

Basingstoke Rest of Borough  
1ha 35dph 40%AH 100%AR


Site\_Details : Rest of Borough 35dph, 40% AH, 100%AR

### 1 - SITE IDENTIFICATION

Site Details	Rest of Borough 35dph, 40% AH, 100%AR
Site Address	Rest of Borough MVA
Site Reference	13th Jan 2016
Application Number	
Scheme Description	

I have read, and accepted, the terms and conditions set out in the [license agreement](#)

Toolkit Data: Jul-13



The image shows a web browser window with a light blue background. At the top, there is a navigation bar with a dropdown menu labeled 'Site\_Details' and a search bar containing 'Rest of Borough 35dph, 40% AH, 100%AR'. Below this is a grey sidebar titled '1 - SITE IDENTIFICATION' with a right-pointing arrow. The sidebar contains a form with several fields: 'Site Details' (filled with 'Rest of Borough 35dph, 40% AH, 100%AR'), 'Site Address' (filled with 'Rest of Borough MVA'), 'Site Reference' (filled with '13th Jan 2016'), 'Application Number' (empty), and 'Scheme Description' (empty). Below the form is a green bar and a checkbox with the text 'I have read, and accepted, the terms and conditions set out in the license agreement'. Underneath the green bar, it says 'Toolkit Data: Jul-13' and features the 'Three Dragons' logo, which consists of a green silhouette of three hills and the text 'Three Dragons' in white on a green background. At the bottom of the browser window is the Windows taskbar with various application icons and a system tray showing the time as 10:38.

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The screenshot shows a web browser window with a tab titled "2 - SITE LOCATION". The address bar contains "C3". The main content area is a large light blue rectangle. A grey tooltip box is overlaid on the left side of the blue area. The tooltip has a title "2 - SITE LOCATION" with left and right arrows. Below the title, it contains the text "Use the drop down list to call up the relevant market area." and two dropdown menus labeled "Local Authority" and "Market Area". The Windows taskbar is visible at the bottom of the screen, showing various application icons and the system tray with the time 15:54.

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Site\_Area : 1

### 3 - BASIC SITE INFORMATION

**Site Area**

Total Nett Size of Site	<input type="text" value="1"/>	hectares	(You must enter values for both)
Total Gross Size of Site	<input type="text" value="1"/>	hectares	

**Density / Number of Dwellings**

Enter a number of dwellings  (You must enter a value here)

Percentage Increase/Decrease in Density:  
You may test the effect of a percentage increase/decrease in the site density by using the cell below

Resulting Number of Dwellings	35
Resulting Density	35 dph (based on Nett site area)

Windows taskbar: 10:38

D10 : 1 bedroom flat (+10% circ space)

#### 4 - CHARACTERISTICS OF DEVELOPMENT

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST. You then have two options for entering information about the scheme: EITHER enter information for up to 20 dwelling types—each row must be either fully complete or left blank (enter 1 if information not relevant e.g. size of affordable unit but is a market unit)—OR select the default mix by depressing the "Use Default Mix" button.

Build costs in the toolkit are driven by the square meterage entered on this page. For houses the unit size will normally be the same for both gross and nett internal area. For flats you will need to increase unit sizes to take into account communal areas such as hallways, landings and stairs. Each scheme is different, and site-specific information should be sought. Where no information on sq meterage of communal areas is available the following factors can be applied: +15% for 1-5 storeys, +20% for 6-15 storeys, and +25% for 16 or more storeys.

