

Appendix 1: Original viability appraisals.

Scheme Name	Borehamwood
Local Authority	Hertsmere

TEST	Herts C3U
SCHEME	C3U

	Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	40	15
Developable Hectares	1	2.74
LAND VALUE BENCHMARK	£ 2,700,000	£ 1,092,675

	Achievable CIL	Maximum CIL
CIL RATE	£ 161	£ 161



	C/sqm
Affordable Housing Percentage %	35%
Affordable tenure 1	75% £ 818
Affordable tenure 2	0% £ 1,300
Affordable tenure 3	25% £ 2,433
AFF/sqft	100% £ 1,222
Social Grant	NO

GDV	£ 10,455,672
Residual Cost	£ 6,396,284
Residual Return (Cost)	£ 15.5%
Residual Profit	£ 989,461
Residual Land Value	£ 2,700,000
RLV per hec	£ 2,700,000

	CIL GIA
Existing Sqft on Site %	0%
Non Residential Space in Scheme %	0%

Benchmark Land Value	£ 2,700,000
Benchmark per Hec	£ 2,700,000

LSH CIL CALCULATOR

REVENUE/BUILD COST

No Beds	Av. Unit (Sam)	Rev £/Sam	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,754	£ -	0%	85%
Private Houses	95	£ 3,575	£ 1,022	65%	100%

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
26	2,470	£ 8,830,744	£ 2,524,340

	Rent	Yield
Ground Rent	£ 100	5.5%

Ground units	Ground Rev
0	£ -

No Beds	Av. Unit (Sam)	Rev £/Sam	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,222	£ -	0%	85%
Affordable Houses	95	£ 1,222	£ 1,022	35%	100%

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
26	2,470	£ 8,830,744	£ 2,524,340

CODE LEVEL	4	4%
------------	---	----

GIA	2,470
-----	-------

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
26	2,470	£ 8,830,744	£ 2,524,340

AF Units	AF NIA	AF Revenue	AF Build Cost
14	1,330	£ 1,624,928	£ 1,359,260

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
14	1,330	£ 1,624,928	£ 1,359,260

40	3,800	£ 10,455,672	£ 4,038,944
----	-------	--------------	-------------

OTHER USE	Rent psqm / Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL GIA	3,800
-----------	-------

TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	£ 10,455,672	£ 4,038,944

SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
321,562	163,111	£ 484,673
401,953	203,889	£ 605,842
£ 264,922	48,748	£ 313,670
£ 28,436	-	£ 28,436
£ 161,984	67,963	£ 229,947
£ 1,178,857	£ 483,711	£ 1,662,568

SECTION 106	Per unit	By Sam
Residential S.106	£ 2,000	£ 21
Commercial S.106		£ 21

Section 106	Section 106	Section 106
£ 52,000	28,000	£ 80,000
£ -	-	£ -
TOTAL 106	£ 52,000	£ 28,000

CIL	CIL SQM	CIL psqm
CIL RATE	2,470	£ 161

TOTAL 106	CIL	CIL
£ 52,000	£ 398,472	£ 398,472
TOTAL CIL	£ 398,472	£ 398,472

£ 4,309,013	£ 1,870,971	£ 6,179,985
-------------	-------------	-------------

FINANCE COSTS

Finance Costs	7%
---------------	----

£ 150,815	£ 65,484	£ 216,299
-----------	----------	-----------

PROFIT

Private Profit on cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	TOTAL PROFIT
£ 891,966	£ 891,966
£ 97,496	£ 97,496
£ 989,461	£ 989,461

LAND PURCHASE

GROSS LAND VALUE	£ 3,069,926
Land Interest	7%
Stamp Duty	4.00%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	1%

Land Cost
£ 107,447
£ 161,171
£ 24,559
£ 46,049
£ 30,699

RESIDUAL LAND VALUE

£ 2,700,000

Note: Blue assumptions on Data Input Sheet
Black assumptions are based on formula/input page

Equals Viable
Equals Non Viable
Variable Cell



Scheme Name	Borehamwood
Local Authority	Hertsmere

TEST	Herts C3XU
SCHEME	C3XU

TOTAL RESIDENTIAL UNITS	70	Per Hec	70	Per Acre	26
Developable Hectares	1		2.74		Acres
LAND VALUE BENCHMARK	£ 2,000,000				£ 809,389

