

For: Cambridge City Council - Local Plan

**Student Accommodation – Affordable
Housing Financial Contributions Viability**

FINAL REPORT

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Dixon Searle LLP
The Old Hayloft
28C Headley Road
Grayshott
Hindhead
GU26 6LD

www.dixonsearle.co.uk



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Notes and limitations

This has been a desk-top exercise based on information provided by Cambridge City Council, supplemented with information gathered by and assumptions made by DSP appropriate to the current stage of review and to inform the Council's on-going work with regard to the potential for introducing an affordable housing contribution for new student accommodation development in the City.

This high level viability test in no way makes any recommendation on the relative merits of the various sites tested. Essentially it considers the strength of the likely cost / values relationship for each site reviewed at this stage; and from there provides a gauge of potential viability of introducing a financial contribution requirement from new student accommodation development based on the high level assumptions necessarily and appropriately used. This has been undertaken as part of further informing the Council's wider review and consideration the context of updating the Local Plan.

In this instance, 'high level viability' means a test of site viability at a level based on generic assumptions rather than site specific matters as may become known with the progression of detailed proposals in due course. Assumptions have been based on a mixture of market norms, local knowledge and recent research within the City for the Community Infrastructure Levy (CIL) and Local Plan Viability work also undertaken by DSP in recent months. Where site specific issues such as individual infrastructure requirements are known, assumptions have been adjusted. The high level viability testing is intended to indicate to the Council if there is any potential for the collection of financial contributions towards affordable housing from new student housing development.

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Dixon Searle LLP (DSP); we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

To the extent that the document is based on information supplied by others, Dixon Searle LLP accepts no liability for any loss or damage suffered by the client or others who choose rely on it.

This review does not in any way provide formal valuation advice.

1. Introduction

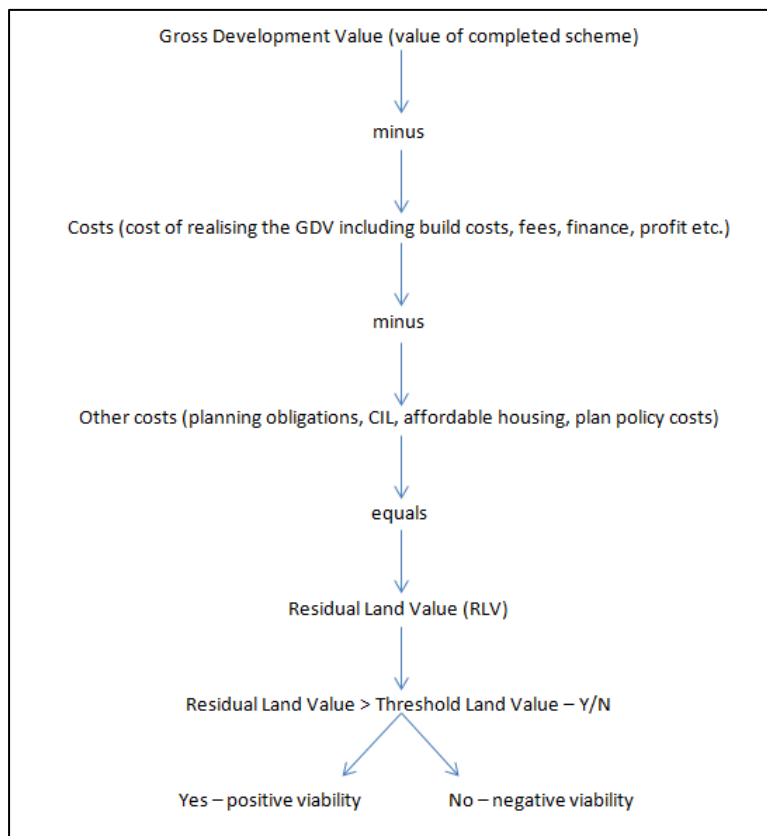
- 1.1 Cambridge City Council is in the process of reviewing its Local Plan policies to plan and manage development to 2031. Dixon Searle Partnership (DSP) have been carrying out viability assessment work for the City Council, undertaken to inform and support the development of the Local Plan, Community Infrastructure Levy (CIL) and SHLAA / potential allocation sites across the City. The Council has subsequently commissioned DSP to carry out a high level assessment of the likely potential for the Council to request financial contributions towards affordable housing from new student accommodation development.
- 1.2 The context for the potential introduction of a policy to require new student accommodation development to contribute financially to affordable housing is based on the growing trend for residential sites to be developed for student housing. This in turn could have the impact of reducing the overall supply of affordable housing (as sites for student accommodation would not currently contribute towards affordable housing).
- 1.3 The aim of this report is to consider the potential for affordable housing contributions to be sought from student accommodation through testing the financial viability of a number of potential student accommodation development sites across the City.

2. Methodology

2.1 Approach

- 2.1.1 The approach used to carry out the modelling for this exercise is to use residual land valuation appraisal techniques to determine the potential for student accommodation development to produce a sufficient surplus to enable a financial contribution towards affordable housing to be made from sites. A number of site appraisals have been carried out on the basis that the site could accommodate either residential development or student accommodation. In brief, the principle behind this study lies in comparing the residual land value generated by residential development on a site with a scheme of student accommodation on that same site. If a surplus exists over and above the residential development residual land value from student accommodation development then that surplus is converted into potential financial contribution that could be charged on student accommodation development.
- 2.1.2 The site appraisals approach applies the well-recognised methodology of residual land valuation. Put simply, the residual land value (RLV) produced by the potential development under review is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme (again, the GDV). The application of these principles is consistent with the approach that underpins the wider viability assessment work and with the established approach used in most similar viability studies as well as for more detailed site-specific assessments; an area of work that DSP is also engaged in on a daily basis.
- 2.1.3 The diagram below illustrates the principal by showing the basic relationship (the strength of the relationship between development values and costs that is being explored in all such viability work:

Figure 1: Residual Land Value



2.1.4 A viable development can be defined as “*the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project*”¹. Under normal circumstances, if the residual land value (RLV) created by a scheme proposal exceeds the existing or alternative use value (sometimes with an element of uplift required to incentivise the sale of the land) then we usually have a positive viability scenario – i.e. the scheme is much more likely to proceed.

2.1.5 In this case we are testing the viability of a scheme in relation to an alternative use – i.e. residential to student accommodation. The level of land value sufficient to encourage the release of a site for development is, in practice, a site specific and highly subjective matter. It often relates to a range of factors including the actual site characteristics and/or the specific requirements or circumstances of the landowner. For the purposes of this report we have taken a very high level view on the potential threshold land values (land value comparison levels). However, for the purposes of this study we have reviewed the residual land value created by a residential scheme

¹ Financial Viability in planning – RICS Guidance note (August 2012)

with that created by a student accommodation scheme. The residential residual land value is then used as the input land value for the student accommodation appraisals to determine the surplus (if any) potentially available to fund affordable housing financial contributions. For cross checking purposes we have also compared the residual land values created by the student accommodation appraisals with benchmark data supplied by the Valuation Office Agency (VOA). Again, in those appraisals the VOA benchmark data was used as the land value input with the surplus (if any) generated assumed to be available for a financial contribution. In all cases any surplus has been converted into a £ per sq m rate; similar to the methodology used to calculate a reasonable level of Community Infrastructure Levy.

