

**ST HELENS LOCAL PLAN
ECONOMIC VIABILITY ASSESSMENT**

**PREPARED ON BEHALF OF
ST HELENS COUNCIL**



DECEMBER 2018

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1.0 INTRODUCTION

- 1.01 St Helens Council ('the Council') is preparing a new Local Plan. This plan will set out a framework for the growth and development of St Helens Borough and where new development and regeneration should take place. It identifies a vision and objectives for the development of the Borough over the period 2020 to 2035 and provides strategic policies guiding the amount, form and location of new development. The Plan contains site allocations for new housing and employment together with the local policies containing requirements to guide the consideration of planning applications for new development. Once adopted, the Local Plan will replace all of the policies contained in the St Helens Local Plan Core Strategy 2012.
- 1.02 A number of the Local Plan policies may impact on the viability of development and in accordance with the National Planning Policy Framework (NPPF) the Council needs to be satisfied that these policies do not undermine the delivery of the plan. Similarly the Council needs to be satisfied that the site allocations contained within the plan are deliverable and are not subject to such a scale of policy burdens that they are unable to be developed viably.
- 1.03 To inform the new Local Plan, Keppie Massie has been commissioned by the Council to provide an Economic Viability Assessment (EVA) relating to new development in St Helens Borough which considers the viability of the site allocations and policies contained in the Plan. The EVA forms part of the evidence base to support the Local Plan and is intended to assist the Council in allocating sites within the Borough and to guide future policy. The aim is to ensure that the adopted Local Plan policies are realistic and can deliver sustainable development without putting the delivery of the Plan at risk.
- 1.04 The EVA has been prepared to satisfy the tests of viability and deliverability laid down in the NPPF and the National Planning Practice Guidance (PPG).

Format of Report

- 1.05 For ease of reference the EVA Report is structured based in the following sections:

Section 2 – Planning Policy Context

- 1.06 This section provides an overview of the Strategic Policies and the development management policies which could impact on viability and delivery. In addition a summary of the key strategic locations and site allocations is provided.

Section 3 – Methodology

- 1.07 This section outlines the methodology that has been adopted for the study and the viability assessments, together with the rationale for the development scenarios tested.

Section 4 – Overview of St Helens

- 1.08 This section provides general information about the social and economic characteristics of St Helens Borough, together with an overview of the residential and non-residential property markets.

Section 5 – Financial Appraisal Assumptions

- 1.09 This section outlines the key assumptions that have been made in preparing the financial assessments including details of how specific Local Plan Policies have been addressed.

Section 6 – Viability Results and Policy Impacts

- 1.10 This section provides an overview of the results of the viability testing together with a commentary on the results and also the impact of the Local Plan policies on viability. The viability of the proposed allocations is also considered.

Section 7 - Plan Viability and Delivery

- 1.11 Within Section 7 conclusions are provided about the key policies that have implications for economic viability and the viability and deliverability of the St Helens Local Plan.

Keppie Massie

- 1.12 Keppie Massie is an established firm of Chartered Surveyors and Property Consultants with offices in Liverpool, Manchester, Glasgow and London and is at the forefront of development economics, regeneration and strategic development. It is regulated by the Royal Institution of Chartered Surveyors (RICS). In September 2004 Keppie Massie opened a Residential division called Keppie Massie Residential.
- 1.13 The Practice deals with all major aspects of commercial and residential property consultancy including valuation, development, development economics, cost consultancy advice, investment, strategic land assembly, compulsory purchase, investment and development funding, S106 negotiations and affordable housing policy and provision, landlord and tenant advice, regeneration, building surveying, national and local taxation, insolvency advice, acquisition, disposal, agency and property management.

