

**Appendix Ia**  
**Residential Development Appraisal**  
**Assumptions**  
**Emerging Local Plan**

South Cambridgeshire District Council - Community Infrastructure Levy Viability Assessment - Residential Assumptions Sheet

Site Size Appraised	Site type**	Indicative Density (Dwellings per hectare - dph)	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Percentage Affordable Housing & Tenure Mix						Build Period (Months)
				40% Affordable Housing*		30% Affordable Housing*		20% Affordable Housing*		
				Private Mix	Affordable Tenure Split 50% Rent; 50% Intermediate	Private Mix	Affordable Tenure Split 50% Rent; 50% Intermediate	Private Mix	Affordable Tenure Split 50% Rent; 50% Intermediate	
1 House	PDL / Existing Residential	30/40	1 x 4 BH	1 x 4 BH	N/A	1 x 4 BH	N/A	1 x 4 BH	N/A	6
3 Houses	PDL / Existing Residential	30/40	1 x 2 BH, 1 x 3 BH, 1 x 4 BH	1 x 3 BH, 1 x 4 BH	1 x 2 BH AR	1 x 3 BH, 1 x 4 BH	1 x 2 BH AR	1 x 3 BH, 1 x 4 BH	1 x 2 BH AR	6
10 Houses	PDL / Greenfield	30/40	6 x 2 BH, 2 x 3 BH, 2 x 4 BH	2 x 2 BH, 2 x 3 BH, 2 x 4 BH	2 x 2 BH AR, 2 x 2 BH SO	2 x 2 BH, 3 x 3 BH, 2 x 4 BH	2 x 2 BH AR, 1 x 2 BH SO	3 x 2 BH, 3 x 3 BH, 2 x 4 BH	1 x 2 BH AR, 1 x 2 BH SO	9
10 Mixed	PDL / Greenfield	30/40	4 x 2 BF, 2 x 2 BH, 2 x 3 BH, 2 x 4 BH	2 x 2 BF, 2 x 3 BH, 2 x 4 BH	2 x 2 BF AR, 2 x 2 BH SO	2 x 2 BF, 3 x 3 BH, 2 x 4 BH	2 x 2 BF AR, 1 x 2 BH SO	3 x 2 BF, 3 x 3 BH, 2 x 4 BH	1 x 2 BF AR, 1 x 2 BH SO	9
25 Mixed 1	PDL / Greenfield	30/40	2 x 1 BF, 10 x 2 BH, 8 x 3 BH, 5 x 4 BH	5 x 2 BH, 5 x 3 BH, 5 x 4 BH	2 x 1 BH AR, 2 x 2 BH AR, 1 x 3 BH AR, 3 x 2 BH SO, 2 x 3 BH SO	6 x 2 BH, 6 x 3 BH, 6 x 4 BH	1 x 1 BH AR, 2 x 2 BH AR, 1 x 3 BH AR, 2 x 2 BH SO, 1 x 3 BH SO	7 x 2 BH, 7 x 3 BH, 6 x 4 BH	1 x 1 BH AR, 1 x 2 BH AR, 1 x 3 BH AR, 1 x 2 BH SO, 1 x 3 BH SO	18
25 Mixed 2	PDL / Greenfield	30/40	2 x 1 BF, 4 x 2 BF, 6 x 2 BH, 8 x 3 BH, 5 x 4 BH	2 x 2 BF, 3 x 2 BH, 5 x 3 BH, 5 x 4 BH	2 x 1 BH AR, 2 x 2 BF AR, 1 x 3 BH AR, 3 x 2 BH SO, 2 x 3 BH SO	2 x 2 BF, 4 x 2 BH, 6 x 3 BH, 6 x 4 BH	1 x 1 BH AR, 2 x 2 BF AR, 1 x 3 BH AR, 2 x 2 BH SO, 1 x 3 BH SO	3 x 2 BF, 4 x 2 BH, 7 x 3 BH, 6 x 4 BH	1 x 1 BH AR, 1 x 2 BF AR, 1 x 3 BH AR, 1 x 2 BH SO, 1 x 3 BH SO	18
