

HCA AREA WIDE VIABILITY MODEL

V 1.0 November 2010

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



SALES VALUES AND AFFORDABLE HOUSING CAPITAL VALUES

VALUE BANDS for private sales

Housing Sub Markets	£ per sq metre
A High value	£1,850
B Medium value	£1,725
C Low value	£1,600
D Village	£2,000

GROUND RENTS from flats (£s per annum)

	Private	Affordable
One bed	£250	£0
Two beds	£300	£0
Three beds	£350	£0
Four beds	£400	£0
Capitalisation rate		0.00%

Investment value

	Private	Affordable
One bed	£0	£0
Two beds	£0	£0
Three beds	£0	£0
Four beds	£0	£0

TYPOLOGIES All units in each typology must be allocated to submarket value bands in table

Distribution of typologies by value band					
Typology	No. of units	A High value	B Medium value	C Low value	D Village
Attleborough Greenfield Urban Extension	10538	10538	0	0	0
Attleborough Brownfield	221	221			
Thetford Greenfield Urban Extension	5000			5000	
Thetford Brownfield	22			22	
Market Town Extension	4072		4072		
Market Town Brownfield	380		380		
Local Service Centre village	1591				1591
Local Service Centre village (2)	304				304
9<enter description>	0				

OK

Select affordable value option from drop down box Option 1: User defined capital values per unit

AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

	SOCIAL RENT			INTERMEDIATE		
	Capitalised rent per unit	Indicative HCA funding per unit	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats	£50,000	£0	£50,000	£130,000	£0	£130,000
Two bed flats	£60,000	£0	£60,000	£140,000	£0	£140,000
Three bed flats	£75,000	£0	£75,000	£150,000	£0	£150,000
Four bed flats	£0	£0	£0	£0	£0	£0
Two bed house	£65,000	£0	£65,000	£95,000	£0	£95,000
Three bed house	£75,000	£0	£75,000	£105,000	£0	£105,000
Four bed + house	£90,000	£0	£90,000	£125,000	£0	£125,000

Option 2 Capital values for affordable housing calculated from net rents & yield assumption

	SOCIAL RENT						INTERMEDIATE (NBHB)							
	Net Target rent per annum	Yield	Capital value	Indicative unit funding	Value per unit	Average market value	% of equity sold	Value of equity sold	Rent (% of retained equity)	Rent per annum	Yield	Capital value of retained equity	Indicative HCA funding per unit	Value per unit
One bed flats	£0	0.00%	£0	£0	£0	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0
Two bed flats	£0	0.00%	£0	£0	£0	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0
Three bed flats	£0	0.00%	£0	£0	£0	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0
Four bed flats	£0	0.00%	£0	£0	£0	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0
Two bed house	£0	0.00%	£0	£0	£0	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0
Three bed house	£0	0.00%	£0	£0	£0	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0
Four bed + house	£0	0.00%	£0	£0	£0	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0