking prices for the first phase of dwellings are at an average of £2,207 per sq.m (£205 per sq.ft).
- 5.26 There have been no recent new developments in Maryport however in the village of Deerham 2 km to the east of the town there have been two relatively large new build housing schemes – St Mungos and Newlands Park. All houses on these two schemes have now been sold and the prices achieved were relatively consistent at around £1,884 per sq.m (£175 per sq.ft).

- 5.27 In the north of the Borough there has been comparatively little new development. In the town of Wigton, Genesis Homes have just completed the first dwellings on their St Cuthbert's development. Eighteen of the 22 houses released in the first phase have now been sold. Although due to the time lag only 3 of these sales are to date recorded at Land Registry. The average price paid for these houses is £2,252 per sq.m (£209 per sq.ft). The remaining houses are available at an average asking price of £2,352 per sq.m (£219 per sq.ft).
- 5.28 In the village of Thursby, Story Homes are close to completion of the St Andrews View development. The price achieved for sales to date is £2,261 per sq.m (£210 per sq.ft). Current asking prices are £2,151 per sq.m (£200 per sq.ft) however the available dwellings are all large 4 bed detached houses over 126 sq.m (1,350 sq.ft).
- 5.29 New build prices appear to be lowest in the settlements along the northern part of the coast at Silloth and in Allonby. Within Silloth the first phase of the Harvest Park development has been completed and a number of the houses are still unsold. Land Registry data includes details of 4 sales of bungalows on the development at an average price of £2,243 per sq.m (£208 per sq.ft). The current asking prices for the remaining houses and bungalows on the development are £1,845 per sq.m (£171 per sq.ft). At Allonby there is a new development known as Croft Farm Close asking prices equate to £1,643 per sq.m (£153 per sq.ft).

Re-Sales Data

- 5.30 There has been a significant amount of new build housing development in the Borough over the last few years, although not all areas have seen new development. Therefore to further inform our consideration of house prices we have also considered selling prices for non-new build dwellings in the main settlements and villages in the Borough in the areas where new residential development is likely to take place. This enables us to obtain a broad understanding of relative values within the towns and villages. Table 5.7 contains details of the analysis we have undertaken. To enable comparison we have obtained data relating to all sales over the period from 1 January to 31 December 2017 from Land Registry. This data has then been sorted with reference to the settlement and the sold prices have been analysed to arrive at the overall average sale price for each of the locations. The resultant analysis is presented to show the highest overall average price first with the settlements then ranked in ascending order. We have also included details of the average price paid with reference to house type and also the number of sales.

Settlement	No Sales	Overall Ave	Detached	Semi	Terrace	Flat
COCKERMOUTH	168	£210,477	£284,341	£197,929	£167,383	£104,614
STAINBURN	23	£202,826	£237,027	£181,870	£119,500	
BRIGHAM	21	£199,057	£271,536	£149,113	£229,750	£76,125
THURSBY	21	£198,212	£245,177	£151,063	£128,500	
HIGH HARRINGTON	46	£163,710	£205,579	£141,285	£77,300	£45,500
GREAT/LITTLE BROUGHTON	30	£162,395	£250,399	£129,575	£120,227	
SILLOTH (inc BITTERLEES/ SKINBURNES)	23	£159,163	£202,125	£128,750	£138,875	£140,000
ABBEY TOWN	2	£156,250			£156,250	
WIGTON	17	£155,735	£210,200	£172,286	£78,100	
NEWTON ARLOSH	1	£154,000	£154,000			
SEATON	69	£153,291	£182,891	£145,755	£121,889	
ALLONBY	14	£152,071	£215,667	£118,125	£144,214	
ELLENBOROUGH	7	£150,143	£195,500		£132,000	
CROSBY AND CROSBY VILLA	10	£143,850	£212,500	£150,000	£112,700	
DEARHAM	43	£136,185	£192,961	£138,115	£89,497	£120,000
HARRINGTON	20	£116,473	£255,125	£109,667	£78,163	£42,000
ASPATRIA	14	£112,107	£166,167	£112,667	£96,143	£60,000
GREAT/LITTLE CLIFTON	20	£109,822	£197,498	£104,295	£94,813	
WORKINGTON	261	£102,799	£194,310	£113,141	£85,060	£69,083
MARYPORT	125	£101,636	£194,564	£114,775	£89,856	£67,750
FLIMBY	15	£83,833	£120,000	£62,000	£83,000	£81,250
BROUGHTON MOOR	6	£81,875	£137,000		£70,850	

Table 5.7: Allerdale Average Re-sales Prices 2017

- 5.31 From the data in Table 5.7, sales values are highest in Cockermouth at £210,477. Higher sales values are also evident within locations that are immediately outside of Cockermouth (in both Brigham and Broughton at £199,057 and £162,395 respectively), and within some of the centres that act as commuter settlements to both Workington (Stainburn £202,826) and Carlisle (Thursby at £198,212).
- 5.32 50% of the settlements listed have average re-sale prices at between £136,000 and £164,000. The data shows there is then a drop down to £116,474 in Harrington with Aspatria, Great/Little Clifton, Workington and Maryport all with average re-sale prices at between £101,636 and £112,101. The lowest average re-sales prices during 2017 were in Broughton Moor and Flimby.

- 5.33 The information regarding re-sales reflects the style and condition of the property being analysed and in certain cases houses may be character properties which command a premium value, whilst in other instances houses may be in poor order and in need of modernisation with a lower price paid.
- 5.34 We would expect a premium to be paid for new build houses in comparison with the sales of existing stock. The data contained at table 5.2 shows that based on Land Registry data there is an uplift of around 40% in the prices paid for new build in comparison with existing stock. The price paid for existing stock reflects the sales of all types of houses including older dwellings, former local authority housing and also dwellings in poor condition.
- 5.35 Based on the data from new build sales together with the relative prices in the Borough we consider that in terms of house prices they are likely to fall within 6 broad value zones. Further details are contained in table 5.8.

Zone	Settlement	Ave Price (per sq.m)	Ave Price (per sq.ft)
1	Cockermouth (Outer)	£2,583	£240
2	Cockermouth (Inner), Brigham, Broughton, Thursby, Wigton	£2,260	£210
3	Stainburn, Seaton	£2,153	£200
4	Outer Workington (inc High Harrington)	£1,991	£185
5	Maryport (and outlying villages), Inner Workington, Aspatria	£1,884	£175
6	Silloth and other north west coast villages	£1,830	£170

Table 5.8: Value Zones by Main Towns and Larger Villages

- 5.36 Dependent in the specific location of a site it is likely that slightly higher or conversely slightly lower values may be appropriate to the particular location. This is relevant to the testing of the proposed allocations where the location is known and the values adopted reflect the circumstances of the site. Details of our assumptions are contained in **Appendix 3**.

Commercial Property Market**Overview**

- 5.37 According to the Office of National Statistics, the UK Economy grew by 0.5% in Q4 2017, an increase on the 0.4% growth shown in Q3 2017. Whilst such figures provide a positive outlook for the economy, there remains an imbalance between the various sectors. The largest contributors to growth were the services sector, which expanded by 0.6% and production industries, which grew by 0.6%. The construction sector decreased by 1%, following contraction in the previous two quarters.
- 5.38 Whilst the predicted outlook for the national economy is more positive, there remains some unease about the ability to sustain growth. A combination of international and national external factors affects the property market and is likely to continue to do so during 2018. In particular, the volatility within the stock markets, deceleration within China's economy, weak commodity prices and uncertainty over the UK's position within the EU has, and is likely to continue to bear upon, on investment activity.
- 5.39 Furthermore, a degree of caution exists amongst commentators concerning potentially reduced growth and output following the UK's decision to leave the European Union (following the Referendum on 23 June 2016). Until the terms of the UK's withdrawal from the EU are known, it is difficult to predict the impact on the UK economy (which is particularly dependent, at present, on the UK's continued access to the common market). The Monetary Policy Committee at the Bank of England decided to increase interest rates from its longstanding historic low of 0.25% to 0.5% and most recently to 0.75%. Whilst early indications are that has had little effect upon the level of investment, the effect in the longer term remains to be seen.
- 5.40 In addition, inflation has increased following the loss of value to Sterling relative to other currencies in the wake of the decision to leave the EU. Whilst this may ultimately affect the UK economy, in large prime investment classes, funds have tended towards a cautionary approach before committing to longer term projects to assess the likely longer-term effect on the economy. Any degree of inertia could act to the detriment of growth in the immediate future. However, within the wider "general market", liquidity remains good with no tangible evidence of a drastic change within the current market.

5.41 The Q4 2017 RICS UK Commercial Property Market Survey indicated that there has been growth within the market, with industrial remaining the best performing sector. Offices are broadly unchanged with retail sector declining for a third consecutive quarter. The report highlights that the rental levels are anticipated to rise within the industrial sector. With regards to the investment market, the outlook remains positive compared to previous quarters with investor demand reportedly increasing in both the office and industrial sectors while enquiries were unchanged within the retail sector.

Offices

5.42 According to CoStar there is 41,571 sq.m (447,467 sq.ft) of office accommodation in Allerdale. The amount of vacant office accommodation has increased to 1,655 sq.m (17,822 sq.ft) equating to a vacancy rate of 4.2%. At the end of 2016 around 839 sq.m (9,035 sq.ft) of accommodation was vacant, which equated to a vacancy rate of 2%. By comparison the vacancy rate in 2010 was 7.4%.

5.43 The majority of office accommodation in Allerdale is located within Workington which comprises the main commercial centre in the Borough, although smaller concentrations of office accommodation are located within Cockermouth, Maryport and Wigton. There is some out of town office accommodation located at Lillyhall Industrial Estate and Dovenby Hall Estate.

5.44 For modern or newly refurbished stock, asking rents range between £80 and £130 per sq.m (£7.50 and £12 per sq.ft) for units of above 93 sq.m (1,000 sq.ft). Such accommodation includes space at Moss Bay House and Windermere House (that are both located in Workington). There is a limited availability of modern office units of below 93 sq.m (1,000 sq.ft). The office accommodation of this size tends to be small offices that are located within Workington, Cockermouth, Maryport and Wigton town centres.

5.45 Yields are inevitably linked to the covenant strength of the tenant, the terms of the lease, condition of the building and the local market. We anticipate that prime yields in Allerdale will be in the order of between 8% and 9%, although this is heavily dependent on the specific nature of the transaction (and could well be higher or lower depending on the tenant and specific terms of the lease).

Industrial

- 5.46 According to CoStar at the end of 2016 there was around 4,645 sq.m (50,000 sq.ft) of available industrial accommodation in Cumbria, which had reduced from 37,160 sq.m (400,000 sq.ft) in 2012. Since the end of 2016 vacancy levels have increased marginally in Allerdale from 1.4% to 1.9%. Notwithstanding this increase in available accommodation and vacancy levels, there has been a small increase in asking rents to £28 per sq.m (£2.80 per sq.ft) from the £24 per sq.m (£2.40 per sq.ft) at the end of 2016.
- 5.47 Industrial accommodation in Allerdale is characterised by large quantities of older stock, which is often in poor condition or not well suited to the needs of modern business. The main employment locations in the Borough include Clay Flatts Industrial Estate, Derwent House Industrial Estate, Lillyhall Industrial Estate (Workington), Solway Industrial Estate (Maryport), Derwent Mills Industrial Park (Cockermouth) and Western Bank Industrial Estate (Wigton).
- 5.48 There is a limited amount of available transactional evidence in relation to new industrial and warehousing accommodation in Allerdale. Over the last 10 years there has been little new build accommodation developed and as such pricing of new build stock is difficult to ascertain. Notwithstanding this we have had regard to the following lettings within the Borough relating to more modern accommodation:-
- Unit 16 at Derwent Mills Commercial Park in Cockermouth was built in 2009 and extends to 407 sq.m (4,388 sq.ft). The accommodation was let in June 2014 of an asking rent of £58 per sq.m (£5.40 sq.ft).
 - Units 6 and 7 at Derwentside Gardens in Cockermouth were let in June 2015 at a rent of £23,500 per annum. The accommodation was developed in 2008, and extends to 850 sq.m (9,148 sq.ft). The annual rent equates to £28 per sq.m (£2.59 per sq.ft).
 - We understand that an undisclosed tenant took a 3 year lease of Unit 20a on the Solway Trading Estate in Maryport from Northern Trust a rent off a quoting rent of £5,876 per annum. The unit, which was developed in 1999, extended to 123 sq.m (1,327 sq.ft). The asking rent therefore equated to £48 per sq.m (£4.43 per sq.ft).

- We understand that an undisclosed tenant took a lease of Unit 9 on Back Lane in Cockermouth in October 2014. The accommodation which extends to 442 per sq.m (4,760 sq.ft) let off an asking rent of £25,704, which equated to £58.12 per sq.m (£5.40 per sq.ft).
- We understand that APT Electronics Limited took a lease of a unit at Back Lane in Cockermouth in July 2014. The asking rent at £23,695 per annum equated to a rent of £58.12 per sq.m (£5.40 per sq.ft) based on the area of the unit (at 408 sq.m/4,388 sq.ft).
- We understand that Ian Tweedie took a lease of a 93 sq.m (999 sq.ft) unit off Jubilee Road in Workington from Hansteen Holdings in March 2014 at an asking rent of £3,760 per annum. The asking rent equates to £43 per sq.m (£3.75 per sq.ft).
- We understand that Eileen Joyce took a lease of 210 sq.m (2,266 sq.ft) of accommodation at Unit 28 on Jubilee Road in March 2014. The rent amounts to £8,500 per annum, which equates to £40 per sq.m (£3.75 per sq.ft).
- We understand that an undisclosed tenant took a lease of Unit 3C, Western Bank in Wigton in November 2017. The accommodation which extends to 148 sq.m (1,597 sq.ft) let off an effective rent of £42 per sq.m (£3.93 per sq.ft).
- We understand that an undisclosed tenant took a lease of Unit 1B, Western Bank in Wigton in October 2017. The accommodation which extends to 233 sq.m (2,509 sq.ft) let off an asking rent of £31 per sq.m (£3.01 per sq.ft).
- We understand that an undisclosed tenant took a lease of Unit 5, Station Yard in Wigton in August 2017. The accommodation which extends to 156 sq.m (1,687 sq.ft) let off an asking rent of £44 per sq.m (£4.15 per sq.ft).

5.49 Having regard to the above, asking rents within the Borough for modern premises appear to range between £40 and £58 per sq.m (£3.75 and £5.40 per sq.ft) once outliers are removed. We consider that a premium would be payable at present for new-build accommodation, given the low vacancy levels and the lack of modern available stock within the Borough.

5.50 As with office accommodation yields are linked to the covenant strength of the tenant, the terms of the lease, condition of the building and the local market. We would expect a range of yields between 6-8% for the industrial accommodation depending on the size of the unit and the tenant. Larger units let to a good covenant would normally sell at a lower yield.

Retail

5.51 In respect of convenience retail supermarket accommodation typically lets at rental levels of between £130 per sq.m (£12 per sq.ft) and £215 per sq.m (£20 per sq.ft), which is dependent on the type of operator, location, catchment and competition. Rental levels have decreased in recent years from the upper end of the range identified above to around £162 per sq.m (£15 per sq.ft) as the larger supermarket operators have seen reduced footfall and profitability as a result of increased competition from budget retailers such as Aldi and Lidl and online retailing. This is evidenced within the lettings that are detailed below at table 5.9.

Unit	Tenant	Rent	Area	Terms	Date
1083 Stockport Road, Manchester	Morrisons	£45,000 pa (£161 psm or £15.03 psf)	278 sq.m (2,993 sq.ft)	Term Undisclosed. Existing Unit.	Nov 2017
Vulcan Park Way, Newton Le Willows	Aldi	£282,994 pa (£164 psm or £15.25 psf)	1,724 sq.m (18,557 sq.ft)	New build unit. 20 year lease.	April 2017
Whitworth Road, Rochdale	The Food Warehouse by Iceland	£176,998 pa (£169 psm or £15.73 psf)	1,045 sq.m (11,250 sq.ft)	New 15 year lease. Existing Unit.	Dec 2016
Walney Island, Barrow	Farm-Foods	£140,000 pa (£117 psm or £10.87 psf)	1,112 sq.m (11,975 sq.ft)	New 15 year lease. Existing Unit.	Aug 2015
Heywood Way, Salford	Aldi	£160,000 pa (£112 psm or £10.41 psf)	1,428 sq.m (15,376 sq.ft)	New build Unit. 20 Year Lease.	April 2014
Tarvin Bridge, Chester	Aldi	£485,000 pa (£137 psm or £12.70 psf)	3,547 sq.m (38,178 sq.ft)	New build Unit. 20 Year Lease. 5 yearly upward only RR at 2.5%.	Sept 2013
London Road, Northwich	Waitrose	£481,500 pa (£141 psm or £13.12 psf)	3,410 sq.m (36,702 sq.ft)	New build Unit.	Jan 2013

Table 5.9: Supermarket Lettings in the North West from 2013 Onwards (Source: CoStar and Land Registry)

5.52 Partly as a result of their perceived covenant strength, supermarket premises are popular amongst investors despite their performance in recent years. This is evident within the yields that are outlined below at table 5.10 which shows that supermarket premises have sold for yields of between 4.7% and 7.4% in the North West over the last 3 years. The level of yield is informed by the specific covenant strength of the operator, alongside other factors including the age, condition and performance of the specific store.

Unit	Tenant	Area	Yield	Date
Vulcan Park Way, Newton Le Willows	Aldi	1,724 sq.m (18,557 sq.ft)	4.7%	May 2017
Commercial Road, Stockport	Marks and Spencer	794 sq.m (8,553 sq.ft)	5.2%	January 2017
1,147 Oldham Road, Manchester	Farmfoods	929 sq.m (10,003 sq.ft)	6.5%	October 2016
Entwistle Road, Rochdale	Aldi	1,300 sq.m (13,986 sq.ft)	6.1%	July 2016
Edgeley Road, Stockport	Morrisons	8,244 sq.m (88,745 sq.ft)	5.9%	Dec 2014
26-28 Highgate, Kendal	Tesco	455 sq.m (4,900 sq.ft)	6.7%	October 2014
Heywood Way, Salford	Aldi	1,428 sq.m (15,376 sq.ft)	6.5%	April 2014
Abbey Road/Rawlinson St, Barrow-in-Furness	Tesco	382 sq.m (4,112 sq.ft)	7.4%	July 2013

Table 5.10: Supermarket Investment Yields in the North West (Source: CoStar and Land Registry)

- 5.53 Comparison retail rents tend to differ more within retail locations relative to convenience retail units, and tend to vary on a street by street basis depending on footfall and accessibility. Town Centre locations that are busier and more accessible typically command higher rents relative to district centres and out of town locations, although over the past 20 years out of town retail parks featuring larger accommodation types have proved popular and competed with Town Centre locations.
- 5.54 Fundamental changes in shopping habits are limiting the demand side pressure on retail rents outside of leading centres. Due to strong online growth, consumers and retailers have become increasingly selective about their locations, and as such mid-sized sub regional centres (such as Workington) have struggled in recent years.

- 5.55 Since April 2015 CoStar have recorded a number of lettings at the Washington Square Shopping Centre in Workington. Rents of between £108 and £215 per sq.m (£10 and £20 per sq.ft) have been achieved with an average of £160 per sq.m (£14.88 per sq.ft). Units in the centre ranging from 110 sq.m (1,180 sq.ft) to 540 sq.m (6,000 sq.ft) are being advertised at asking prices ranging from £118 to £215 per sq.m (£11 to £20 per sq.ft).
- 5.56 Outside of Workington, from the evidence that we have reviewed rents appear to be lower. Transactions in Cockermouth, Maryport and Wigton on CoStar over the past 2 years have taken place at rental levels of between £65 and £108 per sq.m (£6 and £10 per sq.ft), which in part reflects the lower footfall within these two locations. More recently there is evidence that in Cockermouth lettings have been in the region of £170 per sq.m (£16 per sq.ft).

Land Sales

Agricultural

- 5.57 We have provided at **Appendix 4** details of agricultural land holdings that are currently on market in the Borough or in the surrounding areas. The asking prices show a range from £15,428 to £21,990 per hectare (£6,246 to £8,903 per acre). The asking prices are influenced by the quality of the land, suitability for equestrian purposes and also the type and range of buildings on the site. This compares with current values for agricultural land identified in the RICS/RAU Rural Land Market Survey H2 2017 of around £19,768 per hectare (£8,000 per acre) for the North West. A copy of the survey is also contained at **Appendix 4**.

Commercial Land

- 5.58 We have obtained from Co-Star information relating to current asking prices and sales of commercial land in the Borough. This is also contained at **Appendix 4**. There is relatively limited available information relating to commercial land values. The range of sold prices is from £113,535 to £149,052 per hectare (£45,966 to £60,345 per acre). There is a further site in Wigton that is currently for sale of an asking price of £398,548 per hectare (£161,920 per acre).

Residential Land

5.59 For completeness we have also provided at **Appendix 4** available evidence in relation to sales of residential land with planning consent. The prices paid from range from £86,609 to £816,667 per gross hectare (£35,064 per acre to £330,634 per acre). Table 5.11 contains a summary of the range of prices paid for residential development land based on the total site area.

Price Range (per gross hectare)	Price Range (per gross acre)	No Sites
Over £741,000	Over £300,000	2
£617,500 - £741,000	£250,000 - £300,000	0
£494,000 - £617,498	£200,000 - £249,999	3
£370,000 - £493,998	£150,000 - £199,999	4
£247,000 - £370,498	£100,000 - £149,999	1
Less than £247,000	Less than £100,000	6

Table 5.11: Residential Land Sales Summary per Gross Acre and Hectare

5.60 It is not always possible to obtain details of the net developable area from the planning application documents. Where this is available we have included the information in **Appendix 4** and analysed the land sales accordingly. Based on the net developable area the highest price paid for any site was for Land off Church Meadows in Broughton in 2011. The price paid equated to £676,898 per net developable hectare (£274,048 per net developable acre). Of the other sales where information is available a further 2 were at prices in excess of £494,000 per net developable hectare (£200,000 per net developable acre). One sale was at £468,954 per net developable hectare (£189,860 per net developable acre). Three sites sold for around £259,350 per net developable hectare (£105,000 per net developable acre) whilst the final site sold for £180,832 per net developable hectare (£73,211 per net developable acre).

6.0 FINANCIAL APPRAISAL ASSUMPTIONS

- 6.01 In this section, we have outlined the assumptions that have been adopted in our financial appraisals.
- 6.02 For completeness all of the testing inputs that we have adopted are summarised at **Appendix 3** of this Report.

Base Input Land Cost

- 6.03 Land value is difficult to assess for a number of reasons. Firstly, development land value is an utterly derived value, with land being bought as a factor of production in the course of development. The price is generally determined by the development potential of the site. Secondly, the comparison of land value in terms of prices paid for sites is extremely difficult because of the large number of site specific variables that will impact upon the price paid. For example, the amount of remediation or other abnormal costs are likely to differ from site to site. Hence, any evidence of land transactions needs to be treated with a degree of subjectivity as adjustments may be necessary for factors such as abnormal site conditions, contamination and development density.
- 6.04 The National Planning Policy Framework states that viability should consider "*competitive returns to a willing landowner and willing developer to enable the development to be deliverable.*"
- 6.05 Paragraph: 015 of the Planning Practice Guidance notes that:-

'A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.'