2.1.6 For the majority of sites, which are comprised of previously developed land (PDL) currently or previously in a range of commercial / non-residential uses, the Local Plan / SHLAA study compared the RLVs with a bracket of land values from £850,000/ha to £1.5m/ha with RLVs exceeding the upper end of that range producing the best viability prospects. For the purposes of this study however, the land value benchmark comparison has been set at the higher level considered within the CIL/Local Plan viability assessment – i.e. £2.9m/ha representing a generous residential benchmark land value. It is key to understand that if either the existing use value or alternative use value of any of the sites is greater than the residual land value figures generated then development of either residential or student accommodation will not take place.

2.1.7 The other key methodology point to draw out here is the inclusion of the following amongst the cost allowances made in generating the RLVs:

- Full policy level (adopted Cambridge Local Plan 2006 and currently proposed continued Local Plan preferred option) affordable housing provision at 40%;
- CIL payments assumed at £125/sq. m on commencement of construction. This level is applied to all assumed market housing and student accommodation within each site scenario as a fixed cost, based on the CIL viability study recommended level (single City-wide charging rate) which has been included within the Council's Preliminary Draft Charging Schedule proposals published for consultation. CIL is not chargeable on the affordable housing elements of schemes, as stipulated by the Regulations;

- Again as per the Local Plan/ CIL viability study, £1,000 per dwelling s.106 contribution, as a potential additional contingency but also representing the possibility that on some schemes at least, a level of s.106 obligation may be needed alongside CIL to deal with site-specific mitigation matters (and in addition to the affordable housing, which would also continue to be secured via s.106).

2.1.8 As noted above, the other assumptions can be found within Appendix I.

2.1.9 Through our on-going contact with the Council over the period of carrying out this and the associated viability work, it has been recognised that this study process can only review the likely viability of sites based on a specific set of high level assumptions, given that at such an early stage there are many unknowns. Changes to those assumptions will result in changes to the viability outcomes. There are a number of points to highlight in this regard:

- Individual viability outcomes always vary from site to site.
- Whilst judgments have been made and appropriate initial assumptions used, given the early stage of review / limited information available to us to inform this, it must be borne in mind that the assumptions are subject to change. Changing assumptions would produce different RLV results and make for potentially different land value comparisons.
- Assumptions are a mix of “market norms” from our experience and also as informed by previous and more recent research carried out for Cambridge City Council; combined with adjustments for some sites. Therefore many assumptions are common across all sites / between several sites.
- Another key variable is the land value / land value expectation of the site owner (potentially in some cases with variable relocation / compensation costs too). It has been necessary to place quick / indicative assessments on the land values that may need to be met in the range of circumstances across these sites, but in practice these could vary from our assumptions; and potentially significantly.

- An over-rigid interpretation of land value benchmarks can create a false impression of site viability. This is worth noting if looking at particular cut-offs and, again, may not reflect the flexibility of land deals in some situations.
- In general, outcomes could get better or worse than provisionally indicated here.
- Whilst for this and our previous Local Plan and CIL viability review work we have to assume a fixed level of affordable housing and other s.106 obligations, as well as fixed levels of other development costs, these are areas that may be adjusted in practice from site to site. In the normal way, CIL will be fixed, but other areas may be operated with some flexibility if needed, as part of achieving optimal planning and community outcomes in particular circumstances (for example where developers and landowners, working with the Council, demonstrate viability or other delivery difficulties). Similarly, developers are often able to, and need to, carry out “value engineering” type processes to ensure that they manage scheme risks, take advantage of the market so far as possible and seek to strengthen the value/cost relationships within their schemes.

2.1.10 The main assumptions, site details and results are set out in Appendix I, II and IV to this report, the components of which are as follows:

- Appendix I - ‘Residential Assumptions Master Sheet’ – provides an overview of the residential assumptions used within all residential appraisals. The assumptions have been set consistently with those used in DSP’s CIL and Local Plan viability assessment.
- Appendix II - ‘Student Accommodation Assumptions Master Sheet’ – provides an overview of the student accommodation assumptions used within all residential appraisals. The assumptions have been set consistently with those used in DSP’s CIL and Local Plan viability assessment.
- Appendix III – Individual site assessment sheets and site specific assumptions.
- Appendix IV – ‘Results Summary’, which acts as a list of the sites included within this review scope, includes their basic details and indicated residual

land values for both residential and student accommodation plus calculated surplus / deficit /m² potentially available as a financial contribution.

- We reiterate that, as scheme details progress in due course, the values and other assumptions may well move dependent on a range of specific factors – type, design, timing, etc. Nevertheless, in common with the wider viability review, this approach provides a sound and reasonably realistic / cautious basis as part of gauging the likely viability prospects.
- Therefore, through a combination of the master (largely common) assumptions and individual appraisals to apply those most appropriately to each site, the process amounts to reviewing a range of scenarios. Those have been prepared to reflect as far as possible the current stage knowledge of and current high level assumptions (informed by Council information) on the potential forms of development, etc. Overall, it makes the individual site reviews (scenarios) more bespoke than the testing level appropriate for the CIL/Local Plan viability overview, but necessarily still relatively generic in many senses.

2.1.11 The following text provides some background to some of the main development assumptions used in this study. It does not restate all of the assumptions information contained within Appendix I, II and III and that should be referred to for the detail. Similarly, the background research and detail behind the assumptions (their sources, etc.) are provided in the Local Plan CIL Viability Study ('Cambridge City Council Local Plan Review – Viability - Community Infrastructure Levy Viability Assessment - Ref: DSP 12120 - February 2013') – by DSP. Appendix III of that study provides relevant market commentary and in depth information on residential values in the City.

2.2 Sites

2.2.1 The sites chosen for this study were provided by Cambridge City Council and reflect the types of sites that could come forward for either residential or student accommodation-led development. For each site a notional mix of either residential dwellings or student accommodation room numbers was used. Nine sites were provided and the details of each of the sites can be found in Appendix I. The sites range significantly in size, type and location. Many of the sites reviewed have previously been appraised by DSP as part of the Council's Local Plan / SHLAA viability

study. As such, for most sites, the residential residual land values calculated for that study formed the basis of the residential residual land value results and comparison for this study. One site did not form part of the Local Plan / SHLAA viability study and therefore appraisals were run on both a residential and student accommodation basis. For two of the sites, the numbers of residential dwellings were changed (in relation to those tested for the Local Plan / SHLAA viability study) and again further residential appraisals were carried out. All sites were appraised on the basis of student accommodation development. In brief the following sites were appraised (full details can be found in Appendix I):