40 Flatted Sheltered Scheme	PDL / Greenfield	200	28 x 1BF; 12 x 2BF	17 x 1 BF, 7 x 2 BF	8 x 1 BF AR, 1 x 2 BF AR, 3 x 1 BF SO, 4 x 2 BF SO	20 x 1 BF, 8 x 2 BF	5 x 1 BF AR, 1 x 2 BF AR, 2 x 1 BF SO, 4 x 2 BF SO	22 x 1 BF, 10 x 2 BF	3 x 1 BF AR, 1 x 2 BF AR, 2 x 1 BF SO, 2 x 2 BF SO	12
50 Mixed	PDL / Greenfield	30/40	3 x 1 BF, 12 x 2 BF, 9 x 2 BH, 16 x 3 BH, 10 x 4 BH	5 x 2 BF, 5 x 2 BH, 10 x 3 BH, 10 x 4 BH	3 x 1 BF AR, 5 x 2 BF AR, 2 x 3 BH AR, 2 x 2 BF SO, 4 x 2 BH SO, 4 x 3 BH SO	5 x 2 BF, 6 x 2 BH, 12 x 3 BH, 12 x 4 BH	2 x 1 BF AR, 4 x 2 BF AR, 2 x 3 BH AR, 1 x 2 BF SO, 3 x 2 BH SO, 3 x 3 BH SO	7 x 2 BF, 7 x 2 BH, 13 x 3 BH, 13 x 4 BH	2 x 1 BF AR, 2 x 2 BF AR, 1 x 3 BH AR, 1 x 2 BF SO, 2 x 2 BH SO, 2 x 3 BH SO	18
100 Mixed	PDL / Greenfield	30/40	10 x 1 BF, 19 x 2 BF, 17 x 2 BH, 33 x 3 BH, 21 x 4 BH	4 x 1 BF, 7 x 2 BF, 7 x 2 BH, 21 x 3 BH, 21 x 4 BH	6 x 1 BF AR, 6 x 2 BF AR, 4 x 2 BH AR, 4 x 3 BH AR, 6 x 2 BF SO, 6 x 2 BH SO, 8 x 3 BH SO	6 x 1 BF, 9 x 2 BF, 9 x 2 BH, 23 x 3 BH, 23 x 4 BH	4 x 1 BF AR, 4 x 2 BF AR, 3 x 2 BH AR, 3 x 3 BH AR, 5 x 2 BF SO, 5 x 2 BH SO, 6 x 3 BH SO	6 x 1 BF, 9 x 2 BF, 9 x 2 BH, 28 x 3 BH, 28 x 4 BH	3 x 1 BF AR, 3 x 2 BF AR, 2 x 2 BH AR, 2 x 3 BH AR, 3 x 2 BF SO, 3 x 2 BH SO, 4 x 3 BH SO	24
250 Mixed	Greenfield	30/40	20 x 1 BF, 45 x 2 BF, 45 x 2 BH, 87 x 3 BH, 53 x 4 BH	5 x 1 BF, 10 x 2 BF, 30 x 2 BH, 52 x 3 BH, 53 x 4 BH	15 x 1 BF AR, 15 x 2 BF AR, 5 x 2 BH AR, 15 x 3 BH AR, 20 x 2 BF SO, 10 x 2 BH SO, 20 x 3 BH SO	7 x 1 BF, 12 x 2 BF, 35 x 2 BH, 60 x 3 BH, 61 x 4 BH	11 x 1 BF AR, 11 x 2 BF AR, 4 x 2 BH AR, 11 x 3 BH AR, 15 x 2 BF SO, 8 x 2 BH SO, 15 x 3 BH SO	8 x 1 BF, 14 x 2 BF, 40 x 2 BH, 68 x 3 BH, 70 x 4 BH	7 x 1 BF AR, 8 x 2 BF AR, 3 x 2 BH AR, 7 x 3 BH AR, 10 x 2 BF SO, 5 x 2 BH SO, 10 x 3 BH SO	60
500 Mixed	Greenfield	30/40	40 x 1 BF, 90 x 2 BF, 90 x 2 BH, 174 x 3 BH, 106 x 4 BH	10 x 1 BF, 20 x 2 BF, 40 x 2 BH, 104 x 3 BH, 106 x 4 BH	30 x 1 BF AR, 30 x 2 BF AR, 10 x 2 BH AR, 30 x 3 BH AR, 40 x 2 BF SO, 20 x 2 BH SO, 40 x 3 BH SO	17 x 1 BF, 28 x 2 BF, 49 x 2 BH, 126 x 3 BH, 130 x 4 BH	22 x 1 BF AR, 22 x 2 BF AR, 8 x 2 BH AR, 23 x 3 BH AR, 30 x 2 BF SO, 15 x 2 BH SO, 30 x 3 BH SO	20 x 1 BF, 32 x 2 BF, 56 x 2 BH, 144 x 3 BH, 148 x 4 BH	15 x 1 BF AR, 15 x 2 BF AR, 5 x 2 BH AR, 15 x 3 BH AR, 20 x 2 BF SO, 10 x 2 BH SO, 20 x 3 BH SO	60***