- 6.06 Building on this approach, the document 'Viability Testing in Local Plans' advocates the use of 'threshold land value'. This should represent the value at which a typical willing landowner is likely to release land for development, before the payment of taxes. The guidance suggests that threshold land value needs to take account of the fact that future plan Policy requirements will have an impact on land values and landowner expectations, and therefore using a market value approach as a starting point carries the risk of building in assumptions of current Policy costs rather than helping to inform the potential for future Policy. As a result it suggests that market values can be a useful 'sense check' and suggests that the threshold land value is based on a premium over current use values and credible alternative use values. The latter would be most appropriate where there is competition for land among a range of alternative uses such as in town centres.
- 6.07 The RICS Guidance Note 'Financial Viability in Planning' explains that for a development to be financially viable, any uplift from the current use value of land that arises when planning permission is granted should be able to meet the cost of planning obligations, whilst at the same time, ensuring an appropriate site value for the land owner and a risk adjusted return to the developer for delivering the project. The return to the land owner will be in the form of a land value increase in excess of current use value. The land value will be based on market value which will be risk adjusted, so it will normally be less than current market prices for development land on which planning permission has been secured and planning obligation requirements are known. The guidance note recognises that the market value will be by definition at a level at which the landowner would be willing to sell.
- 6.08 In arriving at our assessments of land values in Allerdale, we have had regard to available transactional evidence in the Borough. We have undertaken research using Land Registry data and other databases such as EGi and CoStar. We have also had regard to Valuation Office Property Market Surveys (albeit these are now fairly out-dated, which has been reflected in the weighting that we have given to such studies). We have provided as part of **Appendix 4** details of land transactions that we have considered.

Residential Land Values

- 6.09 The future residential development sites within the Borough are likely to be either previously developed sites, or Greenfield sites located immediately adjacent or close to the existing settlements in the Borough. This is reflected within the proposed allocations, which include some Brownfield sites although the majority comprise Greenfield sites that are located on the edge of existing settlements.

- 6.10 Having regard to the likely characteristics of future development within the Borough, we have identified development scenarios on both previously developed and Greenfield sites. We have had regard to these classifications for the purpose of our testing.
- 6.11 In arriving at a market value for previously developed land in this case, both the land owner and the developer would have regard to a site's current use value, albeit a landowner would be seeking uplift in value above this level. Conversely, a developer would be reluctant to pay a full residential value for the site, having regard to the risk and cost involved in obtaining planning consent and the likely policy contributions being sought by the Council. In arriving at an assessment of market value for these purposes it is therefore necessary to have regard to both evidence of current use values as well as evidence from sites with residential planning permissions and then make reasonable adjustments to reflect factors such as the land owner's aspirations, the developer's concerns, risks inherent in the development process, and potential planning obligations.
- 6.12 Within Allerdale we would expect current values for previously developed land in the settlements areas with extant planning consents for commercial development to be in the range of £123,500 per hectare (£50,000 per acre) to £494,000 per hectare (£200,000 per acre). The definition of viability in the context of planning recognises the issue of a landowner receiving an appropriate site value, which whilst being less than full residential value is likely to be higher than current use value. Having regard to this we have considered the level of site value at which a landowner is likely to release a site for development in the town and settlement areas. This will also be influenced by the supply of competing residential development sites available in the area. A large number of sites will have a limiting effect on value, and conversely a more limited number of sites is likely to increase the landowners' expectations of a value uplift.
- 6.13 The landowner in making a decision regarding site value will also have regard to the likely house prices in the area and inevitably those in higher value areas will be seeking a greater site value than those in lower house price areas.

- 6.14 In order to deliver the growth proposed in the Local Plan and due to the characteristics of the Borough there are a number of Greenfield allocations that are likely to come forward for development. Most of these are on the edge of existing settlements either towns or villages. At the present time, these sites will normally be used for agricultural and grazing purposes or informal open space with site values on this basis typically in the region of £12,500 - £50,000 per hectare (£5,000 - £20,000 per acre) or less. It is probable that a number of such sites have had development expectations, since they are at the edge of or within the settlement area and in some cases may already be subject to option agreements. Naturally, any land owner is unlikely to sell such sites for that level of value and clearly a land owner will be seeking an uplift in value if they are to consider releasing the site for development.
- 6.15 With reference to the RICS guidance and that from the Housing Delivery Group, it would be inappropriate to assume land values based on sites with full residential planning permission, and in reality the site value for viability purposes will lie somewhere between this and current value. In addition many Greenfield sites may require significant initial expenditure on services and infrastructure to enable them to be developed for residential purposes.
- 6.16 The NPPF requires local authorities to provide a buffer of 5% or 20% in relation to their supply of sites to ensure choice and competition in the market for land. This is intended to ensure that the landowner will have to compete in the market to sell their site so will have to competitively price it to sell albeit will still want a return in excess of its current or alternative use value. If a landowner has unrealistic expectations of value, then the theory is that developers will then just acquire a more competitively priced site elsewhere and the overpriced site will remain undeveloped.
- 6.17 Having regard to these factors we have considered the range of land values based on the likely revenues that residential developments would be expected to achieve across the Borough and the availability of land for development. Table 6.1 provides a summary of the ranges of base input land costs ('threshold land values') that we have adopted in our viability testing. These are identified with reference to the board value zones contained at table 5.8, with zone 1 being the highest value and zone 6 the lowest. Table 6.1 contains details of the residential land value assumptions that we have adopted for the purpose of our testing.

Zone	Settlement	£ per net developable ha	£ per net developable acre
1	Cockermouth (Outer)	£741,300	£300,000
2	Cockermouth (Inner), Brigham, Broughton, Thursby, Wigton	£494,200	£200,000
3	Stainburn, Seaton	£432,250	£175,000
4	Outer Workington (inc High Harrington)	£370,650	£150,000
5	Maryport (and outlying villages), Inner Workington, Aspatria	£308,750	£125,000
6	Silloth and other north west coast villages	£247,100	£100,000

Table 6.1: Residential Base Land Input Values ('threshold land values')

- 6.18 As a sense check we have also considered residential land sales based on the available evidence. From the sales listed at **Appendix 4** it is clear that there is a range of prices that have been paid for land with residential planning permission reflecting the differing characteristics of the development sites, the landowner's expectations and the existing planning policy requirements.
- 6.19 From the analysis that we have been able to undertake based on the available evidence, the prices paid for land for residential development ranges from between around £86,609 to £816,667 per gross hectare (£35,064 to £330,634 per gross acre). The majority of transactions are at land prices of £494,200 per gross hectare (£200,000 per gross acre) or less, and more contemporary transactions appear to be towards the lower end of this range. As previously noted these values can only provide guidance in relation to the subject viability testing as these sales will include the pre-existing policy requirements and as a consequence are not directly comparable for this exercise. The prices paid will also reflect the unique characteristics ie. level of abnormal development costs for the specific site.

Commercial Land Values

- 6.20 Consideration of current use values has also been applied to the sites for non-residential development to assess the commercial land values. Over the last few years, there have been limited land sales in Allerdale as a result of limited development activity in the commercial development sector. Having regard to this, considered adjustments have been made in order to reach land values based on both the reported transactional evidence and our market experience within the area.

- 6.21 Potential commercial development sites are most likely to be vacant Previously Developed Land, opportunity sites within or adjacent to existing industrial areas, or alternatively the extension of current industrial areas into the surrounding Greenfield areas.
- 6.22 In arriving at our assessment of market value, current use values have been considered and allowances made to reflect both the land owner’s aspirations and the developer’s concerns. The specific characteristics of each form of development have been taken into account.
- 6.23 Table 6.2 provides a summary of the land values for commercial uses that we have adopted, together with an explanation of the differences.

Type	Land Value (price/hectare)	Land Value (price/acre)	Rationale
Industrial	£125,000	£50,000	Based on land transactions at Lilyhall Industrial Estate. Assume similar values elsewhere.
Office	£185,000	£75,000	Based on land transactions at Lilyhall Industrial Estate. Assume similar values elsewhere.
Retail	£740,000	£300,000	Use requires highly accessible location in close proximity to key public transport interchanges or main arterial routes. Requires significant plot sizes. Competition for land from other uses.

Table 6.2: Commercial Base Land Input Values Adopted within Testing

Acquisition Costs

- 6.24 In addition to the land values detailed above, we have also assumed land acquisition costs based on 1% of purchase price for agent’s fees and legal fees at 0.8%. This is in line with normal market practice and rates. We have also assumed payment of stamp duty in accordance with HMRC thresholds and rates which are summarised in table 6.3.

Property or lease premium or transfer value	SDLT rate
Up to £150,000	Zero
The next £100,000 (the portion from £150,001 to £250,000)	2%
The remaining amount (the portion above £250,000)	5%

Table 6.3: HMRC Stamp Duty Rates



Timing of Land Acquisition

- 6.25 Our viability appraisals assume that the land is acquired on day 1 of the development programme and hence the purchase carries finance costs from the outset. For most of the smaller allocations considered this would be usual practice. However, it should be noted that for the larger residential developments typically above 200 units it would be unusual for a developer to acquire the entirety of such large sites from day 1. A large development site would normally be the subject of a phased acquisition programme, with the land only being drawn down by the developer as required. As a result, land acquisition costs are more likely to be phased over the development period and so the cost of finance would be reduced with a corresponding increase in the amount of development surplus. Whilst each development will depend on its own circumstances inevitably a landowner would expect and accept a phased draw down of land from a developer. Hence for the purposes of our assessments the landowner is benefitting from the entire land receipt at the outset.

Residential Appraisal Assumptions

Development Programme

- 6.26 In our experience a developer would seek to construct and sell around 30-40 dwellings per annum. For the purpose of the assessments we have assumed an average sales rate for each site of between 2 and 3 per month, depending on the size of the development, with the first sales typically taking place between 7 and 11 months after a start on site.
- 6.27 Sales rates tend to increase in respect of larger sites as developers seek to 'double up' and develop out a site in tandem. This may take the form of affiliated developers (such as Barratt and David Wilson Homes) or separate house builders. We have factored this into the sales rates assumed within the testing parameters for the largest developments.

Sales Values

Market Housing

- 6.28 Having regard to the market commentary contained at Section 5 and the detailed comparable sales evidence at **Appendix 2** we have applied the ranges of net sales prices detailed at table 6.4. The prices reflect the values that we would expect to be paid for new houses in these locations.

Zone	Settlement	Net Price (per sq.m)	Net Price (per sq.ft)
1	Cockermouth (Outer)	£2,583	£240
2	Cockermouth (Inner), Brigham, Broughton, Thursby, Wigton	£2,260	£210
3	Stainburn, Seaton	£2,153	£200
4	Outer Workington (inc High Harrington)	£1,991	£185
5	Maryport (and outlying villages), Inner Workington, Aspatria	£1,884	£175
6	Silloth and other north west coast villages	£1,830	£170

Table 6.4: Sales Values Adopted within Testing

6.29 We have provided at **Appendix 3** details of the specific assumptions that we have made in undertaking the viability assessments for the individual allocations.

Affordable Housing

6.30 The values that have been assumed for the affordable homes are based on the likely bid by a Registered Provider. In this respect we have assumed average bid prices for the different tenure options based on a percentage of market value. The average bid prices adopted for our testing are as follows:-

- Affordable Rent 50% of market value
- Intermediate 70% of market value

6.31 Our testing assumes a zero grant position.

Construction Costs

6.32 The construction costs that have been adopted have been prepared by our Quantity Surveyor. A report containing their methodology and the site specific cost assessments is contained at **Appendix 5** of this Report.

6.33 These costs are based on current building regulation requirements and are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency and also the provision of suitable ducting to facilitate ease of high speed broadband installation.

6.34 The construction costs are inclusive of the provision of on-site public open space and play areas as appropriate together with the capitalised cost of future maintenance.

6.35 To account for future development on previously developed sites, some of which may be subject to significant contamination, our QS has made an additional allowance for dealing with the additional costs associated with these matters. Further details are provided in their report.

6.36 In addition to the base construction cost assessments our QS has also assessed additional costs per dwelling for the policy requirements relating to Housing Standards at **Policy SA5**. These are:-

Accessible and Adaptable Dwellings in line with Building Regulations Requirement M4 (2) - £1,100 per house and £750 per apartment. We have applied these costs to 100% of the dwellings contained in the schemes that have been viability tested.

Provision for wheelchair users to access and live in the dwelling in line with Building Requirement M4 (3) - £5,500 per dwelling. This cost has been applied to 5% of the dwellings.

Section 106/Section 278 and Emerging Planning Policy Requirements

6.37 The testing that we have undertaken assumes a policy compliant 20% affordable housing provision across the plan area (with the exception of Cockermouth which requires 40% affordable) is delivered as part of the respective development in compliance with **Policy SA3**.

6.38 We have assumed that 67% of the affordable provision comprises 2 bed units and the remaining 33% 3 bed dwellings. We have assumed an equal tenure split between affordable rent and intermediate affordable dwellings. Where viability is an issue we have also tested based on a lower affordable requirement at 10% and have assumed that the 10% provision will be intermediate.

6.39 **Policy S21** in the Part 1 Plan deals with developer contributions. The policy states that the Council will require new developments to secure infrastructure improvements which are necessary to make the developable acceptable. We understand that Cumbria County Council is likely to require education and highways contributions from a number of the allocations. We have provided at table 6.5 details of the allocations that this will apply to and the contributions being sought.

Ref	Address	Settlement	Education Contribution	Highways Contribution
SA8	Stainburn Road, Stainburn	Workington	£72,500	£211,640
SA9	Main Road, Harrington	Workington	£333,500	£190,670
SA10	Land off Seaton Road, Seaton	Workington	£243,600	£244,200
SA11	Former Southfield School	Workington	£104,400	£105,820
SA13	Whitecroft	Maryport	£29,000	
SA14	Syke Road	Wigton	£29,000	
SA15	Adj Rugby Club, Station Road	Aspatria	£95,918	
SA16	Land at Noble Croft	Aspatria	£161,385	
SA17	Land off Station Road	Aspatria	£31,972	
SA18	Brayton road	Aspatria	£15,225	
SA24	Rose Farm	Broughton	£145,504	
SA29	Land to the west of Matty Lonning	Thursby	£109,218	

Table 6.5: Highways and Education Contributions

- 6.40 In addition to the above in preparing our testing for each site we have separately modelled the impact of including a site specific S106 cost of £1,000 per dwelling.
- 6.41 **Policy SA5 Housing Standards** requires that new dwellings to meet accessibility standards set out in the optional requirement M4 (2) of the Building Regulations. We have applied this requirement to the dwellings contained within our viability testing at an additional cost of £1,100 per dwelling and £750 per apartment. Additional requirements for 5% of the dwellings in relation to schemes of 30 or more dwellings to meet M4 (3) have been included based on a cost of £5,500 per dwelling.

Sales and Marketing Costs

- 6.42 Disposal costs, including sales and marketing expenses, have been assumed at a rate of 3.5% of the Gross Development Value of the market housing. This is in line with typical development industry rates for housing development. We have included an allowance of £500 per unit for the costs associated with the transfer of the affordable homes to a registered provider.

Finance

- 6.43 For all of the residential viability testing we have assumed a finance rate of 7% inclusive of arrangement and monitoring fees. This reflects the cost of finance currently available in the development market for residential developments of the type contained in our viability assessments.

Developer's Profit and Overhead

- 6.44 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. The level of profit requirement will principally reflect the risk of constructing a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.
- 6.45 Many factors will govern risk in relation to a development site; these include location, the local property market, the size and scale of the development, potential contamination and other abnormal costs and the type of accommodation being provided. Other considerations affecting risk could include the planning status of the site, and specifically whether a planning consent is in place for the proposed scheme.
- 6.46 In terms of residential development, a smaller residential development would be considered less risky than a large scale strategic residential development site. On a larger site it may take many years for the developer to build out and complete the sale of all of the houses. There could be significant changes (for better or worse) in the property market during the lifetime of the development. Therefore, the risk associated with having capital tied up in the development is carried for many years. As a result, a developer would require a higher profit return than on the smaller development site.
- 6.47 The industry standard measure of profit return is typically based on a percentage of either Gross Development Value (GDV) or cost. In certain instances developers may use an internal rate of return as an additional check measure. In our experience profit based on GDV is more commonly used for residential developments although not exclusively, whilst a return based on cost is more typical for commercial development.
- 6.48 From our development market experience, residential developments would tend to command a profit return of 15-20% GDV, inclusive of a developer's overhead.

6.49 The HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*'¹ suggests that a figure of 16% of values rather than cost may be targeted for private residential sales. The HCA's User Manual² accompanying their Development Appraisal Tool suggests a typical figure at that time (July 2009) of 17.5-20% GDV, but this is given as a guide only as the manual suggests that profit will depend on the state of the market and the size and complexity of the scheme. It is notable that the manual, to accompany the new HCA Development Appraisal Tool, refrains from giving any form of guidance on the measure of any appraisal variables.

6.50 Looking at planning decisions, Planning Inspectors in certain instances have made reference in decisions to the level of profit adopted and what is typical, including the following examples:-

Flambard Way, Godalming³ (a mixed development of 225 flats and commercial accommodation): the inspector refers to an industry norm of 15-20% profit and although not explicitly stated this seems to be based on cost;

Flemingate, Beverly⁴ (a mixed use development): Here the Inspector accepted 15% of cost;

Clay Farm⁵ (2,300 dwellings and retail, health centre, education): Here the Local Planning Authority suggested a profit return based on 20% of cost or 16% of GDV. 16% GDV was considered by the Council to be consistent with the profit based on GDV in the HCA document detailed above. The Inspector appears to accept the LPA's approach albeit the key point at issue related to whether the scheme should be assessed on a residual land value basis, or based on the actual historic purchase price.

Former Royal Hotel, Newbury⁶ (35 sheltered apartments): The Inspector here decided that the profit range of 17.5%-20% of GDV detailed in the HCA EAT user manual was the correct level of profit for this development.

¹ HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*' (HCA, 2009)

² HCA Economic Appraisal Tool User Manual (HCA, 2009)

³ Planning Inspectorate Decision in relation to 'Waverley Borough Council appeal by Flambard Development Limited' APP/R3650/A/08/2063055 (Planning Inspectorate 2008)

⁴ Planning Inspectorate Decision in relation to Application by CP Group, Wykeland Group and Quintain Estates & Development PLC, LPA: East Riding of Yorkshire' APP/E2001/V/08/1203215 (Planning Inspectorate 2008)

⁵ Planning Inspectorate Decision in relation to 'Applications by Countryside Properties PLC & Countryside Properties (UK) Ltd to Cambridge City Council' APP/Q0505/A/09/2103599 and APP/Q0505/A/09/2103592 (Planning Inspectorate, 2009)

⁶ Planning Inspectorate Decision in relation to 'Former Royal Hotel, Newbury, Gillingham, Dorset SP8 4QJ' APP/N1215/A/09/2117195

Shinfield, Reading⁷ (residential development comprising 126 dwellings and a sports pavilion): The inspector determined that a figure of 20% profit on GDV was appropriate for this development.

- 6.51 As the above demonstrates, the profit return requirement is not at a fixed level and will vary from site to site, depending upon the risk profile which is driven by many factors.
- 6.52 On the basis of the above and having regard to the nature of the site typologies and allocated sites, a profit level based on 17.5% of GDV (inclusive of overheads) has been applied for the smaller housing schemes of less than 20 dwellings. For all other sites a developer's return (inclusive of overheads) of 20% of GDV has been adopted.

Non-Residential Appraisal Assumptions

Development Programme

- 6.53 The development programme for non-residential sites will vary depending on the specific characteristics of each scheme. Table 6.6 contains details of the development programmes that we have assumed.

Use	Floor Area (sq.m)	Construction Period
Industrial B2/B8	465	5 months
Industrial B2/B8	1,858	8 months
Industrial B2/B8	4,645	9 months
Industrial B2/B8	9,290	11 months
Industrial B2/B8	27,780	18 months
Offices	464	7 months
Offices	1,857	12 months
Retail	279	6 months
Retail	929	8 months
Retail	2,787	10 months

Table 6.6: Commercial Development Programme Assumptions

⁷ Planning Inspectorate Decision in relation to 'Land at the Manor, Shinfield, Reading RG2 9BX and bordered by Brookers Hill to the North, Hollow Lane to the East and Church Lane to the West' APP/X0360/A/12/2179141 (Planning Inspectorate 2013)

Sales Values

- 6.54 Having regard to the market commentary at Section 5, table 6.7 contains details of the rents and yields that have been adopted for the non-residential uses forming the hypothetical development scenarios.

Use	Rent (per sq.m)	Rent (per sq.ft)	Yield
B2/B8	£48-59	£4.50-£5.50	6% - 8%
Office	£150	£15	8%
Retail (Convenience & Comparison)	£108-£161	£10-£15	7% - 8%
Hotel	£75,000 per room		

Table 6.7: Commercial Valuation Assumptions

Construction Costs

- 6.55 The construction costs that have been adopted in the viability appraisals have been prepared by our Quantity Surveyor and their methodology is included in their report at **Appendix 5**. For ease of reference Appendix A of their report summarises the construction costs that we have adopted. These costs are calculated on a cost per sq.m basis, and are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency.

Sales and Marketing

- 6.56 We have assumed marketing and disposal fees on lettings of the units based on 20% of rental value. Sales disposal fees have been included at a rate of 1.8% (1% agent's fees and 0.8% legal fees). Such fees are considered reasonable at the present time and comprise the standard market charges. Stamp Duty Land Tax has been included as appropriate at usual HMRC rates.

Finance

- 6.57 A finance rate of 7% has been uniformly applied across all commercial development, which is inclusive of arrangement and monitoring fees.

Developer's Profit and Overhead

- 6.58 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. As identified above in reference to the assumptions made in relation to developers profit in the residential appraisals, the level of profit requirement will principally reflect the risk associated with a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.
- 6.59 In the context of most forms of commercial development, the developer will typically seek a profit requirement of approximately 15% on cost. The figure is widely used, and has been applied to all forms of non-residential development that we have tested.

7.0 VIABILITY RESULTS

7.01 This section sets out the results and findings from the viability assessments undertaken for the proposed allocation sites tested and also the commercial typologies.

Residential Results – Proposed Allocations

7.02 Table 7.1 contains the results of our viability assessments relating to the proposed allocations. The results table is presented to show the policy reference, address, number of dwellings and the average dwelling size for the scheme. The 'Surplus' is the residual sum that is left once the gross costs (inclusive of developers profit and threshold land cost) are deducted from gross revenues. The development surplus is presented on the basis of an amount per sq.m of built floor space.

7.03 The first column under the overall heading of surplus shows the base surplus. This is the viability of development having regard to the base construction cost position which reflects current building regulation requirements including provision for surface water attenuation and also having regard to the Part 1 Plan requirements in relation to Design Standards and Development principles. In addition these appraisals make provision for the costs associated with the Local Plan policy requirements relating to the following:-

- Provision of onsite/offsite open space;
- Sustainable Drainage Systems and;
- The provision of adequate ducting for broadband fibre to the dwellings.

7.04 The base position assumes a development of entirely market housing.

7.05 The viability of the allocations is then tested with the inclusion of other Local Plan policies which have an impact on viability. Policy SA3 makes provision for 20% affordable housing (40% in Cockermouth) for developments of more than 10 dwellings. We have therefore undertaken viability testing based on 20% onsite affordable housing and also at 10% for those sites above the 10 unit threshold, to establish the likely viability of affordable housing provision in the differing value areas across the Borough where allocations are situated. The respective columns titled 10% AH and 20% AH show the respective development surplus per sq.m at that level of provision. A minus figure shows that the development makes a loss and hence is not viable at that particular level of provision.

- 7.06 In relation to those results where the development is not viable the cells have also been shaded red. There are no proposed allocations in Cockermouth so testing has not been undertaken based on the 40% affordable housing requirement.
- 7.07 Obviously viability and hence the level of planning obligations that can be supported varies across the Borough. To allow consideration of the impact of other plan policies in combination with affordable housing we have included the columns in the right hand section of the tables. Based on the results of our testing, these columns show the impact on viability of **Policy S21 Developer Contributions**. Here we have modelled the impact on all sites of a S106 contribution based on £1,000 per dwelling. In addition certain allocations have known requirements in relation to education and highways contributions and we have also modelled the impact of these in relation to the relevant sites. These contributions are as outlined at table 6.5.
- 7.08 **Policy SA5 Housing Standards** contains requirements relating to M4 (2) and (3). For each allocation we have modelled the impact of achieving M4 (2) for all dwellings and the policy impact results are contained in the column headed M4 (2). In addition for those allocations over 30 dwellings we have also modelled the impact of achieving requirements in relation to M4 (3) to 5% of the dwellings in addition to M4 (2). The total cost of these two elements is included in the column headed M4 (2) and (3).
- 7.09 The results in the right hand side of the tables show the impact or reduction in viability due to the respective policy in the form of the per sq.m reduction to the 'Surplus'. This allows the viability impact to be considered in relation to these requirements both singularly and cumulatively. Taking the result for SA 8 in table 7.1 as an example, with 20% affordable housing provision the development has a surplus of £25 per sq.m and hence is viable. If the requirements for M4 (2) and M4 (3) are added this would reduce the surplus by a total of £10 to £15 per sq.m. Education and highways requirements result in a reduction in surplus of £4 and £13 respectively, a total of £17 per sq.m. This would mean that if these contributions were also taken into account the surplus would become a very small deficit of -£2 per sq.m.
- 7.10 The development surplus and the policy impact per sq.m have in all cases been rounded to the nearest £ per sq.m. Cells shaded grey show that the particular policy requirement has not been tested as it does not apply to the allocation ie. for example because the capacity falls short of the policy threshold.
- 7.11 Full details of the testing assumptions and results are contained at **Appendix 3** whilst the construction cost assessments for each allocation are contained in the QS report at **Appendix 5**.

