Appendix 1: Original viability appraisals.

Scheme Name	Borehamwood
Local Authority	Hertsmere

TEST	Herts C3U
SCHEME	C3U

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

	Achievable CIL	Maximum CIL
CIL RATE	£ 161	£ 161

Lambert Smith Hampton

		£/sqm	
		no Grant	Plus Grant
Affordable Housing Percentage %	35%		
Affordable tennure 1	75%	£ 818	
Affordable tennure 2	0%	£ 1,300	£ 1,300
Affordable tennure 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
Exisiting Sqft on Site %	0%	2,470
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 (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 3,754	£ -	0%	85%
Private Houses	95	£ 3,575	£ 1,022	65%	100%

	Rent	Yield
Ground Rent	£ 100	5.5%

GIA
2,470

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	£ 1,022	35%	100%

GIA
1,330

CODE LEVEL	4	4%

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

Ground units	Ground Rev
0	£ -

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
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
			£ 155,344
40	3,800	£ **10,455,672**	£ **4,038,944**

OTHER USE	Rent psqm /Rooms (£)	Yield (%)	GIA	NIA	Build Cost	NIA	REVENUE	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	TOTAL NIA	TOTAL REVENUE	TOTAL COST
3,800	**3,800**	£ **10,455,672**	£ **4,038,944**

SITE COSTS

		PD+COM	AF	Site Costs
Professional Fees	12%	321,562	163,111	£ 484,673
Abnormals/Externals	15%	401,953	203,889	£ 605,842
Marketing	3%	£ 264,922	48,748	£ 313,670
Disposal Fees	1.75%	£ 28,436		£ 28,436
Contingency	5%	161,984	67,963	£ 229,947
		£ **1,178,857**	£ **483,711**	£ **1,662,568**

SECTION 106	Per unit	By Sqm	Section 106	Section 106	Section 106
Residential S106	£ 2,000	£ 21	£ 52,000	28,000	£ 80,000
Commercial S.106		£ 21	£ -		£ -
TOTAL 106			£ **52,000**	£ **28,000**	£ **80,000**

CIL	CIL SQM	CIL psqm	CIL	CIL	CIL
CIL RATE	2,470	£ 161	£ 398,472		£ 398,472
TOTAL CIL			£ **398,472**	£ -	£ **398,472**
			£ **4,309,013**	£ **1,870,971**	£ **6,179,985**

FINANCE COSTS

				Finance Cost
Finance Costs	7%	£ 150,815	£ 65,484	£ 216,299

PROFIT

				TOTAL PROFIT
Private Profit on cost	20%	£ 891,966		£ 891,966
Affordable Contractor on cost	6%		£ 97,495.65	£ 97,496
				£ **989,461**

LAND PURCHASE

		Land Cost
GROSS LAND VALUE	£ 3,069,926	
Land Interest	7%	£ 107,447
Stamp Duty	4.00%	£ 161,171
VAT on Stamp	0.80%	£ 24,559
Purchase Fees	1.50%	£ 46,049
Additional Fees	1%	£ 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	Borehamwood
Local Authority	Hertsmere

TEST	Herts C3XU
SCHEME	C3XU

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

	Achievable CIL	Maximum CIL
CIL RATE	£ 221	£ 221

Lambert Smith Hampton

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

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

		CIL GIA
Exisiting Sqft on Site %	15%	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	£ 3,428,666
9	865	£ 3,147,472	£ 883,519

	Rent	Yield
Ground Rent	£ 100	5.5%

Ground units	Ground Rev
36	£ 66,182

GIA	
3,669	100%

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

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%	-
			-	0%	
			TOTAL GIA		
			5,645		

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	-	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
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**	£ **808,216**	£ **2,708,089**

SECTION 106	Per unit	By Sqm
Residential S106	£ 2,000	£ 28
Commercial S.106		£ 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

		Land Cost
GROSS LAND VALUE	£ 2,274,019	
Land Interest	7%	£ 79,591
Stamp Duty	4.00%	£ 119,386
VAT on Stamp	0.80%	£ 18,192
Purchase Fees	1.50%	£ 34,110
Additional Fees	1%	£ 22,740

RESIDUAL LAND VALUE £ 2,000,000

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

Scheme Name	Borehamwood
Local Authority	Hertsmere

TEST	Herts C3 IU
SCHEME	C3IU

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

	Achievable CIL	Maximum CIL
CIL RATE	£ 231	£ 231

Lambert Smith Hampton

		£/sqm no Grant	£/sqm Plus Grant
Affordable Housing Percentage %	35%		
Affordable tennure 1	75%	£ 818	
Affordable tennure 2	0%	£ 1,300	£ 1,300
Affordable tennure 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

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

		CIL GIA
Exisiting Sqft on Site %	15%	4,257
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	65%	85%
Private Houses	95	£ 3,641	£ 1,022	0%	100%