Clear Table
Use Default Mix

Ref.	Description of Dwelling	No. of Bed-Rooms	Dwelling Type	No of Units	Affordable floor area sq m	Market floor area sq m	Parking (flats only)	No. of Storeys (1-99)	Default Unit Type	No. of Units
1	1 bedroom flat (+10% circ space)	1	Flat	3.5	55	55	n/a	2		
2	2 bedroom flat (+10% circ space)	2	Flat	2.9	67	67	n/a	2		
3	2 bedroom terrace	2	House	8.3	70	70	n/a	n/a	2 Bed Terrace/Town House	3.5
4	3 bedroom terrace	3	House	4.2	85	95	n/a	n/a	3 Bed Terrace/Town House	3.5
5	4 bedroom terrace	4	House	0.7	97	120	n/a	n/a	3 Bed Semi Detached	12.25
6	3 bedroom semi detached	3	House	4.2	85	100	n/a	n/a	3 Bed Detached	8.75
7	4 bed semi detached	4	House		97	120	n/a	n/a	4 Bed Detached	5.25
8	3 bed detached	3	House	4.2	100	100	n/a	n/a	5 Bed Detached	1.75
9	4 bed detached	4	House	3.4	130	130	n/a	n/a		
10	5 bed detached	5	House	3.6	160	160	n/a	n/a		
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total Number of units				35.0						

The above table shows the default unit types and the mix of these units based on the current scheme density

Basingstoke Rest of Borough  
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174014

### 5 - MARKET VALUES

This is a custom scheme, default values are not available.  
ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

You can enter your own values for each dwelling type or select the Toolkit default market values using the "Load Default Values" button.

Adjust market values:  %

Ref	Unit Type	Bed-rooms	Market Value	Adjusted Market Value
1	1 bedroom flat (+10% circ space)	1	£174,014	£167,000
2	2 bedroom flat (+10% circ space)	2	£200,220	£192,000
3	2 bedroom terrace	2	£254,123	£244,000
4	3 bedroom terrace	3	£297,960	£286,000
5	4 bedroom terrace	4	£370,118	£355,000
6	3 bedroom semi detached	3	£326,146	£313,000
7	4 bed semi detached	4	£392,626	£377,000
8	3 bed detached	3	£387,624	£372,000
9	4 bed detached	4	£442,954	£425,000
10	5 bed detached	5	£558,512	£536,000
11				
12				
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19				
20				

Windows taskbar: 10:26

Basingstoke Rest of Borough  
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J15

X ✓ f<sub>x</sub>

**6 - TENURE MIX**

If you are using a default mix then you can distribute units across the tenures by percentage; enter the percentage of units to assign to each tenure in the top row. The percentages are applied equally across all unit types.  
If you are not using a default mix then you may either enter units by percentage or by the exact number of units of each type for each tenure; in the table enter the exact number of units of each type for each tenure in the table.  
Whichever method is selected, ensure that relevant information is entered in the boxes at the bottom of the table.

Input by Percentages    
  Input by Quantity

[Clear Table](#)

Ref	Description	Market/ Sale	Rental Tenures			Lowcost Home Ownership		Total no of units		
			Social rent	Affordable Rent	Intermediate rent	Equity Share	Shared Ownership	Required No. of Units	Total affordable	Difference
		60.00%		28.01%			11.99%			
1	1 bedroom flat (+10% circ space)			2.5			1.0	3.5	3.5	
2	2 bedroom flat (+10% circ space)	0.8		1.5			0.6	2.9	2.1	0.8
3	2 bedroom terrace	2.7		3.9			1.7	8.3	5.6	2.7
4	3 bedroom terrace	2.1		1.5			0.6	4.2	2.1	2.1
5	4 bedroom terrace			0.5			0.2	0.7	0.7	
6	3 bedroom semi detached	4.2						4.2		4.2
7	4 bed semi detached									
8	3 bed detached	4.2						4.2		4.2
9	4 bed detached	3.4						3.4		3.4
10	5 bed detached	3.6						3.6		3.6
11										
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19										
20										
<b>Total</b>		21.0		9.8			4.2	35.0	14.0	21.0
Sq metres by tenure		2294.9		680.4			291.2	Total 3266.5	Total afford. 971.6	
Percentage purchased for Equity Share		40%								
Percentage purchased for Shared Ownership		40%								

Basingstoke Rest of Borough  
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... [ ] X

100

**7 - SOCIAL AFFORDABLE AND INTERMEDIATE RENT LEVELS**

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

This is a custom scheme, default rents are not applicable.  
 Please enter your own values into the white cells