- 1.14 We have extensive experience in the preparation of Local Plan and CIL Viability Assessments, and have provided studies for many Local Planning Authorities including the following: -
- **Knowsley** – Local Plan Viability Assessment
 - **Sefton** – Local Plan and Site Allocations Viability Assessment
 - **High Peak** – Local Plan Viability Study (including site allocations)
 - **Fylde** – Local Plan and CIL Viability Study
 - **Hyndburn** – Development Management DPD Viability Study
 - **Barrow** – Local Plan Viability Study (including site allocations)
 - **Wyre** – Local Plan Viability Study (including site allocations)
 - **Staffordshire Moorlands** – Local Plan and CIL Viability Study (including site allocations)
 - **Cheshire West and Chester** – CIL Viability Assessment and then subsequent Local Plan Part Two Viability Assessment
 - **Allerdale** – Site Allocations DPD and CIL Viability Study
 - **Liverpool City Council** – Local Plan Viability Study (including site allocations)
 - **West Lancashire** – CIL Viability Assessment
 - **Cheshire East** – CIL Viability Assessment
- 1.15 Keppie Massie is also currently preparing Local Plan Viability Assessments for Hambleton, Rossendale, Wirral and West Lancashire Councils.
- 1.16 The Practice has extensive knowledge and experience in dealing with viability in relation to development management matters and provides advice to many Local Planning Authorities across the North and Midlands. We have also been appointed by Lancashire County Council to provide development viability advice to Lancashire Enterprise Partnership, Preston Council, South Ribble Council and Lancashire City Deal.
- 1.17 Keppie Massie has been retained by St Helens Council as their Economic Viability Consultants since the beginning of 2011 and therefore has detailed knowledge of the local property market as well as practical experience of the costs associated with development in the Borough.

Timeline

- 1.18 In 2012 Keppie Massie prepared a CIL Viability Assessment on behalf of the Council however after due consideration of all relevant circumstances the Council chose at that time not to implement CIL.

- 1.19 During 2015 the firm was instructed to prepare a Viability Assessment to inform the emerging Local Plan. We prepared the evidence base for this assessment during the summer and autumn of 2015. As part of the evidence base a consultation event was undertaken which was attended by Stakeholders including developers and registered providers who were active in the Borough. A draft report was issued to the Council in January 2016 and this contained the results of the viability testing. This was then used by the Council to inform consideration of the development management policies and sites contained in the initial scoping document and then the Preferred Options Version of the Plan.
- 1.20 Building on this earlier work the current EVA study has regard to the Policies and Site Allocations contained in the the Local Plan Proposed Submission Draft version (January 2019). The evidence base for the study was prepared during the Spring and Summer of 2018.

2.0 PLANNING POLICY CONTEXT

Background

- 2.01 The Council adopted the Core Strategy in October 2012, which comprised a strategic level plan of how the Council anticipated the Borough would develop to 2027. However in November 2015, in light of new evidence concerning development needs and land availability, the St Helens Council Cabinet agreed to prepare a new Local Plan to replace the Core Strategy.
- 2.02 Consultation was carried out in January 2016 on the scope of the new Local Plan. The Council then prepared the 'St Helens Local Plan 2018-2033 - Preferred Options' document, which set out its preferred options for the policies to be contained in the Local Plan. A consultation was held over eight weeks from 5 December 2016 to 30 January 2017.
- 2.03 The Council has now approved the next version of the Local Plan known as the 'Proposed Submission' version. This will be the version of the Plan that the Council wants to see adopted, subject to approval by an independent Planning Inspector. The Council hope to adopt the Local Plan in 2020 and it will cover the period to 2035.
- 2.04 This section identifies the key policies contained within the Local Plan Proposed Submission Draft version (January 2019) that could potentially impact on development within the Borough. These impacts may be in terms of location, physical form or the level of planning contributions.

St Helens Local Plan Proposed Submission Draft version (January 2019)

- 2.05 With reference to the proposed policies contained in the new Local Plan, we have provided a short summary of those most relevant to the study in the paragraphs below.

Strategic Policies

Policy LPA01: Presumption in Favour of Sustainable Development

- 2.06 This policy states that in line with national planning policy there will be a presumption in favour of sustainable development. The Council will work proactively with applicants to enable development that improves the economic, social and environmental conditions within the Borough.