	Achievable CIL	Maximum CIL
CIL RATE	£ 221	£ 221



Affordable Housing Percentage %	35%	no Grant	£/sqm	Plus Grant
Affordable tenure 1	75%		£ 818	
Affordable tenure 2	0%		£ 1,300	£ 1,300
Affordable tenure 3	25%		£ 2,433	

GDV	£	14,709,922
Residual Cost	£	10,803,002
Residual Return (Cost)		15.1%
Residual Profit	£	1,632,901
Residual Land Value	£	2,000,000
RLV per hect		2,000,000

AFF/soft Social Grant	100%	£ 1,222
	NO	

Benchmark Land Value	£	2,000,000
Benchmark per Hec	£	2,000,000

Existing Soft on Site %	15%	CIL GIA	3,119
Non Residential Space in Scheme %	0%		

LSH CIL CALCULATOR

REVENUE/BUILD COST

No Beds	Av Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,823	£ 1,195	52%	85%
Private Houses	95	£ 3,641	£ 1,022	13%	100%

PD Units	PD NIA	PD Revenue	PD Build Cost
36	2,439	£ 9,323,142	£ 3,428,696
9	665	£ 3,147,472	£ 883,519

Ground units	Ground Rev
36	£ 66,182

Rent	Yield
£ 100	5.5%

GIA	3,669
-----	-------

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
46	3,303	£ 12,536,796	£ 4,312,185

No Beds	Av Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,222	£ 1,195	28%	85%
Affordable Houses	95	£ 1,222	£ 1,022	7%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
20	1,313	£ 1,604,402	£ 1,846,205
5	466	£ 568,725	£ 475,741

GIA	1,976
-----	-------

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
25	1,779	£ 2,173,127	£ 2,321,946

CODE LEVEL	4	4%
------------	---	----

		£	265,365
70	5,082	£	14,709,922
		£	6,899,496

OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL GIA	5,645
-----------	-------

TOTAL NIA	TOTAL REVENUE	TOTAL COST
5,082	£ 14,709,922	£ 6,899,496

SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
£ 549,306	£ 278,633	£ 827,939
£ 686,633	£ 348,292	£ 1,034,924
£ 376,104	£ 65,194	£ 441,298
£ 9,953		£ 9,953
£ 277,878	£ 116,097	£ 393,975
£ 1,899,873	£ 808,218	£ 2,708,089

SECTION 106	Per unit	By Sam
Residential S106	£ 2,000	£ 28
Commercial S106		£ 28

Section 106	Section 106	Section 106
£ 91,000	£ 49,000	£ 140,000
£ -	£ -	£ -
TOTAL 106	£ 91,000	£ 49,000
	£ -	£ 140,000

CIL	CIL SQM	CIL psqm
CIL RATE	3,119	£ 221

CIL	CIL	CIL
£ 690,098		£ 690,098
TOTAL CIL	£ 690,098	£ 690,098

£ 7,258,521	£ 3,179,162	£ 10,437,683
-------------	-------------	--------------

FINANCE COSTS

Finance Costs	7%
---------------	----

Finance Cost	£ 254,048	£ 111,271	£ 365,319
--------------	-----------	-----------	-----------

PROFIT

Private Profit on cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	£ 1,502,514	£ 1,502,514
	£ 130,387.60	£ 130,388
		£ 1,632,901

LAND PURCHASE

GROSS LAND VALUE	£ 2,274,019
Land Interest	7%
Stamp Duty	4.00%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	1%

Land Cost	£ 79,591
	£ 119,386
	£ 18,192
	£ 34,110
	£ 22,740

RESIDUAL LAND VALUE

Note: Blue assumptions on Data Input Sheet
Black assumptions are based on formula/input page

Equals Viable
Equals Non Viable
Variable Cell

£ 2,000,000



Scheme Name	Borehamwood
Local Authority	Hertsmere

TEST	Herts C3 IU
SCHEME	C3IU

TOTAL RESIDENTIAL UNITS	100	Per Hec	100	Per Acre	36
Developable Hectares	1		2.74		Acres
LAND VALUE BENCHMARK	£ 1,800,000			£	728,450