\*Policy position on development with 2 or more units. Actual percentage will vary due to numbers rounding.

Affordable housing mix proportional to private mix but assumes for affordability purposes that only units of 2-beds or less are transferred for intermediate housing

Sites based on typical SHLAA & Site Option Sites - (with development potential).

\*\* Where Greenfield / PDL / Existing Residential - modelling carried out on basis of those existing uses

\*\*\* assumes multi-developer approach

Unit Sizes (sq m)*	Affordable	Private
1-bed flat	50	50
2-bed flat	67	65
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

Open Market Value	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8
	Waterbeach / Cherry Hinton							
	Cambourne / Gamlingay / Willingham			Melbourn / Comberton				
	Sawston				Histon & Impington			
1 Bed Flat	£100,000	£112,500	£125,000	£137,500	£150,000	£162,500	£175,000	£187,500
2 Bed Flat	£130,000	£146,250	£162,500	£178,750	£195,000	£211,250	£227,500	£243,750
2 Bed House	£150,000	£168,750	£187,500	£206,250	£225,000	£243,750	£262,500	£281,250
3 Bed House	£190,000	£213,750	£237,500	£261,250	£285,000	£308,750	£332,500	£356,250
4 Bed House	£250,000	£281,250	£312,500	£343,750	£375,000	£406,250	£437,500	£468,750
<b>Value House (£/m2)</b>	<b>£2,000</b>	<b>£2,250</b>	<b>£2,500</b>	<b>£2,750</b>	<b>£3,000</b>	<b>£3,250</b>	<b>£3,500</b>	<b>£3,750</b>

Note: Retirement Housing scheme tested at VL9 (£4000 per sq m), VL10 (£4250 per sq m) and up to VL10 (£4500 per sq m)

Affordable Rented - capitalisation based on up to 80% of net market rent across the District as an average - LHA rate used as proxy for net rent including service charge as per Council instruction. Cambridge BRMA used as covers majority of the District.

SO - calculated at an average of approximately 60% of market value

Development / Policy Costs	
<b>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</b>	
Build Costs Flats (Generally) (£/m <sup>2</sup> ) <sup>1</sup>	£1,044
Build Costs Flats (3-5 storey)	£1,035
Build Costs Houses (Mixed Developments) (£/m <sup>2</sup> ) <sup>1</sup>	£915
Build Costs (Sheltered Housing - 3-storey) (£/sq.m) <sup>1</sup>	£1,024
Additional works and infrastructure allowance (excl s106)	£125k - £500k/net ha
Contingencies (% of build cost) <sup>2</sup>	5%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards (% of build cost) <sup>3</sup>	5.85%
Sustainable Design / Construction Standards (% of build cost) <sup>3</sup> - Sensitivity testing Part L CFSH Level 5 equivalent	15% - 35%
Renewables / CHP connection - notional allowance (per unit)	£3,500
Residual s106 /non-CIL costs (£ per unit)	£1,000 - £20,000
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
<b>DEVELOPER'S RETURN FOR RISK AND PROFIT</b>	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
<b>FINANCE &amp; ACQUISITION COSTS</b>	
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%