Policy Ref	Address	Settlement	Capacity	Ave Size (sq.m)	Surplus (per sq.m)			Impact on Surplus (per sq.m)				
					Base	10% AH	20% AH	S106	M4 (2)	M4 (2)(3)	Education	Highways
SA8	Stainburn Road, Stainburn	Workington	130	105	£96	£70	£25	-£8	-£9	-£10	-£4	-£13
SA9	Main Road, Harrington	Workington	115	99	£104	£77	£32	-£8	-£9	-£11	-£25	-£14
SA10	Land off Seaton Road, Seaton	Workington	150	105	£121	£96	£50	-£8	-£9	-£10	-£13	-£13
SA11	Former Southfield School	Workington	65	99	-£5	-£32	-£74	-£9	-£9	-£11	-£14	-£14
SA12	Maryport Marina	Maryport	20	60	-£346			-£16	-£12			
SA13	Whitecroft	Maryport	300	99	£9	-£13	-£53	-£8	-£8	-£10	-£1	
SA14	Syke Road	Wigton	25	99	£183	£145	£99	-£9	-£10		-£10	
SA15	Adj Rugby Club, Station Road	Aspatria	60	99	£3	-£22	-£67	-£9	-£10	-£12	-£14	
SA16	Land at Noble Croft	Aspatria	100	99	£26	£2	-£41	-£8	-£9	-£11	-£14	
SA17	Land off Station Road	Aspatria	20	99	£13	-£15	-£58	-£9	-£10		-£15	
SA18	Brayton road	Aspatria	10	97	£14			-£10	-£11		-£15	
SA19	Fell View	Silloth	20	99	£0	-£28	-£69	-£9	-£10			
SA20	Land adj to Wheatsheaf Inn	Abbeytown	35	98	-£22	-£50	-£91	-£9	-£10	-£12		
SA21	Land at Main Road	Abbeytown	5	88	-£146			-£11	-£12			
SA22	Land at Abbey Road	Abbeytown	15	98	£18	-£15	-£50	-£10	-£11			
SA23	land adj Meadowlands	Broughton Moor	25	99	£35	£3	-£38	-£9	-£10			
SA24	Rose Farm	Broughton	55	105	£193	£161	£115	-£8	-£9	-£11	-£22	
SA25	Rear of Marona, West Lane	Flimby	10	97	£39			-£10	-£11			
SA26	Lynholme	Kirkbride	45	99	-£28	-£57	-£97	-£9	-£10	-£12		
SA27	Birch Hall Lane	Kirkbride	6	99	-£77			-£10	-£11			
SA28	Rear of Bank House	Prospect	25	99	£44	£13	-£27	-£9	-£10			
SA29	Land to the west of Matty Lonning	Thursby	40	105	£199	£171	£119	-£8	-£9	-£11	-£23	

Table 7.1: Viability Testing Results – Residential Allocations

- 7.12 The results of our testing show that in Workington three of the four allocations tested are viable and are able to support the policy requirement of 20% affordable housing with surpluses ranging from £25 to £50 per sq.m. At this level of surplus the respective sites would also be able to support requirements to achieve M4 (2) and (3). If highways and education contributions are then taken into account then for SA8 and SA9 the surplus becomes a small deficit of -£2 and -£18 per sq.m respectively. In relation to SA10 the remaining surplus is £15 per sq.m. For SA8 and SA9 the level of deficit is very small at less than 1% of GDV and is unlikely to prevent development taking place on these sites based on a policy compliant position.
- 7.13 In relation to SA11, the result of our testing assuming a development of market housing shows that the allocation makes a very small loss of -£5 per sq.m. This is less than 0.3% of GDV and at this level the amount of profit is still likely to be sufficient to bring forward a viable development on this site. It is unlikely however that the allocation would be able to support the same level of planning requirements as the other Workington allocations. This site is less viable mainly due to the fact that this is a brownfield site and has a higher level of abnormal costs contained in the construction cost assessment. In addition the immediate area is a local authority housing estate adjacent to an industrial estate and hence we have assumed a slower sales rate for the houses. As a result there is a greater cost both in terms of preliminaries and finance.
- 7.14 In Maryport the results for SA13 show that it is viable assuming a development of Market Housing with a small surplus of £9 per sq.m. With 10% affordable housing provision the surplus becomes a small deficit of -£13 per sq.m and at 20% provision the deficit increases to -£53 per sq.m. The testing indicates that the allocation could support a small amount of affordable provision but it is unlikely to be able to support the full policy requirement. Similarly in the absence of affordable housing requirements the results indicate that the development could achieve requirements in relation to M4 (2) and probably also M4 (3). The education contribution equivalent to £1 per sq.m could also be supported.
- 7.15 We have assumed that SA12 is likely to be developed for apartments. At the present time the costs associated with apartment developments and also the risks involved in this form of development mean that is generally only likely to be viable in high value areas. In Maryport at the present time values are not sufficiently high to support substantive apartment development however this is not to say that the position won't improve over the plan period. Clearly a significant amount of new apartment development took place in the area during the early 2000s.

- 7.16 In Wigton we have tested SA 14, and the results show that the site is sufficiently financially viable to support 20% affordable housing provision together with requirements in relation to M4 (2) and (3) and education. The level of surplus is such that the allocation could support additional S106 contributions if required.
- 7.17 There are four allocations in Aspatria and the results of our testing show that the proposed allocations are all viable based on a scheme of market housing but are unlikely to be able to support any significant on site affordable housing provision. With no affordable provision the level of surplus is such that these sites are sufficiently viable to support either education contributions or requirements for M4 (2) and or (3). The only exception is SA15 where the level of surplus is such at £3 per sq.m that the site may only be able to support fairly limited planning contributions.
- 7.18 The result for SA 19 in Silloth is very similar. Based on a scheme of market housing the surplus is £0 so the allocation is viable however is unlikely to be able to support affordable housing or other planning contributions.
- 7.19 There are three allocations in Abbeytown and the results show a mixed picture. SA 21 is a small allocation of 5 units, and the costs associated with developing a small site are relatively high pro-rata. As a result the viability testing of this site shows a significant loss. The level of loss equates to 8% of GDV. The financial appraisal includes a developer's profit of 17.5% of GDV, and the result of our testing indicates that for the development to proceed the developer would need to accept a reduced profit at around 10% of GDV.
- 7.20 SA 20 has a small deficit of -£22 per sq.m based on a scheme of market housing. This is equivalent to only 1.2% of GDV and suggests the scheme is marginal. A reduced profit of 18.8% (ie 20%-1.2%) is unlikely to prevent development from coming forward on this site. The level of return does however indicate the allocation is unlikely to be able to support significant planning contributions.
- 7.21 SA 22 in Abbeytown shows a small surplus of £18 per sq.m. This would be sufficient to meet policy requirements in relation to M4 (2). In terms of affordable housing at 10% provision the level of deficit is -£15 per sq.m. This indicates that although not sufficiently financially viable to support 10% provision the allocation may be able to support a small contribution towards affordable provision.

- 7.22 In Broughton Moor we have tested the allocation SA 23. The results show that the development is viable based on a scheme of market housing and could also support 10% affordable provision with a small surplus of £3 per sq.m. Requirements to achieve M4 (2) would add a further £10 per sq.m to the cost of development so would result in a very small loss at 10% affordable provision of -£7 per sq.m. This level of loss is limited and is unlikely to prevent development coming forward on this basis.
- 7.23 Our viability assessment in relation to SA 24 in Broughton shows that the development is viable and would be able to support policy requirement in relation 20% affordable housing, M4 (2) and (3) and also the required education contribution. The level of surplus is such that the development could also support additional S106 contributions if required.
- 7.24 SA 25 is a small 10 dwelling allocation in Flimby which is below the threshold for affordable provision. The viability assessment shows that the allocation is viable based on a scheme of market housing and could meet requirements to achieve M4 (2).
- 7.25 We have tested to allocations in Kirkbride namely SA 26 and SA 27. In each case the results of our testing show that at the present time these sites aren't viable. Based on a scheme of market housing the deficit is -£28 and -£77 per sq.m, this equates to 1.5% and 4.2% respectively of GDV. Particularly in the case of SA 26 this level of loss is limited and a reduced profit at around 18.5% of GDV is unlikely to prevent this site coming forward for development. In the case of SA 27, this is a small site of only 6 dwellings. As with SA 21 the increased cost of developing a small site does has an impact on viability. In the testing of this allocation we have adopted a profit of 17.5% of GDV, and based on the level of loss a developer would need to accept a profit return at nearer 13% of GDV for this site to come forward.
- 7.26 The results of our testing for SA 28 in Prospect show that the development of this site is viable based on 10% affordable provision with a surplus of £13 per sq.m. In addition the site would be able to support requirements in relation to M4 (2). At 20% affordable provision the level of deficit is -£27 per sq.m. This indicates that the site may not be able to support the full policy requirements.
- 7.27 The final allocation tested is SA 29 in Thursby. Assuming 20% affordable housing provision this site is viable with a surplus of £119 per sq.m. The level of surplus is such that the development can also support requirements in relation to M4 (2) and (3) and education. There would also be sufficient surplus to support other planning contributions if required.

- 7.28 In the lower value areas such as Abbeytown and Kirkbride a number of the allocations are unviable even before policy requirements are taken into account. Similarly SA 11 in Workington also shows a small loss due to the additional costs of dealing with development on brownfield land. The marginal losses at the levels identified in our testing are unlikely to deter development. Marginal increases in revenues can close the viability gap that exists, or developers may reduce their profit requirements to facilitate development.
- 7.29 We have adopted a cautious approach to the inputs contained within the testing. This includes in relation to finance costs at 7% and developers profit at 20% of GDV. In addition all of the assessments include a 5% contingency on all costs. All of these inputs are typically towards the upper end of the ranges that we would ordinarily expect for developments within the Borough. It is noted that many RPs and larger developers may be able to borrow at rates of less than 6% as a result of their size and the perceived reduced risks that are associated with lending to larger (often listed) institutions. It is also noted that many RP's and developers may be prepared to operate at lower profit levels in order to bring forward developments. Reflecting the reduced risk associated with the provision of affordable housing it is common practice to adopt a lower profit for any affordable units based on 6-8% of GDV. The viability testing that we have taken can be considered to be robust in this respect and in practice it is likely to represent a more pessimistic outcome in relation to the viability of the proposed allocations.

Non-Residential Testing Results

- 7.30 The different forms of development that we have tested provide different surplus levels. For completeness the results of the testing that we have undertaken are detailed at table 7.2.

Use	Floor Area (sq.m)	Surplus	Surplus (per sq.m)	%Cost
Industrial B2/B8	465	-£351,213	-£755	-38.98%
	1,858	-£942,781	-£507	-27.35%
	4,645	-£1,464,371	-£315	-21.10%
	9,290	-£2,566,207	-£276	-36.97%
	27,780	-£6,692,324	-£241	-17.48%
Offices	464	-£477,946	-£1,030	-28.75%
	1,857	-£1,469,340	-£791	-23.75%
Retail	279	-£57,740	-207	-11.26%
	929	£288,893	£311	20.02%
	2,787	£385,110	£138	9.32%
Hotel	2,322	-£981,769	-£423	-13.98%

Table 7.2: Non-Residential Testing Results

- 7.31 Industrial development provides deficits for each of the development typologies that we have tested. The level of deficit ranges from -£241 to -£755 per sq.m. In all cases for the purpose of our viability assessment we have assumed that speculative development is delivered.
- 7.32 Similarly office development within the Borough is also unviable on a speculative basis with deficits of between -£791 and -£1,030 per sq.m in respect of the different development typologies that we have tested.
- 7.33 The results that are detailed at Table 7.2 indicate that retail development within prime retail locations is viable when larger units are provided. Surpluses of £311 and £138 per sq.m are provided for the development of 929 sq.m (10,000 sq.ft) and 2,787 sq.m (30,000 sq.ft) retail warehouse units respectively.
- 7.34 As detailed earlier within the Report, the rental evidence that we have reviewed suggests that lower rents of around £108 per sq.m (£10 per sq.ft) are payable in some of retail areas within the Borough. For completeness we have also undertaken viability testing based on this lower level of rent and the results are contained in table 7.3. Testing at these lower rental values indicates that speculative retail development in lower value centres is unlikely to be viable.

Use	Floor Area (sq.m)	Surplus	Surplus (per sq.m)	%Cost
Retail	279	-£201,211	-£721	-39.81%
	929	-£240,799	-£259	-17.22%
	2,787	-£291,317	-£201	-13.90%

Table 7.3: Retail Non-Prime Testing Results

- 7.35 From the testing that we have prepared the speculative development of hotel accommodation is unviable, and provides a deficit of £423 per sq.m. The testing results suggest that hotel development cannot support potential additional development costs. The testing accounts for a budget hotel, if higher quality hotels that achieve higher revenues were bought forward viability would improve.
- 7.36 Our viability testing for the commercial development typologies including the total assumes that development is undertaken speculatively and hence includes a market risk adjusted developer's profit return at 15% of cost.
- 7.37 Despite the fact that certain forms of commercial development are not considered to be financially viable on a speculative basis at this point in time it is likely that industrial and office development will come forward in the future in Allerdale. Such development is likely to be motivated by specific circumstances such as an existing owner wishing to expand or other business requirements necessitating development of that type in that location, for example to be near a specific piece of existing infrastructure or for business agglomeration reasons. Development of this type may take place with owner occupiers acquiring a site for development themselves, or alternatively procuring new premises through a design and build project which carries a lower profit requirement based on a contractors return
- 7.38 Alternatively if such forms of development are to come forward on a speculative basis, it is likely that they may require support from enabling development in the form of more viable forms of development such as certain types of retail or residential accommodation. Alternatively with the aid of public sector funding support such forms of development may also come forward in the Borough.
- 7.39 With reference to the employment sites identified in the Part 2 Local Plan there is likely to be a range of different types of employment development including offices, industrial and warehousing. Development may be brought forward using a variety of different mechanisms or the landowners may simply service the sites and seek to sell plots for owner occupation or design and build.

7.40 When applying normal development viability criteria including a developer's profit, office and industrial developments are unviable and as such substantive speculative market development is unlikely to take place in on this basis. We do however expect new employment development to come forward in the Borough with development likely to be in the form of expansion space for existing companies in the Borough. In addition new employment development is also likely to come forward with the benefit of public sector funding support or possibly as part of a wider mixed use scheme.

8.0 PLAN VIABILITY & DELIVERY

- 8.01 As outlined in Section 4, the NPPF requires that the Local Plan should be deliverable and the sites and scale of development identified in the Plan should not be subject to such a scale of obligations and Policy burdens that their ability to be viably developed is threatened.
- 8.02 In preparing this study we have considered the spatial and strategic policies contained within the Local Plan Part 1, together with the development management policies that will guide the form, design, and quality of development and associated planning obligations. With reference to the Part 2 Plan we have considered the proposed housing and other allocations on which new development will take place, and the site specific policies for these sites. We have also had regard to the small number of development management policies contained in the Part 2 Plan.

Housing

- 8.03 We have prepared site specific viability appraisals for all of the housing allocations identified in the Part 2 Plan based on the existing and emerging development management policies.
- 8.04 A summary of the key policies and their effect on development is contained at Sections 3 and 4 of this Report.
- 8.05 Of the policies assessed a number will impact on the form and design of development such as those which require certain standards of design or requirements for open space. Others such as Affordable Housing will place an obligation on the developer which will have a cost implication. Requirements for local infrastructure provision may require a monetary payment through a S106 contribution.
- 8.06 In preparing our viability assessments we have firstly considered those policies which guide the form and design of development. The construction cost assessments that have been prepared are fully reflective of Policy requirements in relation to design standards, and on-site open space provision (where required) and flood risk management. In addition and as noted in **Appendix 3** which contains the assumptions for the strategic sites testing, we have also considered the requirements for new infrastructure provision on the respective sites, and any site specific S.106/S278 contributions/works required.

- 8.07 Full details of our assumptions are contained within Section 6 of the Report and at **Appendix 3** whilst the QS Report on the Build Cost assumptions is included at **Appendix 5**.
- 8.08 The results of our viability testing are contained at table 7.1. The results show that assuming a development of entirely market housing there are six cases where the testing results in a deficit. These unviable results occur predominantly in the lower value areas of the Borough namely in Kirkbride and Abbeytown where there are 4 unviable sites. Two of these sites have capacities of 6 dwellings or less, the other two sites are only marginally unviable and as noted in Section 7 could come forward with a small reduction in developer profit. The fifth unviable site is at Maryport Docks where we have assumed a development of apartments. Given the low level of values combined with comparatively high costs and risk this form of development is not currently viable. The final unviable site is SA 11 in Workington. The level of deficit in relation to this site is very small and arises due to the brownfield nature of the site combined with the poorer immediate housing market location. The level of deficit in this case is unlikely to prevent development of this particular site but may limit the extent of planning obligations that can be secured.
- 8.09 Viability improves in the higher value parts of the Borough. This includes sites that are located in the Outer Workington areas of High Harrington and Stainburn, together with Wigton, Thursby and Broughton. In Aspatria, Maryport and some of the northern coastal areas viability is more limited.
- 8.10 **Policy SA3 Affordable Housing** in the Local Plan Part 2 provides that where the provision of affordable houses proposed is below the Policy requirements the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision. The onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or a different tenure mix. This viability test provides a level of flexibility in the Plan Policy, and as a result for those sites where viability may be at issue it may be possible to justify a lower level of provision to enable a site to be delivered.
- 8.11 Our viability testing assumes a no grant position. It is possible that Registered Providers may be able to secure funding to assist in the delivery of higher numbers of affordable units on sites where viability is at issue.

- 8.12 In relation to new housing development the Council may need to balance the requirements for Affordable Housing and planning policy obligations such the accessibility standards contained in **Policy SA5 Housing Standards** so as not to undermine delivery. However, the respective policies do allow a degree of flexibility to accommodate this.
- 8.13 In summary, in the lower value areas the testing that we have undertaken indicates that the development of small sites, of less than 10 dwellings is generally unviable. However it is important to acknowledge that development of these sites will still occur in lower value locations. Self-build dwellings or small scale development may take place on the sites that we have tested, or alternatively sites could be developed as a result of developers lowering their profit margins to specifically move forward with a scheme.
- 8.14 Our testing of the Maryport Marina site indicates that standalone apartment development is unlikely to be viable in the lower value areas at the present time.
- 8.15 Of the sites tested based on schemes of market housing there are three other unviable results however the level of deficit in these cases was limited and hence unlikely to prevent the development of these allocations.
- 8.16 In the low to mid value areas development is generally viable and able to support some limited affordable housing or other policy obligations, but flexibility will be required to achieve a viable balance.
- 8.17 In outer Workington and the immediate settlements then save for SA11, the other allocations are sufficiently viable to support 20% affordable housing and a limited amount of other policy requirements. In the highest value areas allocations at Broughton and Thursby are sufficiently viable to support the full planning policy requirements.

Non Residential Developments

- 8.18 The results from our testing indicate that aside from retail accommodation within prime locations speculative development of non-residential uses is not currently viable.

- 8.19 In our view the local plan policies do not place such a burden on new employment development so as to prejudice its future delivery. Issues in relation to viability arise because rents and capital values for employment uses are currently at a low level and in comparison there is a 'gap' with build costs. Traditionally in recent years this gap has been met by public sector funding support or in the case of mixed use schemes cross-subsidised by other more viable forms of development.
- 8.20 Notwithstanding the results of our viability testing it is likely that office and industrial development will come forward on these sites in the future motivated by specific circumstances such as an owner occupier wishing to expand or alternatively with the benefit of public sector funding support.
- 8.21 In respect of the retail typologies considered, retail remains challenging within sub-prime locations. Within Aspatria, Cockermouth, Maryport, Silloth and Wigton we consider that the likely rental levels are such that the speculative development of retail accommodation is unviable. Within prime locations that include accessible parts of Workington (and potentially the High Street in Cockermouth) whilst the development of smaller retail units are unviable, the potential development of larger retail warehouse accommodation and supermarket accommodation is viable.

Overall Conclusions

- 8.22 Subject to the comments made above, the overall scale of obligations, standards and Policy burdens contained in the Local Plan are not of such a scale that cumulatively they threaten the ability of the sites allocated to be developed viably. In certain circumstances there will need to be a balance achieved between the requirements for affordable housing, sustainability initiatives and CIL (if introduced), however there is sufficient flexibility in the Plan policies as currently drafted in relation to affordable housing and sustainability initiatives with a test based on economic viability to allow a relaxation of policy requirements if appropriate.
- 8.23 Viability issues do arise in relation to certain forms of commercial development however this is as a result of market factors rather than Local Plan policy obligations.

APPENDIX 1

STAKEHOLDER PRESENTATION & RESPONSE



ALLERDALE BOROUGH COUNCIL SITE ALLOCATIONS VIABILITY STUDY

20 JUNE 2018



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Overview

- Introduction
- Methodology
- Local Plan Policies
- Evidence Base
- Analysis and Assumptions
- Next Stages



Introduction



The Team

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The Local Plan

The Allerdale Local Plan will provide the framework for how new development will both be managed and located within the Borough up to 2029

The Local Plan comprises:

1. Local Plan (Part 1) – Strategic and Development Management Policies adopted July 2014
2. Local Plan (Part 2) – Site Allocations Development Plan Document

The Local Plan (Part 1) sets out the strategic and development management policies for the Borough

The Local Plan (Part 2) looks at sites within the Borough and allocates them for types of development



Purpose of the Economic Viability Assessment ('EVA')

The EVA will:

- Establish the economic viability and deliverability of Allerdale's proposed allocation sites
- Ensure the emerging policies are realistic and can deliver sustainable development without putting the delivery of the Plan at risk



Purpose of the EVA

National Planning Policy Framework

- ❑ The NPPF emphasises the importance of delivering 'sustainable development'

"Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision making. Plans should be deliverable. Therefore the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened."

Paragraph 174 goes on to say:

"..... the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle..."



Purpose of the EVA

- ❑ Study assesses the economic viability of new development in Allerdale
- ❑ Considers existing Local Plan Part 1 Policies and emerging Part 2 policies
- ❑ Impact on the Cost of Development
- ❑ Future viability over Plan Period
- ❑ Part of evidence base to inform the Local Plan



Methodology



Guidance

'Viability Testing Local Plans' – Local Housing Delivery Group

"The approach to assessing plan viability should recognise that it can only provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs."



Guidance

RICS Guidance Note 'Financial Viability in Planning'

- What is viability?

"an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the land owner and a market risk adjusted return to the developer in delivering that project."



Approach to Testing

- Residual Approach
- Calculate the development surplus or 'headroom'
- Establish a baseline position
- Test the effect of plan policies on 'headroom'



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Approach to Testing

Gross Development Value (value of the completed development scheme)
<i>Less</i>
<i>Cost of Development (inclusive of build costs, fees, finance, base input land cost)</i>
<i>Less</i>
<i>Cost of plan policies</i>
<i>Less</i>
<i>Developers Target Profit</i>
<i>= Development Surplus or "Headroom"</i>



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Local Plan Policies



Local Plan Policies Part 1

The Local Plan (Part 1) – Strategic and Development Management Policies guide the location, scale and character of development within Allerdale.

