

Policy DM6 Accessible and Adaptable Housing

In response to Barratt David Wilson Homes NE request in the company representation to policy DM6 (accessible and adaptable housing) at Regulation 19 consultation on the Pre Submission DAP, CP Viability undertook to sensitivity test the baseline viability of the residential notional schemes for 15/ 50 and 100 unit schemes at 10% M4(2) costs i.e.. At a proportion below the policy requirement.

At pages 26-27 of Representations by Policy (SD9), the Council's response is that- whether the M4 (2) (accessible and adaptable) is set at 10% or 25% the M4(2) costs doesn't impact on the overall viability outcomes of the base appraisals.

Tables A- C below summarise the viability outcomes at 10% M4(2) proportions, and Tables A1-C1 set out the baseline modelling data for the corresponding appraisals.

Table A M4 (2) 10% Type 2 (15 dwellings)

Value area	Land Type	Surplus / deficit over BLV (%)	Outcome
High	Urban / suburban	65.65%	Viable
High mid	Urban / suburban	38.26	Viable
Mid	Urban / suburban	35.94	Viable
Low mid	Urban / suburban	-13.85%	Unviable
Low	Urban / suburban	-149.73%	Unviable
High	Non-urban	544.93%	Viable
High mid	Non-urban	281.24%	Viable
Mid	Non-urban	150.80%	Viable

Table B M4 (2) 10% Type 3 (50 dwellings)

Value area	Land Type	Surplus / deficit over BLV (%)	Outcome
High	Urban / suburban	18.02%	Viable
High mid	Urban / suburban	1.29%	Viable
Mid	Urban / suburban	1.06%	Viable
Low mid	Urban / suburban	-35.55%	Unviable
Low	Urban / suburban	-126.60%	Unviable
High	Non-urban	370.56%	Viable
High mid	Non-urban	190.88%	Viable
Mid	Non-urban	103.88%	Viable

Table C M4 (2) 10% Type 4 (100 dwellings)

Value area	Land Type	Surplus / deficit over BLV (%)	Outcome
High	Urban / suburban	-4.46%	Unviable
High mid	Urban / suburban	-17.44%	Unviable
Mid	Urban / suburban	-13.30%	Unviable
Low mid	Urban / suburban	-30.59%	Unviable
Low	Urban / suburban	-110.71%	Unviable
High	Non-urban	280.85%	Viable
High mid	Non-urban	140.90%	Viable
Mid	Non-urban	74.59%	Viable

Table A1

M4 (2) 10% - TYPE 2	Value Area	Land	Total Dwellings	AH %	S106 per dwelling	CIL	M4 (2)	BLV (£ per gross Ha)	BLV	Residual Land Value	Base appraisal surplus	Surplus % of BLV	Viable?
Type 2	High	Urban / suburban	15	13.33%	£ 2,000	£ 41,548	£ 2,000	£ 2,100,000	£ 693,000	£ 1,147,928	£ 454,928	65.65%	VIABLE
Type 2	High mid	Urban / suburban	15	13.33%	£ 2,000	£ -	£ 2,000	£ 1,600,000	£ 528,000	£ 729,987	£ 201,987	38.26%	VIABLE
Type 2	Mid	Urban / suburban	15	13.33%	£ 2,000	£ -	£ 2,000	£ 900,000	£ 297,000	£ 403,729	£ 106,729	35.94%	VIABLE
Type 2	Low mid	Urban / suburban	15	13.33%	£ 2,000	£ -	£ 2,000	£ 500,000	£ 150,000	£ 129,221	£ -20,779	-13.85%	UNVIABLE
Type 2	Low	Urban / suburban	15	13.33%	£ 2,000	£ -	£ 2,000	£ 200,000	£ 60,000	£ -29,840	£ -89,840	-149.73%	UNVIABLE
Type 2	High	Non-urban	15	13.33%	£ 2,000	£ -	£ 2,000	£ 530,000	£ 174,900	£ 1,127,984	£ 953,084	544.93%	VIABLE
Type 2	High mid	Non-urban	15	13.33%	£ 2,000	£ 80,340	£ 2,000	£ 480,000	£ 158,400	£ 603,892	£ 445,492	281.24%	VIABLE
Type 2	Mid	Non-urban	15	13.33%	£ 2,000	£ -	£ 2,000	£ 420,000	£ 138,600	£ 347,602	£ 209,002	150.80%	VIABLE
Type 2	High	Non-urban	15	13.33%	£ 4,000	£ -	£ 2,000	£ 530,000	£ 174,900	£ 1,157,984	£ 983,084	562.08%	VIABLE
Type 2	High mid	Non-urban	15	13.33%	£ 4,000	£ 80,340	£ 2,000	£ 480,000	£ 158,400	£ 633,892	£ 475,492	300.18%	VIABLE
Type 2	Mid	Non-urban	15	13.33%	£ 4,000	£ -	£ 2,000	£ 420,000	£ 138,600	£ 377,602	£ 239,002	172.44%	VIABLE