Ref.	Description	Social Rents		Affordable Rents		Intermediate Rents	
		No. of units	User Rents per week	No. of units	User Rents per week	No. of units	User Rents per week
1	1 bedroom flat (+10% circ space)		£ 100.00	2.45	£ 128.00		
2	2 bedroom flat (+10% circ space)		£ 120.00	1.47	£ 155.00		
3	2 bedroom terrace		£ 130.00	3.92	£ 160.00		
4	3 bedroom terrace		£ 150.00	1.47	£ 190.00		
5	4 bedroom terrace		£ 170.00	0.49	£ 235.00		
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10:39

Basingstoke Rest of Borough  
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SR\_User\_Mgmt : [X] [✓] [fx] 1000

**3 - AFFORDABLE HOUSING COSTS AND CAPITALISATION FACTORS**

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

You can enter your own values in the white cells below.  
Where cells are left blank, the Toolkit value for that row will be used.

Social Rent and Affordable Rent		Toolkit Values	User Values
Costs per annum	Management & Maintenance	£ 1,000	£ 1,000
	Voids/bad debts	3.00%	3.00%
	Repairs reserve	£ 500	£ 600
Capitalisation		6.00%	5.00%

Shared Ownership		Toolkit Values	User Values
Costs per annum	Rental Factor	2.75%	
Capitalisation		6.00%	5.00%

Intermediate Rent		Toolkit Values	User Values
Costs per annum	Management costs	6.00%	
	Maintenance Costs	£ 500	
	Voids/bad debts	5.00%	
	Service charge	0%	
	Repairs Reserve	1.00%	
Capitalisation		6.00%	

Windows taskbar: 15:56

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Costs\_User\_Bungalows

9 - DEVELOPMENT COSTS

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

**Build Costs per sq m**

You can enter your own values in the white cells below. Where cells are left blank, the Toolkit value for that row will be used.

	Toolkit Values	User Values
Bungalows	£0	£1,500
Flats (3-5 storeys)	£1,410	£1,355
Flats (1-2 storeys)	£1,040	£1,195
Houses <= 75m2	£950	£1,195
Houses > 75m2	£950	£1,195

Build costs per sq m include preliminaries and external works.

**Sustainable Homes Costs**

Use these cells to enter costs for meeting Sustainable Homes' standards. Specify these on a per unit basis below.

Sustainable Homes Standard	Costs per Unit
Market/Sale	£ 329
Social Rent	£ 329
Affordable Rent	£ 329
Intermediate Rent	£ 329
Equity Share	£ 329
Shared Ownership	£ 329

**Other Development Costs**

You can enter your own values in the white cells below. Enter 0% for non-applicable items. Where cells are left blank, the Toolkit value for that row will be used. If you have a fixed £ cost rather than a percentage of build cost you can enter the £ amount under exceptional development costs and set the user value below to 0%.

	Toolkit Values	User Values	
Professional Fees %	12.00%	10.00%	of total build costs
Interest Rate Market	7.00%	6.00%	of market build costs (inc sustainable homes costs)
Interest Rate Affordable	7.00%	6.00%	of affordable build costs (inc sustainable homes costs)
Marketing Fees Market	3.00%		of revenue (Market units)
Marketing Fees Affordable	0.00%		of revenue (SR, Aff, IR, ES and ShO units)
Developers Return	20.00%		of revenue market units (Market units)
Contractors Return	6.00%		of affordable build costs (SR, Aff, IR, ES and ShO units)
Agents Fees	2.00%	1.00%	for land purchase
Legal Fees	0.50%	0.75%	for land purchase
Land Financing Costs	£	-	Please see the Guidance Notes for use of this value

**Exceptional Development Costs**

You may enter SCHEME totals for exceptional costs.

Part M(4) 2 costs applied to 15% of all dwellings	£	8,393
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<b>Scheme Total</b>		<b>£8,393</b>
- per dwelling		£240
- per hectare (nett site area)		£8,393

**User Notes**

Note 1  
Less than 10 units - 12% prof fees  
11 - 100 units - 10% prof fees  
101 units and above - 8% prof fees

Note 2

Note 3



10 B - PLANNING OBLIGATIONS

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

Clear Table

CIL does not apply

For each type of contribution you may either enter a total figure for that row, or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total obligation 'cost' for the scheme.