Spatial Strategy and Principles of Development

Policy S3: Spatial Strategy and Growth

- Provision for the delivery of at least 5,471 net additional dwellings and 54 hectares of employment land over the plan period.
- New development will be located in accordance with spatial strategy and in line with the settlement hierarchy shown on the following slide.



Settlement	Locations	Percentage of Delivery
Principal Centre	Workington (including Harrington, Seaton, Siddick and Stainburn).	35%
Key Service Centre	Maryport, Cockermouth, Wigton, Silloth, Aspatria.	39%
Local Service Centre	Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby.	20%
Limited Growth Villages and Infill/Rounding off Villages	43 smaller villages that are recognised as settlements within the Plan Area	6%



Local Plan Policies Part 1

Policy S5: Development Principles

- Development will be located within the physical limits of the Principal, Key and Local Centres and appropriate development adjacent Infill/Rounding Off Villages
- The size of the development will be expected to be commensurate to the size of the settlement and reflect its position within the hierarchy



Local Plan Policies Part 1

Housing

Policy S8: Affordable Housing

- In excess of 10 dwellings expected to provide affordable housing
- 20% affordable housing provision across the Borough, with 40% in Cockermouth
- Tenure split of 60% Social Rented and 40% intermediate

Testing Approach

- *Testing at 40% in Cockermouth*
- *Testing at 20% across the rest of the Borough*
- *Lower thresholds were viability issues arise*
- *Tenure assumed to be 60/40 rent/intermediate*
- *2 and 3 bed houses with limited no. of 4 bed houses on larger schemes*



Local Plan Policies Part 1

Policy S9: Rural Exception Sites

- The Council will support rural affordable housing exception sites in Local Service Centres and Rural Villages where there is an identified need

Policy S10: Elderly Needs Housing

- The Council will encourage provision of housing to maximise the independence and choice of older people and those with specific needs
- The Council will encourage the incorporation of Lifetime Homes Standards within all new residential developments



Local Plan Policies Part 1

Economic

Policy S12: Land and Premises

- The Council will ensure a diversity of quality sites is available to meet new and existing business needs across the Borough
- The Council will support the development, redevelopment and change of use proposals within defined employment areas



Local Plan Policies Part 1

Sustainable Communities and Infrastructure

Policy S21: Developer Contributions

- The Council will work with partners to deliver infrastructure, services and community facilities to improve sustainability of its communities.
- The Council will require new developments to secure infrastructure improvements which are necessary to make the development acceptable by planning conditions or obligations.
- The infrastructure, facilities and services to which development may be required include physical infrastructure, social infrastructure and green infrastructure.



Local Plan Policies

Policy S21: Developer Contributions

Testing Approach

- *Testing to incorporate a range of S106 contributions per dwelling*
- *Testing of highway contributions based on Transport Improvements Study*
- *Testing inclusive of education contributions based on Cumbria CC formula*



Local Plan Policies Part 1

Policy S29: Flood Risk and Surface Water Drainage

- The Council expect all new developments to defer to the drainage hierarchy, seeking to incorporate SuDS in preference to local watercourses or to the main sewer.

Testing Approach

- *Provision for attenuation in build costs and further SUDs requirements met using POS*



Local Plan Policies Part 1

Development Management Policies

Policy DM12: Sustainable Construction

- The Council will require all new development to mitigate against the site impacts of climate change by seeking to achieve the highest levels of sustainability
- This includes incorporating SuDS, green infrastructure, the use of construction materials that maximise energy efficiency and promoting sustainable waste management

Testing Approach

- *Sustainable construction measures considered within cost assessment*



Local Plan Policies Part 2

The Local Plan (Part 2) – Site Allocations Development Plan Document

- Sites and Uses
- Range of sites identified through consultation
- Preparation of hypothetical development profiles for viability testing
- Development profiles informed by current developments within the Borough



Local Plan Policies Part 2

Site Allocations

Range of sites in each tier of the settlement hierarchy

Settlement	Locations	No. of Sites
Principal Centre	Workington (including Harrington, Seaton, Siddick and Stainburn).	4
Key Service Centre	Maryport, Cockermouth, Wigton, Silloth, Aspatria.	10
Local Service Centre	Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby.	13
Limited Growth Villages and Infill/Rounding off Villages	43 smaller villages that are recognised as settlements within the Plan Area	0



Local Plan Policies Part 2

Site Allocations

- ❑ Sites range from 0.33 hectares (0.82 acres) to 13.5 hectares (33.36 acres)
- ❑ Capacities from 5 to 300 dwellings
- ❑ Brownfield and greenfield



Local Plan Policies Part 2

Broadband

- All applicants must demonstrate to the Council how they will provide future occupants with sufficient superfast broadband connectivity of at least 30Mbps; for schemes of 30 dwellings or more, this should be at least 100Mbps. If this cannot be achieved, then evidence will need to be provided to prove why such provision is not reasonably practical

Testing Approach

- *The cost assessments will take into account costings for providing the required broadband connectivity standards*



Local Plan Policies Part 2

Housing Standards

- All new homes must be designed and constructed to meet the requirements set out in optional Building Requirement M4(2) (or any national equivalent standard should these regulations be subsequently reviewed)
- All residential developments over 30 units must ensure that 5% of the total units (across both market and affordable dwellings) should be designed and constructed to meet optional Building Requirement M4(3)

Testing Approach

- *Viability testing to be undertaken inclusive of the requirements and costs associated M4(2) and M4(3)*



Evidence Base



Planning

Local Plan (Part 1) – Strategic and Development Management Policies adopted July 2014

Local Plan (Part 2) – Site Allocations Development Plan Document

Local Plan Evidence Base:

- Strategic Housing Land Availability Assessment (2013)
- Developer Contributions SPD (2015)
- Allerdale Transport Improvements Study (2018)

Previous Planning Consents



Property Market Evidence Base

Information Sources

- Stakeholders
- Internal database, knowledge and experience
- Land Registry
- EGI/CoStar/EIG Transaction Databases
- Rightmove, Net House Prices etc
- Agents Reports
- Interviews with Stakeholders
- Valuation Office Agency Market Reports



Analysis and Assumptions

Development Typologies



Development Profiling

- Potentially different economic profiles and site characteristics
- Study doesn't seek to test every site

"A more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies."

(Ref: Viability Testing Local Plans Guidance)

- Recognising this and testing different locations and uses



Development Profiling

Planning and Property Market evidence to inform schemes for testing:

- Accord with Planning Policy – form, location and density
- Relevant and typical for Allerdale
- Form of development in terms of size, location and use likely to be taken forward over the next 15+ years
- Regard to allocations
- Brownfield and Greenfield Sites



Residential Development Scenarios

Housing Mix

- Analysis of available information in relation to 20 recent residential applications providing 1,172 dwellings
- Approx 77% - 3 and 4 bed dwellings

No Beds	1	2	3	4	5
% Mix	0.3	21.1	43.5	33.6	1.4



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Residential Development Scenarios

Standard Housing Mix

Based on planning applications analysis proposed standard housing mix for majority of allocations

No Beds	2	3	4
% Mix	20%	45%	35%



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Residential Development Scenarios

Executive Housing Mix

Proposed executive mix for sites in higher value areas. Mix has a higher proportion of 4 bed dwellings

No Beds	2	3	4
% Mix	15%	35%	50%



Residential Development Scenarios

Higher Density Schemes

- Propose to test higher density schemes for sites located at Maryport Marina
- Density of 50 dwellings per hectare
- All dwellings at these schemes will be 3 bed townhouses set across 3 floors



Residential Development Scenarios

Dwelling Sizes

Analysis of available dwelling sizes from recent applications

No of Beds	Average Size	
	Size (sq.m)	Size (sq.ft)
1	No information available	No information available
2	65	699
3	92	993
4	141	1,518
5	179	1,922



Residential Development Scenarios

Dwelling Sizes

- Assumed dwelling sizes reflect analysis of recent schemes
- Assumed house sizes for testing

No of Beds	Size (sq.m)	Size (sq.ft)
2	65	700
3	93	1,000
4	125	1,350



Residential Development Scenarios

Site Areas

- Densities ranging between 26 and 50 dwellings per hectare
- Gross/Net Developable Area based on SHLAA

Total Site Area	Net Developable Area
< 1 Hectare	90% of developable area
1-2 Hectares	85% of developable area
2-3 Hectares	80% of developable area
>3 Hectares	75% of developable area



Commercial Development Scenarios

- Number of development types
 - Industrial
 - Office
 - Retail
 - Hotel
- Various sizes
- Differing locations dependent on use
- Site area reflects car parking space requirements, circulation space and landscaping



Commercial Development Scenarios

Industrial, Hotel, Office and Retail Typologies

Type	Floor Area (sq.m)	Floor Area (sq.ft)
Industrial B2/B8	465	5,000
Industrial B2/B8	1,858	20,000
Industrial B2/B8	4,648	50,000
Industrial B2/B8	9,290	100,000
Industrial B2/B8	27,871	300,000
Offices	465	5,000
Offices	1,857	20,000
Retail	279	3,000
Retail	929	10,000
Retail	2,786	30,000
Hotel	2,322	25,000



Analysis and Assumptions

Appraisal Assumptions



Residential Appraisal Assumptions

Land Registry Average House Price (April 2018)

Area	Detached (£)	Semi - Detached (£)	Terraced (£)	Flat (£)	All (£)
North West	£269,497	£166,056	£118,940	£113,210	£155,868
Cumbria	£256,465	£156,747	£123,520	£110,346	£157,160
Allerdale	£213,007	£139,674	£115,806	£93,945	£143,097



Residential Appraisal Assumptions

Land Registry Average House Prices from April 2007 to April 2018



Residential Appraisal Assumptions

Zoopla Heat Map



Residential Appraisal Assumptions

Summary of new developments (Price Information from Land Registry)

Scheme	Developer	Location	Ave Price per sq.ft No Adjustment for Incentives
Woodville Park	Washington Homes	Cockermouth	£182
The Laureates	Lovell Homes	Cockermouth	£239
Strawberry Grange	Story Homes	Cockermouth	£249
Moor Park	Washington Homes	Cockermouth	£219



Residential Appraisal Assumptions

Summary of new developments (Price Information from Land Registry)

Scheme	Developer	Location	Ave Price per sq.ft No Adjustment for Incentives
St Mungos	Story Homes	Dearham	£176
Newlands Park	Persimmon Homes	Dearham	£178
The Meadows	Washington Homes	High Harrington	£174
Whins Close	Story Homes	High Harrington	£188



Residential Appraisal Assumptions

Summary of new developments (Price Information from Land Registry)

Scheme	Developer	Location	Ave Price per sq.ft No Adjustment for Incentives
Bellaport Gardens	Persimmon Homes	Harrington	£185
Wentworth Park	Heartstone Homes	Stainburn	£193
Cairns Chase	Story Homes	Stainburn	£190
St Andrews View	Story Homes	Thursby	£210
Solway View	Workington	Persimmon	£175



Residential Appraisal Assumptions

Suggested Net House Prices for Testing

Zone	Ward	Net Sales Price (per sq.m)	Net Sales Price (per sq.ft)
Low	Inner Workington, Maryport, Silloth, Flimby	£1,776	£165
Medium	Outer Workington (Stainburn/High Harrington), Wigton, Seaton and Maryport Docks	£1,938	£180
High	Broughton, Thursby and Inner Cockermouth	£2,261	£210
Prime	Outer Cockermouth	£2,422	£225



Residential Appraisal Assumptions

Base Input Land Cost

'Threshold land value' - Viability Testing in Local Plans

- Recommends based on a premium over current use and credible alternative use values
- Account for fact that future plan policy requirements will have an impact on land values and landowner expectations

Residential Land Transactions

Price Paid (£/acre)	No Transactions
<£150,000	6
£151 - £250,000	2
£251 - £400,000	1
>£400,000	1



Residential Appraisal Assumptions

Base Input Land Cost

Assumed entire price paid on day 1 of development

Value Location	Base Input Land Cost	
	£ per net developable ha	£ per net developable acre
Inner Workington, Maryport, Silloth, Flimby	£247,100	£100,000
Outer Workington (Stainburn/High Harrington), Wigton, Seaton, Thursby and Maryport Docks	£370,650	£150,000
Broughton, Thursby and Inner Cockermonth	£494,200	£200,000
Outer Cockermonth	£741,300	£300,000



Residential Appraisal Assumptions

Costing Methodology

Costs for the Buildings:

- Substructures (normal) - Based on costs per sq.m; costs vary for size and archetype; rates per sq.m are derived from data held by QS based on a large range of housing projects carried out in recent years
- Superstructures - Based on costs per sq.m; costs vary for size and archetype; rates per sq.m are derived from data held by QS based on a large range of housing projects carried out in recent years



Residential Appraisal Assumptions

Costing Methodology

Costs for the External Works etc:

- Density based; assessment of plot size from density
- Estate roads and footpaths; area and costs assessed from plot size; include kerbs street lighting and road drainage. Rates and prices are from our cost data and published data
- Work within curtilage is assessed based on areas derived from the plot size and include boundaries, parking area, paving, grassed and planting areas. Rates and prices are from our cost data and published data
- Drainage and incoming service supplies costs are assessed on a cost/dwelling basis and include plot drainage and an allowance for mains drainage, using typical costs. Allowance made for the cost of surface water attenuation
- Public Open space: costs based on areas defined by the Council's policy requirements. Work will include allowances for grass, trees, play areas (for larger schemes) and future maintenance



Residential Appraisal Assumptions

Costing Methodology

Costs for other matters:

- Preliminaries are costed on a cost per week for a period based on sales rate
- Fees for design, planning etc are based on % of the construction costs
- Adjustment for costs to reflect the size of the development; large developments are more economic than small ones
- Contingencies included at 5% of all costs



Residential Appraisal Assumptions

Other Inputs

- Acquisition Costs - 1.8% plus SDLT
- Finance - 7%
- Disposal and Marketing - 3.5% of GDV
- Developers Profit
 - 20% GDV
 - 17.5% for schemes of less than 20 dwellings
- Sales rates 2-3 dwellings per month



Commercial Appraisal Assumptions

Commercial

Main Employment locations :

- Clay Flats Industrial Estate
- Derwent House Industrial Estate
- Lillyhall Industrial Estate
- Solway Industrial Estate
- Derwent Mills Industrial Park
- Western Bank Industrial Estate

Retail locations:

- Workington
- Maryport
- Cockermouth



Commercial Appraisal Assumptions

Values

B2 – B8

- Prime Rents - £4.50 - £5.50 per sq.ft
- Typical capital value: £65 per sq.ft

Office

- Prime Rents - £15 per sq.ft
- Typical capital values: Up to £187 per sq.ft

Retail

- Convenience Prime Rents - £15 per sq.ft
- Comparison Prime Rents - £10 - £15 per sq.ft
- Yields: 7-8 %

Hotel

- £75,000 per room



Commercial Appraisal Assumptions

Base Input Land Cost

Range of Land Costs (per acre)

- Industrial - £50,000
- Office - £75,000
- Retail - £300,000



Commercial Appraisal Assumptions

Costing Methodology

Costs for the Buildings:

- Normal substructures and superstructures based on costs per sq.m from BCIS for buildings of the same type and comparable size. BCIS data adjusted for location and brought up to date as necessary

Costs for the External Works etc:

- Areas based on parking requirements with allowances for circulation and landscaped areas, footpaths etc



Commercial Appraisal Assumptions

Costing Methodology

Costs for other matters:

- Preliminaries are costed within the costs per sq.m derived from BCIS for the buildings
- Fees for design, planning etc. are based on a % of the construction costs
- Contingencies included at 5% of all costs
- Abnormal works included on the basis of cost per sq.m of the building or cost per sq.m of the site. These would include allowance for poor ground conditions or similar works



Commercial Appraisal Assumptions

Other Inputs

- Marketing costs - 5%
- Letting agents fees - 10% or 15%
- Legal fees -5%
- Sales fees - 1.8%, plus SDLT
- Finance Rates - 6.0%
- Developers profit - 15% of cost



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Next Stages

- Feedback by Friday 6 July 2018
- Email to alldaleresponses@keppiemassie.com
- Progress Viability Testing
- Publish Report



Any further questions please contact:

Ged Massie

0870 705 0001



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Further to our email below, please see our comments relating to the Keppie Massie Site Allocations Viability Study assumptions:

Story Home supports the broad methodology and assumptions made in the consultation document. However, the following comments are provided to inform the Viability Study:

Policy DM12: Sustainable Construction

Story Homes query what build and infrastructure cost assumptions have been made with regard to the “sustainable construction measures” referred to.

Higher Density Schemes

Story Homes would question how realistic a density of 50 dwellings per hectare is in Maryport.

Dwelling Sizes

It is considered the Dwelling Sizes assumptions should be split in to “standard” and “executive” house types as done with the Housing Mix earlier in the presentation.

The assumed house size for 3-bedroom properties is higher than our typical 3-bedroom. The presentation assumes 1,000sq.ft. Story Homes standard 3-bedroom dwelling is typically 924 sq.ft.

Costing Methodology

Clarification is sought as to whether the costs are to be rebased for time and location and scale and size of the scheme.

Clarification is also sought as to the assumed sales rate informing the preliminaries costs.

Other Inputs

Story Homes request clarification on “Acquisition Costs” and whether these include legal and agent fees?

Of what percentage is the Finance (7%) allowance assumed?

Does the Sales Rate (2-3 dwellings per month) include all tenures or just PD?

Policy should provide a mechanism for all applications to be subject to site specific viabilities where appropriate.

Apologies for the delay in responding to the consultation.

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Apologies for the delay in responding to the consultation.

APPENDIX 2

NEW BUILD HOUSING SALES

Appendix 2 - New Build Sales

Woodville Park, Cockermouth - Washington Homes

Apartment	No	Street	Town	Postcode	Price Paid	Date	Sq.ft	Price (per sq. m)	Price (Per Sq.ft)	Type
	54	WOODVILLE PARK	Cockermouth	CA13 0GW	£300,000	08/06/2017	1453	£2,222	£206	D
								£2,222	£206	

Appendix 2 - New Build Sales

Laureattes, Cockermouth - Lovell

Apartment	No	Street	Town	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (per sq.m)	Price (Per Sq.ft)	Type
	3	POETS AVENUE	COCKERMOUTH	CA13 0ZH	£449,995	13/01/2017	201	2164	£2,239	£208	D
	9	POETS AVENUE	COCKERMOUTH	CA13 0ZH	£212,950	27/10/2017	79	850	£2,696	£250	T
	10	POETS AVENUE	COCKERMOUTH	CA13 0ZH	£229,950	16/06/2017	89	958	£2,584	£240	T
	1	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£285,000	06/10/2017	100	1076	£2,850	£265	D
	3	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£234,950	30/11/2017	89	958	£2,640	£245	S
	7	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£174,950	23/06/2017	63	678	£2,777	£258	S
	9	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£115,017	06/07/2017	66	710	£1,743	£162	S
	10	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£115,017	16/06/2017	66	710	£1,743	£162	S
	11	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£115,017	16/06/2017	66	710	£1,743	£162	S
	12	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£115,017	23/06/2017	66	710	£1,743	£162	S
	14	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£176,950	25/08/2017	68	732	£2,602	£242	S
	19	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£115,017	27/04/2017	66	710	£1,743	£162	S
	24	WILLIAMS GROVE	COCKERMOUTH	CA13 0ZJ	£234,950	28/07/2017	89	958	£2,640	£245	S
									Ave Price Exc AH	£2,628	£244

Affordable Homes

AVAILABILITY AT 8 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq ft)	Asking Price (Per Sq m)	Description	Status
131	3	Davenant	£229,950		891	£258	£2,778	SD	
143	3	Eusden	£219,950		961	£229	£2,464	SD	
137	3	Eusden	£234,950		961	£244	£2,632	SD	
108	3	Jonson	£259,950					SD	
153	4	Southey	£274,950					SD	
151	4	Shelton	£295,950					D	
129	4	Tate	£305,000		1,171	£260	£2,804	D	
104	5	Whitehead	£435,000		2,149	£202	£2,179	D	
156	5	Wharton	£410,000					D 2.5s	
Asking Price Ave						£239	£2,571		

Appendix 2 - New Build Sales

Strawberry Grange, Cockermouth - Story Homes

Apartment	No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (per sq.m)	Price (Per Sq.ft)	Type	
	4	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£371,450	28/07/2017	Arundel	133	1429	£2,798	£260	D	
	8	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£394,950	29/09/2017	Balmoral	160	1724	£2,466	£229	D	
	3	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£389,950	29/03/2018	Balmoral	160	1724	£2,435	£226	D	
	17	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£339,950	29/09/2017	Boston	126	1351	£2,709	£252	D	
	20	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£344,950	30/06/2017	Boston	126	1351	£2,748	£255	D	
	5	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£354,950	30/03/2017	Boston	126	1351	£2,828	£263	D	
	13	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£374,950	22/03/2018	Boston	126	1351	£2,987	£278	D	
	27	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£343,950	09/02/2018	Boston	126	1351	£2,740	£255	D	
	1	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£239,950	31/03/2017	Hastings	89	955	£2,705	£251	S	
	2	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£267,950	12/05/2017	Hastings	89	955	£3,020	£281	S	
	2	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£242,950	23/03/2018	Hastings	89	955	£2,738	£254	S	
	15	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£234,950	30/06/2017	Hastings	89	955	£2,648	£246	S	
	16	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£230,000	12/01/2018	Hastings	89	955	£2,592	£241	S	
	1	HOWFOOT CLOSE	COCKERMOUTH	CA13 9ZB	£75,000	28/04/2017	Hawthorn	65	697	£1,158	£108	T	
	2	HOWFOOT CLOSE	COCKERMOUTH	CA13 9ZB	£75,000	28/04/2017	Hawthorn	65	697	£1,158	£108	T	
	3	HOWFOOT CLOSE	COCKERMOUTH	CA13 9ZB	£75,000	28/04/2017	Hawthorn	65	697	£1,158	£108	T	
	8	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£75,000	06/03/2018	Hawthorn	65	697	£1,158	£108	T	
	9	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£75,000	06/03/2018	Hawthorn	65	697	£1,158	£108	T	
	10	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£75,000	06/03/2018	Hawthorn	65	697	£1,158	£108	T	
	11	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£75,000	23/02/2018	Hawthorn	65	697	£1,158	£108	T	
	12	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£75,000	23/02/2018	Hawthorn	65	697	£1,158	£108	T	
	13	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£75,000	23/02/2018	Hawthorn	65	697	£1,158	£108	T	
	5	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£146,250	11/08/2017	Kingston	79	846	£1,861	£173	S	
	6	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£146,950	25/08/2017	Kingston	79	846	£1,870	£174	S	
	7	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£449,950	22/09/2017	Mayfair	177	1905	£2,542	£236	D	
	7	STRAWBERRY HOWE ROAD	COCKERMOUTH	CA13 9ZD	£414,950	12/05/2017	Richmond	170	1825	£2,447	£227	D	
	4	HOWFOOT CLOSE	COCKERMOUTH	CA13 9ZB	£85,000	28/08/2017	Rowan	84	903	£1,013	£94	S	
	5	HOWFOOT CLOSE	COCKERMOUTH	CA13 9ZB	£85,000	28/04/2017	Rowan	84	903	£1,013	£94	S	
	6	HOWFOOT CLOSE	COCKERMOUTH	CA13 9ZB	£85,000	31/03/2017	Rowan	84	903	£1,013	£94	S	
	7	HOWFOOT CLOSE	COCKERMOUTH	CA13 9ZB	£85,000	31/03/2017	Rowan	84	903	£1,013	£94	S	
	6	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£146,250	09/03/2018	Rowan	84	903	£1,743	£162	S	
	7	PARKHOUSE LANE	COCKERMOUTH	CA13 9XE	£146,250	29/03/2018	Rowan	84	903	£1,743	£162	S	
	13	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£409,950	31/08/2017	Salisbury	169	1815	£2,431	£226	D	
	11	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£419,950	08/12/2017	Salisbury	169	1815	£2,491	£231	D	
	9	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£379,950	18/12/2017	Taunton	147	1578	£2,592	£241	D	
	25	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£364,950	31/05/2018	Taunton	147	1578	£2,489	£231	D	
	1	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£376,950	06/07/2017	Taunton	147	1578	£2,571	£239	D	
	3	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£366,950	02/06/2017	Warwick	130	1402	£2,817	£262	D	
	14	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£358,950	15/09/2017	Warwick	130	1402	£2,756	£256	D	
	19	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£346,950	28/03/2018	Warwick	130	1402	£2,664	£247	D	
	21	ELLERMIRE DRIVE	COCKERMOUTH	CA13 9XD	£314,950	17/03/2017	Wellington	115	1238	£2,738	£254	D	
	17	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£300,000	26/01/2018	Wellington	115	1238	£2,608	£242	D	
	21	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£327,950	19/01/2018	Wellington	115	1238	£2,851	£265	D	
	29	STRAWBERRY HOW ROAD	COCKERMOUTH	CA13 9ZD	£319,995	23/02/2018	Wellington	115	1238	£2,782	£258	D	
										Ave Price (ex AH)	£2,674	£248	