	Achievable CIL	Maximum CIL
CIL RATE	£ 231	£ 231



Affordable Housing Percentage %	35%		£/sqm
Affordable tenure 1	75%	£ 818	no Grant
Affordable tenure 2	0%	£ 1,300	Plus Grant
Affordable tenure 3	25%	£ 2,433	
AFF/sqft	100%	£ 1,222	
Social Grant	NO		

GDV	£	19,631,654
Residual Cost	£	15,288,528
Residual Return (Cost)	£	15.0%
Residual Profit	£	2,296,508
Residual Land Value	£	1,800,000
RLV per hec	£	1,800,000

Existing Sqft on Site %	15%	CIL GIA	4,257
Non Residential Space in Scheme %	0%		

Benchmark Land Value	£	1,800,000
Benchmark per Hec	£	1,800,000

LSH CIL CALCULATOR

REVENUE/BUILD COST

No Beds	Av Unit (Som)	Rev £/Som	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,823	£ 1,195	65%	85%
Private Houses	95	£ 3,641	£ 1,022	0%	100%
Ground Rent	Rent	Yield			
	£ 100	5.5%			

PD Units	PD NIA	PD Revenue	PD Build Cost
65	4,355	£ 16,048,468	£ 6,122,618
0			

Ground units	Ground Rev
65	£ 118,182

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
65	4,355	£ 16,766,650	£ 6,122,618

No Beds	Av Unit (Som)	Rev £/Som	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,222	£ 1,195	35%	85%
Affordable Houses	95	£ 1,222	£ 1,022	0%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
35	2,345	£ 2,865,004	£ 3,296,794
0			

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
35	2,345	£ 2,865,004	£ 3,296,794

GIA	5,008
-----	-------

	£	376,776
100	6,700	£ 19,631,664
	£	9,796,188

CODE LEVEL	4	4%
------------	---	----

OTHER USE	Rent psqm / Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL GIA	7,705
-----------	-------

TOTAL NIA	TOTAL REVENUE	TOTAL COST
6,700	£ 19,631,664	£ 9,796,188

SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
779,927	395,615	£ 1,175,543
974,909	484,519	£ 1,469,428
£ 503,000	85,950	£ 588,950
£ -	£ -	£ -
£ 394,970	164,840	£ 559,809
£ 2,652,806	1,140,924	£ 3,793,730

SECTION 106	Per unit	By Som
Residential S106	£ 2,000	£ 30
Commercial S106		£ 30

Section 106	Section 106	Section 106
£ 130,000	70,000	£ 200,000
£ -	£ -	£ -
TOTAL 106	£ 130,000	£ 70,000
	£	£ 200,000

CIL	CIL SQM	CIL psqm
CIL RATE	4,257	£ 231

CIL	CIL	CIL
£ 981,607	£ -	£ 981,607
TOTAL CIL	£ 981,607	£ 981,607

£ 10,263,806	£ 4,607,718	£ 14,771,525
--------------	-------------	--------------

FINANCE COSTS

Finance Costs	7%
---------------	----

Finance Cost	£ 359,233	£ 157,770	£ 517,003
--------------	-----------	-----------	-----------

PROFIT

Private Profit on cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	£ 2,124,608	£ 2,124,608
	£ 171,900.23	£ 171,900
	£	£ 2,296,508

LAND PURCHASE

GROSS LAND VALUE	£ 2,046,617
Land Interest	7%
Stamp Duty	4.00%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	1%

Land Cost	£ 71,632
	£ 107,447
	£ 16,373
	£ 30,699
	£ 20,466

RESIDUAL LAND VALUE

Note: Blue assumptions on Data input Sheet
Black assumptions are based on formula/input page

Equals Viable
Equals Non Viable
Variable Cell

£ 1,800,000



Scheme Name	Potters Bar, Ridge, South Minns - EN6
Local Authority	Hertsmere

TEST	Herts C3 G
SCHEME	C3G

TOTAL RESIDENTIAL UNITS	25	Per Hec	25	Per Acre	9
Developable Hectares	1		2.74		Acres
LAND VALUE BENCHMARK	£ 2,200,000				£ 890,328

