

Basingstoke Rest of Borough  
1ha 45dph 40%AH 100%AR


Site\_Details : Rest of Borough 45dph, 40% AH, 100%AR

### 1 - SITE IDENTIFICATION

Site Details	Rest of Borough 45dph, 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 45dph, 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 45dph, 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 that is checked, 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 there is a logo for 'Three Dragons' which features a green silhouette of hills and the text 'Three Dragons' in white on a green background. At the bottom of the browser window is a Windows taskbar with various application icons and a system tray showing the time as 10:44.

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The screenshot shows a web browser window with the following elements:

- Title Bar:** Contains 'C3' on the left, a set of window control icons (close, maximize, refresh) in the middle, and '2 - SITE LOCATION' on the right.
- Main Content Area:** A large blue rectangle. In the top-left corner, there is a grey-bordered box containing:
  - Header:** '2 - SITE LOCATION' with left and right arrow icons.
  - Text:** 'Use the drop down list to call up the relevant market area.'
  - Form Fields:** Two dropdown menus labeled 'Local Authority' and 'Market Area'.
- Taskbar:** Located at the bottom, it features several application icons (Windows, Edge, File Explorer, etc.) and system tray icons (network, volume, time) on the right. The time displayed is 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	45
Resulting Density	45 dph (based on Nett site area)

Windows taskbar: 10:44

D10 : [X] [✓] [fx] 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	4.5	55	55	n/a	2		
2	2 bedroom flat (+10% circ space)	2	Flat	8.1	67	67	n/a	2	2 Bed Flat	2.25
3	2 bedroom terrace	2	House	12.6	70	70	n/a	n/a	2 Bed Terrace/Town House	6.75
4	3 bedroom terrace	3	House	9.2	85	95	n/a	n/a	3 Bed Terrace/Town House	11.25
5	4 bedroom terrace	4	House	3.6	97	120	n/a	n/a	3 Bed Semi Detached	11.25
6	3 bedroom semi detached	3	House	4.3	85	100	n/a	n/a	3 Bed Detached	9
7	4 bed semi detached	4	House		97	120	n/a	n/a	4 Bed Detached	4.5
8	3 bed detached	3	House		100	100	n/a	n/a		
9	4 bed detached	4	House	2.7	130	130	n/a	n/a		
10	5 bed detached	5	House		160	160	n/a	n/a		
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total Number of units				45.0						

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

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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				
13				
14				
15				
16				
17				
18				
19				
20				

Windows taskbar: 10:26

Basingstoke Rest of Borough  
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G15

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.

Clear Table

Input by Percentages    
  Input by Quantity

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)			3.2			1.3	4.5	4.5	
2	2 bedroom flat (+10% circ space)	5.4		1.9			0.8	8.1	2.7	5.4
3	2 bedroom terrace	5.4		5.0			2.2	12.6	7.2	5.4
4	3 bedroom terrace	6.5		1.9			0.8	9.2	2.7	6.5
5	4 bedroom terrace	2.7		0.6			0.3	3.6	0.9	2.7
6	3 bedroom semi detached	4.3						4.3		4.3
7	4 bed semi detached									
8	3 bed detached									
9	4 bed detached	2.7						2.7		2.7
10	5 bed detached									
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total		27.0		12.6			5.4	45.0	18.0	27.0
Sq metres by tenure		2462.4		874.7			374.5	Total 3711.6	Total afford. 1249.2	
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	3.15	£ 128.00		
2	2 bedroom flat (+10% circ space)		£ 120.00	1.89	£ 155.00		
3	2 bedroom terrace		£ 130.00	5.04	£ 160.00		
4	3 bedroom terrace		£ 150.00	1.89	£ 190.00		
5	4 bedroom terrace		£ 170.00	0.63	£ 235.00		
6							
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10:45

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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. Clear Table  
 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	£	10,588
<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>		£10,588
- per dwelling		£235
- per hectare (nett site area)		£10,588

**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

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✕ ✓ fx

### 10 A - COMMUNITY INFRASTRUCTURE LEVY

Does CIL apply?

Chargeable development area will be affected by proportion of affordable housing, proportion of communal areas (where there is also affordable housing), and existing floor area (of any use) which is replaced by new development. See the guidance notes for more information.

CIL is applied to market housing and to communal areas in proportion to the overall split of housing between tenures. See Section 49c of The Community Infrastructure Levy (Amendment) Regulations 2014. If a scheme is flatted and has common areas you should check that the unit sizes shown on P4 Characteristics of Development have been increased to allow for common areas.

Total sq m to which CIL applies	2,462.4
CIL rate per sq m	
<b>Total residential CIL payable</b>	<b>£0</b>
Average CIL per market dwelling	£0
Average CIL per dwelling	£0
Average CIL per ha (net)	£0

Windows taskbar: 10:46

F9
✕ ✓ fx

← **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		Affordable					
				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			£67,500						
Scheme Total per net hectare			£67,500						
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

X ✓ fx

**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		Sale	Input by Unit					Calculated Total (Affordable and Sale)
	Enter Total?	User Total		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
Total for Scheme per net hectare									£0
Total for Scheme divided by total number of units									£0
Total for Scheme divided by number of sale units									£0

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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

Windows taskbar: 15:58

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 are three small icons: a close button (X), a checkmark, and a formula icon (fx). In the center of the window, a grey dialog box is open with the title '12 C - HCA GRANT AVAILABILITY'. The dialog box has left and right arrow buttons. It contains 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
✕ ✓ f<sub>x</sub>

← 13 - CONTRIBUTION FROM COMMERCIAL ELEMENTS →
Clear Table

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.

	<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>					
Construction Costs					
- 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

Basingstoke Rest of Borough  
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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 Details	Rest of Borough 45dph, 40% AH, 100%AR
Scheme Description	0		

Site Information		Density		Affordable Units		
Dwellings	45	Dwellings / gross hectare	45.0	Total	18.0	40%
Nett Area (ha)	1	Dwellings / nett hectare	45.0	Social rent	0.0	0%
Gross Area (ha)	1			Affordable rent	12.6	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	5.4	12%

Revenue and Costs		Residual Value	
Total scheme revenue	£ 10,192,000	Whole scheme (gross)	£ 2,951,000
Total scheme costs	£ 7,241,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 168,000
		Whole scheme (nett)	£ 2,783,000
		Per hectare (gross)	£ 2,783,000
		Per hectare (nett)	£ 2,783,000
		Per dwelling	£ 62,000
		Per market dwelling	£ 103,000

Contribution to Revenue from:	
Market Housing	£ 7,666,000
Affordable Housing	£ 2,526,000
- Social Rent	£ -
- Affordable Rent	£ 1,625,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 901,000
Capital Contribution	£ -

Contribution to Costs from:	
Market housing	£ 5,253,000
Affordable Housing	£ 1,911,000
- Social Rent	£ -
- Affordable Rent	£ 1,338,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 573,000
Land Finance	£ -
Planning Obligations	£ 68,000
CIL	£ -
Exceptional Costs	£ 11,000

Alternative Site Values		Against Residual	
Existing Use Value	£ -	£ 2,783,000	
Acquisition Cost	£ -	£ 2,783,000	
Alternative Use Value 1	£ -	£ 2,783,000	
Alternative Use Value 2	£ -	£ 2,783,000	
Alternative Use Value 3	£ -	£ 2,783,000	

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

Save Results    Cost Components  
View Results    DCF

All values are rounded to the nearest £1000.