Affordable Homes

AVAILABILITY AT 8 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq ft)	Asking Price (Per Sq m)	Description	Status
80	4	Arundel	£359,950	133	1,429	£252	£2,711	D	
81	4	Arundel	£359,950	133	1,429	£252	£2,711	D	
86	4	Warwick	£349,950	130	1,402	£250	£2,687	D	
27	4	Warwick	£344,950	130	1,402	£246	£2,648	D	
78	4	Wellington	£329,950	115	1,238	£267	£2,869	D	
29	3	Hastings	£219,950	89	955	£230	£2,479	SD	
30	3	Hastings	£219,950	89	955	£230	£2,479	SD	
67	3	Hastings	£214,950	89	955	£225	£2,423	SD	
						Asking Price Ave	£244	£2,626	

Appendix 2 - New Build Sales

Moor Park, Cockermouth - Washington Homes

Apartment No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (per sq.m)	Price (Per Sq.ft)	Type
	7	MOOR PARK	Cockermouth	£399,950	21/11/2017		179	1925	£2,236	£208	D
	11	MOOR PARK	Cockermouth	£400,000	30/06/2017		179	1925	£2,237	£208	D
	53	BRIGHAM ROAD	Cockermouth	£349,950	31/01/2018		136	1466	£2,569	£239	D
Ave Price (Ex AH)									£2,347	£218	

Appendix 2 - New Build Sales

Spirng Bank Court, Brigham

Apartment	No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (per sq.m)	Price (Per Sq.ft)	Type	No Beds
	1	SPRING BANK COURT	BRIGHAM	CA13 0GZ	£180,000	11/07/2017		71	764	£2,535	£236	T	2
	2	SPRING BANK COURT	BRIGHAM	CA13 0GZ	£165,000	20/09/2017		71	764	£2,324	£216	T	2
	3	SPRING BANK COURT	BRIGHAM	CA13 0GZ	£170,000	24/05/2017		71	764	£2,394	£222	T	2
Ave Price										£2,418	£225		

Appendix 2 - New Build Sales

Butterfields, Brigham - Washington Homes

AVAILABILITY AT 12 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq m)	Asking Price (Per Sq ft)	Description	Status
11	3	The Willowherb	£265,000	122	1,313	£2,172	£202		U/O
2	3	The Comfrey	£152,000	63	678	£2,413	£224	SD	LCHO
1	3	The Comfrey	£152,000	63	678	£2,413	£224	SD	LCHO
4	2	The Stonecrop	£219,950	82	883	£2,682	£249	D Bungalow	U/O
3	3	The Alexander	£260,000	106	1,141	£2,453	£228	D Bungalow	
13	4	The Speedwell	£310,000	131	1,410	£2,366	£220	D	
7	4	The Clover	£325,000	140	1,507	£2,321	£216	D	
18	3	The Mallow	£230,000	117	1,259	£1,966	£183	SD	
16	5	The Balsam	£355,000	198	2,131	£1,793	£167	D 2.5s	
15	5	The Balsam	£345,000	198	2,131	£1,742	£162	D 2.5s	U/O
14	5	The Balsam	£345,000	198	2,131	£1,742	£162	D 2.5s	U/O
Asking Price Ave (ex LCHO)						£2,138	£199		
Ex. 2.5s						£2,327	£216		

LCHO Low Cost Homes Ownership
 U/O Under Offer

Appendix 2 - New Build Sales

Carins Chase - Story Homes

Apartment	No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Type
	30	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£267,950	12/05/2017	Ash	124	1338	£2,156	£200	D
	31	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£279,950	24/03/2017	Ash	124	1338	£2,252	£209	D
	2	WILLOW DRIVE	STAINBURN	CA14 1BP	£269,950	08/02/2018	Ash	124	1338	£2,172	£202	D
	12	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£184,950	23/06/2017	Aspen	91	983	£2,025	£188	S
	14	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£184,950	30/06/2017	Aspen	91	983	£2,025	£188	S
	24	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£181,950	20/01/2017	Aspen	91	983	£1,992	£185	S
	26	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£182,950	03/02/2017	Aspen	91	983	£2,003	£186	S
	7	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£309,950	08/12/2017	Beech	160	1724	£1,935	£180	D
	11	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£310,950	31/03/2017	Beech	160	1724	£1,941	£180	D
	13	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£307,950	21/07/2017	Beech	160	1724	£1,923	£179	D
	17	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£310,950	24/02/2017	Beech	160	1724	£1,941	£180	D
	6	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£275,950	14/02/2018	Cedar	130	1399	£2,123	£197	D
	16	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£284,950	26/05/2017	Cedar	130	1399	£2,192	£204	D
	19	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£285,950	17/03/2017	Cedar	130	1399	£2,200	£204	D
	52	MOOR ROAD	STAINBURN	CA14 1XN	£277,950	16/10/2017	Cedar	130	1399	£2,139	£199	D
	58	MOOR ROAD	STAINBURN	CA14 1XN	£284,950	27/10/2017	Cedar	130	1399	£2,192	£204	D
	2	JUNIPER DRIVE	STAINBURN	CA14 1WU	£252,950	27/10/2017	Cyprus	122	1310	£2,078	£193	D
	4	JUNIPER DRIVE	STAINBURN	CA14 1WU	£252,950	08/12/2017	Cyprus	122	1310	£2,078	£193	D
	8	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£249,950	15/12/2017	Cyprus	122	1310	£2,054	£191	D
	10	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£257,950	21/07/2017	Cyprus	122	1310	£2,120	£197	D
	18	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£255,950	10/08/2017	Cyprus	122	1310	£2,103	£195	D
	50	MOOR ROAD	STAINBURN	CA14 1XN	£260,950	11/08/2017	Cyprus	122	1310	£2,144	£199	D
	56	MOOR ROAD	STAINBURN	CA14 1XN	£257,903	15/09/2017	Cyprus	122	1310	£2,119	£197	D
	2	BEECH DRIVE	STAINBURN	CA14 1BG	£178,553	06/04/2018	Has	89	955	£2,012	£187	S
	3	BEECH DRIVE	STAINBURN	CA14 1BG	£187,950	06/04/2018	Has	89	955	£2,118	£197	S
	5	BEECH DRIVE	STAINBURN	CA14 1BG	£189,950	12/04/2018	Has	89	955	£2,141	£199	S
	6	BEECH DRIVE	STAINBURN	CA14 1BG	£189,950	20/04/2018	Has	89	955	£2,141	£199	S
	4	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£237,950	02/02/2018	Hornbeam	117	1262	£2,030	£189	D
	28	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£242,950	25/08/2017	Hornbeam	117	1262	£2,072	£193	D
	36	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£246,950	04/04/2017	Hornbeam	117	1262	£2,106	£196	D
	38	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£246,471	27/01/2017	Hornbeam	117	1262	£2,102	£195	D
	54	MOOR ROAD	STAINBURN	CA14 1XN	£241,950	29/09/2017	Hornbeam	117	1262	£2,064	£192	D
	25	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£166,950	15/03/2017	Juniper T	79	846	£2,124	£197	T
	27	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£165,950	24/02/2017	Juniper T	79	846	£2,111	£196	T
	20	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£92,000	03/02/2017	Osier	66	711	£1,393	£129	S
	22	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£92,000	03/02/2017	Osier	66	711	£1,393	£129	S
	5	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£312,950	26/01/2018	Willow	146	1575	£2,139	£199	D
	9	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£291,950	08/12/2017	Willow	146	1575	£1,995	£185	D
	15	CHERRY TREE DRIVE	STAINBURN	CA14 1WX	£298,950	12/05/2017	Willow	146	1575	£2,043	£190	D
Ave Price (Ex AH)										£2,084	£194	

AVAILABILITY AT 12 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq ft)	Asking Price (Per Sq m)	Description	Status
18	4	Gosforth	£311,950	142	1,533	£203	£2,190	D	
21	4	Durham	£275,950	127	1,367	£202	£2,173	D	
19	4	Durham	£274,950	127	1,367	£201	£2,165	D	
Asking Price Ave						£202	£2,176		

 Affordable Homes

Appendix 2 - New Build Sales

The Avenue, Stainburn - John Swift Homes

Apartment	No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (per sq.m)	Price (Per Sq.ft)	Type	No Beds
	7	THE AVENUE	STAINBURN	CA14 1WH	£395,000	20/04/2018	A	160	1722	£2,469	£229	D	4
	1	THE AVENUE	STAINBURN	CA14 1WH	£423,000	08/07/2016	A	160	1722	£2,644	£246	D	4
	3	THE AVENUE	STAINBURN	CA14 1WH	£425,000	17/11/2016	A	160	1722	£2,656	£247	D	4
	4	THE AVENUE	STAINBURN	CA14 1WH	£460,000	15/12/2016	B	186	2002	£2,473	£230	D	4
	6	THE AVENUE	STAINBURN	CA14 1WH	£460,000	07/04/2017	C	189	2034	£2,434	£226	D	4
	5	THE AVENUE	STAINBURN	CA14 1WH	£465,000	16/09/2016	C	189	2034	£2,460	£229	D	4
	8	THE AVENUE	STAINBURN	CA14 1WH	£375,000	20/10/2017	E	174	1873	£2,155	£200	D	4
Ave Price (Ex AH)										£2,470	£229		

Appendix 2 - New Build Sales

Hawthorn Grange, Seaton - Story Homes

AVAILABILITY AT 12 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq m)	Asking Price (Per Sq ft)	Description	Status
3	4	Boston	£279,950	128	1,377	£2,188	£203	D	
62	4	Wellington	£256,950	115	1,238	£2,234	£208	D	
61	3	Chester	£212,950	96	1,031	£2,223	£207	D	
5	4	Boston	£278,950	128	1,377	£2,181	£203	D	
Asking Price Ave						£2,207	£205		

Appendix 2 - New Build Sales

The Meadows - Washington Homes

Apartment No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (per sq.m)	Price (Per Sq.ft)	Type	No Beds
56	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£212,500	17/11/2017	Campion	104	1119	£2,043	£190	D	3
52	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£210,000	08/12/2017	Campion	104	1119	£2,019	£188	D	3
54	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£210,000	30/11/2017	Burnett	110	1184	£1,909	£177	D	3
50	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£212,500	19/01/2018	Burnett	110	1184	£1,932	£179	D	3
6	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£210,000	12/05/2017	Burnett	110	1184	£1,909	£177	D	3
23	THE MEADOWS	HIGH HARRINGTON	CA14 5NW	£195,000	21/06/2017	Burnett	110	1184	£1,773	£165	D	3
12	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£210,000	07/07/2017	Burnett	110	1184	£1,909	£177	D	3
22	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£213,101	22/09/2017	Burnett	110	1184	£1,937	£180	D	3
3	THE MEADOWS	HIGH HARRINGTON	CA14 5NW	£199,950	30/08/2017	Yarrow	118	1270	£1,694	£157	S	3
18	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£210,000	29/09/2017	Yarrow	118	1270	£1,780	£165	S	3
5	THE MEADOWS	HIGH HARRINGTON	CA14 5NW	£199,950	19/01/2018	Yarrow	118	1270	£1,694	£157	S	3
8	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£217,000	10/03/2017	Burdoch	122	1313	£1,779	£165	D	3
25	THE MEADOWS	HIGH HARRINGTON	CA14 5NW	£214,950	09/06/2017	Burdoch	122	1313	£1,762	£164	D	3
16	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£225,000	01/09/2017	Burdoch	122	1313	£1,844	£171	D	3
24	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£224,000	06/10/2017	Burdoch	122	1313	£1,836	£171	D	3
48	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£225,000	12/01/2018	Burdoch	122	1313	£1,844	£171	D	3
41	THE MEADOWS	HIGH HARRINGTON	CA14 5NW	£265,000	27/10/2017	Oxlip	131	1410	£2,023	£188	D	4
39	THE MEADOWS	HIGH HARRINGTON	CA14 5NW	£275,000	25/08/2017	Clover	140	1507	£1,964	£182	D	4
1	THE MEADOWS	HIGH HARRINGTON	CA14 5NW	£240,000	20/10/2017	Clover	140	1507	£1,714	£159	D	4
4	THE MEADOWS	HIGH HARRINGTON	CA14 5NU	£260,000	08/12/2017	Clover	140	1507	£1,857	£173	D	4
27	THE MEADOWS	HIGH HARRINGTON	CA14 5NW	£275,000	15/02/2018	Clover	140	1507	£1,964	£182	D	4
Ave Price (Ex AH)									£1,866	£173		

AVAILABILITY AT 12 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq ft)	Asking Price (Per Sq m)	Description	Status
30	3	The Burdock	£227,500	122	1,313	£173	£1,865	D	U/O
67	4	The Purslane	£269,950	130	1,399	£193	£2,077	D split level	
63	4	The Foxglove	£265,000	123	1,324	£200	£2,154	D	U/O
32	4	The Clover	£279,950	140	1,507	£186	£2,000	D	
23	4	The Oxlip	£270,000	131	1,410	£191	£2,061	D	
22	4	The Foxglove	£265,000	123	1,324	£200	£2,154	D	
24	3	The Burnet	£217,500	110	1,184	£184	£1,977	D	U/O
25	3	The Burdock	£227,500	122	1,313	£173	£1,865	D	U/O
59	4	The Clover	£275,000	140	1,507	£182	£1,964	D	
27	4	The Yarrow	£212,500	120	1,292	£164	£1,770	SD 2.5 s	
68	4	The Foxglove	£265,000	123	1,324	£200	£2,154	D	
Asking Price Ave						£186	£2,004		

U/C Under Offer

Appendix 2 - New Build Sales

Solway View, Workington - Persimmon Homes

AVAILABILITY AT 12 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq m)	Asking Price (Per Sq ft)	Description	Status
27	3	Hanbury	£138,995	71	761	£1,966	£183	SD	
28	3	Hanbury	£138,995	71	761	£1,966	£183	SD	
26	4	Roseberry	£190,995	102	1,096	£1,876	£174	D	
17	3	Souter 2.5 s	£139,995	87	932	£1,617	£150	T	
18	3	Souter 2.5 s	£139,995	87	932	£1,617	£150	T	
23	3	Souter 2.5 s	£139,995	87	932	£1,617	£150	T	
24	3	Souter 2.5 s	£139,995	87	932	£1,617	£150	T	
16	3	Souter 2.5 s	£143,995	87	932	£1,663	£155	T	
19	3	Souter 2.5 s	£143,995	87	932	£1,663	£155	T	
22	3	Souter 2.5 s	£143,995	87	932	£1,663	£155	T	
25	3	Souter 2.5 s	£143,995	87	932	£1,663	£155	T	
Asking Price Ave						£1,726	£160		
Ex. 2.5s						£1,936	£180		

Appendix 2 - New Build Sales

Harbour View, Workington - Raemore Developments

Apartment	No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (per sq.m)	Price (Per Sq.ft)	Type	No Beds
	1	HARBOUR VIEW	TOWN QUAY	CA14 2JB	£185,000	01/02/2017		134	1442	£1,381	£128	S - 3s TH	4
	2	HARBOUR VIEW	TOWN QUAY	CA14 2JB	£180,000	17/02/2017		134	1442	£1,343	£125	S - 3s TH	4
	3	HARBOUR VIEW	TOWN QUAY	CA14 2JB	£182,000	31/05/2017		134	1442	£1,358	£126	S - 3s TH	4
	4	HARBOUR VIEW	TOWN QUAY	CA14 2JB	£182,000	05/05/2017		134	1442	£1,358	£126	S - 3s TH	4
	5	HARBOUR VIEW	TOWN QUAY	CA14 2JB	£182,000	26/05/2017		134	1442	£1,358	£126	S - 3s TH	4
	6	HARBOUR VIEW	TOWN QUAY	CA14 2JB	£185,000	31/03/2017		134	1442	£1,381	£128	S - 3s TH	4
										Ave Price (Ex AH)	£1,363	£127	

Availability at August 2018

4 bed detached asking price £239,000

Appendix 2 - New Build Sales

Newlands Park, Dearham - Persimmon

Apartment	No	Street	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (per sq.m)	Price (Per Sq.ft)	Type	No Beds
	48	WENT MEADOWS CLOSE	£219,995	31/03/2017	Cherryburn	115	1242	£1,907	£177	D	4
	44	WENT MEADOWS CLOSE	£203,995	15/05/2017	Cherryburn	115	1242	£1,768	£164	D	4
	38	WENT MEADOWS CLOSE	£203,995	23/06/2017	Cherryburn	115	1242	£1,768	£164	D	4
	54	WENT MEADOWS CLOSE	£204,995	26/06/2017	Cherryburn	115	1242	£1,777	£165	D	4
	64	WENT MEADOWS CLOSE	£206,995	15/09/2017	Cherryburn	115	1242	£1,794	£167	D	4
	63	WENT MEADOWS CLOSE	£206,995	29/09/2017	Cherryburn	115	1242	£1,794	£167	D	4
	1	WENT MEADOWS CLOSE	£229,995	26/02/2018	Cherryburn	115	1242	£1,993	£185	D	4
	68	WENT MEADOWS CLOSE	£174,995	01/12/2017	Clanden	93	999	£1,886	£175	D	3
	56	WENT MEADOWS CLOSE	£199,995	31/05/2017	Crathorne	107	1154	£1,865	£173	D	4
	60	WENT MEADOWS CLOSE	£189,995	08/12/2017	Crathorne	107	1154	£1,772	£165	D	4
	67	WENT MEADOWS CLOSE	£192,995	02/02/2018	Crathorne	107	1154	£1,800	£167	D	4
	40	WENT MEADOWS CLOSE	£111,196	10/03/2017	Hanbury	71	761	£1,573	£146	S	3
	46	WENT MEADOWS CLOSE	£139,995	31/03/2017	Hanbury	71	761	£1,980	£184	S	3
	47	WENT MEADOWS CLOSE	£139,995	31/03/2017	Hanbury	71	761	£1,980	£184	S	3
	39	WENT MEADOWS CLOSE	£111,196	07/04/2017	Hanbury	71	761	£1,573	£146	S	3
	49	WENT MEADOWS CLOSE	£139,995	28/04/2017	Hanbury	71	761	£1,980	£184	S	3
	52	WENT MEADOWS CLOSE	£139,995	26/05/2017	Hanbury	71	761	£1,980	£184	S	3
	69	WENT MEADOWS CLOSE	£179,995	27/11/2017	Hatfield	90	969	£1,999	£186	D	3
	50	WENT MEADOWS CLOSE	£119,995	27/04/2017	Penrose	58	625	£2,067	£192	S	2
	51	WENT MEADOWS CLOSE	£119,995	15/05/2017	Penrose	58	625	£2,067	£192	S	2
	77	WENT MEADOWS CLOSE	£120,995	27/04/2018	Penrose	58	625	£2,084	£194	S	2
	58	WENT MEADOWS CLOSE	£162,995	30/06/2017	Penshaw 2.5	94	1012	£1,734	£161	S	4
	59	WENT MEADOWS CLOSE	£159,995	30/06/2017	Penshaw 2.5	94	1012	£1,702	£158	S	4
	24	WENT MEADOWS CLOSE	£190,995	24/02/2017	Rosebury	102	1096	£1,876	£174	D	4
	34	WENT MEADOWS CLOSE	£191,995	03/03/2017	Rosebury	102	1096	£1,886	£175	D	4
	45	WENT MEADOWS CLOSE	£192,995	27/04/2017	Rosebury	102	1096	£1,895	£176	D	4
	53	WENT MEADOWS CLOSE	£189,995	29/06/2017	Rosebury	102	1096	£1,866	£173	D	4
	65	WENT MEADOWS CLOSE	£194,995	05/10/2017	Rosebury	102	1096	£1,915	£178	D	4
	74	WENT MEADOWS CLOSE	£192,995	30/10/2017	Rosebury	102	1096	£1,895	£176	D	4
	70	WENT MEADOWS CLOSE	£189,995	21/12/2017	Rosebury	102	1096	£1,866	£173	D	4
	2	WENT MEADOWS CLOSE	£184,995	23/03/2018	Rosebury	102	1096	£1,817	£169	D	4
	66	WENT MEADOWS CLOSE	£163,995	26/10/2017	Rufford	81	870	£2,029	£189	D	3
	73	WENT MEADOWS CLOSE	£165,995	27/10/2017	Rufford	81	870	£2,054	£191	D	3
	57	WENT MEADOWS CLOSE	£207,995	19/06/2017	Winster	117	1257	£1,781	£165	S	5
	55	WENT MEADOWS CLOSE	£207,995	22/06/2017	Winster	117	1257	£1,781	£165	D	5
	61	WENT MEADOWS CLOSE	£208,995	27/07/2017	Winster	117	1257	£1,790	£166	D	5
	62	WENT MEADOWS CLOSE	£208,995	11/08/2017	Winster	117	1257	£1,790	£166	D	5
	72	WENT MEADOWS CLOSE	£204,995	30/10/2017	Winster	117	1257	£1,755	£163	D	5
	71	WENT MEADOWS CLOSE	£204,995	09/03/2018	Winster	117	1257	£1,755	£163	D	5

Ave Price Ex AH **£1,877** **£174**

Affordable Homes

Appendix 2 - New Build Sales

St Cuthberts, Wigton - Genesis Homes

Apartment	No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Type	No Beds
	9	ST CUTHBERTS CLOSE	WIGTON	CA7 9HQ	£250,000	19/01/2018	Ellen	122	1311	£2,053	£191	D	4
	13	ST CUTHBERTS CLOSE	WIGTON	CA7 9HQ	£215,000	30/11/2017	The Derwent	89	959	£2,413	£224	S	3
	15	ST CUTHBERTS CLOSE	WIGTON	CA7 9HQ	£200,000	27/02/2018	The Gelt	87	940	£2,290	£213	S	3
Ave Price										£2,252	£209		

AVAILABILITY AT 12 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq ft)	Asking Price (Per Sq m)	Description	Status
36	4	The Ellen	£280,000	122	1,311	£214	£2,299	D	
17	3	The Tay	£260,000	105	1,126	£231	£2,485	D dormer bungalow	
26	4	The Trent	£275,000	119	1,277	£215	£2,318	D	
29	4	The Wreay	£255,000	113	1,220	£209	£2,250	D	
35	4	The Eamont	£230,000	104	1,121	£205	£2,208	SD - 2.5s	
66	3	The Gelt	£206,000	87	940	£219	£2,359	SD	
44	2	The Dee	£175,000	66	705	£248	£2,672	D - bungalow	
	3	The Peterill	£170,000	76	822	£207	£2,226	SD	
Asking Price Ave						£219	£2,352		

