

HCA AREA WIDE VIABILITY MODEL

V 1.0 November 2011

Local Authority	Breckland Council
Area(s)	SHLAA Locations
Author	PJM
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Reference	SHLAA area viability working version



BUILD COSTS

Build costs £m² plus typology specific infrastructure and other additional costs

Typology	Build costs per m ² (net sellable area)	Additional costs per m ² (Site infrastructure)
Attleborough Greenfield Urban Extension	£970	£50
Attleborough Brownfield	£970	£50
Theftord Greenfield Urban Extension	£970	£50
Theftord Brownfield	£970	£50
Market Town Extension	£970	£50
Market Town Brownfield	£970	£50
Local Service Centre village	£1,075	£50
Local Service Centre village (2)	£1,075	£50
9 <center description>		

TIMINGS for cash flow

Build start	Build period	Sales period	Sales period start	
			Quarters from start on site	Quarters
Quarter	Quarters	Quarters	Quarters from start on site	Quarters
1	60	52	8	
1	20	16	4	
1	60	52	8	
1	20	16	4	
1	20	16	4	
1	20	16	4	
1	12	8	4	
1	12	8	4	

PLANNING OBLIGATIONS / CIL

S106 payments		CIL Charges	
Es per unit all tenures	Quarter paid	Es p sq m private sales only	Quarter paid
£6,500	4	£0	0
£5,300	4		
£6,500	4		
£5,300	4		
£5,300	4		
£5,300	4		
£5,300	4		
£5,300	4		
£5,300	4		

OTHER COSTS

Developer return % GDV	Private	20.00%	Uplift on base build
	Affordable	0.00%	
Design & Sustainability Standards	Cost uplift all tenures	0.00%	
Fees % of build costs		3.50%	
Marketing costs % of sales values		1.00%	
Legal Fees % of Land Value		0.50%	
Site acquisition costs % land value		5.50%	
Development Finance (applies to build and land costs)		7.00%	

INFLATION and future costs of design & sustainability standards

To be used where development phases represented by separate typologies

Annual inflation	Annual sales price inflation %	Total Build Cost % Increase		
		Annual build price inflation % (A)	Future standards cost uplift % (B)	Total % (A+B)
Year 1	0.0%	0.0%	0.0%	0.0%
Year 2	0.0%	0.0%	0.0%	0.0%
Year 3	0.0%	0.0%	0.0%	0.0%
Year 4	0.0%	0.0%	0.0%	0.0%
Year 5	0.0%	0.0%	0.0%	0.0%
Year 6	0.0%	0.0%	0.0%	0.0%
Year 7	0.0%	0.0%	0.0%	0.0%
Year 8	0.0%	0.0%	0.0%	0.0%
Year 9	0.0%	0.0%	0.0%	0.0%
Year 10	0.0%	0.0%	0.0%	0.0%
Year 11	0.0%	0.0%	0.0%	0.0%
Year 12	0.0%	0.0%	0.0%	0.0%
Year 13	0.0%	0.0%	0.0%	0.0%
Year 14	0.0%	0.0%	0.0%	0.0%
Year 15	0.0%	0.0%	0.0%	0.0%
Year 16	0.0%	0.0%	0.0%	0.0%
Year 17	0.0%	0.0%	0.0%	0.0%
Year 18	0.0%	0.0%	0.0%	0.0%
Year 19	0.0%	0.0%	0.0%	0.0%
Year 20	0.0%	0.0%	0.0%	0.0%
Year 21	0.0%	0.0%	0.0%	0.0%
Year 22	0.0%	0.0%	0.0%	0.0%
Year 23	0.0%	0.0%	0.0%	0.0%