Policy LPA02: Spatial Strategy

- 2.07 This policy states that the regeneration and growth of St Helens Borough through to 2035 and beyond will be focussed (as far as practicable having regard to the availability of suitable sites) in the Key Settlements, namely St Helens Core Area, Blackbrook and Haydock, Newton-le-Willows and Earlestown, Rainford, Billinge, Garswood and Rainhill.
- 2.08 New development will be directed to sustainable locations which are appropriate to its scale and nature, and the re-use of previously developed land in key settlements will remain a priority. A substantial proportion of new housing throughout the Plan period will be on such sites and the policy states that this will be encouraged by setting lower thresholds for developer contributions on previously developed sites to reflect the higher costs and lower sales values typically associated with redeveloping such sites.
- 2.09 The Plan will also release land from the Green Belt to enable needs for housing and employment development to be met in full over the plan period.
- 2.10 Substantial new employment development will take place on large sites which are capable of accommodating large employment buildings (over 9,000 sq.m) and are close to the M6 and M62. Existing employment areas will be retained where they are suitable and viable for this use in order to maintain a distribution of accessible employment opportunities across the Borough. Parkside West and Parkside East are identified as transformational employment opportunity sites.
- 2.11 St Helens Town centre together with Earlestown and the district or local centres are identified as preferred locations for new town centre development. The policy also states that regeneration within the key settlements will be supported by focusing available resources on its effective delivery and preventing development which would adversely impact upon or jeopardise the delivery of regeneration proposals.

Policy LPA03: Development Principles

- 2.12 This policy states that new development will be expected to support certain development principles, which include amongst other matters:
- 2.13 Meeting the challenges of population retention and growth by:
- Providing for a mix of types and tenures of quality homes to meet needs and aspirations;
 - Maintaining and enhancing accessibility to a good range of services and facilities and;
 - Providing and contributing to assess infrastructure and service requirements where appropriate.

- 2.14 The policy also seeks to improve the economic well-being of the Borough's residents by contributing to the creation and retention of a range of employment and training opportunities whilst contributing to the reduction of socio-economic inequality within the Borough. In addition, the policy seeks to contribute to and compliment the regeneration of the Borough, whilst seeking to achieve inclusive communities by, for example, addressing the requirements of an ageing population in terms of housing, health and wellbeing.
- 2.15 In addition, the policy contains principles relating to a high quality built and natural environment and also requirements to minimise the need to travel and maximise the use of sustainable transport. It also seeks to promote healthy communities by improving access and opportunities for formal and informal recreation and improving cycling and walking routes. The principles also contain a requirement to lower the carbon footprint and adapt to the effects of climate change in the Borough.

Policy LPA04: A Strong and Sustainable Economy

- 2.16 This policy deals with employment in the Borough and states that the Council will aim to deliver a minimum of 215.4 hectares of land for employment development between 1 April 2018 and 31 March 2035. The policy identifies a number of sites that are allocated for employment use and details are provided in Table 2.1.

Ref	Site Name	Indicative Site Area (ha)	Appropriate Uses
1EA	Omega South Western Extension, Land north of Finches Plantation, Bold (to meet employment land needs arising in Warrington)	31.22	B2, B8
2EA	Florida Farm North, Slag Lane, Haydock	36.67	B2, B8
3EA	Land north of Penny Lane, Haydock	11.05	B2, B8
4EA	Land south of Penny Lane, Haydock	2.16	B2, B8
5EA	Land to the west of Haydock Industrial Estate, Haydock	7.75	B2, B8
6EA	Land west of Millfield Lane, south of Liverpool Road and north of Clipsley Brook, Haydock	20.58	B2, B8
7EA	Parkside East, Newton-le-Willows	64.55	See policy LPA10
8EA	Parkside West, Newton-le-Willows	79.57	B2, B8
9EA	Land to the west of Sandwash Close, Rainford	6.96	B2, B8
10EA	Land at Lea Green Farm West, Thatto Heath	3.84	B1, B2, B8
11EA	Gerards Park, Phases 2 and 3, College Street, St Helens Town Centre	0.95	B1, B2, B8
TOTAL		265.3	

Table 2.1: Employment Allocations

2.17 **Policy LPA04.1: Strategic Employment Sites** identifies the sites highlighted in Table 2.1 as strategic employment sites within which any application for development must be supported by a comprehensive masterplan covering the whole site. **Policy LPA10: Parkside East** is a specific policy relating to this site, which identifies the site as being suitable for the development of the strategic rail freight interchange together with other forms of B2 and B8 employment use.