Appendix 2 - New Build Sales

St Andrews View, Thursby - Story Homes

Apartment	No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Type	No Beds
	2	BOUCH WAY	THURSBY	CA5 6AH	£279,950	30/06/2017	Boston	126	1351	£2,230	£207	D	4
	7	WAMPOOL CLOSE	THURSBY	CA5 6BF	£282,950	25/08/2017	Boston	126	1351	£2,254	£209	D	4
	6	BOUCH WAY	THURSBY	CA5 6AH	£101,400	24/11/2017	Epsom	66	711	£1,535	£143	S	2
	8	BOUCH WAY	THURSBY	CA5 6AH	£101,400	24/11/2017	Epsom	66	711	£1,535	£143	S	2
	10	BOUCH WAY	THURSBY	CA5 6AH	£101,400	15/12/2017	Epsom	66	711	£1,535	£143	S	2
	12	BOUCH WAY	THURSBY	CA5 6AH	£101,400	15/12/2017	Epsom	66	711	£1,535	£143	S	2
	11	BOUCH WAY	THURSBY	CA5 6AH	£199,950	23/03/2018	Hastings	89	955	£2,254	£209	S	3
	13	BOUCH WAY	THURSBY	CA5 6AH	£199,950	23/03/2018	Hastings	89	955	£2,254	£209	S	3
	15	WAMPOOL CLOSE	THURSBY	CA5 6BF	£204,950	18/08/2017	Hastings	89	955	£2,310	£215	S	3
	17	WAMPOOL CLOSE	THURSBY	CA5 6BF	£199,950	08/09/2017	Hastings	89	955	£2,254	£209	S	3
	21	WAMPOOL CLOSE	THURSBY	CA5 6BF	£199,950	27/10/2017	Hastings	89	955	£2,254	£209	S	3
	23	WAMPOOL CLOSE	THURSBY	CA5 6BF	£199,950	12/10/2017	Hastings	89	955	£2,254	£209	S	3
	27	WAMPOOL CLOSE	THURSBY	CA5 6BF	£369,950	19/01/2018	Mayfair	177	1905	£2,090	£194	D	5
	14	BOUCH WAY	THURSBY	CA5 6AH	£87,000	26/01/2018	Rowan	84	903	£1,037	£96	S	3
	15	BOUCH WAY	THURSBY	CA5 6AH	£87,000	23/02/2018	Rowan	84	903	£1,037	£96	S	3
	16	BOUCH WAY	THURSBY	CA5 6AH	£87,000	26/01/2018	Rowan	84	903	£1,037	£96	S	3
	17	BOUCH WAY	THURSBY	CA5 6AH	£87,000	23/02/2018	Rowan	84	903	£1,037	£96	S	3
	11	WAMPOOL CLOSE	THURSBY	CA5 6BF	£324,950	08/12/2017	Taunton	148	1597	£2,190	£203	D	4
	25	WAMPOOL CLOSE	THURSBY	CA5 6BF	£340,950	29/09/2017	Taunton	148	1597	£2,298	£213	D	4
	13	WAMPOOL CLOSE	THURSBY	CA5 6BF	£307,950	13/10/2017	Warwick	130	1402	£2,364	£220	D	4
	19	WAMPOOL CLOSE	THURSBY	CA5 6BF	£307,950	27/10/2017	Warwick	130	1402	£2,364	£220	D	4
	1	BOUCH WAY	THURSBY	CA5 6AH	£262,950	29/03/2018	Wellington	115	1238	£2,286	£212	D	4
	4	BOUCH WAY	THURSBY	CA5 6AH	£259,950	28/07/2017	Wellington	115	1238	£2,260	£210	D	4
	2	DUNDRAW LANE	THURSBY	CA5 6AJ	£259,950	27/10/2017	Wellington	115	1238	£2,260	£210	D	4
	9	WAMPOOL CLOSE	THURSBY	CA5 6BF	£259,950	25/08/2017	Wellington	115	1238	£2,260	£210	D	4
Ave Price ex AH										£2,261	£210		

AVAILABILITY AT 13 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq ft)	Asking Price (Per Sq m)	Description	Status
41	4	Salisbury	£344,950	167	1,795	£192	£2,069	D	
42	4	Salisbury	£344,950	167	1,795	£192	£2,069	D	
45	4	Balmoral	£342,950	160	1,724	£199	£2,141	D	
6	4	Balmoral	£324,950	160	1,724	£188	£2,029	D	
58	4	Warwick	£319,950	130	1,402	£228	£2,456	D	
40	4	Taunton	£314,950	148	1,597	£197	£2,123	D	
64	4	Taunton	£314,950	148	1,597	£197	£2,123	D	
68	4	Boston	£275,950	126	1,351	£204	£2,199	D	
Asking Price Ave						£200	£2,151		

 Affordable Homes

Appendix 2 - New Build Sales

Harvest Park, Silloth

Apartment	No	Street	Town	Postcode	Price Paid	Date	Dwelling Name	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Type	No Beds
	2	HARVEST PARK	SILLOTH	CA7 4BB	£150,000	23/03/2018		69	743	£2,174	£202	D - Bungalow	2
	18	HARVEST PARK	SILLOTH	CA7 4BB	£160,000	16/03/2018		69	743	£2,319	£215	D - Bungalow	2
	28	HARVEST PARK	SILLOTH	CA7 4BB	£162,500	24/04/2018		69	743	£2,355	£219	D - Bungalow	2
	32	HARVEST PARK	SILLOTH	CA7 4BB	£146,500	29/03/2018		69	743	£2,123	£197	D - Bungalow	2
Ave price										£2,243	£208		

AVAILABILITY AT 13 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq ft)	Asking Price (Per Sq m)	Description	Status
15	2	Coniston	£110,000	66	710	£155	£1,667	T	
16	2	Coniston	£110,000	66	710	£155	£1,667	T	
14	2	Coniston	£120,000	66	710	£169	£1,818	T	
17	2	Coniston	£120,000	66	710	£169	£1,818	T	
6	2	Thirlmere	£130,000	70	753	£173	£1,857	SD	
7	2	Thirlmere	£130,000	70	753	£173	£1,857	SD	
11	2	Thirlmere	£130,000	70	753	£173	£1,857	SD	
12	2	Thirlmere	£130,000	70	753	£173	£1,857	SD	
8	3	Loweswater	£135,000	81	872	£155	£1,667	SD	u/o
9	3	Loweswater	£135,000	81	872	£155	£1,667	SD	
19	2	Buttermere	£150,000	69	743	£202	£2,174	D-bungalow	
10	2	Buttermere	£150,000	69	743	£202	£2,174	D-bungalow	
1	3	Ennerdale	£170,000	90	969	£175	£1,889	SD	Res
2	3	Ennerdale	£165,000	90	969	£170	£1,833	SD	
3	3	Ennerdale	£165,000	90	969	£170	£1,833	SD	
4	3	Ennerdale	£170,000	90	969	£175	£1,889	SD	
Asking Price Ave						£171	£1,845		

U/O Under Offer
Res Reserved

Appendix 2 - New Build Sales

Croft Farm Close, Allonby - Frank Scott Builders

AVAILABILITY AT 12 AUGUST 2018

Plot	No Beds	Type	Asking Price	Size (sq.m)	Size (sq.ft)	Asking Price (Per Sq m)	Asking Price (Per Sq ft)	Description	Status
6	3	The Dune	£210,000	137	1,475	£1,533	£142	D	Sold stc
12	3	The Gulf	£150,000	103	1,109	£1,456	£135	SD	Sold stc
14	3	The Gulf	£150,000	103	1,109	£1,456	£135	SD	Sold stc
13	3	The Gulf	£150,000	103	1,103	£1,463	£136	SD	Sold stc
11	3	The Reef	£110,000	90	969	£1,222	£114	SD	Sold stc
10	3	The Reef	£110,000	90	969	£1,222	£114	SD	Sold stc
9	2	The Cove	£145,000	74	797	£1,959	£182	D Bungalow	Sold stc
8	3	The Marram	£165,000	83	893	£1,988	£185	D Bungalow	U/o
Asking Price Ave						£1,643	£153		

 Affordable Homes

APPENDIX 3

ALLOCATIONS – ASSUMPTIONS TESTED

Appendix 3 - Proposed Allocations Testing Assumptions

Policy Ref	Site ref	Location	Settlement	Capacity	Density	Net Site Area (ha)	Gross to Net	Gross Site Area (ha)	Floor Space (sq.m)	Net Sales Price (per sq.m)	Land Value Benchmark (per ha)	Land Value Benchmark	Ave Dwelling Size
SA8	1/WOR/053/R	Stainburn Road, Stainburn	Workington	130	28.5	4.56	75%	6.08	13,638	£2,153	£432,250	£1,971,667	105
SA9	1/WOR/056/R	Main Road, Harrington	Workington	115	32.6	3.53	75%	4.70	11,331	£1,991	£370,650	£1,307,508	99
SA10	1/WOR/064/R	Land off Seaton Road, Seaton	Workington	150	28.5	5.26	75%	7.02	15,734	£2,153	£432,250	£2,275,000	105
SA11	3/WOR/084/R	Former Southfield School	Workington	65	32.5	2.00	80%	2.50	6,417	£1,991	£370,650	£741,300	99
SA12	1/MAR/013/R	Maryport Marina	Maryport	20	50	0.40	90%	0.44	1,197	£1,884	£308,750	£123,500	60
SA13	1/MAR/017A/R	Whitecroft	Maryport	300	30	10.00	75%	13.33	29,580	£1,884	£308,750	£3,087,500	99
SA14	4/WIG/034/R	Syke Road	Wigton	25	30	0.83	90%	0.93	2,473	£2,260	£494,200	£411,833	99
SA15	1/ASP/004/R	Adj Rugby Club, Station Road	Aspatria	60	30	2.00	80%	2.50	5,916	£1,884	£308,750	£617,500	99
SA16	1/ASP/006A/R	Land at Noble Croft	Aspatria	100	30	3.33	75%	4.44	9,860	£1,884	£308,750	£1,029,167	99
SA17	4/ASP/014/R	Land off Station Road	Aspatria	20	30	0.67	90%	0.74	1,972	£1,884	£308,750	£205,833	99
SA18	1/ASP/003/R	Brayton road	Aspatria	10	30	0.33	90%	0.37	970	£1,884	£308,750	£102,917	97
SA19	1/SIL/002	Fell View	Silloth	20	30	0.67	90%	0.74	1,972	£1,830	£247,100	£164,733	99
SA20	1/ABB/002A/R	Land adj to Wheatsheaf Inn	Abbeytown	35	30	1.17	85%	1.37	3,443	£1,830	£247,100	£288,283	98
SA21	4/ABB/007/R	Land at Main Road	Abbeytown	5	30	0.17	90%	0.19	441	£1,830	£247,100	£41,183	88
SA22	4/ABB/008/R	Land at Abbey Road	Abbeytown	15	30	0.50	90%	0.56	1,471	£1,830	£247,100	£123,550	98
SA23	4/BRM/010/R	land adj Meadowlands	Broughton Moor	25	30	0.83	90%	0.93	2,473	£1,938	£308,750	£257,292	99
SA24	1/BRN/004/R	Rose Farm	Broughton	55	28.5	1.93	80%	2.41	5,787	£2,260	£494,200	£953,719	105
SA25	4/FLI/014/R	Rear of Marona, West Lane	Flimby	10	30	0.33	90%	0.37	970	£1,884	£308,750	£102,917	97
SA26	3/KBR/010/R	Lynholme	Kirkbride	45	30	1.50	85%	1.76	4,445	£1,830	£247,100	£370,650	99
SA27	3/KBR/009/R	Birch Hall Lane	Kirkbride	6	30	0.20	90%	0.22	594	£1,830	£247,100	£49,420	99
SA28	1/PRO/001/A/R	Rear of Bank House	Prospect	25	30	0.83	90%	0.93	2,473	£1,884	£308,750	£257,292	99
SA29	4/THU/017/R	Land to the west of Matty Lonning	Thursby	40	28.5	1.40	85%	1.65	4,192	£2,260	£494,200	£693,614	105

APPENDIX 4

LAND SALES

APPENDIX 4 - LAND SALES/ASKING PRICES

Commercial

Location	Date	Site Area (acres)	Price Paid	Price Paid (per acre)	Price Paid (per ha)	Comments
Lillyhall Industrial Estate	30/10/2014	2.90	£175,000	£60,345	£149,052	Sale to Arnold Clark
Lillyhall Business Park	01/12/2013	4.09	£188,000	£45,966	£113,535	Sale to Energy Coast UTC
Former Westlands Hotel Workington	U/O	3.00	£175,000	£58,333	£144,083	Under offer
Old Jam Works, Wigton	for sale	1.24	£200,000	£161,290	£398,387	Available

Agricultural

Location	Site Area (acres)	Site Area (ha)	Asking Price	Asking Price (per acre)	Asking Price (per ha)	Comments
Land At Welton	31.45	12.73	£280,000	£8,903	£21,990	Grade 3, road frontage
Brick Kilns, Waverton	5.98	2.42	£50,000	£8,361	£20,652	Equestrian use, access to road via ROW
Newton Arlosh	96.06	38.87	£600,000	£6,246	£15,428	Grade 3, no road frontage

APPENDIX 4 - RESIDENTIAL LAND TRANSACTIONS

Address	Settlement	Site Area (Hectares) Gross	Site area gross (acres)	Net Area (hectares)	Net Area (acres)	Price Paid	Price (per gross acre)	Price (per gross ha)	Price (per net acre)	Price (per net ha)	Date of Acquisition	Sales Price (per sq.ft)	Comments
Field No 3800, Blencogo	Aspatria	0.3	0.74			£245,000	£330,634	£816,667			17/07/2015		Outline application
Land to the South West of Brigham Road	Cockermouth	0.83	2.05			£620,000	£302,424	£746,988			14/03/2014	£218	Washington Homes
Butterfields, Lawson Garth	Brigham	1.2	2.90	1.11	2.76	£700,000	£241,379	£598,291	£253,448	£628,205	30/03/2015	£216 asking	Washington Homes
Land off Church Meadows	Broughton	1.7	4.20	1.48	3.65	£1,000,000	£238,152	£588,235	£274,048	£676,898	01/09/2011		Persimmon
Croft House Farm	Maryport	0.35	0.86			£180,000	£208,213	£514,286			29/03/2016	£153 asking	Croft House Farm - Frank Scott Builders
Moor Lane extension, Stainburn	Workington	1.04	2.56	0.84	2.06	£498,000	£194,531	£478,846	£241,748	£596,264	02/06/2017	£194	Cairns Chase Ph 2- Story Homes
St Cuthberts	Wigton	3.2	7.80	3.06	7.57	£1,437,240	£184,262	£455,126	£189,860	£468,954	04/09/2017	£209	St Cuthberts - Genesis Homes
Land at Main Road, High Harrington	Workington	3.17	7.83			£1,400,000	£178,802	£441,640			16/12/2015	£173	The Meadows - Washington Homes
Former Corus Steel Works	Workington	8.2	20.25			£3,220,000	£158,981	£392,683			28/10/2011		Persimmon - Solway View
Land at Browside Road, Dearham	Maryport	2.8	6.98	2.71	6.70	£700,000	£100,287	£250,000	£104,478	£258,060	04/01/2013	£176	St Mungos Story Homes
Land off Strawberry How	Cockermouth	15.7	38.78			£3,808,313	£98,206	£242,568			03/05/2016	£248	Story Homes. Planning permission for 320 dwellings - 96 u/c
Hawthorn Grange, Seaton	Workington	3.3	8.07	2.68	6.63	£700,000	£86,741	£214,435	£105,581	£261,194	20/10/2017	£205 asking	Storey Homes
Former Fissons Factory	Silloth	8.9	21.98			£1,550,000	£70,509	£174,157			28/02/2011	£171 asking	Outline for 267. Phase 1 of 22 complete
Land off Moor Lane, Stainburn	Workington	5.8	14.33	5.53	13.66	£1,000,000	£69,803	£172,414	£73,211	£180,832	28/06/2013	£194	Cairns Chase Ph 1 - Story Homes
Land off Bellaport Gardens	Workington	2.36	5.83	1.19	2.94	£305,000	£52,323	£129,237	£103,679	£256,087	22/12/2011	£185	Bellaport Gardens - Persimmon
Land off Ashfield Road	Workington	10.94	27.02			£947,499	£35,064	£86,609			23/09/2014		Outline application

APPENDIX 5

QUANTITY SURVEYOR CONSTRUCTION COST REPORT

Allerdale Local Plan (Part 2) Construction Cost Report

September | 2018

TABLE OF CONTENTS

1 INTRODUCTION..... 1
2 SPECIFIC PROPOSED RESIDENTIAL DEVELOPMENTS..... 1
3 NON-RESIDENTIAL DEVELOPMENTS 4
4 CONTINGENCIES 4

Appendices

- APPENDIX A – Site Specific Construction Cost Assessment
- APPENDIX B – Cost Summaries for Non-Residential Developments

1 INTRODUCTION

We have prepared the construction cost assessments used in the preparation of the financial appraisals undertaken for the different types of development tested in the Local Plan (Part 2) Viability Study. This report provides details of the methodology adopted and gives summaries of the construction cost data prepared.

The developments have been divided into two basic categories: residential and non-residential. These are considered separately.

2 SPECIFIC PROPOSED RESIDENTIAL DEVELOPMENTS

2.1 Range of Developments

A number of proposed developments have been considered and estimated construction costs prepared for each. The site specific construction cost assessments are contained at **Appendix A**.

Three basic dwelling types have been assumed as a basis for the estimation of costs and these are divided into different archetypes and are as follows:

2 bedroom semi-detached	700 ft2	65.0 m2
2 bedroom terraced	700 ft2	65.0 m2
3 bedroom semi-detached	1000 ft2	92.9 m2
3 bedroom detached	1000 ft2	92.9 m2
4 bedroom detached	1350 ft2	125.4 m2

Table 1– Floor Areas of Dwellings Costed

The gross site areas have been assessed using the SHLAA data published by Allerdale Borough Council. The difference between gross and net areas has been costed as Public Open Space.

2.2 Costing Methodology – Houses

Costs for the buildings:

- The dwellings themselves are costed based on their floor area. All dwellings are assumed to have two floors of the same area. The substructure costs that have been adopted are based on a rate per m2 that has been applied to the footprint area and are for normal substructures comprising simple strip footings founded at a nominal depth of 1m. Rates per m2 are derived from our construction cost data base which contains information from a large range of housing projects carried out in recent years.
- Superstructure costs have been calculated on a rate per m2 basis and applied to the gross internal floor area for each dwelling. These too are derived from data contained in our data base. Each different floor area has a specific rate/m2 to reflect the differing costs per m2 as the dwelling size varies.
- Additional cost allowances have been made in the case of the dwellings on the 'executive schemes' to reflect an improved level of specification considered appropriate for these units.

Costs for the external works etc:

- These are density based following an assessment of plot size from density.
- Estate roads and footpaths; area and costs assessed from plot size; including kerbs, street lighting and road drainage. Rates and prices are from our cost data and published data.

- Work within curtilage is assessed based on areas derived from the plot size and include boundaries, parking areas, paving, grassed and planting areas. Rates and prices are from our cost data and published data.
- Drainage and incoming service supplies costs are assessed on a cost / dwelling basis and include plot drainage and an allowance for mains drainage, using typical costs. Allowance has been made for costs of surface water attenuation.
- Public Open space: costs are based on areas defined by Allerdale Borough Council SHLAA requirements. Works include allowances for grass and trees, with an allowance for capitalised simple future maintenance. Larger schemes also include allowance for play areas.
- Garages have been included on the following basis:
3 bedroom detached houses – single integral garage
4 bedroom detached houses – single detached garage

Costs for other matters:

- Preliminaries are costed on a cost per week for a construction period based on the sales rate.
- Fees for design, planning etc are based on percentage of the construction costs; the amount varies with the size of the development.
- Adjustment for costs to reflect the size of the development; large developments are more economic than small ones.
- Costs for abnormal works are included where noted within the cost sheets included in Appendix 1, based on the nature and history of the site.
- Contingencies are included at 5%
- As profit is included elsewhere within the viability appraisal, construction profit is therefore not included within construction costs
- Where specific site information is available or reasonably to be inferred from location or the like additional site specific costs have been included. These are detailed on the cost sheets for each site.

2.3 Costing Methodology – Flats

- Generally the principles are as for houses.
- Floor areas include common areas.
- Exclusions are as houses.

2.4 Outline Specification Assumed

We have assumed the following outline specification for the purposes of assessing the construction costs of the dwellings of standard specification.

Generally	
Building Regulations	All works will comply with the current Building Regulations in force.
NHBC	All works will comply with the current NHBC requirements (or similar) in force.
Code for Sustainable Homes	No allowance has been made for compliance with the Code for Sustainable Homes. Rainwater harvesting is also excluded.
Substructures	
Foundations (Normal)	Standard strip footings at nominally 1m deep have been assumed to the external walls and party walls.
Ground Floors	In situ concrete with insulation and screed over.
Superstructures	
Staircases	Standard timber stairs with timber balustrades. Concrete stairs to flats with timber or simple metal balustrades.
Upper Floors	Chipboard floor boarding on timber joists. Concrete floors to flats complying with acoustic and fire requirements of the Building Regulations.
External walls	Facing brick, with some detailing, externally; cavity fully filled with insulation, and insulating blockwork inner skin.
Roof	Pitched roof of 35 degree pitch with concrete tiles and trussed timber structure.
Roof Insulation	400mm fibreglass quilt at ceiling level.

Rainwater Installation	uPVC gutters and downpipes.
Windows	uPVC framed windows with double glazing.
External Doors	uPVC or similar front and rear doors.
Internal Walls and Partitions	Generally of studwork within dwellings, with insulation and plasterboard. Party walls in concrete blockwork to meet the acoustic and fire requirements of the Building Regulations
Internal Doors	Hollow core doors with timber veneer appearance and ironmongery, frames in softwood, gloss painted. Doors to and within flats will be fire rated in accordance with the Building Regulations.
Floor Finishes	No applied floor finishes; painted softwood skirtings. Plain contract carpet finish to common areas of flats.
Wall Finishes	Plasterboard dry lining with skim and emulsion paint finishes. Ceramic tiling included as splashbacks in bathrooms and in shower areas to 1.8m high.
Ceiling Finishes	Plasterboard with skim and emulsion paint finish.
Fittings	Kitchen fittings of medium to basic quality; no white goods or appliances.
Sanitary Fittings	Bath in white acrylic, WCs and wash basins in white ceramic with taps, wastes etc.
Plumbing Installation	Soil and waste pipework in uPVC generally boxed in. Hot and cold water pipework in plastic pipework with insulation.
Heating Installation	Gas fired high efficiency combination condensing boiler with radiators, controls etc.
Electrical Installation	Wiring for power and lighting. Switches and socket outlets in white plastic. All fittings with Low energy lamps. No decorative fittings included. Smoke detectors included.
TV Aerial Installation	Cable points in Living Room and Main bedroom; containment to roof space or aerial point. No aerial included.
Telephone Installation	Conduit installation to points in Living Room and Main Bedroom to all units.
Externally	
House Drives	Black tarmacadam on suitable base and sub-base.
Paving	Pre-cast concrete flags on compacted granular fill generally.
Grassed Areas	Topsoil with grass seed generally (turf to front gardens). Topsoil thickness 150mm
Fencing – Rear	In treated softwood 1800 high to rear boundaries and 1500 high to side boundaries
Fencing – Front	None; open plan assumed throughout
Roads and Footpaths	Adopted roads to adoption standards in black tarmacadam with street lighting, concrete kerbs and road drainage. Footpaths in precast concrete flags to adoptable standards. Roads to courts and parking areas and access to flats assumed to be non-adopted but to similar specification to adopted roads.
Drainage	Drainage in UPVC pipework with inspection chambers and manholes. Collector drains and drains beyond curtilage are to be adopted. Allowance for surface water attenuation has been made. General further SUDS requirements will be met using the Public Open Space.
Incoming Services	Service supplies for: <ul style="list-style-type: none"> • Gas • Electricity • Water • Telephone/Broadband

Table 2 – Specification Details

3 NON-RESIDENTIAL DEVELOPMENTS

3.1 Range of Developments

A number of different non-residential development types have been costed, as shown in the table below:

Type	Floor area (ft2)	Floor area (m2)	Site areas (m2)
Offices	5,000 ft2	464 m2	929 m2
Offices	20,000 ft2	1,857 m2	3,716 m2
Industrial B2/B8	5,000 ft2	465 m2	929 m2
Industrial B2/B8	20,000 ft2	1,858 m2	3,716 m2
Industrial B2/B8	50,000 ft2	4,645 m2	9,290 m2
Industrial B2/B8	100,000 ft2	9,290 m2	18,580 m2
Industrial B2/B8	300,000 ft2	27,871 m2	55,740 m2
Retail	3,000 ft2	279 m2	611 m2
Retail	10,000 ft2	929 m2	2,037 m2
Retail	30,000 ft2	2,786 m2	6,112 m2
Hotel	25,000 ft2	2,322 m2	2,750 m2

Table 3 – Non-Residential Developments – Areas of Buildings and Sites

The costs for each of these developments are given in tabulated form in **Appendix B**.