To enter a value for the whole row, tick the respective "Enter Total?" box.

	Input by Total		Market / Sale	Input by Unit					Calculated Total Market & Affordable
	Enter Total?	User Total		Social rent	Affordable Rent	Intermediate rent	Equity Share	Shared Ownership	
Education Contribution	<input type="checkbox"/>								£0
Highway Works	<input type="checkbox"/>								£0
Contribution to public transport	<input type="checkbox"/>								£0
Contribution to community facilities	<input type="checkbox"/>								£0
Provision for open space	<input type="checkbox"/>								£0
Contribution to public realm	<input type="checkbox"/>								£0
Contribution to public art	<input type="checkbox"/>								£0
Environmental improvements	<input type="checkbox"/>								£0
Town centre improvements	<input type="checkbox"/>								£0
Waterfront Improvements	<input type="checkbox"/>								£0
Support for employment development	<input type="checkbox"/>								£0
Employment related training	<input type="checkbox"/>								£0
<Enter Planning Obligation Description here>	<input type="checkbox"/>								£0
<Enter Planning Obligation Description here>	<input type="checkbox"/>								£0
<Enter Planning Obligation Description here>	<input type="checkbox"/>								£0
Obligations per Unit		£1,500	<i>Over-rides all rows above (optional)</i>						
Contribution from Commercial									
Scheme Total			£52,500						
Scheme Total per net hectare			£52,500						
Scheme Total per total number of units			£1,500						
Scheme Total per total market units			£2,500						

EXPLANATORY NOTES

Obligations package per unit over-rides individual values. It is not possible to enter individual values and obligations package per unit.

Note 1

Note 2

Note 3

116

**11 - CAPITAL CONTRIBUTIONS FROM OTHER SOURCES**

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST Clear Table

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total contribution for the scheme.

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked

Notes	Input by Total		Input by Unit					Calculated Total (Affordable and Sale)	
	Enter Total?	User Total	Sale	Affordable					
				Social rent	Affordable Rent	Intermediate rent	Equity Share		Shared Ownership
European Union funding	<input type="checkbox"/>								£0
Other HCA funding	<input type="checkbox"/>								£0
Local Authority capital grant	<input type="checkbox"/>								£0
Other regeneration funding	<input type="checkbox"/>								£0
English Heritage grant	<input type="checkbox"/>								£0
Lottery grant	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
<b>Total for Scheme</b>									£0
<b>Total for Scheme per net hectare</b>									£0
<b>Total for Scheme divided by total number of units</b>									£0
<b>Total for Scheme divided by number of sale units</b>									£0