Policy LPA05: Meeting St Helens Housing Needs

2.18 This policy identifies that in the period from 1 April 2016 to 31 March 2035 a minimum of 9,234 net additional dwellings should be provided in the Borough at an average of at least 486 dwellings per annum.

2.19 In addition the policy outlines that new development should optimise the amount of housing developed on a site. To this end it sets out a range of minimum densities as follows:

- a) at least 40 dwellings per hectare (dph) on sites which are within or adjacent to St Helens or Earlestown Town Centres;
- b) at least 30 dph on sites which are within or adjacent to a district or local centre or in other locations that are well served by frequent bus or train services and;
- c) at least 30 dwellings per hectare on other sites that are within an existing urban area.

2.20 Densities of less than 30 dph will only be appropriate where they are necessary to achieve a clear planning objective.

2.21 The policy also identifies those sites allocated for new housing development to 31 March 2035. Details of the sites are contained in Table 2.2.

Site Ref	Address	Area (ha)	NDA	Minimum Density	Indicative Capacity	
					Before 31.3.2035	After 31.3.2035
1HA	Land south of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood	9.58	75%	30	216	0
2HA	Land at Florida Farm (South of A580), Slag Lane, Blackbrook	23.19	75%	30	400	122
3HA	Former Penlake Industrial Estate, Reginald Road, Bold	10.66	75%	42	337	0
4HA	Land Bounded by Reginald Road/Bold Road/Travers Entry/Gorse Lane/Crawford Street, Bold (Bold Forest Garden Suburb)	132.86	75%	30	480	2,508
5HA	Land south of Gartons Lane and former St. Theresa's Social Club, Gartons Lane, Bold	21.67	75%	35	520	49
6HA	Land east of City Road, Cowley Hill, Town Centre	31.09	85%	35	540	276
7HA	Land west of the A49 Mill Lane and to the east of the West Coast Mainline Railway Line, Newton-le-Willows	8.03	75%	30	181	0
8HA	Land south of Higher Lane and East of Rookery Lane, Rainford	11.49	75%	30	259	0
9HA	Former Linkway Distribution Park, Elton Head Road, Thatto Heath	12.39	75%	38	350	0
10HA	Moss Nook Urban Village, Watery Lane, Moss Nook, Sutton	26.74	75%	40	802	0
Totals					4,085	2,955

Table 2.2: Sites Allocated for New Housing Development

- 2.22 **Policy LPA05.1 Strategic Housing Sites** identifies those sites highlighted in Table 2.2 as strategic housing sites. Any application for development within a strategic housing site must be supported by a comprehensive masterplan covering the site.

Policy LPA07: Transport and Travel

- 2.23 This policy states the Council's strategic priorities for the transport network are to facilitate economic growth, enable good levels of accessibility between homes, jobs and services, improve the quality and minimise carbon emissions. Particular aspects of this policy include securing the delivery of new or improved road, walking, cycling and/or bus infrastructure were required together with securing improvements to existing motorway capacity and infrastructure. M6 junction 23 and M62 junction 7 are identified as priorities.
- 2.24 The policy also makes reference to requirements for new developments to include appropriate provision of charging points for electric vehicles and provide for parking in accordance with the Council's minimum standards. The policy goes on to say that further details of the operation of the policy will be contained in a future review of the Councils 'Ensuring a Choice of Travel' Supplementary Planning Document (SPD).