3.2 Costing Methodology

Costs for the buildings:

- Normal substructures and superstructures based on costs per m2 from BCIS for buildings of the same type and comparable size. BCIS data have been adjusted for location and brought up to date.

•

Costs for the external works etc:

- Areas based on parking requirements with allowances for circulation and landscaped areas, footpaths etc.

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Costs for other matters:

- Preliminaries are costed within the costs per m2 derived from BCIS published cost data for the buildings.
- Fees for design, planning etc are based on a percentage of the construction costs
- Contingencies will be included at 5%
- Construction profit is included within the costs
- Abnormal works will be included on the basis of cost/m2 of the building or cost/m2 of the site. These would include allowance for poor ground conditions or similar.

4 CONTINGENCIES

WYG have included within the costs for all schemes, whether residential or non-residential, an allowance for unknowns and risk in the amount of 5% which we consider is reasonable.

APPENDIX A – Summaries of Costs for Specific Residential Sites

Allerdale Council - Costs for Community Infrastructure Levy EVA

Stainburn House Farm (1/WOR/053/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	11 Nr	65 m2	£ 694 /m2	£45,122	£496,343	
2 Bed Semi	8 Nr	65 m2	£ 747 /m2	£48,606	£388,844	
3 Bed Semi	10 Nr	93 m2	£ 724 /m2	£67,238	£672,376	
3 Bed Detached	36 Nr	93 m2	£ 777 /m2	£72,214	£2,599,700	
4 Bed Detached	65 Nr	125 m2	£ 756 /m2	£94,833	£6,164,133	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	130 Nr	13661 m2			£10,321,396	£79,395
Average m2/unit		105 m2				
External works within curtilages					£663,768	£5,106
Garages					£775,442	£5,965
External works out side curtilages					£1,056,980	£8,131
Drainage (Incl Attenuation)					£825,892	£6,353
Incoming Services (incl Substation)					£607,274	£4,671
Abnormals						
Substation					£62,284	£479
Costs for levels (Slight slopes)					£80,970	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 15200m2 - 25.0% of total area					£284,017	£2,185
Play areas 1 Nr					£37,371	£287
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£376,800	£2,898
Preliminaries (Sales Rate - 3/m)		206 weeks			£1,662,278	£12,787
Update from January 2017		5.03%			£842,750	£6,483
TOTAL					£17,597,222	£135,363
Fees		5.00%			£879,861	£6,768
Contingencies		5.00%			£923,854	£7,107
Less: Profit and Overhead reduction		6.00%			-£1,164,056	-£8,954
					£18,236,881	£140,284

OVERALL COST	£18,236,881	
Cost per dwelling	£140,284	£140,284
Cost per m2	£ 1,335 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Stainburn House Farm (1/WOR/053/R)

19 September 2018

Site Specific works

Demolition of farm buildings	Item		£35,000
Overhead power cables; assumed POS can be designed so that housing avoids these			£0
Contamination ; minor allowance for agricultural contamination			£20,000
High risk coal area (cost is an unassessed allowance)	35 Nr	£5,000	£175,000
Allowance for flood constraints (south end of site; unassessed allowance to assumed 15% of site)	9120 m2	£ 15 /m2	£136,800
Stone wall to frontage			£10,000
Buffer zones assumed in POS			

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£376,800**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Former Southfield School 3/WOR/084/R

19 September 2018

Residential development - Cost details

Brownfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	7 Nr	65 m2	£ 694 /m2	£45,122	£315,855	
2 Bed Semi	6 Nr	65 m2	£ 747 /m2	£48,606	£291,633	
3 Bed Semi	18 Nr	93 m2	£ 724 /m2	£67,238	£1,210,277	
3 Bed Detached	11 Nr	93 m2	£ 777 /m2	£72,214	£794,353	
4 Bed Detached	23 Nr	125 m2	£ 756 /m2	£94,833	£2,181,155	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	65 Nr	6424 m2			£4,793,272	£73,743
Average m2/unit		99 m2				
External works within curtilages					£315,904	£4,860
Garages					£266,266	£4,096
External works out side curtilages					£494,976	£7,615
Drainage (Incl Attenuation)					£412,946	£6,353
Incoming Services (excl Substation)					£303,637	£4,671
Abnormals						
Substation					£62,284	£958
Costs for levels (Slight slopes)					£40,485	£623
Poor ground (Vibro-compaction)					£160,051	£2,462
Extra clearance (Major demolition)					£233,567	£3,593
Contamination (None)					£0	£0
Public Open space - 5000m2 - 20.0% of total area					£93,427	£1,437
Play areas 1 Nr					£37,371	£575
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£122,500	£1,885
Preliminaries (Sales Rate - 2/m)		159 weeks			£733,192	£11,280
Update from January 2017		5.03%			£322,059	£4,955
TOTAL					£8,391,937	£129,107
Fees			6.00%		£503,516	£7,746
Contingencies			5.00%		£444,773	£6,843
Less: Profit and Overhead reduction			6.00%		-£560,414	-£8,622
					<u>£8,779,812</u>	<u>£135,074</u>

OVERALL COST	£8,779,812	
Cost per dwelling	£135,074	£135,074
Cost per m2	£ 1,367 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Former Southfield School 3/WOR/084/R

19 September 2018

Site Specific works

Allowance for removal of undemolished foundations	£30,000
Allowance for the construction cost of alternative sports field	£75,000
Protection of gas pipeline	£7,500
Minor flooding	£10,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£122,500**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land opposite Yearl Rise, Seaton (1/WOR/064/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	12 Nr	65 m2	£ 694 /m2	£45,122	£541,465	
2 Bed Semi	10 Nr	65 m2	£ 747 /m2	£48,606	£486,055	
3 Bed Semi	14 Nr	93 m2	£ 724 /m2	£67,238	£941,327	
3 Bed Detached	39 Nr	93 m2	£ 777 /m2	£72,214	£2,816,342	
4 Bed Detached	75 Nr	125 m2	£ 756 /m2	£94,833	£7,112,461	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	150 Nr	15761 m2			£11,897,650	£79,318
Average m2/unit		105 m2				
External works within curtilages					£765,993	£5,107
Garages					£882,883	£5,886
External works out side curtilages					£1,219,993	£8,133
Drainage (Incl Attenuation)					£952,953	£6,353
Incoming Services (incl Substation)					£700,700	£4,671
Abnormals						
Substation					£62,284	£415
Costs for levels (Medium slopes)					£186,853	£1,246
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 17550m2 - 25.0% of total area					£327,928	£2,186
Play areas 2 Nr					£74,741	£498
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£102,500	£683
Preliminaries (Sales Rate - 3/m)			235 weeks		£1,895,628	£12,638
Update from January 2017			5.03%		£704,985	£4,700
TOTAL					£19,775,091	£131,834
Fees			5.00%		£988,755	£6,592
Contingencies			5.00%		£1,038,192	£6,921
Less: Profit and Overhead reduction			6.00%		-£1,308,122	-£8,721
					<u>£20,493,916</u>	<u>£136,626</u>

OVERALL COST	£20,493,916	
Cost per dwelling	£136,626	£136,626
Cost per m2	£ 1,300 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land opposite Yearl Rise, Seaton (1/WOR/064/R)

19 September 2018

Site Specific works

Allowance for acoustic measures to assumed 50% of dwellings	75 Nr	£900	£67,500
Allowance for diversion of overhead electric cables	Item		£15,000
Allowance for emergency vehilce access	Item		£20,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£102,500**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land adj Main Road, Harrington (1/WOR/056/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	13 Nr	65 m2	£ 694 /m2	£45,122	£586,587	
2 Bed Semi	10 Nr	65 m2	£ 747 /m2	£48,606	£486,055	
3 Bed Semi	34 Nr	93 m2	£ 724 /m2	£67,238	£2,286,079	
3 Bed Detached	18 Nr	93 m2	£ 777 /m2	£72,214	£1,299,850	
4 Bed Detached	40 Nr	125 m2	£ 756 /m2	£94,833	£3,793,312	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	115 Nr	11343 m2			£8,451,884	£73,495
Average m2/unit		99 m2				
External works within curtilages					£558,254	£4,854
Garages					£457,791	£3,981
External works out side curtilages					£874,060	£7,601
Drainage (Incl Attenuation)					£730,597	£6,353
Incoming Services (incl Substation)					£537,204	£4,671
Abnormals						
Substation					£62,284	£542
Costs for levels (Slight slopes)					£71,627	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 11750m2 - 25.0% of total area					£219,553	£1,909
Play areas 2 Nr					£74,741	£650
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£0	£0
Preliminaries (Sales Rate - 3/m)			184 weeks		£1,062,333	£9,238
Update from January 2017			5.03%		£456,898	£3,973
TOTAL					£13,557,227	£117,889
Fees			5.00%		£677,861	£5,894
Contingencies			5.00%		£711,754	£6,189
Less: Profit and Overhead reduction			6.00%		-£896,811	-£7,798
					£14,050,032	£122,174
OVERALL COST					£14,050,032	
Cost per dwelling					£122,174	£122,174
Cost per m2					£ 1,239 /m2	
Non - Residential Developments - See following sheet					£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land adj Main Road, Harrington (1/WOR/056/R)

19 September 2018

Site Specific works

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0

Allerdale Council - Costs for Community Infrastructure Levy EVA

LAND ADJACENT TO WHITECROFT ((1/MAR/017/A/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	35 Nr	65 m2	£ 694 /m2	£45,122	£1,579,274	
2 Bed Semi	25 Nr	65 m2	£ 747 /m2	£48,606	£1,215,138	
3 Bed Semi	85 Nr	93 m2	£ 724 /m2	£67,238	£5,715,197	
3 Bed Detached	50 Nr	93 m2	£ 777 /m2	£72,214	£3,610,695	
4 Bed Detached	105 Nr	125 m2	£ 756 /m2	£94,833	£9,957,445	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	300 Nr	29613 m2			£22,077,749	£73,592
Average m2/unit		99 m2				
External works within curtilages					£1,494,891	£4,983
Garages					£1,214,547	£4,048
External works out side curtilages					£2,377,492	£7,925
Drainage (Incl Attenuation)					£1,905,905	£6,353
Incoming Services (incl Substation)					£1,401,401	£4,671
Abnormals						
Substation					£124,569	£415
Costs for levels (Slight slopes)					£186,853	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 33325m2 - 25.0% of total area					£622,689	£2,076
Play areas 2 Nr					£74,741	£249
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£370,000	£1,233
Preliminaries (Sales Rate - 3/m)			451 weeks		£3,645,749	£12,152
Update from January 2017			5.03%		£1,318,946	£4,396
TOTAL					£36,815,532	£122,718
Fees			4.50%		£1,656,699	£5,522
Contingencies			5.00%		£1,923,612	£6,412
Less: Profit and Overhead reduction			6.00%		-£2,423,751	-£8,079
					£37,972,092	£126,574
OVERALL COST					£37,972,092	
Cost per dwelling					£126,574	£126,574
Cost per m2					£ 1,282 /m2	
Non - Residential Developments - See following sheet					£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

LAND ADJACENT TO WHITECROFT ((1/MAR/017/A/R)

19 September 2018

Site Specific works

Allowance for flood alleviation measures (part of site)		£300,000
Demolition of farm buildings		£50,000
Allowance for emergency vehilce access	Item	£20,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£370,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Maryport Marina (1/MAR/013/R)

19 September 2018

Residential development - Cost details

Brownfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
3 Bed terrace (3f)		93 m2	£ 700 /m2	£65,048		£0
3 Bed Semi (3f)		93 m2	£ 754 /m2	£70,025		£0
3 Bed Semi		93 m2	£ 724 /m2	£67,238		£0
3 Bed Detached		93 m2	£ 777 /m2	£72,214		£0
4 Bed Detached		125 m2	£ 756 /m2	£94,833		£0
1 bed flats	10 Nr	55 m2	£ 756 /m2	£41,444	£414,437	
2 Bed flat	10 Nr	71 m2	£ 960 /m2	£68,160	£681,600	
Totals	20 Nr	1258 m2			£1,096,037	£54,802
Average m2/unit		63 m2				
External works within curtilages					£74,356	£3,718
Garages					£0	£0
External works out side curtilages					£122,173	£6,109
Drainage (Incl Attenuation)					£127,060	£6,353
Incoming Services (excl Substation)					£93,427	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Level)					£0	£0
Poor ground (Increased foundation depth)					£18,806	£940
Extra clearance (Slabs + some demolition)					£16,443	£822
Contamination (None)					£0	£0
Public Open space - 440m2 - 10.0% of total area					£8,222	£411
Play areas 0 Nr					£0	£0
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£50,000	£2,500
Preliminaries (Sales Rate - 2/m)			61 weeks		£226,528	£11,326
Update from January 2017			5.03%		£72,442	£3,622
TOTAL					£1,905,494	£95,275
Fees			8.00%		£152,440	£7,622
Contingencies			5.00%		£102,897	£5,145
Less: Profit and Overhead reduction			6.00%		-£129,650	-£6,482
					<u>£2,031,180</u>	<u>£101,559</u>

OVERALL COST	£2,031,180	
Cost per dwelling	£101,559	£101,559
Cost per m2	£ 1,614 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Maryport Marina (1/MAR/013/R)

19 September 2018

Site Specific works

Allowance for unknown abnormalities /ground obstructions			None included
Allowance for removal of electrical installation			£10,000
Allowance for use of special materials (render, slate and glass) e	20 Nr	£2,000	£40,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£50,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Off Station Rd A Rugby Club (4/ASP/004/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	6 Nr	65 m2	£ 694 /m2	£45,122	£270,733	
2 Bed Semi	6 Nr	65 m2	£ 747 /m2	£48,606	£291,633	
3 Bed Semi	12 Nr	93 m2	£ 724 /m2	£67,238	£806,851	
3 Bed Detached	15 Nr	93 m2	£ 777 /m2	£72,214	£1,083,208	
4 Bed Detached	21 Nr	125 m2	£ 756 /m2	£94,833	£1,991,489	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	60 Nr	5923 m2			£4,443,915	£74,065
Average m2/unit		99 m2				
External works within curtilages					£299,002	£4,983
Garages					£266,266	£4,438
External works out side curtilages					£475,558	£7,926
Drainage (Incl Attenuation)					£381,181	£6,353
Incoming Services (excl Substation)					£280,280	£4,671
Abnormals						
Substation					£62,284	£1,038
Costs for levels (Slight slopes)					£37,371	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 5000m2 - 20.0% of total area					£93,427	£1,557
Play areas 1 Nr					£37,371	£623
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£5,000	£83
Preliminaries (Sales Rate - 2.5/m)		122 weeks			£703,975	£11,733
Update from January 2017		5.03%			£259,656	£4,328
TOTAL					£7,345,285	£122,421
Fees		6.00%			£440,717	£7,345
Contingencies		5.00%			£389,300	£6,488
Less: Profit and Overhead reduction		6.00%			-£490,518	-£8,175
					£7,684,784	£128,080

OVERALL COST	£7,684,784	
Cost per dwelling	£128,080	£128,080
Cost per m2	£ 1,298 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Off Station Rd A Rugby Club (4/ASP/004/R)

19 September 2018

Site Specific works

Allowance for Station Road pedestrian crossing	Item	£5,000
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All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£5,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land off Noble Croft (1/ASP/006A/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	12 Nr	65 m2	£ 694 /m2	£45,122	£541,465	
2 Bed Semi	8 Nr	65 m2	£ 747 /m2	£48,606	£388,844	
3 Bed Semi	28 Nr	93 m2	£ 724 /m2	£67,238	£1,882,653	
3 Bed Detached	17 Nr	93 m2	£ 777 /m2	£72,214	£1,227,636	
4 Bed Detached	35 Nr	125 m2	£ 756 /m2	£94,833	£3,319,148	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	100 Nr	9871 m2			£7,359,747	£73,597
Average m2/unit		99 m2				
External works within curtilages					£498,178	£4,982
Garages					£406,406	£4,064
External works out side curtilages					£792,200	£7,922
Drainage (Incl Attenuation)					£635,302	£6,353
Incoming Services (incl Substation)					£467,134	£4,671
Abnormals						
Substation					£62,284	£623
Costs for levels (Slight slopes)					£62,284	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 11100m2 - 25.0% of total area					£207,407	£2,074
Play areas 1 Nr					£37,371	£374
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£40,000	£400
Preliminaries (Sales Rate - 2.5/m)		191 weeks			£1,104,003	£11,040
Update from January 2017		5.03%			£423,885	£4,239
TOTAL					£12,096,201	£120,962
Fees		5.00%			£604,810	£6,048
Contingencies		5.00%			£635,051	£6,351
Less: Profit and Overhead reduction		6.00%			-£800,164	-£8,002
					<u>£12,535,898</u>	<u>£125,359</u>

OVERALL COST	£12,535,898	
Cost per dwelling	£125,359	£125,359
Cost per m2	£ 1,270 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land off Noble Croft (1/ASP/006A/R)

19 September 2018

Site Specific works

Formation of visibility splay	Item	£35,000
Protection of ecological features	Item	£5,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£40,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Off Station Rd B (4/ASP/014/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	2 Nr	65 m2	£ 694 /m2	£45,122	£90,244	
2 Bed Semi	2 Nr	65 m2	£ 747 /m2	£48,606	£97,211	
3 Bed Semi	6 Nr	93 m2	£ 724 /m2	£67,238	£403,426	
3 Bed Detached	3 Nr	93 m2	£ 777 /m2	£72,214	£216,642	
4 Bed Detached	7 Nr	125 m2	£ 756 /m2	£94,833	£663,830	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	20 Nr	1974 m2			£1,471,352	£73,568
Average m2/unit		99 m2				
External works within curtilages					£99,636	£4,982
Garages					£79,413	£3,971
External works out side curtilages					£158,440	£7,922
Drainage (Incl Attenuation)					£127,060	£6,353
Incoming Services (excl Substation)					£93,427	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£12,457	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 740m2 - 10.0% of total area					£13,827	£691
Play areas 0 Nr					£0	£0
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£26,000	£1,300
Preliminaries (Sales Rate - 2/m)			61 weeks		£226,528	£11,326
Update from January 2017			5.03%		£82,248	£4,112
TOTAL					£2,390,388	£119,519
Fees			8.00%		£191,231	£9,562
Contingencies			5.00%		£129,081	£6,454
Less: Profit and Overhead reduction			6.00%		-£162,642	-£8,132
					£2,548,058	£127,403

OVERALL COST	£2,548,058	
Cost per dwelling	£127,403	£127,403
Cost per m2	£ 1,291 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Off Station Rd B (4/ASP/014/R)

19 September 2018

Site Specific works

Rebuild stone wall to site frontage	130 m	£ 200 /m	£26,000
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All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£26,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Off Brayton Road (4/ASP/003/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	2 Nr	65 m2	£ 694 /m2	£45,122	£90,244	
2 Bed Semi		65 m2	£ 747 /m2	£48,606	£0	
3 Bed Semi	4 Nr	93 m2	£ 724 /m2	£67,238	£268,950	
3 Bed Detached	1 Nr	93 m2	£ 777 /m2	£72,214	£72,214	
4 Bed Detached	3 Nr	125 m2	£ 756 /m2	£94,833	£284,498	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	10 Nr	971 m2			£715,907	£71,591
Average m2/unit		97 m2				
External works within curtilages					£49,818	£4,982
Garages					£32,699	£3,270
External works out side curtilages					£79,220	£7,922
Drainage (Incl Attenuation)					£63,530	£6,353
Incoming Services (excl Substation)					£46,713	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£6,228	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 370m2 - 10.0% of total area					£6,914	£691
Play areas 0 Nr					£0	£0
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£24,000	£2,400
Preliminaries (Sales Rate - 2/m)			40 weeks		£146,523	£14,652
Update from January 2017			5.03%		£44,786	£4,479
TOTAL					£1,216,338	£121,634
Fees			8.00%		£97,307	£9,731
Contingencies			5.00%		£65,682	£6,568
Less: Profit and Overhead reduction			6.00%		-£82,760	-£8,276
					£1,296,568	£129,657

OVERALL COST	£1,296,568	
Cost per dwelling	£129,657	£129,657
Cost per m2	£ 1,336 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Off Brayton Road (4/ASP/003/R)

19 September 2018

Site Specific works

New footpath to road frontage	96 m	£ 250 /m	£24,000
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All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£24,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Off Syke Road (4/WIG/034/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	3 Nr	65 m2	£ 694 /m2	£45,122	£135,366	
2 Bed Semi	2 Nr	65 m2	£ 747 /m2	£48,606	£97,211	
3 Bed Semi	8 Nr	93 m2	£ 724 /m2	£67,238	£537,901	
3 Bed Detached	3 Nr	93 m2	£ 777 /m2	£72,214	£216,642	
4 Bed Detached	9 Nr	125 m2	£ 756 /m2	£94,833	£853,495	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	25 Nr	2476 m2			£1,840,615	£73,625
Average m2/unit		99 m2				
External works within curtilages					£124,759	£4,990
Garages					£98,098	£3,924
External works out side curtilages					£198,585	£7,943
Drainage (Incl Attenuation)					£158,825	£6,353
Incoming Services (excl Substation)					£116,783	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£15,571	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 930m2 - 10.0% of total area					£17,377	£695
Play areas 0 Nr					£37,371	£1,495
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£28,750	£1,150
Preliminaries (Sales Rate - 2/m)			72 weeks		£333,164	£13,327
Update from January 2017			5.03%		£110,998	£4,440
TOTAL					£3,080,897	£123,236
Fees			7.00%		£215,663	£8,627
Contingencies			5.00%		£164,828	£6,593
Less: Profit and Overhead reduction			6.00%		-£207,683	-£8,307
					<u>£3,253,704</u>	<u>£130,148</u>

OVERALL COST	£3,253,704	
Cost per dwelling	£130,148	£130,148
Cost per m2	£ 1,314 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Off Syke Road (4/WIG/034/R)

19 September 2018

Site Specific works

New footpath to road frontage	115 m	£ 250 /m	£28,750
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All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£28,750**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Rose Farm, Broughton (1/BRN/)&/R

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost	Costs/dwg
2 Bed terrace	4 Nr	65 m2	£ 694 /m2	£45,122	£180,488
2 Bed Semi	4 Nr	65 m2	£ 747 /m2	£48,606	£194,422
3 Bed Semi	8 Nr	93 m2	£ 724 /m2	£67,238	£537,901
3 Bed Detached	11 Nr	93 m2	£ 777 /m2	£72,214	£794,353
4 Bed Detached	28 Nr	125 m2	£ 756 /m2	£94,833	£2,655,319
1 bed flats		55 m2	£ 756 /m2	£41,444	£0
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0
Totals	55 Nr	5797 m2			£4,362,483
Average m2/unit		105 m2			£79,318
External works within curtilages					£275,658
Garages					£312,980
External works out side curtilages					£434,340
Drainage (Incl Attenuation)					£349,416
Incoming Services (excl Substation)					£256,923
Abnormals					
Substation					£62,284
Costs for levels (Slight slopes)					£13,703
Poor ground (None)					£0
Extra clearance (None)					£0
Contamination (None)					£0
Public Open space - 4550m2 - 20.0% of total area					£85,018
Play areas 1 Nr					£37,371
Allowance for special site access (simple - no extra cost)					£0
Site Specific works - see following sheet					£104,375
Preliminaries (Sales Rate - 3/m)			97 weeks		£562,298
Update from January 2017			5.03%		£245,173
TOTAL					£7,102,022
Fees			6.00%		£426,121
Contingencies			5.00%		£376,407
Less: Profit and Overhead reduction			6.00%		-£474,273
					£7,430,277