Figure 2: Sample Sites

| Site ID | Address | Ward | Site Area | Residential Capacity (dwellings) | Density (DPH) | Student Rooms Capacity |
|---------|------------------------------------|-----------------|-----------|----------------------------------|---------------|------------------------|
| R20 | Abbey Stadium | Abbey | 2.88 | 154 | 53 | 936 |
| R2 | Willowcroft, Histon Road | Arbury | 1.47 | 67 | 46 | 748 |
| R17 | Mount Pleasant House | Castle | 0.57 | 50 | 88 | 374 |
| M2 | Clifton Industrial Estate | Coleridge | 1.90 | 100 | 53 | 624 |
| R19 | 64-68 Newmarket Road | Market | 0.27 | 60 | 222 | 468 |
| M3 | Michael Young Centre | Queen Ediths | 1.30 | 50 | 38 | 350 |
| R12 | Ridgeons 75 Cromwell Road | Romsey | 3.27 | 245 | 75 | 936 |
| R21 | 315-349 Mill Road | Romsey | 0.60 | 25 | 42 | 187 |
| R4 | Henry Giles House, Chesterton Road | West Chesterton | 0.78 | 48 | 83 | 374 |

2.2.2 The residential dwelling site areas, density and housing numbers were provided by the Council and formed part of the Local Plan / SHLAA sites viability study. The number of student rooms (capacity) on each site was also provided by the Council alongside a notional block plan, numbers of storeys and numbers of blocks on each site.

2.3 Residential Assumptions

2.3.1 All of the assumptions used in formulating the notional schemes on each of the sites are as per the Council's Local Plan / SHLAA viability study. Appendix I and III should be referred to for the detail of each scheme type including unit mix and density.

2.3.2 Affordable housing has been assumed at a level in full compliance with both the Council's adopted and emerging policy position (40% on sites of 15 or more dwellings

with a tenure mix reflecting 75% affordable rent / 25% intermediate (shared ownership in this case). The value of the affordable rented and shared ownership element of each scheme has again been based on figures calculated in the Council's Local Plan / SHLAA study. Effectively the value of the affordable housing is based on the capitalised value of the net rental stream (affordable rent) or capitalised net rental stream and capital value of retained equity (in the case of low cost/affordable home ownership – i.e. typically shared ownership). In determining the payment that an RP would make for affordable housing in broad terms, the average transfer price assumed in this study varies between approximately 37% and 65% of market value (MV) dependent on tenure, unit type – calculated through running Registered Provider type financial appraisals. The rents used were based on rents at 65% of market rent, capped by the Local Housing Allowance where necessary.

2.3.3 Unit sizes, build costs, sales values, developer's profit, finance, survey costs, fees, contingencies, sustainable design and construction costs, marketing and sales costs and site acquisition costs are all shown in Appendix I. The sales value used for each site can be found in the individual site sheets in Appendix III.

2.4 Student Accommodation Assumptions

2.4.1 All of the assumptions used in formulating the notional schemes on each of the sites are contained within Appendix II and III should be referred to for the detail of each scheme type.

2.4.2 For the student accommodation tenure we have assumed that a specialist provider develops the student accommodation on the basis of 100% student housing on all sites assuming a yield of 6.5%. We understand that this is a relatively cautious assumption and that lower yields are probably likely.

2.4.3 It is assumed that cluster type accommodation is provided by way of 100% standard en-suite bedrooms and that the bedrooms are approximately 24m².

2.4.4 It has been assumed that rooms are let on 42 week tenancies with 8 weeks non-term time let at 60% occupancy. Rents used within the Council's CIL study have again been used here (£125/week/room) – based on data collected for the CIL study. A bad debt reduction has also been assumed (see Appendix II for details).

- 2.4.5 Running costs and a notional amount to cover income from other sundry items has also been included – see Appendix II.
- 2.4.6 Construction costs are based on the costs used within the Council’s CIL viability study which in turn uses the RICS Building Cost Information Service (BCIS) database for that build type (i.e. student residences, halls of residences). For this study that equates to approximately £1,346/m².
- 2.4.7 Other assumptions including developer’s profit, finance, survey costs, fees, contingencies, sustainable design and construction costs, marketing and sales costs, purchaser’s costs and site acquisition costs are all shown in Appendix I.

3 Results & Conclusions

- 3.1.1 The results are all shown within the appendices and will not be discussed in detail here. For each site four sets of appraisals have been undertaken as reflected in the results show in Appendix III (individual site sheets) and Appendix IV (results summary). Appraisals have been carried out to calculate the residual value of both a residential scheme and a student accommodation scheme on the each site. The student accommodation appraisal has then been adapted to use the residual land value generated by the residential scheme as the input land value within the student accommodation appraisal. The result is then a surplus or deficit that assumes all other development and policy costs have been met. A fourth set of appraisals was then carried out using a high level VOA residential land value benchmark as a proxy for the residential RLV input and again the surplus / deficit noted. The surplus / deficit is calculated by dividing the total surplus / deficit by the gross floor area of the scheme.
- 3.1.2 The results summary (Appendix IV) indicates that on all but one site, the residual land value generated by the student accommodation development was greater than that produced by the residential scenario. However, it is also apparent that the surplus generated is relatively small in most cases when we take into account the fact that a CIL charge of £125/m² has been factored into the appraisals and that CIL should not be taken to the margins of viability.
- 3.1.3 The range of surpluses / deficits is between -£66/m² and +£183/m² with an average of £69/m² across all the sites tested. By comparison, if the VOA residential land value benchmark of £2.9m/ha is used within the appraisals (see results to far right of Appendix IV), we see that on average there is not a surplus but an average deficit created across the schemes (£-31/m²).
- 3.1.4 On the basis of the results generated we are of the opinion that although there is a theoretical surplus that could potentially be used in some or all cases (when assuming a direct comparison with the calculated residential RLVs), the average surplus is probably too low to confidently recommend that the Council include a policy for the collection of financial contributions from student accommodation at this stage. A notional / very low charge could potentially be levied but we would be concerned that any affordable housing financial contribution could potentially reduce or even remove any “buffering” inherent within the Community Infrastructure Levy

rate suggested for student accommodation. Without a CIL charge of £125/m² then we are of the opinion that there is scope for student housing development in Cambridge City to release an affordable housing contribution at least at the currently recommended CIL level (£125/m²).