HMRC scale

Notes:

<sup>1</sup> 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): £908/m<sup>2</sup> GIA (Generally); Houses Mixed Development: £796/m<sup>2</sup> GIA, Sheltered Housing 3-storey: £931/m<sup>2</sup>

BCIS build costs taken from 4th Quarter 2012 and rebased to South Cambridgeshire Location Factor of 95 including preliminaries and contractor's profit but without externals, contingencies or fees

Above build costs include external works at 15% (added to BCIS basis) (10% for sheltered housing).

<sup>3</sup> 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 CFSH 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 CFSH Level 5 assuming a 24% increase to achieve CFSH 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 15%. On the same basis sensitivity testing has been carried out on basis of achieving CFSH L6 energy requirements as a proxy for Part L future requirements from 2016. This equates to a total cost addition of 35% over base build costs. 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 CO<sub>2</sub> emissions - £3,500 per unit to cover potential policy requirements. For CFSH L5 and 6 we assume on-site renewables policy will be met without any additional cost.

<sup>3</sup> 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).

RP Transfer Prices Calculated on 5 Cambridgeshire LHA Rates (net) incl service charge

Unit	South Cambridgeshire LHA Rates (Rental Proxy) per week (incl service charge)
1BF	£108
2BF	£122
2BH	£135
3BH	£157
4BH	£207

Unit	Size	AH Transfer Price	Value Level							
			% of OMV VL1 (£2,000)	% of OMV VL2 (£2,250)	% of OMV VL3 (£2,500)	% of OMV VL4 (£2,750)	% of OMV VL5 (£3,000)	% of OMV VL6 (£3,250)	% of OMV VL7 (£3,500)	% of OMV VL8 (£3,750)
1BF	50	£78,861	79%	70%	63%	57%	49%	45%	42%	39%
2BF	67	£88,491	66%	59%	53%	48%	41%	38%	35%	33%
2BH	75	£98,326	66%	58%	52%	48%	40%	37%	35%	33%
3BH	85	£114,351	67%	60%	54%	49%	41%	38%	36%	34%
4BH	110	£150,767	69%	61%	55%	50%	42%	39%	37%	34%

Based on South Cambridgeshire LHA Rates (Rental Proxy) per week

**Appendix Ib**  
**Residential Development Appraisal**  
**Assumptions**  
**Adopted Local Plan**

South Cambridgeshire District Council - Community Infrastructure Levy Viability Assessment - Residential Assumptions Sheet