Windows taskbar: 15:58

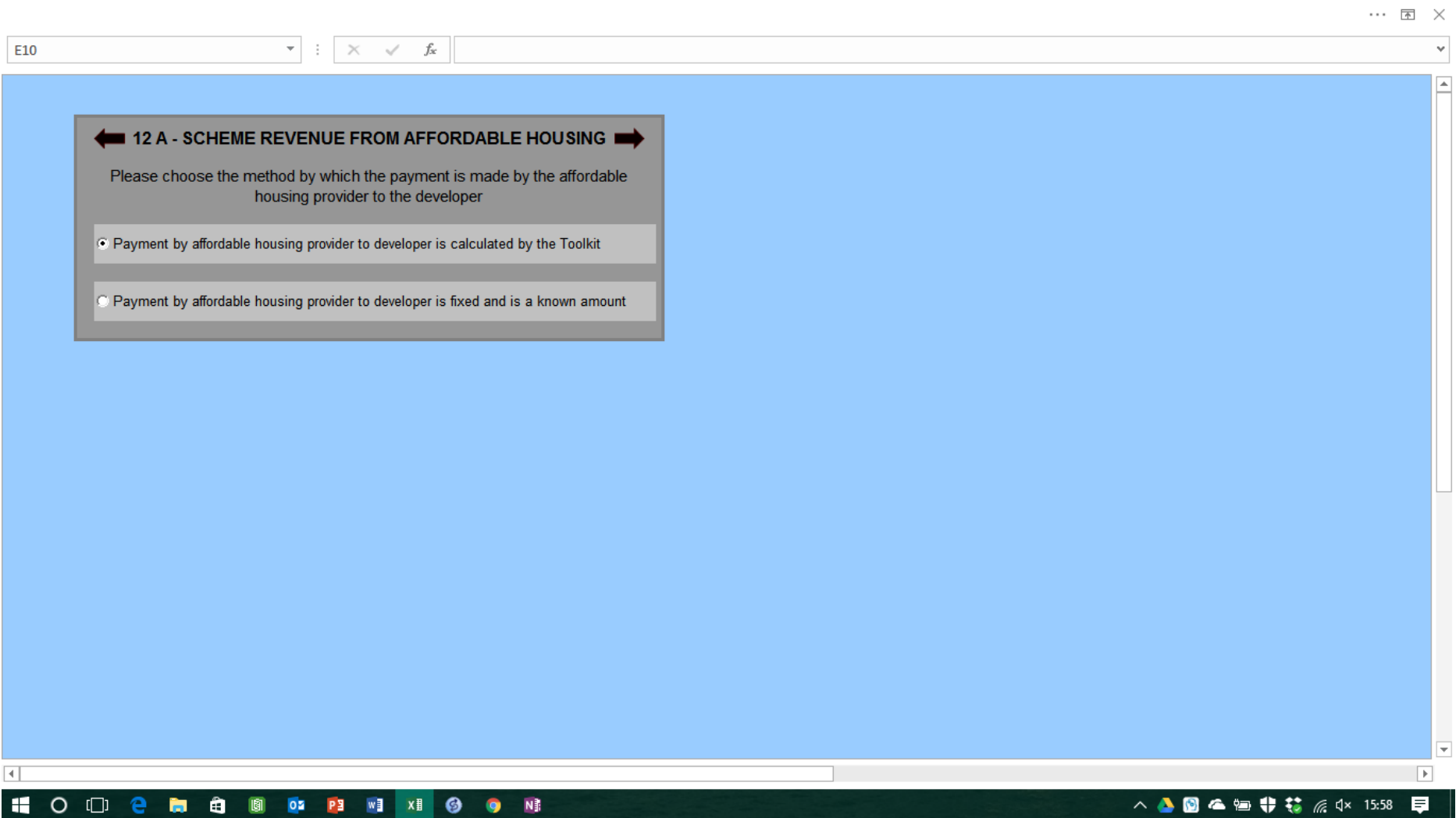
Basingstoke Rest of Borough  
1ha 35dph 40%AH 100%AR

E10

← 12 A - SCHEME REVENUE FROM AFFORDABLE HOUSING →

Please choose the method by which the payment is made by the affordable housing provider to the developer

- Payment by affordable housing provider to developer is calculated by the Toolkit
- Payment by affordable housing provider to developer is fixed and is a known amount



Basingstoke Rest of Borough  
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The screenshot shows a software window with a light blue background. At the top left, there is a dropdown menu containing 'E12'. To its right is a toolbar with icons for 'X', a checkmark, and a formula symbol. The main area of the window is mostly empty, except for a grey dialog box titled '12 C - HCA GRANT AVAILABILITY'. This dialog box has two radio button options: 'No - Grant is not available' (which is selected) and 'Yes - Grant is available and is a known value'. The Windows taskbar is visible at the bottom, showing various application icons and the system tray with the time 15:58.