	Rent	Yield
Ground Rent	£ 100	5.5%

PD Units	PD NIA	PD Revenue	PD Build Cost
65	4,355	£ 16,648,468	£ 6,122,618
0	-	£ -	£ -

Ground units	Ground Rev
65	£ 118,182

GIA	
5,008	100%

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 (Sqm)	Rev £/Sqm	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	-	£ -	£ -

GIA
2,697

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
35	2,345	£ 2,865,004	£ 3,296,794
			£ 376,776
100	6,700	£ **19,631,654**	£ **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%	-
					- 0%
					TOTAL GIA 7,705

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	-	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
TOTAL NIA	**TOTAL REVENUE**	**TOTAL COST**
6,700	£ **19,631,654**	£ **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	494,519	£ 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 Sqm
Residential S106	£ 2,000	£ 30
Commercial S.106		£ 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**	£ **4,507,718**	£ **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

		Land Cost
GROSS LAND VALUE	£ 2,046,617	
Land Interest	7%	£ 71,632
Stamp Duty	4.00%	£ 107,447
VAT on Stamp	0.80%	£ 16,373
Purchase Fees	1.50%	£ 30,699
Additional Fees	1%	£ 20,466

RESIDUAL LAND VALUE £ 1,800,000

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

TEST	Herts C3 G
SCHEME	C3G

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

	Achievable CIL	Maximum CIL
CIL RATE	£ 185	£ 185

Lambert Smith Hampton

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

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 hec		2,200,000

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

		CIL GIA
Exisiting Sqft on Site %	0%	1,544
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	£ 4,201	£ -	0%	85%
Private Houses	95	£ 4,001	£ 1,022	65%	100%

	Rent	Yield
Ground Rent	£ 100	5.5%

GIA	
1,544	100%

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	£ 1,022	35%	100%

GIA
831

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
0	-	£ -	£ -
9	831	£ 1,015,580	£ 849,538

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
9	831	£ 1,015,580	£ 849,538
			£ 97,090
25	2,375	£ **7,192,091**	£ **2,524,340**

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 2,375

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%

PD+COM	AF	Site Costs
200,976	101,945	£ 302,921
251,220	127,431	£ 378,651
£ 185,295	30,467	£ 215,763
£ 17,773		£ 17,773
102,278	42,477	£ 144,755
£ **757,543**	£ **302,319**	£ **1,059,862**

SECTION 106	Per unit	By Sqm
Residential S106	£ 2,119	£ 22
Commercial S.106		£ 22

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

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

	CIL	CIL	CIL
	£ 285,542		£ 285,542
TOTAL CIL	£ **285,542**	£ -	£ **285,542**
	£ **2,752,315**	£ **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

		Land Cost
GROSS LAND VALUE	£ 2,501,421	
Land Interest	7%	£ 87,550
Stamp Duty	4.00%	£ 131,325
VAT on Stamp	0.80%	£ 20,011
Purchase Fees	1.50%	£ 37,521
Additional Fees	1%	£ 25,014

RESIDUAL LAND VALUE £ 2,200,000

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

TEST	Herts C3U
SCHEME	C3U

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

	Achievable CIL	Maximum CIL
CIL RATE	£ 157	£ 157

Lambert Smith Hampton

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

GDV	£	11,506,163
Residual Cost	£	6,418,936
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
		2,470
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	£ 4,201	£ -	0%	85%
Private Houses	95	£ 4,001	£ 1,022	65%	100%

	Rent	Yield
Ground Rent	£ 100	5.5%

GIA	
2,470	100%

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

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	£ 1,022	35%	100%

GIA
1,330

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
			£ 155,344
40	3,800	£ **11,506,163**	£ **4,038,944**

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%	-
				-	0%
				TOTAL GIA	**3,800**

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%

PD+COM	AF	Site Costs
321,562	163,111	£ 484,673
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	Per unit	By Sqm
Residential S106	£ 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**	£ **80,000**

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

	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		£ 896,496
	£ 97,495.65	£ 97,496
		£ **993,992**

LAND PURCHASE

		Land Cost
GROSS LAND VALUE	£ 4,093,235	
Land Interest	7%	£ 143,263
Stamp Duty	4.00%	£ 214,895
VAT on Stamp	0.80%	£ 32,746
Purchase Fees	1.50%	£ 61,399
Additional Fees	1%	£ 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

Lambert Smith Hampton

Scheme Name	Ilstree and Shenley- WD6
Local Authority	Hertsmere

TEST	Herts C3U
SCHEME	C3U

		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	40	40	16
Developable Hectares	1	2.47	Acres
LAND VALUE BENCHMARK	£ 2,700,000		£ 1,092,675