Affordable Housing Percentage %	35%	no Grant	Plus Grant
Affordable tenure 1	75%	£ 818	
Affordable tenure 2	0%	£ 1,300	£ 1,300
Affordable tenure 3	25%	£ 2,433	

AFF/Sqft	100%	£ 1,222
Social Grant	NO	

Existing Sqft on Site %	0%	CIL GIA	1,544
Non Residential Space in Scheme %	0%		

Achievable CIL	Maximum CIL
CIL RATE £ 185	£ 185

**Lambert
Smith
Hampton**

GDV	£ 7,192,091
Residual Cost	£ 4,060,005
Residual Return (Cost)	15.5%
Residual Profit	£ 630,664
Residual Land Value	£ 2,200,000
RLV per hac	2,200,000

Benchmark Land Value	£ 2,200,000
Benchmark per Hec	£ 2,200,000

LSH CIL CALCULATOR

REVENUE/BUILD COST

No Beds	Av. Unit (Som)	Rev £/Som	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,201	£ -	0%	85%
Private Houses	95	£ 4,001	£ 1,022	65%	100%

Ground Rent	Rent	Yield
£	100	5.5%

GIA	1,544
-----	-------

No Beds	Av. Unit (Som)	Rev £/Som	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,222	£ -	0%	85%
Affordable Houses	95	£ 1,222	£ 1,022	35%	100%

GIA	831
-----	-----

CODE LEVEL	4	4%
------------	---	----

OTHER USE	Rent psam / Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

TOTAL GIA	2,375
-----------	-------

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
16	1,544	£ 6,176,511	£ 1,577,713

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
16	1,544	£ 6,176,511	£ 1,577,713

AF Units	AF NIA	AF Revenue	AF Build Cost
9	831	£ 1,015,580	£ 849,538

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
9	831	£ 1,015,580	£ 849,538

25	2,375	£ 7,192,091	£ 2,524,340
----	-------	-------------	-------------

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	TOTAL REVENUE	TOTAL COST
2,375	£ 7,192,091	£ 2,524,340

SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

SECTION 106	Per unit	By Som
Residential S106	£ 2,119	£ 22
Commercial S106		£ 22

CIL	CIL SQM	CIL psam
CIL RATE	1,544	£ 185

PD+COM	AF	Site Costs
200,976	101,945	£ 302,921
291,220	127,431	£ 378,651
£ 185,295	30,467	£ 215,763
£ 17,773		£ 17,773
102,278	42,477	£ 144,755
£ 757,643	£ 302,319	£ 1,059,862

Section 106	Section 106	Section 106
£ 34,428	18,538	£ 52,966
£ -		£ -
TOTAL 106	£ 34,428	£ 18,538

CIL	CIL	CIL
£ 285,542		£ 285,542
TOTAL CIL	£ 285,542	£ 285,542
£ 2,762,315	£ 1,170,395	£ 3,922,710

FINANCE COSTS

Finance Costs	7%
---------------	----

Finance Cost	£ 96,331	£ 40,964	£ 137,295
--------------	----------	----------	-----------

PROFIT

Private Profit on cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	£ 569,729	£ 569,729
	£ 60,934.78	£ 60,935
		£ 630,664

LAND PURCHASE

GROSS LAND VALUE	£ 2,501,421
Land Interest	7%
Stamp Duty	4.00%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	1%

Land Cost	£ 87,550
	£ 131,325
	£ 20,011
	£ 37,521
	£ 25,014

RESIDUAL LAND VALUE

Note: Blue assumptions on Data Input Sheet
Black assumptions are based on formula/input page

Equals Viable
Equals Non Viable
Variable Cell

£ 2,200,000

**Lambert
Smith
Hampton**

Scheme Name	Potters Bar, Ridge, South Minns - EN6
Local Authority	Hertsmere

TEST	Herts C3U
SCHEME	C3U



		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS		40	15
Developable Hectares		1	2.74
LAND VALUE BENCHMARK	£ 3,600,000		£ 1,456,900

	Achievable CIL	Maximum CIL
CIL RATE	£ 157	£ 157

		£/sqm	
Affordable Housing Percentage %	35%	no Grant	Plus Grant
Affordable tenure 1	75%	£ 818	
Affordable tenure 2	0%	£ 1,300	£ 1,300
Affordable tenure 3	25%	£ 2,433	
AFF/soft	100%	£ 1,222	
Social Grant	NO		