Table B1

M4 (2) 10% - TYPE 3	Value Area	Land	Total Dwellings	AH %	S106 per dwelling	CIL	M4 (2)	BLV (£ per gross Ha)	BLV	Residual Land Value	Base appraisal surplus	Surplus % of BLV	Viable?
Type 3	High	Urban / suburban	50	16.00%	£ 2,000	£ 126,580	£ 10,000	£ 2,100,000	£ 2,919,000	£ 3,445,029	£ 526,029	18.02%	VIABLE
Type 3	High mid	Urban / suburban	50	16.00%	£ 2,000	£ -	£ 10,000	£ 1,600,000	£ 2,224,000	£ 2,252,725	£ 28,725	1.29%	VIABLE
Type 3	Mid	Urban / suburban	50	16.00%	£ 2,000	£ -	£ 10,000	£ 900,000	£ 1,251,000	£ 1,264,291	£ 13,291	1.06%	VIABLE
Type 3	Low mid	Urban / suburban	50	16.00%	£ 2,000	£ -	£ 10,000	£ 500,000	£ 665,000	£ 428,585	£ -236,415	-35.55%	UNVIABLE
Type 3	Low	Urban / suburban	50	16.00%	£ 2,000	£ -	£ 10,000	£ 200,000	£ 266,000	£ -70,747	£ -336,747	-126.60%	UNVIABLE
Type 3	High	Non-urban	50	16.00%	£ 2,000	£ -	£ 10,000	£ 530,000	£ 736,700	£ 3,466,632	£ 2,729,932	370.56%	VIABLE
Type 3	High mid	Non-urban	50	16.00%	£ 2,000	£ 248,724	£ 10,000	£ 480,000	£ 667,200	£ 1,940,770	£ 1,273,570	190.88%	VIABLE
Type 3	Mid	Non-urban	50	16.00%	£ 2,000	£ -	£ 10,000	£ 420,000	£ 583,800	£ 1,190,279	£ 606,479	103.88%	VIABLE
Type 3	High	Non-urban	50	16.00%	£ 4,000	£ -	£ 10,000	£ 530,000	£ 736,700	£ 3,366,632	£ 2,629,932	356.99%	VIABLE
Type 3	High mid	Non-urban	50	16.00%	£ 4,000	£ 248,724	£ 10,000	£ 480,000	£ 667,200	£ 1,840,770	£ 1,173,570	175.89%	VIABLE
Type 3	Mid	Non-urban	50	16.00%	£ 4,000	£ -	£ 10,000	£ 420,000	£ 583,800	£ 1,090,279	£ 506,479	86.76%	VIABLE

Table C1

M4 (2) 10% - TYPE 4	Value Area	Land	Total Dwellings	AH %	S106 per dwelling	CIL	M4 (2)	BLV (£ per gross Ha)	BLV	Residual Land Value	Base appraisal surplus	Surplus % of BLV	Viable?
Type 4	High	Urban / suburban	100	15.00%	£ 2,000	£ 251,685	£ 20,000	£ 2,100,000	£ 6,993,000	£ 6,681,461	-£ 311,539	-4.46%	UNVIABLE
Type 4	High mid	Urban / suburban	100	15.00%	£ 2,000	£ -	£ 20,000	£ 1,600,000	£ 5,328,000	£ 4,398,744	-£ 929,256	-17.44%	UNVIABLE
Type 4	Mid	Urban / suburban	100	15.00%	£ 2,000	£ -	£ 20,000	£ 900,000	£ 2,997,000	£ 2,598,312	-£ 398,688	-13.30%	UNVIABLE
Type 4	Low mid	Urban / suburban	100	15.00%	£ 2,000	£ -	£ 20,000	£ 500,000	£ 1,390,000	£ 964,783	-£ 425,217	-30.59%	UNVIABLE
Type 4	Low	Urban / suburban	100	15.00%	£ 2,000	£ -	£ 20,000	£ 200,000	£ 556,000	-£ 59,535	-£ 615,535	-110.71%	UNVIABLE
Type 4	High	Non-urban	100	15.00%	£ 2,000	£ -	£ 20,000	£ 530,000	£ 1,764,900	£ 6,721,534	£ 4,956,634	280.85%	VIABLE
Type 4	High mid	Non-urban	100	15.00%	£ 2,000	£ 503,370	£ 20,000	£ 480,000	£ 1,598,400	£ 3,850,500	£ 2,252,100	140.90%	VIABLE
Type 4	Mid	Non-urban	100	15.00%	£ 2,000	£ -	£ 20,000	£ 420,000	£ 1,398,600	£ 2,441,809	£ 1,043,209	74.59%	VIABLE
Type 4	High	Non-urban	100	15.00%	£ 4,000	£ -	£ 20,000	£ 530,000	£ 1,764,900	£ 6,521,534	£ 4,756,634	269.51%	VIABLE
Type 4	High mid	Non-urban	100	15.00%	£ 4,000	£ 503,370	£ 20,000	£ 480,000	£ 1,598,400	£ 3,650,500	£ 2,052,100	128.38%	VIABLE
Type 4	Mid	Non-urban	100	15.00%	£ 4,000	£ -	£ 20,000	£ 420,000	£ 1,398,600	£ 2,241,809	£ 843,209	60.29%	VIABLE