**Report Ends
May 2013**

Appendix I - Cambridge City Council - Student Accommodation Affordable Housing Contributions - Residential Assumptions Master Sheet

Unit Sizes

| Unit Sizes (sq. m) | Affordable | Private |
|--------------------|------------|---------|
| 1-bed flat | 50 | 50 |
| 2-bed flat | 70 | 70 |
| 2-bed house | 83 | 83 |
| 3-bed house | 96 | 96 |
| 4-bed house | 107 | 125 |

Values

| Value Level | Value (£ / sq. m) | 1-bed flat | 2-bed flat | 2-bed house | 3-bed house | 4-bed house | Indicative Settlement Relationship to Value Level | |
|-------------|-------------------|------------|------------|-------------|-------------|-------------|---|---|
| VL1 | £2,500 | £125,000 | £175,000 | £207,500 | £240,000 | £312,500 | Cherry Hinton / Kings Hedges | Falling Market from typical current lower-end |
| VL2 | £3,000 | £150,000 | £210,000 | £249,000 | £288,000 | £375,000 | | Arbury / Abbey / East Chesterton / Coleridge / West Chesterton / Romsey |
| VL3 | £3,500 | £175,000 | £245,000 | £290,500 | £336,000 | £437,500 | Trumpington / Petersfield | Queen Ediths / Castle |
| VL4 | £4,000 | £200,000 | £280,000 | £332,000 | £384,000 | £500,000 | | |
| VL5 | £4,500 | £225,000 | £315,000 | £373,500 | £432,000 | £562,500 | Improving market from current typical / mid-range | |
| VL6 | £5,000 | £250,000 | £350,000 | £415,000 | £480,000 | £625,000 | Market / Newnham | Upper end (noting that some instances exceed this) / improving market higher values |
| VL7 | £5,500 | £275,000 | £385,000 | £456,500 | £528,000 | £687,500 | | |

Notes: Based on best fit of values indications with postcode boundaries (which generally do not respect values patterns in detail).

| Development / Policy Costs | |
|---|---------------------|
| <u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u> | |
| Build Costs Flats (Generally) (£/m ²) ¹ | £1,178 |
| Build Costs Flats (3-5 storey) | £1,178 |
| Build Costs Houses (Mixed Developments) (£/m ²) ¹ | £1,036 |
| Survey Costs (£ / unit) | £1,000 |
| Contingencies (% of build cost) ² | 5%-7% |
| Professional & Other Fees (% of build cost) | 10.0% |
| Sustainable Design / Construction Standards (% of build cost) ³ | 5.85% |
| Water efficiency - assume meeting CF5H L5 for water efficiency - cost additional to meeting CF5H L4 above | 5.50% |
| Renewables / CHP connection - notional allowance (per Residual s106 /non-CIL costs (£ per unit) | £3,500 |
| | £1,000 |
| Community Infrastructure Levy | £125/m ² |
| Marketing & Sales Costs (%of GDV) | 3% |
| Legal Fees on sale (£ per unit) | £750 |
| <u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u> | |
| Open Market Housing Profit (% of GDV) | 20.0% |
| Affordable Housing Profit (% of GDV) | 6.0% |
| <u>FINANCE & ACQUISITION COSTS</u> | |
| Arrangement Fees - (% of loan) | 2.0% |
| Miscellaneous (Surveyors etc.) - per unit | 0.00% |
| Agents Fees (% of site value) | 1.50% |
| Legal Fees (% of site value) | 0.75% |
| Stamp Duty (% of site value) | 0% to 5% |
| Finance Rate - Build (%) | 7.0% |
| Finance Rate - Land (%) | 7.0% |

A number of sites would in reality include existing floorspace in lawful use. CIL only chargeable on net new floorspace. For the purposes of this exercise, given that existing layout / buildings will be unknown at point of development, assumes CIL fully chargeable.

HMRC scale

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type - e.g. flats ; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCIS data: Flats (Generally): £1,024/m² GIA (Generally); Houses Mixed Development: £901/m² GIA.

BCIS build costs taken from 4th Quarter 2012 and rebased to Cambridge Location Factor of 113 including preliminaries and contractor's profit but without externals, contingencies or fees

Above build costs include externals at 15%.

² To allow for additional costs for design etc.

Build period source: BCIS duration calculator / phasing requirements

³ The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline. All appraisals assume cost uplift of 5.85% to achieve CF5H L4. This averages 5.85% from all of the development scenarios used in that study. For development sensitivity analysis using the same Updated Cost Review document, an allowance has been applied for meeting CF5H Level 5 assuming a 24% increase to achieve CF5H L5 but that the energy requirement amounts to 63% of the total additional cost over Part L2010 baseline. This therefore equates to an approximate uplift over Part L 2010 baseline build costs of approximately 15%. We have not built in any assumed reduction in costs over time although in practice it is highly likely extra over costs will reduce over time. Notional cost allowance for on-site renewables to reduce CO₂ emissions - £3,500 per unit to cover potential policy requirements.

⁴ Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc.). There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a "snapshot" in time. The net cost of implementing Lifetime Homes will diminish as the concept is more widely adopted and as design standards, and market expectations, rise (www.lifetimehomes.org.uk). Wheelchair accessible housing requirements covered within total design and development costs.

Private Dwelling Mix Source: Local Plan Issues & Options - Option 101

Affordable Housing Mix & Tenure Split Source: CCC Issues & Options & Adopted Policy

Affordable & Private Dwelling Sizes: based on CCC Issues & Options Option 1.1

Total Dwelling Numbers Source: Individual SHLAA and Local Plan Potential Sites Appraisal Proformas

Land areas - Source: Individual SHLAA and Local Plan Potential Sites Appraisal Proformas

Sales values: market research; consultation; data supplied by DSP (Oct 2012). Sensitivity carried out based on 5% higher than Oct 2010 & 5% lower than Oct 2010.

Land value comparisons / comparison ranges (benchmarks): Greenfield £370 -500,000/ha (key test £500,000/ha); Commercial £850,000 - £1,500,000/ha (key test £1,500,000/ha); Existing residential £2,900,000/ha.

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Appendix II - Cambridge City Council - Student Accommodation Affordable Housing Contributions - Student Accommodation Assumptions Master Sheet

Values

| | |
|---|-----------|
| Assuming 100% en-suite student rooms (cluster form) | £125/week |
|---|-----------|

| Development Costs | |
|---|---------------------|
| Professional Fees (% of cost) | 10% |
| Contingencies (% of cost) | 5% |
| Planning / Building Regs etc / insurances (% of cost) | 2.0% |
| Site survey / preparation costs | Variable |
| CIL | £125/m ² |
| Finance Costs | |
| | 7.0% |
| Finance rate p.a. (including over lead-in and letting / sales period) | |
| Arrangement / other fees (% of cost) | 2.0% |
| Marketing Costs | |
| Advertising Fees (% of annual income) | 1% |
| Letting Fees (% of annual income) | 10% |
| Purchaser's costs | 5.75% |
| Developer Profit (% on cost) | 20% |
| Yields | 6.50% |
| Site Acquisition Costs | |
| Agents Fees (% of site value) | 1.50% |
| Legal Fees (% of site value) | 0.75% |
| Stamp Duty (% of value) | 0 to 5% |

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type - e.g. Student residences, halls of residence etc = £1,346/m²

BCIS build costs taken from 4th Quarter 2012 and rebased to Cambridge Location Factor of 113 including preliminaries and contractor's profit but without externals, contingencies or fees
Externals added to build costs at 5%.

Build period source: BCIS duration calculator / phasing requirements

Student room sizes provided by CCC supplied data.

Assumes 100% standard en-suite student bedrooms for all sites.

Total unit numbers source: information provided by CCC.

Land areas - Source: Individual SHLAA and Local Plan Potential Sites Appraisal Proformas

Values: market research; consultation; data supplied by DSP (Oct 2012). Assumes values do not vary by location - in reality they may do so but it is not possible to add that level of detail to a study of this nature.