GDV	£ 11,506,163
Residual Cost	£ 6,418,939
Residual Return (Cost)	£ 15,5%
Residual Profit	£ 993,992
Residual Land Value	£ 3,600,000
RLV per hec	£ 3,600,000
Benchmark Land Value	£ 3,600,000
Benchmark per Hec	£ 3,600,000

		CIL GIA
Existing Soft on Site %	0%	2,470
Non Residential Space in Scheme %	0%	

LSH CIL CALCULATOR

REVENUE/BUILD COST

No Beds	Av. Unit (Sam)	Rev £/Sam	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,201	£ -	0%	85%
Private Houses	95	£ 4,001	£ 1,022	65%	100%

Ground Rent	Rent	Yield
£	100	5.5%

GIA	2,470
------------	-------

No Beds	Av. Unit (Sam)	Rev £/Sam	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,222	£ -	0%	85%
Affordable Houses	95	£ 1,222	£ 1,022	35%	100%

GIA	1,330
------------	-------

CODE LEVEL	4	4%
-------------------	---	----

OTHER USE	Rent psqm / Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

TOTAL GIA	3,800
------------------	-------

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
26	2,470	£ 9,881,235	£ 2,524,340

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
26	2,470	£ 9,881,235	£ 2,524,340

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
14	1,330	£ 1,624,928	£ 1,359,260

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
14	1,330	£ 1,624,928	£ 1,359,260

40	3,800	£ 11,506,163	£ 4,038,944
-----------	--------------	---------------------	--------------------

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	£ 11,506,163	£ 4,038,944

SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

SECTION 106	Per unit	By Som
Residential S106	£ 2,000	£ 21
Commercial S106	£ -	£ 21

CIL	CIL SOM	CIL psqm
CIL RATE	2,470	£ 157

PD+COM	AF	Site Costs
321,562	163,111	£ 464,673
401,953	203,889	£ 605,842
£ 296,437	48,748	£ 345,185
£ 28,436		£ 28,436
£ 161,984	67,963	£ 229,947
£ 1,210,372	483,711	£ 1,694,083

Section 106	Section 106	Section 106
£ 52,000	28,000	£ 80,000
£ -	£ -	£ -
TOTAL 106	£ 52,000	£ 28,000
		£ 80,000

CIL	CIL	CIL
£ 388,843	£ -	£ 388,843
TOTAL CIL	£ 388,843	£ 388,843

£ 4,330,899	£ 1,870,971	£ 6,201,870
--------------------	--------------------	--------------------

FINANCE COSTS

Finance Costs	7%
----------------------	----

Finance Cost	£ 151,581	£ 65,484	£ 217,065
---------------------	-----------	----------	-----------

PROFIT

Private Profit on cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	£ 896,496	£ 97,495.65	£ 896,496
			£ 97,496
			£ 993,992

LAND PURCHASE

GROSS LAND VALUE	£ 4,093,235
Land Interest	7%
Stamp Duty	4.00%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	1%

Land Cost	£ 143,263
	£ 214,895
	£ 32,746
	£ 61,399
	£ 40,932

RESIDUAL LAND VALUE

£ 3,600,000

Note: Blue assumptions on Data Input Sheet
Black assumptions are based on formula/input page

Equals Viable
Equals Non Viable
Variable Cell



Scheme Name	Istree and Shenley-WD6
Local Authority	Hertsmere

TEST	Herts C3U
SCHEME	C3U

	Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	40	16
Developable Hectares	1	Acres
LAND VALUE BENCHMARK	£ 2,700,000	£ 1,052,675

	Achievable CIL	Maximum CIL
CIL RATE	£ 195	£ 195

Lambert
Smith
Hampton

	35%	no Grant	Plus Grant
Affordable Housing Percentage %	35%		
Affordable tenure 1	75%	£ 818	
Affordable tenure 2	0%	£ 1,300	£ 1,300
Affordable tenure 3	25%	£ 2,433	