£129,128

OVERALL COST	£7,430,277	
Cost per dwelling	£135,096	£135,096
Cost per m2	£ 1,282 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Rose Farm, Broughton (1/BRN/))&/R)

19 September 2018

Site Specific works

Provision of pedestrian links to public footpath	Item		£5,000
Allowance for demolition of farm buildings	2975 m2	£ 25.00 /m2	£74,375
Allowance for clearance of hard surfaces etc	Item		£25,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works

£104,375

Non-residential Developments

Total of non-residential developments

£0

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land at West of Story's Site, Matty Lonning (4/THU/017/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	4 Nr	65 m2	£ 694 /m2	£45,122	£180,488	
2 Bed Semi	2 Nr	65 m2	£ 747 /m2	£48,606	£97,211	
3 Bed Semi		93 m2	£ 724 /m2	£67,238	£0	
3 Bed Detached	14 Nr	93 m2	£ 777 /m2	£72,214	£1,010,995	
4 Bed Detached	20 Nr	125 m2	£ 756 /m2	£94,833	£1,896,656	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	40 Nr	4199 m2			£3,185,350	£79,634
Average m2/unit		105 m2				
External works within curtilages					£204,096	£5,102
Garages					£252,252	£6,306
External works out side curtilages					£325,158	£8,129
Drainage (Incl Attenuation)					£254,121	£6,353
Incoming Services (excl Substation)					£186,853	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£9,966	£249
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 2475m2 - 15.0% of total area					£46,246	£1,156
Play areas 1 Nr					£37,371	£934
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£0	£0
Preliminaries (Sales Rate - 3/m)			76 weeks		£437,290	£10,932
Update from January 2017			5.03%		£172,338	£4,308
TOTAL					£5,111,040	£127,776
Fees			7.00%		£357,773	£8,944
Contingencies			5.00%		£273,441	£6,836
Less: Profit and Overhead reduction			6.00%		-£344,535	-£8,613
					£5,397,718	£134,943

OVERALL COST	£5,397,718	
Cost per dwelling	£134,943	£134,943
Cost per m2	£ 1,285 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land at West of Story's Site, Matty Lonning (4/THU/017/R)

19 September 2018

Site Specific works

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0

Allerdale costs for Community Infrastructure Levy EVA

Land Rear Bank House (1/PRO/001/A/R)

19/09/2018

8 August 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost	Costs/dwg
2 Bed terrace	3 Nr	65 m2	£ 694 /m2	£45,122	£135,366
2 Bed Semi	2 Nr	65 m2	£ 747 /m2	£48,606	£97,211
3 Bed Semi	8 Nr	93 m2	£ 724 /m2	£67,238	£537,901
3 Bed Detached	3 Nr	93 m2	£ 777 /m2	£72,214	£216,642
4 Bed Detached	9 Nr	125 m2	£ 756 /m2	£94,833	£853,495
1 bed flats		55 m2	£ 756 /m2	£41,444	£0
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0
Totals	25 Nr	2476 m2			£1,840,615
Average m2/unit		99 m2			£73,625
External works within curtilages					£124,759
Garages					£98,098
External works out side curtilages					£198,585
Drainage (Incl Attenuation)					£158,825
Incoming Services (excl Substation)					£116,783
Abnormals					
Substation					£0
Costs for levels (Slight slopes)					£6,228
Poor ground (None)					£0
Extra clearance (None)					£0
Contamination (None)					£0
Public Open space - 930m2 - 10.0% of total area					£17,377
Play areas 1 Nr					£37,371
Allowance for special site access (simple - no extra cost)					£0
Site Specific works - see following sheet					£13,950
Preliminaries (Sales Rate - 2/m)		72 weeks			£333,164
Update from January 2017			5.03%		£108,625
TOTAL					£0
					£2,945,756
					£122,175
Fees			7.00%		£206,203
Contingencies			5.00%		£157,598
Less: Profit and Overhead reduction			6.00%		-£198,573
					£3,110,984
					£128,784

OVERALL COST	£3,110,984	
Cost per dwelling	£124,439	£128,784
Cost per m2	£ 1,257 /m2	
Non - Residential Developments - See following sheet		£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale costs for Community Infrastructure Levy EVA

Land Rear Bank House (1/PRO/001/A/R)

19/09/2018

8 August 2018

Site Specific works

Allowance for removal/diversion of OH electric supplies to site	93 m	£150	£13,950
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All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works

£13,950

Non-residential Developments

Total of non-residential developments

£0

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Rear of Marona (1/FLI/014/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	2 Nr	65 m2	£ 694 /m2	£45,122	£90,244	
2 Bed Semi		65 m2	£ 747 /m2	£48,606	£0	
3 Bed Semi	4 Nr	93 m2	£ 724 /m2	£67,238	£268,950	
3 Bed Detached	1 Nr	93 m2	£ 777 /m2	£72,214	£72,214	
4 Bed Detached	3 Nr	125 m2	£ 756 /m2	£94,833	£284,498	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	10 Nr	971 m2			£715,907	£71,591
Average m2/unit		97 m2				
External works within curtilages					£49,818	£4,982
Garages					£32,699	£3,270
External works out side curtilages					£79,220	£7,922
Drainage (Incl Attenuation)					£63,530	£6,353
Incoming Services (excl Substation)					£46,713	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£2,491	£249
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 370m2 - 10.0% of total area					£6,914	£691
Play areas 0 Nr					£0	£0
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£0	£0
Preliminaries (Sales Rate - 2/m)			40 weeks		£146,523	£14,652
Update from January 2017			5.03%		£42,059	£4,206
TOTAL					£1,185,875	£118,587
Fees			8.00%		£94,870	£9,487
Contingencies			5.00%		£64,037	£6,404
Less: Profit and Overhead reduction			6.00%		-£80,687	-£8,069
					<u>£1,264,095</u>	<u>£126,410</u>

OVERALL COST	£1,264,095	
Cost per dwelling	£126,410	£126,410
Cost per m2	£ 1,302 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land Rear of Marona (1/FLI/014/R)

19 September 2018

Site Specific works

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works

£0

Non-residential Developments

Total of non-residential developments

£0

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land at Abbey Road (1/ABB/008/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost	Costs/dwg
2 Bed terrace	1 Nr	65 m2	£ 694 /m2	£45,122	£45,122
2 Bed Semi	2 Nr	65 m2	£ 747 /m2	£48,606	£97,211
3 Bed Semi	4 Nr	93 m2	£ 724 /m2	£67,238	£268,950
3 Bed Detached	3 Nr	93 m2	£ 777 /m2	£72,214	£216,642
4 Bed Detached	5 Nr	125 m2	£ 756 /m2	£94,833	£474,164
1 bed flats		55 m2	£ 756 /m2	£41,444	£0
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0
Totals	15 Nr	1473 m2			£1,102,089
Average m2/unit		98 m2			£73,473
External works within curtilages					£74,941
Garages					£60,727
External works out side curtilages					£119,364
Drainage (Incl Attenuation)					£95,295
Incoming Services (excl Substation)					£70,070
Abnormals					
Substation					£0
Costs for levels (Slight slopes)					£3,737
Poor ground (None)					£0
Extra clearance (None)					£0
Contamination (None)					£0
Public Open space - 560m2 - 10.0% of total area					£10,464
Play areas 0 Nr					£0
Allowance for special site access (simple - no extra cost)					£0
Site Specific works - see following sheet					£27,500
Preliminaries (Sales Rate - 2/m)			51 weeks		£186,526
Update from January 2017			5.03%		£63,754
TOTAL					£1,814,468
Fees			8.00%		£145,157
Contingencies			5.00%		£97,981
Less: Profit and Overhead reduction			6.00%		-£123,456
					£1,934,150
OVERALL COST					£1,934,150
Cost per dwelling					£128,943
Cost per m2					£ 1,314 /m2
Non - Residential Developments - See following sheet					£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land at Abbey Road (1/ABB/008/R)

19 September 2018

Site Specific works

Extended site entrance	25 m	£ 1,100 /m	£27,500
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All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£27,500**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land adj to Wheatsheaf Inn (1/ABB/002A/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	3 Nr	65 m2	£ 694 /m2	£45,122	£135,366	
2 Bed Semi	4 Nr	65 m2	£ 747 /m2	£48,606	£194,422	
3 Bed Semi	10 Nr	93 m2	£ 724 /m2	£67,238	£672,376	
3 Bed Detached	6 Nr	93 m2	£ 777 /m2	£72,214	£433,283	
4 Bed Detached	12 Nr	125 m2	£ 756 /m2	£94,833	£1,137,994	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	35 Nr	3447 m2			£2,573,442	£73,527
Average m2/unit		98 m2				
External works within curtilages					£174,314	£4,980
Garages					£140,140	£4,004
External works out side curtilages					£277,151	£7,919
Drainage (Incl Attenuation)					£222,356	£6,353
Incoming Services (excl Substation)					£163,497	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£8,720	£249
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 2055m2 - 15.0% of total area					£38,398	£1,097
Play areas 1 Nr					£37,371	£1,068
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£64,500	£1,843
Preliminaries (Sales Rate - 2/m)			94 weeks		£433,171	£12,376
Update from January 2017			5.03%		£153,296	£4,380
TOTAL					£4,286,355	£122,467
Fees			7.00%		£300,045	£8,573
Contingencies			5.00%		£229,320	£6,552
Less: Profit and Overhead reduction			6.00%		-£288,943	-£8,256
					£4,526,777	£129,336
OVERALL COST					£4,526,777	
Cost per dwelling					£129,336	£129,336
Cost per m2					£ 1,313 /m2	
Non - Residential Developments - See following sheet					£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land adj to Wheatsheaf Inn (1/ABB/002A/R)

19 September 2018

Site Specific works

Repair stone wall to site frontage	120 m	£ 150 /m	£18,000
Allowance for improved elevational materials to 30% of units	11 Nr	£3,000	£31,500
Allowance for special pl;ution measures	Item		£15,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works

£64,500

Non-residential Developments

Total of non-residential developments

£0

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land off Main road, Abbeytown (4/ABB/007/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace		65 m2	£ 694 /m2	£45,122		£0
2 Bed Semi	2 Nr	65 m2	£ 747 /m2	£48,606		£97,211
3 Bed Semi		93 m2	£ 724 /m2	£67,238		£0
3 Bed Detached	2 Nr	93 m2	£ 777 /m2	£72,214		£144,428
4 Bed Detached	1 Nr	125 m2	£ 756 /m2	£94,833		£94,833
1 bed flats		55 m2	£ 756 /m2	£41,444		£0
2 Bed flat		71 m2	£ 807 /m2	£57,312		£0
Totals	5 Nr	441 m2			£336,472	£67,294
Average m2/unit		88 m2				

External works within curtilages					£24,387	£4,877
Garages					£18,685	£3,737
External works out side curtilages					£40,142	£8,028
Drainage (Incl Attenuation)					£31,765	£6,353
Incoming Services (excl Substation)					£23,357	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£1,246	£249
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 190m2 - 10.0% of total area					£3,550	£710
Play areas 0 Nr					£0	£0
Allowance for special site access (simple - no extra cost)					£0	£0

Site Specific works - see following sheet £18,720 £3,744

Preliminaries (Sales Rate - 2/m) 29 weeks £83,219 £16,644

Update from January 2017 5.03% £24,088 £4,818

TOTAL **£605,630 £121,126**

Fees	9.00%	£54,507	£10,901
Contingencies	5.00%	£33,007	£6,601
Less: Profit and Overhead reduction	6.00%	-£41,589	-£8,318
		<u>£651,555</u>	<u>£130,311</u>

OVERALL COST	£651,555	
Cost per dwelling	£130,311	£130,311
Cost per m2	£ 1,476 /m2	

Non - Residential Developments - See following sheet	£0
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Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land off Main road, Abbeytown (4/ABB/007/R)

19 September 2018

Site Specific works

Repair stone wall to site frontage	72 m	£ 150 /m	£10,800
Footpath to site frontage	72 m	£ 110 /m	£7,920

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works

£18,720

Non-residential Developments

Total of non-residential developments

£0

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land adj Meadowlands (4/BRM/010/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost	Costs/dwg
2 Bed terrace	1 Nr	65 m2	£ 694 /m2	£45,122	£45,122
2 Bed Semi	4 Nr	65 m2	£ 747 /m2	£48,606	£194,422
3 Bed Semi	6 Nr	93 m2	£ 724 /m2	£67,238	£403,426
3 Bed Detached	5 Nr	93 m2	£ 777 /m2	£72,214	£361,069
4 Bed Detached	9 Nr	125 m2	£ 756 /m2	£94,833	£853,495
1 bed flats		55 m2	£ 756 /m2	£41,444	£0
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0
Totals	25 Nr	2476 m2			£1,857,535
Average m2/unit		99 m2			£74,301
External works within curtilages					£124,759
Garages					£107,441
External works out side curtilages					£198,585
Drainage (Incl Attenuation)					£158,825
Incoming Services (excl Substation)					£116,783
Abnormals					
Substation					£0
Costs for levels (Slight slopes)					£6,228
Poor ground (None)					£0
Extra clearance (None)					£0
Contamination (None)					£0
Public Open space - 930m2 - 10.0% of total area					£17,377
Play areas 1 Nr					£37,371
Allowance for special site access (simple - no extra cost)					£0
Site Specific works - see following sheet					£5,000
Preliminaries (Sales Rate - 2/m)			72 weeks		£333,164
Update from January 2017			5.03%		£108,664
TOTAL					£3,071,732
Fees			7.00%		£215,021
Contingencies			5.00%		£164,338
Less: Profit and Overhead reduction			6.00%		-£207,065
					£3,244,025
OVERALL COST					£3,244,025
Cost per dwelling					£129,761
Cost per m2					£ 1,310 /m2
Non - Residential Developments - See following sheet					£0

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land adj Meadowlands (4/BRM/010/R)

19 September 2018

Site Specific works

Allowance for hedge planting	200 m	£25	£5,000
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All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£5,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land adjacent to Lynholme (3/KBR/010/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	5 Nr	65 m2	£ 694 /m2	£45,122	£225,611	
2 Bed Semi	4 Nr	65 m2	£ 747 /m2	£48,606	£194,422	
3 Bed Semi	12 Nr	93 m2	£ 724 /m2	£67,238	£806,851	
3 Bed Detached	8 Nr	93 m2	£ 777 /m2	£72,214	£577,711	
4 Bed Detached	16 Nr	125 m2	£ 756 /m2	£94,833	£1,517,325	
1 bed flats		55 m2	£ 756 /m2	£41,444	£0	
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0	
Totals	45 Nr	4450 m2			£3,321,920	£73,820
Average m2/unit		99 m2				
External works within curtilages					£224,061	£4,979
Garages					£186,853	£4,152
External works out side curtilages					£356,192	£7,915
Drainage (Incl Attenuation)					£285,886	£6,353
Incoming Services (excl Substation)					£210,210	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£28,028	£623
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 2640m2 - 15.0% of total area					£49,329	£1,096
Play areas 1 Nr					£37,371	£830
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£137,000	£3,044
Preliminaries (Sales Rate - 2/m)			116 weeks		£533,178	£11,848
Update from January 2017			5.03%		£201,310	£4,474
TOTAL					£5,571,338	£123,808
Fees			7.00%		£389,994	£8,667
Contingencies			5.00%		£298,067	£6,624
Less: Profit and Overhead reduction			6.00%		-£375,564	-£8,346
					<u>£5,883,834</u>	<u>£130,752</u>

OVERALL COST	£5,883,834	
Cost per dwelling	£130,752	£130,752
Cost per m2	£ 1,322 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Land adjacent to Lynholme (3/KBR/010/R)

19 September 2018

Site Specific works

Allowance for visibility splay	Item	£35,000
Allowance for demolitions	Item	£100,000
Allowance for rasing levels for access	Item	£2,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£137,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

Birch Hall Lane (3/KBR/009/R)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost	Costs/dwg
2 Bed terrace		65 m2	£ 694 /m2	£45,122	£0
2 Bed Semi	1 Nr	65 m2	£ 747 /m2	£48,606	£48,606
3 Bed Semi		93 m2	£ 724 /m2	£67,238	£0
3 Bed Detached	3 Nr	93 m2	£ 777 /m2	£72,214	£216,642
4 Bed Detached	2 Nr	125 m2	£ 756 /m2	£94,833	£189,666
1 bed flats		55 m2	£ 756 /m2	£41,444	£0
2 Bed flat		71 m2	£ 807 /m2	£57,312	£0
Totals	6 Nr	595 m2			£454,913
Average m2/unit		99 m2			£75,819
External works within curtilages				£29,952	£4,992
Garages				£32,699	£5,450
External works out side curtilages				£47,317	£7,886
Drainage (Incl Attenuation)				£38,118	£6,353
Incoming Services (excl Substation)				£28,028	£4,671
Abnormals					
Substation				£0	£0
Costs for levels (Slight slopes)				£3,737	£623
Poor ground (None)				£0	£0
Extra clearance (None)				£0	£0
Contamination (None)				£0	£0
Public Open space - 220m2 - 10.0% of total area				£4,111	£685
Play areas 0 Nr				£0	£0
Allowance for special site access (simple - no extra cost)				£0	£0
Site Specific works - see following sheet				£25,000	£4,167
Preliminaries (Sales Rate - 2/m)		31 weeks		£89,469	£14,912
Update from January 2017		5.03%		£29,333	£4,889
TOTAL				£782,678	£130,446
Fees		9.00%		£70,441	£11,740
Contingencies		5.00%		£42,656	£7,109
Less: Profit and Overhead reduction		6.00%		-£53,746	-£8,958
				£842,028	£140,338

OVERALL COST	£842,028	
Cost per dwelling	£140,338	£140,338
Cost per m2	£ 1,416 /m2	
Non - Residential Developments - See following sheet	£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

Birch Hall Lane (3/KBR/009/R)

19 September 2018

Site Specific works

Allowance for new footpath to Birch Hall Lane	50 m	£ 250 /m	£12,500
Allowance for additional surface water management provisions	Item		£12,500

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£25,000**

Non-residential Developments

Total of non-residential developments **£0**

Allerdale Council - Costs for Community Infrastructure Levy EVA

FELL VIEW, SILLOTH (1/SIL/002)

19 September 2018

Residential development - Cost details

Greenfield

Dwellings	No	GFA	Rate	Cost		Costs/dwg
2 Bed terrace	2 Nr	65 m2	£ 694 /m2	£45,122	£90,244	
2 Bed Semi	2 Nr	65 m2	£ 747 /m2	£48,606	£97,211	
3 Bed Semi	6 Nr	93 m2	£ 724 /m2	£67,238	£403,426	
3 Bed Detached	3 Nr	93 m2	£ 777 /m2	£72,214	£216,642	
4 Bed Detached	7 Nr	125 m2	£ 756 /m2	£94,833	£663,830	
Totals	20 Nr	1974 m2			£1,471,352	£73,568
Average m2/unit		99 m2				
External works within curtilages					£99,636	£4,982
Garages					£79,413	£3,971
External works out side curtilages					£158,440	£7,922
Drainage (Incl Attenuation)					£127,060	£6,353
Incoming Services (excl Substation)					£93,427	£4,671
Abnormals						
Substation					£0	£0
Costs for levels (Slight slopes)					£4,983	£249
Poor ground (None)					£0	£0
Extra clearance (None)					£0	£0
Contamination (None)					£0	£0
Public Open space - 740m2 - 10.0% of total area					£13,827	£691
Play areas 0 Nr					£0	£0
Allowance for special site access (simple - no extra cost)					£0	£0
Site Specific works - see following sheet					£28,000	£1,400
Preliminaries (Sales Rate - 2/m)			61 weeks		£226,528	£11,326
Update from January 2017			5.03%		£81,710	£4,086
TOTAL					£2,384,376	£119,219
Fees			8.00%		£190,750	£9,538
Contingencies			5.00%		£128,756	£6,438
Less: Profit and Overhead reduction			6.00%		-£162,233	-£8,112
					£2,541,650	£127,082
OVERALL COST					£2,541,650	
Cost per dwelling					£127,082	£127,082
Cost per m2					£ 1,287 /m2	
Non - Residential Developments - See following sheet					£0	

Notes

Costs exclude: Land purchase, legal costs, marketing, finance costs, VAT, Section 278 works or other off-site costs

Costs are updated from January 2017 levels and exclude inflation from August 2018

Allerdale Council - Costs for Community Infrastructure Levy EVA

FELL VIEW, SILLOTH (1/SIL/002)

19 September 2018

Site Specific works

Allowance for great-crested newt survey and protection			£10,000
Allowance for footpath to site frontage	72 m	£ 250 /m	£18,000

All above items are not based on any design data and should be considered to be no more than approximate allowances for risk that can be foreseen

Total of site specific works **£28,000**

Non-residential Developments

Total of non-residential developments **£0**

APPENDIX B – Summary of Costs for Non-Residential Sites

SUMMARY OF CONSTRUCTION COSTS FOR NON-RESIDENTIAL DEVELOPMENTS

Type	No floors	Floor area (ft2)	Floor area (m2)	Site area (ft2)	Site areas (m2)	Base cost	Extra cost for Brownfield site	Total for Brownfield site	TOTAL COST	BREEAM addition for Very good	OVERALL TOTAL COST	Fee % included	Constrn period	% Area Covered	% Area Open
Offices	2 Nr	5,000 ft2	464 m2	10,003 ft2	929 m2	£ 2,218 /m2	£ 56.79 /m2	£ 2,275 /m2	£1,056,492	0.5%	£1,061,775	12.0%	7 months	24.99%	75.01%
Offices	2 Nr	20,000 ft2	1,857 m2	40,014 ft2	3,716 m2	£ 1,972 /m2	£ 56.79 /m2	£ 2,029 /m2	£3,768,060	0.5%	£3,786,900	12.0%	10 months	24.99%	75.01%
Industrial B2/B8	1 Nr	5,000 ft2	465 m2	10,003 ft2	929 m2	£ 1,249 /m2	£ 87.65 /m2	£ 1,337 /m2	£621,114	0.3%	£622,978	9.0%	4 months	50.00%	50.00%
Industrial B2/B8	1 Nr	20,000 ft2	1,858 m2	40,014 ft2	3,716 m2	£ 1,081 /m2	£ 87.65 /m2	£ 1,169 /m2	£2,171,550	0.3%	£2,178,064	7.0%	8 months	50.00%	50.00%
Industrial B2/B8	1 Nr	50,000 ft2	4,645 m2	100,035 ft2	9,290 m2	£ 806 /m2	£ 87.65 /m2	£ 893 /m2	£4,148,918	0.3%	£4,161,365	6.0%	12 months	43.14%	56.86%
Industrial B2/B8	1 Nr	100,000 ft2	9,290 m2	200,069 ft2	18,580 m2	£ 748 /m2	£ 87.65 /m2	£ 835 /m2	£7,759,060	0.3%	£7,782,337	5.0%	0 months	50.00%	50.00%
Industrial B2/B8	1 Nr	300,000 ft2	27,871 m2	600,208 ft2	55,740 m2	£ 702 /m2	£ 87.65 /m2	£ 790 /m2	£22,021,324	0.3%	£22,087,388	22.2%	0 months	50.00%	50.00%
Retail	1 Nr	3,000 ft2	279 m2	6,579 ft2	611 m2	£ 1,549 /m2	£ 57.50 /m2	£ 1,607 /m2	£447,871	0.7%	£451,006	9.0%	5 months	45.61%	54.39%
Retail	1 Nr	10,000 ft2	929 m2	21,934 ft2	2,037 m2	£ 1,229 /m2	£ 57.51 /m2	£ 1,287 /m2	£1,195,092	0.7%	£1,203,457	8.0%	5 months	45.14%	54.86%
Retail	1 Nr	30,000 ft2	2,786 m2	65,814 ft2	6,112 m2	£ 1,155 /m2	£ 57.51 /m2	£ 1,213 /m2	£3,379,227	0.7%	£3,402,882	8.0%	9 months	45.58%	54.42%
Hotel	3 Nr	25,000 ft2	2,322 m2	29,610 ft2	2,750 m2	£ 1,636 /m2	£ 53.77 /m2	£ 1,690 /m2	£3,923,628	0.7%	£3,951,093	8.0%	10 months	28.14%	71.86%