Assumes that en-suite rooms are let on 42 week tenancies (based on DSP research and consultation plus CCC data). 3% bad debt reduction included.

Non-term time income at same rates as above but on basis of 60% occupancy for 8 weeks

Running costs of £1,500/room pa.

Sundry income - £100/annum /room assumed.

Land value comparisons / comparison ranges (benchmarks): Greenfield £370 - 500,000/ha (key test £500,000/ha); Commercial £850,000 - £1,500,000/ha (key test £1,500,000/ha); Existing residential £2,900,000/ha.

Assumes no site abnormalities - these may need to be taken into account on a site specific basis

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Appendix III - Individual Site Sheets

Cambridge City Council

Site R2

Site Name: Willowcroft, Histon Road

Site Reference number: R2

Ward Area: Arbury

Site Description: Industrial Site

| | |
|--|--------------------------|
| Potential SHLAA Site: | Willowcroft, Histon Road |
| Total Number of Units = | 67 |
| Affordable Housing Proportion (%)= | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 40 |
| Number of Affordable Dwellings = | 26.8 |
| Number of Affordable Rent = | 20 |
| Number of Intermediate = | 7 |

| | |
|------------------------------|-----------|
| Achievability Period: | 2017-2031 |
| Development Period (months): | 20 |

| | |
|--------------------------------|-------|
| Site Area in Hectares: | 1.468 |
| Number of units (constrained): | 67 |
| Assumed Density (dph): | 46 |
| Net Developable area: | 1.47 |

| | |
|---------------------------------------|-----------------|
| Existing Use: | Industrial Site |
| Proposed Use: | Residential |
| Green Belt: | NO |
| Impact on development of other sites: | NONE |
| Planning Status: | None |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £3,000 | £1,794,783 | £1,222,604 | £5,025,576 | £3,423,417 |

Residential Dwelling Mix Assumptions

| Insert Percentage Required: Total Dwelling Mix: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|--|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 10% | 20% | 20% | 35% | 15% | 100% |
| | 7 | 13 | 14 | 23 | 10 | 67 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Private Dwelling Mix Numbers* | | | | | Total |
|---|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 45 | 60 | 75 | 95 | 125 | |
| | 4 | 8 | 8 | 14 | 6 | 40 |
| | 4 | 8 | 8 | 14 | 6 | 40 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Affordable Rent Dwelling Numbers* | | | | | Total |
|---|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 50 | 67 | 75 | 85 | 110 | |
| | 2.1 | 3.9 | 4.2 | 6.9 | 3.0 | 20 |
| | 2 | 4 | 1 | 9 | 4 | 20 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Intermediate Dwelling Numbers* Assume intermediate sizes as per private | | | | | Total |
|---|--|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 45 | 60 | 75 | 95 | 125 | |
| | 0.7 | 1.3 | 1.4 | 2.3 | 1.0 | 7 |
| | 1 | 1 | 5 | 0 | 0 | 7 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|--------------------|-----------|------------|-------------|-------------|-------------|-------|
| Total No. of Units | 7 | 13 | 14 | 23 | 10 | 67 |
| Check | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Appendix III - Individual Site Sheets

Cambridge City Council

Site R4

Site Name: Henry Giles House, Chesterton Road

Site Reference number: R4

Ward Area: West Chesterton

Site Description: Office use.

| | |
|--|------------------------------------|
| Potential SHLAA Site: | Henry Giles House, Chesterton Road |
| Total Number of Units = | 48 |
| Affordable Housing Proportion (%) = | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 29 |
| Number of Affordable Dwellings = | 19.2 |
| Number of Affordable Rent = | 14 |
| Number of Intermediate = | 5 |
| Achievability Period: | 2017-2031 |
| Development Period (months): | 18 |

| | |
|--------------------------------|-------|
| Site Area in Hectares: | 0.775 |
| Number of units (constrained): | 48 |
| Assumed Density (dph): | 62 |
| Net Developable area: | 0.78 |

| | |
|---------------------------------------|-------------|
| Existing Use: | Office use |
| Proposed Use: | Residential |
| Green Belt: | NO |
| Impact on development of other sites: | NONE |
| Planning Status: | None |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £3,500 | £1,733,944 | £2,237,347 | £2,540,334 | £3,277,850 |

Residential Dwelling Mix Assumptions

| Insert Percentage Required: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|-----------------------------|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Total Dwelling Mix: | 10% | 20% | 20% | 35% | 15% | 100% |
| | 5 | 20 | 0 | 13 | 10 | 48 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | Private Dwelling Mix Numbers* | | | | | Total |
|---------------------------------|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 45 | 60 | 75 | 95 | 125 | |
| No. of Dwellings | 4 | 11 | 0 | 8 | 6 | 29 |
| Enter No. of Dwellings Manually | 4 | 11 | 0 | 8 | 6 | 29 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type | Affordable Rent Dwelling Numbers* | | | | | Total |
|---------------------------------|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 50 | 67 | 75 | 85 | 110 | |
| No. of Dwellings | 1.5 | 6.0 | 0.0 | 3.9 | 3.0 | 14 |
| Enter No. of Dwellings Manually | 0 | 5 | 0 | 5 | 4 | 14 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | Intermediate Dwelling Numbers* | | | | | Total |
|---------------------------------|--------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 45 | 60 | 75 | 95 | 125 | |
| No. of Dwellings | 0.5 | 2.0 | 0.0 | 1.3 | 1.0 | 5 |
| Enter No. of Dwellings Manually | 1 | 4 | 0 | 0 | 0 | 5 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|--------------------|-----------|------------|-------------|-------------|-------------|-------|
| Total No. of Units | 5 | 20 | 0 | 13 | 10 | 48 |
| Check | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Appendix III - Individual Site Sheets

Cambridge City Council

Site R12

Site Name: Ridgeons 75 Cromwell Road

Site Reference number: R12

Ward Area: Romsey

Site Description: Commercial storage buildings with open storage yard

| | |
|--|----------|
| Potential SHLAA Site: | As above |
| Total Number of Units = | 245 |
| Affordable Housing Proportion (%)= | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 147 |
| Number of Affordable Dwellings = | 98 |
| Number of Affordable Rent = | 74 |
| Number of Intermediate = | 25 |

| | |
|------------------------------|---------|
| Achievability Period: | 6-10yrs |
| Development Period (months): | 60 |

| | |
|--------------------------------|------|
| Site Area in Hectares: | 3.27 |
| Number of units (constrained): | 245 |
| Assumed Density (dph): | 75 |
| Net Developable area: | 3.27 |

| | |
|---------------------------------------|---|
| Existing Use: | Builders and timber merchants - commercial and open storage |
| Proposed Use: | Residential |
| Green Belt: | NO |
| Impact on development of other sites: | NO |
| Planning Status: | NONE |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £3,250 | £7,410,456 | £2,266,194 | £6,165,872 | £1,885,588 |