GDV	£ 11,272,049
Residual Cost	£ 7,184,925
Residual Return (Cost)	£ 14.2%
Residual Profit	£ 1,017,198
Residual Land Value	£ 2,700,000
RLV per hec	£ 2,700,000
Benchmark Land Value	£ 2,700,000
Benchmark per Hec	£ 2,700,000

	CIL GIA
Existing Sqft on Site %	0%
Non Residential Space in Scheme %	0%

LSH CIL CALCULATOR

REVENUE/BUILD COST

No Beds	Av. Unit (SqM)	Rev £/SqM	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,101	£ -	0%	85%
Private Houses	95	£ 3,908	£ 1,022	65%	100%

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
28	2,470	£ 9,647,122	£ 2,524,340

Ground Rent	Rent	Yield
£	100	5.5%

Ground Units	Ground Rev
0	£ -

GIA	2,470
-----	-------

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
28	2,470	£ 9,647,122	£ 2,524,340

No Beds	Av. Unit (SqM)	Rev £/SqM	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,222	£ -	0%	85%
Affordable Houses	95	£ 1,222	£ 1,380	35%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
14	1,330	£ 1,624,928	£ 1,835,001

GIA	1,330
-----	-------

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
14	1,330	£ 1,624,928	£ 1,835,001

CODE LEVEL	4
------------	---

	£ 174,374
40	£ 4,533,715

OTHER USE	Rent beam /Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL GIA	3,800
-----------	-------

TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	£ 11,272,049	£ 4,533,715

SITE COSTS

Professional Fees	12%
Abnormals/Externals	15%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
323,846	220,200	£ 544,046
404,807	275,250	£ 680,057
£ 289,414	£ 48,746	£ 338,161
£ 28,436	£ -	£ 28,436
£ 162,936	£ 91,750	£ 254,686
£ 1,209,438	£ 635,948	£ 1,845,386

SECTION 106	Per unit	By Sqm
Residential S.106	£ 2,000	£ 21
Commercial S.106	£ -	£ 21

Section 106	Section 106	Section 106
£ 52,000	£ 28,000	£ 80,000
£ -	£ -	£ -
TOTAL 106	£ 52,000	£ 80,000

CIL	CIL SQM	CIL psqm
CIL RATE	2,470	£ 195

CIL	CIL	CIL
£ 482,856	£ -	£ 482,856
TOTAL CIL	£ 482,856	£ 482,856

£ 4,443,008	£ 2,488,949	£ 6,941,957
-------------	-------------	-------------

FINANCE COSTS

Finance Costs	7%
---------------	----

Finance Cost		
£ 155,505	£ 87,463	£ 242,968

PROFIT

Private Profit on cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT		
£ 919,703	£ 97,495.65	£ 1,017,198

LAND PURCHASE

GROSS LAND VALUE	£	3,069,926
Land Interest	7%	
Stamp Duty	4.00%	
VAT on Stamp	0.80%	
Purchase Fees	1.50%	
Additional Fees	1%	

Land Cost	
£	107,447
£	161,171
£	24,559
£	46,049
£	30,699

RESIDUAL LAND VALUE

£ 2,700,000

Note: Blue assumptions on Data Input Sheet
Black assumptions are based on formula/input page

Equals Viable
Equals Non Viable
Variable Cell

Lambert
Smith
Hampton

Scheme Name	Bushey, Aldeham and Patchetts Green
Local Authority	Hertsmere

TEST	Herts CSJ
SCHEME	CSJ

TOTAL RESIDENTIAL UNITS	40	Per Hec	40	Per Acre	16
Developable Hectares	1		2.47	Acres	
LAND VALUE BENCHMARK	£ 4,000,000			£ 1,818,778	

Achievable CIL	Maximum CIL	
CIL RATE	£ 229	£ 229



Affordable Housing Percentage %	35%	£/sqm	no Grant	Plus Grant
Affordable tenure 1	75%	£ 818		
Affordable tenure 2	0%	£ 1,300		£ 1,300
Affordable tenure 3	25%	£ 2,433		
AFF/sqm	100%	£ 1,222		
Social Grant	NO			

GDV	£ 11,961,878
Residual Cost	£ 6,407,972
Residual Return (Cost)	£ 15.7%
Residual Profit	£ 1,005,867
Residual Land Value	£ 4,000,000
RLV per hec	4,000,000