Policy LPA08: Infrastructure Delivery and Funding

- 2.25 Amongst other elements this policy addresses requirements for developer contributions. It states that subject to compliance with relevant legislation and national policy, development proposals will be expected to include or contribute to the provision, improvement or replacement of infrastructure that is required to meet needs arising from the development proposal and/or to serve the needs of the wider area.
- 2.26 This may include direct provision of on-site or off-site infrastructure and/or financial contributions which will be secured by:
- a) Section 106 planning obligations (or other legally binding agreements); and/or
 - b) A tariff based system such as the Community Infrastructure Levy.
- 2.27 It goes on to say that when assessing planning proposals, the Council and other decision makers will pay due regard to any impact that developer contributions towards infrastructure provision or other policy requirements may have on the economic viability of new development. In this context consideration will be given to Plan-level economic viability evidence and any site specific development appraisal that may have been submitted to determine the ability of the development scheme to support the required level of contributions.

- 2.28 The policy also includes a hierarchy of developer contributions which will be applied in cases where viability constraints can be demonstrated. This is as follows:
- i. Contributions that are essential for public safety (for example essential highway works or flood risk mitigation) or to achieve a minimum acceptable level of design quality;
 - ii. Contributions that are necessary to provide affordable housing or to address a local infrastructure requirement or deficiency that would be caused or exacerbated by the development, for example education needs or green space provision in areas of deficit; and
 - iii. Contributions which would not fall into categories i) or ii) as set out above.
- 2.29 The policy allows deviation from the above hierarchy were a specific need to do so has been identified, it also goes on to say the Council will provide further guidance in a future 'Developer Contributions' SPD.

Policy LPA09: Green Infrastructure

- 2.30 Amongst other matters this policy states that developers will be required to provide long-term management arrangements for new and existing green infrastructure within development sites. In addition development will be required as appropriate having regard to its scale and nature to contribute or provide opportunities to enhance the function of existing green infrastructure and its connectivity.
- 2.31 **Policies LPB01 and LPB02** are area policies which deal with future development in St Helens Town Centre and Earlestown Town Centre respectively.

Homes and Communities Policies

Policy LPC01: Housing Mix

- 2.32 This policy deals with a number of aspects in relation to new housing development. It states that new market or affordable housing must be well designed to address local housing need and include a range of types, tenures and sizes of homes consistent with relevant evidence including the latest Strategic Housing Market Assessment (SHMA).
- 2.33 The justification to the policy notes that the St Helens SHMA Update 2018 identifies that the greatest need within the market and affordable home ownership sectors is for dwellings of 2 and 3 bedrooms; whilst within the affordable rented sector the greatest need is for dwellings of 1 or 2 bedrooms. It is acknowledged however that these are minimum sizes to meet the range of needs which are identified.

- 2.34 Table 2.3 below is taken from the justification and summarises the range of sizes identified as being required in the SHMA Update which will guide the Council's assessment of planning applications. It is noted that these needs will be kept under review as the plan progresses and each planning application will be considered on its own merits, taking into account relevant evidence including the most up-to-date SHMA.

	1-bed	2-bed	3-bed	4+ bed
Market	0-5%	25-30%	50-55%	15-20%
Low-cost home ownership	10-15%	35-40%	40-45%	5-10%
Affordable housing (rented)	30-35%	30-35%	25-30%	5-10%

Table 2.3: SHMA Housing Mix 2014 - 2037

- 2.35 On Greenfield sites delivering 25 or more new homes the Council will require at least 5% of new homes to be bungalows.
- 2.36 The policy also states that for new housing on Greenfield sites which will deliver 25 or more new homes, the Council will apply optional standards as set out in parts M4(2) and M4(3) of the Building Regulations 2010 (as amended).
- a) At least 20 % of the new dwellings across the whole site must be designed to the "accessible and adaptable" standard set out in Part M4(2); and
 - b) At least 5% of the new dwellings across the whole site must be designed to the "wheelchair user" dwellings standard set out in Part M4(3).
- 2.37 Exceptions to these requirements may be made where the applicant has submitted an independent viability assessment, prepared by a suitably qualified person, which clearly demonstrates that meeting the requirements would render the scheme un-viable. In such cases the Council will weigh any benefits of allowing the scheme in the form submitted against the extent of any failure to meet the requirements in full.