Residential Dwelling Mix Assumptions

| Insert Percentage Required: Total Dwelling Mix: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|--|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 10% | 20% | 20% | 35% | 15% | 100% |
| | 25 | 49 | 49 | 85 | 37 | 245 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Private Dwelling Mix Numbers* | | | | | Total |
|---|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 45 | 60 | 75 | 95 | 125 | |
| | 14 | 29 | 29 | 52 | 22 | 146 |
| | 14 | 29 | 29 | 52 | 22 | 146 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Affordable Rent Dwelling Numbers* | | | | | Total |
|---|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 50 | 67 | 75 | 85 | 110 | |
| | 7.5 | 14.7 | 14.7 | 25.5 | 11.1 | 74 |
| | 8 | 15 | 3 | 33 | 15 | 74 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Intermediate Dwelling Numbers* | | | | Total |
|---|--------------------------------|------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | |
| | 45 | 60 | 75 | 95 | 125 |
| | 2.5 | 4.9 | 4.9 | 8.5 | 3.7 |
| | 3 | 5 | 17 | 0 | 25 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|--------------------|-----------|------------|-------------|-------------|-------------|-------|
| Total No. of Units | 25 | 49 | 49 | 85 | 37 | 245 |
| Check | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Appendix III - Individual Site Sheets

Cambridge City Council

Site R17

Site Name: Mount Pleasant House

Site Reference number: R17

Ward Area: Castle

Site Description: Office Block

| | |
|--|----------|
| Potential SHLAA Site: | As above |
| Total Number of Units = | 50 |
| Affordable Housing Proportion (%) = | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 30 |
| Number of Affordable Dwellings = | 20 |
| Number of Affordable Rent = | 15 |
| Number of Intermediate = | 5 |

| | |
|------------------------------|---------|
| Achievability Period: | 6-10yrs |
| Development Period (months): | 18 |

| | |
|--------------------------------|------|
| Site Area in Hectares: | 0.57 |
| Number of units (constrained): | 50 |
| Assumed Density (dph): | 88 |
| Net Developable area: | 0.57 |

| | |
|---------------------------------------|--------------|
| Existing Use: | Office Block |
| Proposed Use: | Residential |
| Green Belt: | NO |
| Impact on development of other sites: | |
| Planning Status: | NONE |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £4,250 | £1,980,994 | £3,475,428 | £2,534,371 | £4,446,265 |

Residential Dwelling Mix Assumptions

| Insert Percentage Required: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|-----------------------------|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Total Dwelling Mix: | 10% | 20% | 20% | 35% | 15% | 100% |
| | 5 | 45 | 0 | 0 | 0 | 50 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | Private Dwelling Mix Numbers* | | | | | Total |
|---------------------------------|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 45 | 60 | 75 | 95 | 125 | |
| No. of Dwellings | 2 | 28 | 0 | 0 | 0 | 30 |
| Enter No. of Dwellings Manually | 2 | 28 | 0 | 0 | 0 | 30 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type | Affordable Rent Dwelling Numbers* | | | | | Total |
|---------------------------------|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 50 | 67 | 75 | 85 | 110 | |
| No. of Dwellings | 1.5 | 13.5 | 0.0 | 0.0 | 0.0 | 15 |
| Enter No. of Dwellings Manually | 2 | 13 | 0 | 0 | 0 | 15 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | Intermediate Dwelling Numbers* | | | | Total |
|---------------------------------|--------------------------------|------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | |
| Dwelling Size (m ²) | 45 | 60 | 75 | 95 | 125 |
| No. of Dwellings | 0.5 | 4.5 | 0.0 | 0.0 | 0.0 |
| Enter No. of Dwellings Manually | 1 | 4 | 0 | 0 | 5 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|---------------|--------------------|------------|-------------|-------------|-------------|-------|
| | Total No. of Units | 5 | 45 | 0 | 0 | 0 |
| Check | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Appendix III - Individual Site Sheets

Cambridge City Council

Site R19

Site Name: 64 - 68 Newmarket Road

Site Reference number: R19

Ward Area: Market

Site Description: Warehouse / retail premises

| | |
|--|----------|
| Potential SHLAA Site: | As above |
| Total Number of Units = | 60 |
| Affordable Housing Proportion (%) = | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 36 |
| Number of Affordable Dwellings = | 24 |
| Number of Affordable Rent = | 18 |
| Number of Intermediate = | 6 |

| | |
|------------------------------|--------|
| Achievability Period: | 0-5yrs |
| Development Period (months): | 18 |

| | |
|--------------------------------|------|
| Site Area in Hectares: | 0.27 |
| Number of units (constrained): | 60 |
| Assumed Density (dph): | 222 |
| Net Developable area: | 0.27 |

| | |
|---------------------------------------|---|
| Existing Use: | Warehouse / retail premises |
| Proposed Use: | Residential |
| Green Belt: | NO |
| Impact on development of other sites: | NO |
| Planning Status: | Permission granted - 3 storey mixed use development, GF A1 and residential units above (4x 1 bed flats) |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £4,500 | £2,789,888 | £10,332,919 | £3,213,871 | £11,903,226 |

Residential Dwelling Mix Assumptions

| Insert Percentage Required: Total Dwelling Mix: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|--|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 10% | 20% | 20% | 35% | 15% | 100% |
| | 6 | 54 | | | | 60 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Private Dwelling Mix Numbers* | | | | | Total |
|---|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 45 | 60 | 75 | 95 | 125 | |
| | 3 | 33 | 0 | 0 | 0 | 36 |
| | 3 | 33 | | | | 36 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Affordable Rent Dwelling Numbers* | | | | | Total |
|---|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 50 | 67 | 75 | 85 | 110 | |
| | 1.8 | 16.2 | 0.0 | 0.0 | 0.0 | 18 |
| | 2 | 16 | | | | 18 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Intermediate Dwelling Numbers* | | | | | Total |
|---|--------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 45 | 60 | 75 | 95 | 125 | |
| | 0.6 | 5.4 | 0.0 | 0.0 | 0.0 | 6 |
| | 1 | 5 | | | | 6 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Total No. of Units Check | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|--|-----------|------------|-------------|-------------|-------------|-------|
| | | 6 | 54 | 0 | 0 | 0 |
| | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

3-4 storey only suggested.