E28

13 - CONTRIBUTION FROM COMMERCIAL ELEMENTS

This page allows the user to input data relating to a commercial property element of a scheme. This section of the toolkit is self-contained and does not feed through to the Results page. Clear Table

	<Enter Description>	<Enter Description>	<Enter Description>	<Enter Description>	<Enter Description>	
<b>Revenues</b>						
Size of scheme (gross sq m)						
Gross rent (£ per sq m)						
Net rent (£ per sq m)						
Yield (%)						
Gross revenue	£	-	£	-	£	-
Letting / Sales costs (% of gross revenue)						
Net revenue	£	-	£	-	£	-
<b>Total Revenue</b>	£	-				
<b>Costs</b>						
<b>Construction Costs</b>						
- Build costs						
- Fees						
- Other						
Total Construction Costs	£	-	£	-	£	-
Interest Rate % of Construction Cost						
Return % of Revenue						
Totals	£	-	£	-	£	-
<b>Total Costs</b>	£	-				
<b>CIL and Planning Obligations</b>						
Total Sq m to Which CIL Applies						
CIL Rate per Sq m						
Total CIL Payable	£	-	£	-	£	-
Planning Obligations						
Totals	£	-	£	-	£	-
<b>Total CIL and Planning Obligations</b>	£	-				
<b>Land Costs</b>						
Gross Residual Value	£	-	£	-	£	-
- Land Finance Cost (%)						
- Stamp Duty Land Tax (%)						
- Agent, Legal and Other Fees on Acquisition (%)						
Totals	£	-	£	-	£	-
<b>Total Land Costs</b>	£	-				
<b>Residual Land Value</b>	£	-				

User notes

**Total**

Basingstoke Rest of Borough  
1ha 35dph 40%AH 100%AR

Site\_EUV

**14 - COMPARISON WITH OTHER SITE VALUES**

You may enter a value that represents the site's alternative use value, its acquisition cost, or up to 3 other values

(The Toolkit cannot calculate these values - they are inputs made by the user)

Existing Use Value	
Acquisition Cost	
Alternative Use Value 1	
Alternative Use Value 2	
Alternative Use Value 3	

Windows taskbar: 15:59

Basingstoke Rest of Borough  
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O37

X ✓ f\_x

**15 - SCHEME RESULTS (RESIDENTIAL ONLY)**  
Commercial revenue, costs, and residual values are recorded on P13 "Contribution from Commercial Elements"

Site Reference Details		Site Details	
Site Reference Number	13th Jan 2016	Site	Rest of Borough MVA
Application Number	0	Address	
Site Location		Site	Rest of Borough 35dph, 40% AH, 100%AR
Scheme Description	0	Details	

Site Information		Density		Affordable Units		
Dwellings	35	Dwellings / gross hectare	35.0	Total	Quantity	% of All Units
Nett Area (ha)	1	Dwellings / nett hectare	35.0	Social rent	0.0	0%
Gross Area (ha)	1			Affordable rent	9.8	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	4.2	12%

Revenue and Costs		Residual Value	
Total scheme revenue	£ 9,612,000	Whole scheme (gross)	£ 3,108,000
Total scheme costs	£ 6,504,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 177,000
		Whole scheme (nett)	£ 2,931,000
		Per hectare (gross)	£ 2,931,000
		Per hectare (nett)	£ 2,931,000
		Per dwelling	£ 84,000
		Per market dwelling	£ 140,000

Contribution to Revenue from:	
Market Housing	£ 7,647,000
Affordable Housing	£ 1,965,000
- Social Rent	£ -
- Affordable Rent	£ 1,264,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 701,000
Capital Contribution	£ -

Contribution to Costs from:	
Market housing	£ 4,957,000
Affordable Housing	£ 1,486,000
- Social Rent	£ -
- Affordable Rent	£ 1,041,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 445,000
Land Finance	£ -
Planning Obligations	£ 53,000
CIL	£ -
Exceptional Costs	£ 8,000

Alternative Site Values		Against Residual	
Existing Use Value	£ -	£ 2,931,000	
Acquisition Cost	£ -	£ 2,931,000	
Alternative Use Value 1	£ -	£ 2,931,000	
Alternative Use Value 2	£ -	£ 2,931,000	
Alternative Use Value 3	£ -	£ 2,931,000	

Public Subsidy (Grant)	
Whole Scheme	£ -
Per social rental dwelling	£ -
Per affordable rented dwelling	£ -
Per shared ownership dwelling	£ -

*All values are rounded to the nearest £1000.*