Existing Soft on Site %	0%	CIL GIA	2,470
Non Residential Space in Scheme %	0%		

Benchmark Land Value	£ 4,000,000
Benchmark per Hec	£ 4,000,000

LSH CIL CALCULATOR

REVENUE/BUILD COST

No Beds	Av Unit (Som)	Rev £/Som	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,394	£ -	0%	85%
Private Houses	95	£ 4,185	£ 1,022	65%	100%
Ground Rent					
	Rent	Yield			
	£ 100	5.5%			

PD Units	PD NIA	PD Revenue	PD Build Cost
0		£ -	£ -
26	2,470	£ 10,336,950	£ 2,524,340

Ground units	0	Ground Rev	£ -
--------------	---	------------	-----

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
26	2,470	£ 10,336,950	£ 2,524,340

No Beds	Av Unit (Som)	Rev £/Som	Build Cost	Mix	Gross to Net
Affordable Apartments	67	£ 1,222	£ -	0%	85%
Affordable Houses	95	£ 1,222	£ 1,022	35%	100%

AF Units	AF NIA	AF Revenue	AF Build Cost
0		£ -	£ -
14	1,330	£ 1,624,928	£ 1,359,260

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
14	1,330	£ 1,624,928	£ 1,359,260

CODE LEVEL	4	4%
------------	---	----

	£ 155,344		
40	3,800	£ 11,961,878	£ 4,038,944

OTHER USE	Rent psqm / Rooms (E)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

GIA	2,470
-----	-------

TOTAL GIA	3,800
-----------	-------

TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	£ 11,961,878	£ 4,038,944

SITE COSTS

Professional Fees	12%
Abnormals/Externals	10%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

PD+COM	AF	Site Costs
321,562	163,111	£ 484,673
267,968	135,928	£ 403,894
£ 310,109	£ 48,748	£ 358,856
£ 28,436		£ 28,436
£ 161,984	£ 67,963	£ 229,947
£ 1,690,059	£ 416,748	£ 1,505,607

SECTION 106	Per unit	By Som
Residential S106	£ 2,000	£ 21
Commercial S106		£ 21

Section 106	Section 106	Section 106	
£ 52,000	£ 28,000	£ 80,000	
£ -	£ -	£ -	
TOTAL 106	£ 52,000	£ 28,000	£ 80,000

CIL	CIL SQM	CIL psqm
CIL RATE	2,470	£ 229

CIL	CIL	CIL	
£ 566,626	£ -	£ 566,626	
TOTAL CIL	£ 566,626	£ -	£ 566,626
£ 4,388,269	£ 1,803,008	£ 6,191,277	

FINANCE COSTS

Finance Costs	7%
---------------	----

Finance Cost		
£ 153,589	£ 63,105	£ 216,695

PROFIT

Private Profit on cost	20%
Affordable Contractor on cost	6%

TOTAL PROFIT	
£ 908,372	£ 908,372
£ 97,495.65	£ 97,496
£ 1,005,867	

LAND PURCHASE

GROSS LAND VALUE	£ 4,548,039
Land Interest	7%
Stamp Duty	4.00%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	1%

Land Cost
£ 159,181
£ 238,772
£ 36,384
£ 68,221
£ 45,480

RESIDUAL LAND VALUE

Note: Blue assumptions on Data Input Sheet
Black assumptions are based on formula/input page

Equals Viable
Equals Non Viable
Variable Cell

£ 4,000,000



Scheme Name	Radlett
Local Authority	Hertsmere

TEST	Herts C3U
SCHEME	C3U

TOTAL RESIDENTIAL UNITS	40	Per Hec	40	Per Acre	16
Developable Hectares	1		2.47	Acres	
LAND VALUE BENCHMARK	£ 6,000,000			£ 2,428,167	

Achievable CIL	Maximum CIL	
CIL RATE	£ 226	£ 226

Lambert Smith Hampton

Affordable Housing Percentage %	40%	D/sqm	
Affordable tenure 1	75%	no Grant	£ 818
Affordable tenure 2	0%	Plus Grant	£ 1,300
Affordable tenure 3	25%		£ 2,433
AFF/sqm	100%		£ 1,222
Social Grant	NO		