Policy LPC02: Affordable Housing

- 2.38 The policy states proposals for new open market housing developments of 11 units or more will be required to contribute as follows:
- i) at least 30% of new dwellings provided on greenfield sites in Affordable Housing Zones 2 and 3 must fall within the definition of 'affordable housing';
 - ii) at least 10% of new dwellings provided on brownfield sites in Affordable Housing Zone 3 must fall within the definition of 'affordable housing'.

- 2.39 The types of affordable housing to be provided on any site must be informed by the latest evidence concerning need. Where an affordable housing requirement is triggered then:
- a) At least 10% of the overall number of homes to be provided should be available for affordable home ownership (unless this would significantly prejudice the ability to meet the identified needs of specific groups); and
 - b) Any remaining proportion of the affordable housing to be provided should be for affordable rented accommodation.
- 2.40 The policy goes on to say that the provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need and where appropriate, the economic viability of the development. Any relaxation of the affordable housing requirements will only be supported if (a) it is fully justified by an independent site-specific viability appraisal and (b) the benefits of proceeding with the development outweigh the failure to provide the full affordable housing contribution. Any affordable housing provision must also be within the application site unless the applicant has demonstrated that insufficient local need exists or there will be overriding benefits by making alternative provision off-site.
- 2.41 With reference to the requirements of this policy, Table 2.4 contains a summary of the affordable housing zones and affordable housing requirements. We have also provided Figure 6.1 taken from the Local Plan which is a map of the Borough identify these Zones.

Zone	Areas include	Brownfield Requirement	Greenfield Requirement
1	Town Centre and Parr	0%	0%
2	Blackbrook, Bold, , Earlestown, Haydock, Sutton, Thatto Heath, West Park, Billinge & Seneley Green, Moss Bank, Newton, Windle	0%	30%
3	Eccleston, Rainford, Rainhill	10%	30%