Site Size Appraised	Site type**	Indicative Density (Dwellings per hectare - dph)	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Percentage Affordable Housing & Tenure Mix		
				Private Mix	Affordable Tenure Split 70% Rent; 30% Intermediate	Build Period (Months)
1 House	PDL / Existing Residential	30/40	1x 4BH	1x 4BH	N/A	6
2 Houses	PDL / Existing Residential	30/40	1 x 4BH; 1x 2BH	1x 4BH	1x 2BH AR	6
10 Houses	PDL / Greenfield	30/40	4x 2BH; 4x 3BH; 2x 4BH	2x 2BH; 2x 3BH; 2x 4BH	2x 2BH; 1x 3BH; AR / 1x 3BH SO	9
10 Mixed	PDL / Greenfield	30/40	2x 1BF; 2x 2BF; 2 2BH; 3x 3BH; 1x 4BH	2x 2BF; 1x 2BH; 2x 3BH; 1x 4BH	2x 1BF 1x 2BH AR / 1x 3BH SO	9
25 Houses	PDL / Greenfield	30/40	14x 2BH; 7x 3BH; 4x 4BH	7x 2BH; 4x 3BH; 4x 4BH	7x 2BH AR / 3x 3BH SO	18
25 Mixed	PDL / Greenfield	30/40	6x 1BF; 3x 2BF; 5x 2BH; 7x 3BH; 4x 4BH	2x 1BF ; 2x 2BF; 3x 2BH; 4x 3BH; 4x 4BH	4x 1BF; 1x 2BF; 1x 2BH; 1x 3BH AR / 1x 2BH; 2x 3BH SO	18
50 Mixed	PDL / Greenfield	30/40	10x 1BF; 6x 2BF; 12x 2BH; 14x 3BH; 8x 4BH	4x 1BF ; 4x 2BF; 6x 2BH; 8x 3BH; 8x 4BH	6x 1BF; 2x 2BF; 3x 2BH; 3x 3BH AR / 3x 2BH; 3x 3BH SO	18
100 Mixed	PDL / Greenfield	30/40	16x 1BF; 12x 2BF; 23x 2BH; 31x 3BH; 18x 4BH	8x 1BF ; 8x 2BF; 12x 2BH; 16x 3BH; 16x 4BH	8x 1BF; 4x 2BF; 5x 2BH; 9x 3BH; 2x 4BH AR / 6x 2BH; 6x 3BH SO	24
250 Mixed	Greenfield	30/40	40x 1BF; 39x 2BF; 51x 2BH; 75x 3BH; 45x 4BH	20x 1BF ; 20x 2BF; 30x 2BH; 40x 3BH; 40x 4BH	20x 1BF; 12x 2BF; 13x 2BH; 20x 3BH; 5x 4BH AR / 7x 2BF; 8x 2BH; 15x 3BH SO	60
500 Mixed	Greenfield	30/40	80x 1BF; 78x 2BF; 102x 2BH; 150x 3BH; 90x 4BH	40x 1BF ; 40x 2BF; 60x 2BH; 80x 3BH; 80x 4BH	40 x 1BF; 24 x 2BF; 26 x 2BH; 40x 3BH; 10x 4BH AR / 14x 2BF; 16x 2BH; 30x 3BH SO	60

\*Policy position on development with 2 or more units. Actual percentage will vary due to numbers rounding.  
Affordable housing mix proportional to private mix but assumes for affordability purposes that only units of 2-beds or less are transferred for intermediate housing Sites based on typical SHLAA & Site Option Sites - (with development potential).

\*\* Where Greenfield / PDL / Existing Residential - modelling carried out on basis of those existing uses  
\*\*\* assumes multi-developer approach

Unit Sizes (sq m)*	Affordable	Private
1-bed flat	50	50
2-bed flat	67	65
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

Open Market Value	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8
1 Bed Flat	£100,000	£112,500	£125,000	£137,500	£150,000	£162,500	£175,000	£187,500
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4 Bed House	£250,000	£281,250	£312,500	£343,750	£375,000	£406,250	£437,500	£468,750
Value House (£/m2)	£2,000	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750

Affordable Housing Revenue - Affordable Rented - capitalisation based on up to 80% of net market rent across the District as an average - LHA rate used as proxy for net rent including service charge as per Council instruction. Cambridge BRMA used as covers majority of the District.  
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Development / Policy Costs	
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Build Costs Flats (3-5 storey)	£1,035
Build Costs Houses (Mixed Developments) (£/m <sup>2</sup> ) <sup>1</sup>	£915
Additional works and infrastructure allowance (excl s106)	£125k - £500k/net ha
Contingencies (% of build cost) <sup>2</sup>	5%-7%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards (% of build cost) <sup>3</sup>	5.85%
Sustainable Design / Construction Standards (% of build cost) <sup>3</sup> -	15%
Sensitivity testing Part L CFSH Level 5 equivalent	
Renewables / CHP connection - notional allowance (per unit)	£3,500
Residual s106 /non-CIL costs (£ per unit)	£1,000 - £20,000
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
<b>DEVELOPER'S RETURN FOR RISK AND PROFIT</b>	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
<b>FINANCE &amp; ACQUISITION COSTS</b>	
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%

HMRC scale

Notes:

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BCIS build costs taken from Q42013 and rebased to South Cambridgeshire Location Factor of 95 including preliminaries and contractor's profit but without externals, contingencies or fees

Above build costs include externals at 15%.