	Achievable CIL	Maximum CIL
CIL RATE	£ 195	£ 195

Lambert Smith Hampton

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

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

		CIL GIA
Exisiting Sqft on Site %	0%	2,470
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 (Sqm)	Rev £/Sqm	Build Cost	Mix	Net to Gross
Private Apartments	67	£ 4,101	£ -	0%	85%
Private Houses	95	£ 3,906	£ 1,022	65%	100%

PD Units	PD NIA	PD Revenue	PD Build Cost
0	-	£ -	£ -
26	2,470	£ 9,647,122	£ 2,524,340

	Rent	Yield
Ground Rent	£ 100	5.5%

Ground units	Ground Rev
0	£ -

GIA
2,470

T PD Units	TOTAL PD NIA	Total PD Revenue	Total PD build cost
26	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
			£ 174,374
40	3,800	£ **11,272,049**	£ **4,533,715**

CODE LEVEL	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

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	-	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
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	48,748	£ 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 S106	£ 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**	£ **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**	£ **2,498,949**	£ **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		£ 919,703
	£ 97,495.65	£ 97,496
		£ **1,017,198**

LAND PURCHASE

		Land Cost
GROSS LAND VALUE	£ 3,069,926	
Land Interest	7%	£ 107,447
Stamp Duty	4.00%	£ 161,171
VAT on Stamp	0.80%	£ 24,559
Purchase Fees	1.50%	£ 46,049
Additional Fees	1%	£ 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 C3U
SCHEME	C3U

		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	40	40	16
Developable Hectares	1	2.47	Acres
LAND VALUE BENCHMARK	£ 4,000,000		£ 1,618,778

	Achievable CIL	Maximum CIL
CIL RATE	£ 229	£ 229

Lambert Smith Hampton

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

AFF/sqft	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

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

		CIL GIA
Exisiting Sqft on Site %	0%	2,470
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	£ 4,394	£ -	0%	85%
Private Houses	95	£ 4,185	£ 1,022	65%	100%

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

	Rent	Yield
Ground Rent	£ 100	5.5%

Ground units	Ground Rev
0	£ -

GIA	
2,470	100%

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 (Sqm)	Rev £/Sqm	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

GIA
1,330

T AF Units	Total AF NIA	Affordable Revenue	Standard Cost
14	1,330	£ 1,624,928	£ 1,359,260
			£ 155,344
40	3,800	£ **11,961,878**	£ **4,038,944**

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%	-
				-	0%
				TOTAL GIA	
				3,800	

NIA	REVENUE	COST
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	-	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
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	135,926	£ 403,894
£ 310,109	48,748	£ 358,856
£ 28,436		£ 28,436
161,984	67,963	£ 229,947
£ **1,090,059**	£ **415,748**	£ **1,505,807**

SECTION 106	Per unit	By Sqm
Residential S106	£ 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**	£ **80,000**

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

	CIL	CIL	CIL
	£ 566,525		£ 566,525
TOTAL CIL	£ **566,525**	£ -	£ **566,525**
	£ **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 £ 4,000,000

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

Scheme Name	Radlett
Local Authority	Hertsmere

TEST	Herts C3U
SCHEME	C3U

		Per Hec	Per Acre
TOTAL RESIDENTIAL UNITS	40	40	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

		£/sqm	
		no Grant	Plus Grant
Affordable Housing Percentage %	40%		
Affordable tennure 1	75%	£ 818	
Affordable tennure 2	0%	£ 1,300	£ 1,300
Affordable tennure 3	25%	£ 2,433	

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

GDV	£ 13,839,098
Residual Cost	£ 6,068,115
Residual Return (Cost)	15.6%
Residual Profit	£ 948,925
Residual Land Value	£ 6,000,000
RLV per hec	6,000,000

		CIL GIA
Exisiting Sqft on Site %	0%	2,280
Non Residential Space in Scheme %	0%	

Benchmark Land Value	£ 6,000,000
Benchmark per Hec	£ **6,000,000**

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	£ 5,386	£ 1,022	60%	100%

	Rent	Yield
Ground Rent	£ 100	5.5%

GIA	
2,280	100%

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

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

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

CODE LEVEL	4

4%

			£ 145,402
40	3,557	£ **13,839,098**	£ **3,780,452**

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
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -
-	-	£ -
-	£ -	£ -
-	£ -	£ -
-	£ -	£ -

-	0%

TOTAL GIA
3,557

-	£ -	£ -

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%

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	Per unit	By Sqm
Residential S106	£ 1,872	£ 21
Commercial S.106		£ 21

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

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

	CIL	CIL	CIL
	£ 514,436		£ 514,436
TOTAL CIL	£ **514,436**	£ -	£ **514,436**

£ **4,132,026**	£ **1,730,888**	£ **5,862,913**

FINANCE COSTS

Finance Costs	7%

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

PROFIT

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

		TOTAL PROFIT
£ 855,329		£ 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