Table 2.4: Summary of Affordable Housing Zone Requirements

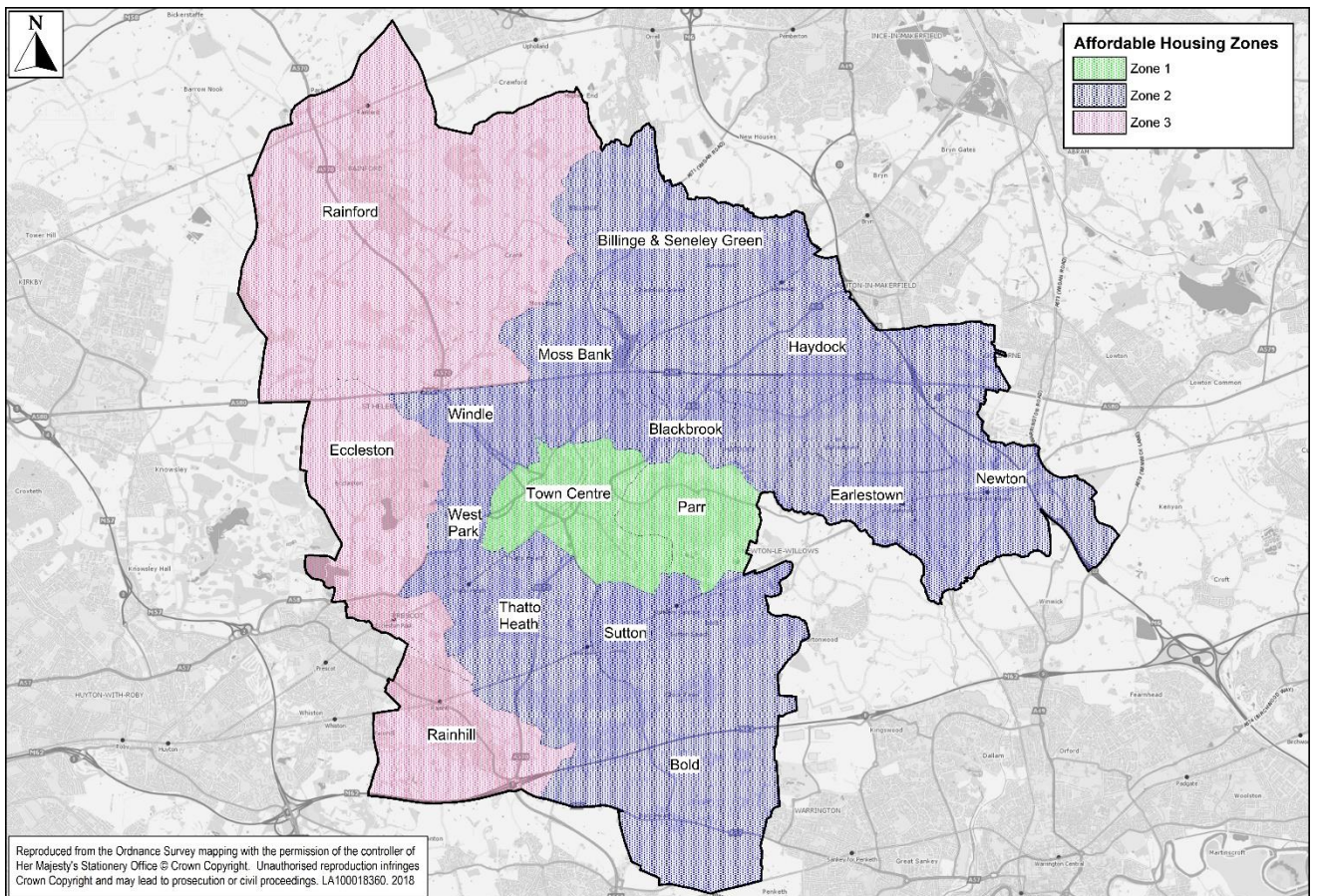


Figure 6.1: Affordable Housing Zones

Policy LPC05: Open Space

- 2.42 This policy states that new residential development will be required to contribute towards the provision, expansion and/or enhancement of open space to meet needs in accordance with Policies LPA08 and LPD03.

Policy LPC10: Trees and Woodland

- 2.43 This policy contains requirements for new development, as appropriate having regard to its scale and nature, to include the planting of new trees, woodlands, hedgerows and/or financial contributions towards off-site provision.

Policy LPC12: Flood Risk and Water Management

- 2.44 Amongst other matters this policy deals with requirements for Sustainable Drainage Systems (SUDS) and a hierarchy for the management of surface water. Applicants are directed to the St Helens Council Sustainable Drainage Systems Guidance.

Policy LPC13: Renewable and Low Carbon Energy Development

- 2.45 This policy states that new developments for housing, employment or other uses will be required to meet high standards of sustainable design and construction and minimise carbon emissions. In particular proposals for new development within a strategic employment site or a strategic housing site must, unless this is shown not to be practicable or viable, ensure that at least 10% of their energy needs can be met from renewable and/or other low carbon energy source(s).

Policy LPD03: Open Space and Residential Development

- 2.46 This policy deals with requirements for new open space in residential development and requires that new residential developments of 40 dwellings or more will be required to make provision for open space in circumstances where there are existing deficiencies in open space or the development would generate a need that cannot satisfactorily be met by existing provision.
- 2.47 The required amount of open space should be provided on the development site unless it has been demonstrated that developer contributions towards the provision, expansion or enhancement of off-site open space within the locality would be more suitable. The policy also contains requirements for long term management and maintenance.

Policy LPD07: Digital Communications

- 2.48 This policy states that all new housing and employment development should make provision for the latest generation of information and digital communication (ICT) networks to a standard that is compatible with the infrastructure available, or is likely to become available, in the area in which the development would be sited.

3.0 METHODOLOGY

Economic Viability Framework

3.01 The National Planning Policy Framework July 2018 (NPPF) states that:

"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as the need for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the delivery of the plan." (para 34).

3.02 In addition to the above the NPPF requires that:

"The preparation and review of all policies should be underpinned by relevant and up to date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals." (para 31)

3.03 In comparison to the previous version (2012), the current NPPF places a greater emphasis on establishing viability at plan making stage and at paragraph 57 confirms that:

"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available."

3.04 The National Planning Practice Guidance (PPG) has also been revised to support the new NPPF. It similarly reinforces the role of a Viability Assessment at plan making stage by stating that:

"The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan."