DSP 2013

Appendix III - Individual Site Sheets

Cambridge City Council

Site R20

Site Name: Abbey Stadium and land front Newmarket Road
 Site Reference number: R20
 Ward Area: Abbey

Site Description: Currently home of Cambridge United FC, with stadium buildings in use. Land on the Newmarket Road end of the site is used as a vehicle rental site

| | |
|--|---|
| Potential SHLAA Site: | Abbey Stadium and land front Newmarket Road |
| Total Number of Units = | 154 |
| Affordable Housing Proportion (%)= | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 92 |
| Number of Affordable Dwellings = | 61.6 |
| Number of Affordable Rent = | 46 |
| Number of Intermediate = | 15 |
| Achievability Period: | 6-10yrs |
| Development Period (months): | 36 |

| | |
|--------------------------------|------|
| Site Area in Hectares: | 2.88 |
| Number of units (constrained): | 154 |
| Assumed Density (dph): | 53 |
| Net Developable area: | 2.88 |

| | |
|---------------------------------------|---|
| Existing Use: | Stadium buildings associated with a football club plus other ancillary uses, including a vehicle rental site. |
| Proposed Use: | Residential |
| Green Belt: | Yes - Edge of Green Belt |
| Impact on development of other sites: | NO |
| Planning Status: | NONE - relevant planning history C/03/1223 - redevelopment of the stadium including 'north stand', supporters club, cresh, D2 Leisure, health and fitness suite and hotel. (application withdrawn). |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £3,000 | £3,517,197 | £1,221,249 | £6,203,282 | £2,153,917 |

Residential Dwelling Mix Assumptions

| Insert Percentage Required: Total Dwelling Mix: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|--|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 10% | 20% | 20% | 35% | 15% | 100% |
| | 15 | 31 | 31 | 54 | 23 | 154 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Private Dwelling Mix Numbers* | | | | | Total |
|---|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 45 | 60 | 75 | 95 | 125 | |
| | 8 | 19 | 19 | 33 | 14 | 93 |
| | 8 | 19 | 19 | 33 | 14 | 93 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Affordable Rent Dwelling Numbers* | | | | | Total |
|---|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 50 | 67 | 75 | 85 | 110 | |
| | 4.5 | 9.3 | 9.3 | 16.2 | 6.9 | 46 |
| | 5 | 9 | 2 | 21 | 9 | 46 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Intermediate Dwelling Numbers* | | | | | Total |
|---|--------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| | 45 | 60 | 75 | 95 | 125 | |
| | 1.5 | 3.1 | 3.1 | 5.4 | 2.3 | 15 |
| | 2 | 3 | 10 | 0 | 0 | 15 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Total No. of Units Check | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|--|-----------|------------|-------------|-------------|-------------|-------|
| | | 15 | 31 | 31 | 54 | 23 |
| | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Appendix III - Individual Site Sheets

Cambridge City Council

Site R21

Site Name: 315-349 Mill Road
 Site Reference number: R21
 Ward Area: Romsey

Site Description: Former storage / collection warehouse - cleared site

| | |
|--|-------------------|
| Potential SHLAA Site: | 315-349 Mill Road |
| Total Number of Units = | 25 |
| Affordable Housing Proportion (%)= | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 15 |
| Number of Affordable Dwellings = | 10 |
| Number of Affordable Rent = | 8 |
| Number of Intermediate = | 3 |
| Achievability Period: | 2017+ |
| Development Period (months): | 12 |

| | |
|--------------------------------|-----|
| Site Area in Hectares: | 0.6 |
| Number of units (constrained): | 25 |
| Assumed Density (dph): | 42 |
| Net Developable area: | 0.6 |

| | |
|---------------------------------------|---|
| Existing Use: | Cleared industrial site - former warehouses |
| Proposed Use: | Residential |
| Green Belt: | No |
| Impact on development of other sites: | NO |
| Planning Status: | Part of Local Plan allocation site 7.12 (housing & community facilities / student hostel). Proposal for 100 bed care home - refused 2007. |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £3,250 | £770,986 | £1,284,977 | £1,236,970 | £2,061,617 |

Residential Dwelling Mix Assumptions

| Insert Percentage Required: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|-----------------------------|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Total Dwelling Mix: | 10% | 20% | 20% | 35% | 15% | 100% |
| | 3 | 5 | 5 | 8 | 4 | 25 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | Private Dwelling Mix Numbers* | | | | | Total |
|---------------------------------|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 45 | 60 | 75 | 95 | 125 | |
| No. of Dwellings | 2 | 2 | 2 | 5 | 3 | 14 |
| Enter No. of Dwellings Manually | 2 | 2 | 2 | 5 | 3 | 14 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type | Affordable Rent Dwelling Numbers* | | | | | Total |
|---------------------------------|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 50 | 67 | 75 | 85 | 110 | |
| No. of Dwellings | 0.9 | 1.5 | 1.5 | 2.4 | 1.2 | 8 |
| Enter No. of Dwellings Manually | 1 | 2 | 1 | 3 | 1 | 8 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | Intermediate Dwelling Numbers* | | | | Total |
|---------------------------------|--------------------------------|------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | |
| Dwelling Size (m ²) | 45 | 60 | 75 | 95 | 125 |
| No. of Dwellings | 0.3 | 0.5 | 0.5 | 0.8 | 0.4 |
| Enter No. of Dwellings Manually | 0 | 1 | 2 | 0 | 3 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|---------------|--------------------|------------|-------------|-------------|-------------|-------|
| | Total No. of Units | 3 | 5 | 5 | 8 | 4 |
| Check | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

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Appendix III - Individual Site Sheets

Cambridge City Council

Site M2

Site Name: Clifton Industrial Estate

Site Reference number: M2

Ward Area: Coleridge

Site Description: Industrial buildings

| | |
|--|----------|
| Potential SHLAA Site: | As above |
| Total Number of Units = | 100 |
| Affordable Housing Proportion (%)= | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 60 |
| Number of Affordable Dwellings = | 40 |
| Number of Affordable Rent = | 30 |
| Number of Intermediate = | 10 |
| Achievability Period: | 6-10yrs |
| Development Period (months): | 60 |

| | |
|--------------------------------|-----|
| Site Area in Hectares: | 5.5 |
| Number of units (constrained): | 100 |
| Assumed Density (dph): | 53 |
| Net Developable area: | 1.9 |

| | |
|---------------------------------------|---|
| Existing Use: | Employment site with Industrial Buildings |
| Proposed Use: | Residential |
| Green Belt: | NO |
| Impact on development of other sites: | NO |
| Planning Status: | NONE |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £3,250 | £3,215,234 | £1,692,228 | £4,137,439 | £2,177,599 |

Assumes 1.9Ha SA land area.

Residential Dwelling Mix Assumptions

| Insert Percentage Required: Total Dwelling Mix: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|--|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| 10% | 20% | 20% | 20% | 35% | 15% | 100% |
| 10 | 20 | 20 | 20 | 35 | 15 | 100 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Private Dwelling Mix Numbers* | | | | | Total |
|---|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| 45 | 60 | 75 | 95 | 125 | | |
| 6 | 12 | 12 | 20 | 10 | | 60 |
| 6 | 12 | 12 | 20 | 10 | | 60 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Affordable Rent Dwelling Numbers* | | | | | Total |
|---|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| 50 | 67 | 75 | 85 | 110 | | |
| 3.0 | 6.0 | 6.0 | 10.5 | 4.5 | | 30 |
| 3 | 6 | 1 | 15 | 5 | | 30 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually | Intermediate Dwelling Numbers* | | | | Total |
|---|--------------------------------|------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | |
| 45 | 60 | 75 | 95 | 125 | |
| 1.0 | 2.0 | 2.0 | 3.5 | 1.5 | 10 |
| 1 | 2 | 7 | 0 | 0 | 10 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type Total No. of Units Check | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|--|-----------|------------|-------------|-------------|-------------|-------|
| | | 10 | 20 | 20 | 35 | 15 |
| | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