GDV	£	13,839,098
Residual Cost	£	6,068,115
Residual Return (Cost)	£	15.9%
Residual Profit	£	948,925
Residual Land Value	£	6,000,000
RLV per hec	£	6,000,000
Benchmark Land Value	£	6,000,000
Benchmark per Hec	£	6,000,000

Existing Saff on Site %	0%	CIL GIA	2,280
Non Residential Space in Scheme %	0%		

LSH CIL CALCULATOR

REVENUE/BUILD COST

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 5,655	£ -	0%	85%
Private Houses	95	£ 5,385	£ 1,022	65%	100%

Ground Rent	Rent	Yield
£	100	5.5%

GIA	2,280
-----	-------

No Beds	Av. Unit (Sqm)	Rev £/Sqm	Build Cost	Mix	Gross to Net
Affordable Apartments	56	£ 1,222	£ -	0%	85%
Affordable Houses	80	£ 1,222	£ 1,022	40%	100%

GIA	1,277
-----	-------

CODE LEVEL	4	4%
------------	---	----

OTHER USE	Rent psqm / Rooms (£)	Yield (%)	GIA	NIA	Build Cost
Supermarket	£ -	0.0%	-	0%	-
Shops	£ -	0.0%	-	0%	-
Community	£ -	0.0%	-	0%	-
Care Home	£ -	0.0%	-	0%	-
Hotel	£ -	0.0%	-	85%	-
Community	£ -	0.0%	-	0%	-
1	£ -	0.0%	-	0%	-
2	£ -	0.0%	-	0%	-

TOTAL GIA	3,557
-----------	-------

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
24	2,280	£ 12,279,168	£ 2,330,160

Ground units	Ground Rev
0	£ -

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
24	2,280	£ 12,279,168	£ 2,330,160

AF Units	AF NIA	AF Revenue	AF Build Cost
0	-	£ -	£ -
16	1,277	£ 1,559,930	£ 1,304,890

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
16	1,277	£ 1,559,930	£ 1,304,890

40	3,557	£ 13,839,098	£ 3,780,452
----	-------	--------------	-------------

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,557	£ 13,839,098	£ 3,780,452

SITE COSTS

Professional Fees	12%
Abnormals/Externals	10%
Marketing	3%
Disposal Fees	1.75%
Contingency	5%

SECTION 106	Per unit	By Sqm
Residential S.106	£ 1,872	£ 21
Commercial S.106	£ -	£ 21

CIL	CIL SQM	CIL psqm
CIL RATE	2,280	£ 226

PD+COM	AF	Site Costs
297,067	156,587	£ 453,654
247,556	130,489	£ 378,045
£ 368,375	46,798	£ 415,173
£ 27,299		£ 27,299
£ 153,730	65,244	£ 218,975
£ 1,094,028	£ 399,118	£ 1,493,146

Section 106	Section 106	Section 106
£ 48,000	26,880	£ 74,880
£ -		£ -
TOTAL 106	£ 48,000	£ 26,880
		£ 74,880

CIL	CIL	CIL
£ 514,436		£ 514,436
TOTAL CIL	£ 514,436	£ 514,436

£ 4,132,026	£ 1,730,898	£ 5,862,913
-------------	-------------	-------------

FINANCE COSTS

Finance Costs	7%
---------------	----

£ 144,621	£ 60,581	Finance Cost	205,202
-----------	----------	--------------	---------

PROFIT

Private Profit on cost	20%
Affordable Contractor on cost	6%

£ 855,329	TOTAL PROFIT	£ 855,329
£ 93,595.82		£ 93,596
		£ 948,925

LAND PURCHASE

GROSS LAND VALUE	£ 6,822,058
Land Interest	7%
Stamp Duty	4.00%
VAT on Stamp	0.80%
Purchase Fees	1.50%
Additional Fees	1%

Land Cost	£ 238,772
	£ 358,158
	£ 54,576
	£ 102,331
	£ 68,221

RESIDUAL LAND VALUE

£ 6,000,000

Note: Blue assumptions on Data Input Sheet
Black assumptions are based on formula/input page

Equals Viable
Equals Non Viable
Variable Cell

Lambert Smith Hampton