<sup>2</sup> To allow for additional costs for design etc

<sup>3</sup> 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 CFSH 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 CFSH Level 5 assuming a 24% increase to achieve CFSH 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 CO<sub>2</sub> emissions - £3,500 per unit to cover potential policy requirements.

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1BF	50	£78,861	79%	70%	63%	57%	49%	45%	42%	39%
2BF	67	£88,491	66%	59%	53%	48%	41%	38%	35%	33%
2BH	75	£98,326	66%	58%	52%	48%	40%	37%	35%	33%
3BH	85	£114,351	67%	60%	54%	49%	41%	38%	36%	34%
4BH	110	£150,767	69%	61%	55%	50%	42%	39%	37%	34%

Based on South Cambridgeshire LHA Rates (Rental Proxy) per week

**Appendix Ic**  
**Commercial Development Appraisal**  
**Assumptions**

South Cambridge District Council - Community Infrastructure Levy Viability Assessment - Commercial Assumptions Sheet

Use Class / Type	Example Scheme Type (PDL unless noted)	GIA (m <sup>2</sup> )	Site Coverage	Site Size (Ha)	Build Period (Months)**	Values Range - Annual Rents £ per sq m			Build Cost (£ per sq m)*	External works cost addition (%)	Total Build Cost (£/sq m excl fees etc)	Notes:
						Low	Mid	High				
Large Retail (A1)	Supermarket	2500	40%	0.63	15	£210.00	£240.00	£270.00	£1,019	20%	£1,223	BCIS - Hypermarkets / Supermarkets - generally.
Large Retail (A1)	Retail warehouse	2500	40%	0.63	12	£160.00	£190.00	£240.00	£530	20%	£636	BCIS - Retail warehouses - 1,000 - 7,000 sq m.
A1- A5 - Small Retail	Small shops	300	80%	0.04	6	£125.00	£150.00	£175.00	£706	20%	£847	BCIS - Shops - Generally
B1(a) Offices - Business Park	Office Building	2000	40%	0.50	18	£150.00	£170.00	£190.00	£1,246	20%	£1,495	BCIS - Offices - 1-2 Storey; airconditioned
B1, B2, B8 - Industrial / Warehousing	Larger industrial / warehousing unit including offices - edge of town	1500	40%	0.38	8	£60.00	£70.00	£80.00	£838	20%	£1,006	BCIS - Advance factories / offices - mixed facilities (B1) - 500 - 2,000 sq m
B1, B2, B8 - Industrial / Warehousing	Move-on type industrial unit including offices - industrial estate (also trade counter / industrial estate offices)	500	40%	0.13	6	£70.00	£80.00	£90.00	£838	20%	£1,006	BCIS - Advance factories / offices - mixed facilities (B1) - 500 - 2,000 sq m
C1 - Hotel (budget) - 60 rooms	Hotel - edge of town / out of centre	2100	50%	0.42	16	£5,000 per room per year			£1,373	20%	£1,648	BCIS - Hotels
C2 - Residential Institution	40 bed nursing home	1900	40%	0.48	12	£160.00	£190.00	£220.00	£1,365	20%	£1,638	BCIS - Nursing Homes, convalescent homes, short stay medical homes
Student Accomodation	Student accomodation - speculative - 100 rooms	1700	135%	0.13	18	£110/room/week	£125/room/week	£140/room/week	£1,203	20%	£1,444	BCIS - Student residences, halls of residence etc
Other / Sui Generi	Variable - tested on values / costs relationship basis.											

\* Convenience stores with sales area of less than 3,000 sq ft (280 sq m).

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
<b>Finance Costs</b>	
Finance rate p.a. (including over lead-in and letting / sales period)	7.0%
Arrangement / other fees (% of cost)	2.0%
<b>Marketing Costs</b>	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
<b>Developer Profit (% of GDV)</b>	20%
<b>Yields</b>	Variable
<b>Site Acquisition Costs</b>	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value)	0 to 5%

\*BCIS Median - Location Factor South Cambridgeshire (110); Q1 2013

\*\*BCIS Construction Duration Calculator