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Appendix III - Individual Site Sheets

Cambridge City Council

Site M3

Site Name: Michael Young Centre

Site Reference number: M3

Ward Area: Queen Edith's

Site Description: Industrial site - offices, warehouses etc

| | |
|--|------------|
| Potential SHLAA Site: | As above |
| Total Number of Units = | 50 |
| Affordable Housing Proportion (%)= | 40% |
| Affordable Rent Proportion (%) of AH = | 75% |
| Intermediate Proportion (%) of AH = | 25% |
| Number of Private Dwellings = | 30 |
| Number of Affordable Dwellings = | 20 |
| Number of Affordable Rent = | 15 |
| Number of Intermediate = | 5 |
| Achievability Period: | 5-15 years |
| Development Period (months): | 18 |

| | |
|--------------------------------|-----|
| Site Area in Hectares: | 1.3 |
| Number of units (constrained): | 50 |
| Assumed Density (dph): | 100 |
| Net Developable area: | 0.5 |

| | |
|---------------------------------------|--|
| Existing Use: | Industrial site - offices, warehouses etc |
| Proposed Use: | Residential & mixed use |
| Green Belt: | NO |
| Impact on development of other sites: | NO |
| Planning Status: | Outline for residential in 1994. Allocated in Local Plan 2006. |

| Results | | | | | |
|------------|--|-----------------|--------------------|---------------------------|--------------------------------|
| Scenario | Residential Sales Values (£/m ²) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV / Ha |
| Base Value | £4,250 | £1,915,986 | £3,831,971 | £2,298,205 | £4,596,410 |

Residential Dwelling Mix Assumptions

| Insert Percentage Required: | Private Dwelling Mix (%) (Using Council's Specified Requirement)* | | | | | Total |
|-----------------------------|---|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Total Dwelling Mix: | 10% | 90% | 0% | 0% | 0% | 100% |
| | 5 | 45 | 0 | 0 | 0 | 50 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | Private Dwelling Mix Numbers* | | | | | Total |
|---------------------------------|-------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 45 | 60 | 75 | 95 | 125 | |
| No. of Dwellings | 2 | 27 | 0 | 0 | 0 | 29 |
| Enter No. of Dwellings Manually | 2 | 27 | 0 | 0 | 0 | 29 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

| Dwelling Type | Affordable Rent Dwelling Numbers* | | | | | Total |
|---------------------------------|-----------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 50 | 67 | 75 | 85 | 110 | |
| No. of Dwellings | 1.5 | 13.5 | 0.0 | 0.0 | 0.0 | 15 |
| Enter No. of Dwellings Manually | 2 | 13 | | | | 15 |

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | Intermediate Dwelling Numbers* | | | | | Total |
|---------------------------------|--------------------------------|------------|-------------|-------------|-------------|-------|
| | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | |
| Dwelling Size (m ²) | 45 | 60 | 75 | 95 | 125 | |
| No. of Dwellings | 0.5 | 4.5 | 0.0 | 0.0 | 0.0 | 5 |
| Enter No. of Dwellings Manually | 1 | 5 | | | | 6 |

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

| Dwelling Type | 1bed flat | 2 bed flat | 2 bed house | 3 bed house | 4 bed house | Total |
|---------------|--------------------|------------|-------------|-------------|-------------|-------|
| | Total No. of Units | 5 | 45 | 0 | 0 | 0 |
| Check | OK | OK | OK | OK | OK | OK |

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

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Appendix IV - Cambridge City Council - SHLAA & Local Plan Potential Sites Viability - Results Summary

| Site ID | Address | Ward | Site Area | Number of Residential Units | Density (DPH) | Number of Student Rooms | Existing Use | Category | Type | Residential Scenario (Value) | Residential RLV | Residential RLV/Ha | Student Accommodation RLV | Student Accommodation RLV/Ha | Student Accommodation Surplus ¹ | Student Accommodation Surplus/m ²¹ | Student Accommodation Surplus ² | Student Accommodation Surplus/m ²² |
|---------|-------------------------------|-----------------|-----------|-----------------------------|---------------|-------------------------|------------------------|---------------------|------|------------------------------|-----------------|--------------------|---------------------------|------------------------------|--|---|--|---|
| R20 | Abbey Stadium | Abbey | 2.88 | 154 | 53 | 936 | Sports stadium | Leisure / | PDL | Base | £3,517,197 | £1,221,249 | £6,203,282 | £2,153,917 | £2,618,609 | £120 | -£2,401,075 | -£110 |
| R2 | Willowcroft, Histon Road | Arbury | 1.47 | 67 | 46 | 748 | Industrial | Industrial | PDL | Base | £1,794,783 | £1,222,604 | £5,025,576 | £3,423,417 | £3,196,364 | £183 | £326,126 | £19 |
| R17 | Mount Pleasant House | Castle | 0.57 | 50 | 88 | 374 | Offices | Employment | PDL | Base | £1,980,994 | £3,475,428 | £2,534,371 | £4,446,265 | £515,374 | £59 | £849,660 | £97 |
| M2 | Clifton Industrial Estate | Coleridge | 1.90 | 100 | 53 | 624 | Industrial buildings | Industrial | PDL | Base | £3,215,234 | £1,692,228 | £4,137,439 | £2,177,599 | £860,433 | £59 | -£1,537,250 | -£106 |
| R19 | 64-68 Newmarket Road | Market | 0.27 | 60 | 222 | 468 | Warehouses / Retail | Retail | PDL | Base | £2,789,888 | £10,332,919 | £3,213,871 | £11,903,226 | £370,462 | £34 | £2,415,851 | £221 |
| M3 | Michael Young Centre | Queen Ediths | 1.30 | 50 | 38 | 350 | Industrial - offices / | Industrial / | PDL | Base | £1,915,986 | £1,473,835 | £2,298,205 | £1,767,850 | £345,463 | £42 | -£1,605,733 | -£197 |
| R12 | Ridgeons 75 Cromwell Road | Romsey | 3.27 | 245 | 75 | 936 | Builders & Timber | Retail / Industrial | PDL | Base | £7,410,456 | £2,266,194 | £6,165,872 | £1,885,588 | -£1,442,080 | -£66 | -£3,638,672 | -£167 |
| R21 | 315-349 Mill Road | Romsey | 0.60 | 25 | 42 | 187 | Cleared warehouse site | Industrial | PDL | Base | £770,986 | £1,284,977 | £1,236,970 | £2,061,617 | £451,193 | £103 | -£557,815 | -£128 |
| R4 | Henry Giles House, Chesterton | West Chesterton | 0.78 | 48 | 83 | 374 | Offices | Employment | PDL | Base | £1,733,944 | £2,237,347 | £2,540,334 | £3,277,850 | £773,126 | £89 | £826,067 | £95 |
| Average | | | | | | | | | | | £2,792,163 | £2,800,754 | £3,706,213 | £3,677,481 | £854,327 | £69 | -£591,427 | -£31 |

¹Using Residential RLV as Input Land Value in Student Accommodation Appraisals²Using VOA Residential Land Value Benchmark as Input Land Value