3.05 It goes on to say that:

"Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage."

3.06 The PPG confirms that:

"....policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106."

3.07 It places a responsibility on plan makers in collaboration with the Local Community, developers and other stakeholders to create realistic and deliverable policies, whilst advising that it is the responsibility of site promoters is to:

"....engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan."

3.08 This report provides a proportionate assessment of viability (satisfying the requirements of the NPPF and PPG) of the future development sites in St Helens, taking into account all relevant policies contained in the Local Plan together with local and national standards.

3.09 The Local Housing Delivery Group has published advice for planning practitioners titled 'Viability Testing Local Plans'. This guidance recommends that (page 10):

"The approach to assessing plan viability should recognise that it can only provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs."

3.10 The guidance states that:

"An individual development can be said to be viable if, after taking account of all costs, including central and local government Policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered."

3.11 The new PPG provides clarification on the role of viability by stating that:

"In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission."

Appraisal Methodology

3.12 The PPG provides a useful definition of what a viability assessment actually is, by stating that:

"Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return."

3.13 Having regard to this definition a residual approach to determine viability has been adopted in relation to both the generic development typologies and the site allocations that have been tested. This is where the value of the completed development is assessed and the cost of undertaking the development (including the cost of land, finance and planning obligations) is deducted, along with a target developer's profit return. The residual sum that is left represents the development surplus or "headroom". Consideration of this then allows an informed decision to be made about the viability of the development in general, and in particular, the ability to fund Local Plan policies involving additional costs for development such as developer contributions policies.

3.14 Table 3.1 provides a simple diagram illustrating this approach:

<i>Gross Development Value (value of the completed development scheme)</i>
<i>Less</i>
<i>Cost of Development (inclusive of build costs, fees, finance, land cost)</i>
<i>Less</i>
<i>Other Costs (inclusive of planning obligations)</i>
<i>Less</i>
<i>Developers Target Profit</i>
<i>= Development Surplus or "Headroom"</i>

Table 3.1: Approach to Viability Testing

3.15 This methodology is also recognised and supported by the Royal Institution of Chartered Surveyors (RICS) in relation to the valuation of development land. The RICS Guidance Note 'Financial Viability in Planning' defines viability for planning purposes as (paragraph 2.1.1):

"an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the land owner and a market risk adjusted return to the developer in delivering that project".

Sites and Typologies

3.16 In establishing the sites and typologies to test the PPG suggests that:

"Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies."

- 3.17 In this context a typology approach can be used that groups together sites with shared characteristics. However, in terms of strategic sites the PPG is clear that:

"It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan."

- 3.18 The document 'Viability Testing Local Plans' suggests that viability testing of Local Plans does not require a detailed viability appraisal of every site anticipated to come forward over the plan period. As a consequence of the potentially widely different economic profiles of sites within the local area, it suggests:

"A more proportionate and practical approach in which local authorities create and test a range of appropriate site typologies reflecting the mix of sites upon which the plan relies."

- 3.19 In preparing our residual appraisals, it has been necessary to make certain assumptions, both in relation to the form of development and also the variables adopted in each of the appraisals based upon a significant quantity of data. Inevitably, given the diverse character of the property market in St Helens Borough, the data does not necessarily fit all eventualities and every development site will be unique. It has therefore been necessary to draw upon our development experience and use our professional knowledge to derive a data set that best fits the typical characteristics of the site allocations, likely future development sites and form of development in the Borough and can be considered reasonable.

- 3.20 It should be noted that when adopting a Residual Methodology, the end result is extremely sensitive to even the smallest of changes in any of the assumptions that feed into the appraisal process. We are satisfied however that our approach and the assumptions that we have made are appropriate to the property market characteristics within St Helens Borough and represent the most reasonable approach given the appropriate available evidence at the time of preparing this study.

Residential Development Scenarios

- 3.21 The Local Plan aims to focus new housing development in specific locations with the key priority of delivering a balanced housing market across the Borough. The Local Plan identifies the following Key Settlements and Spatial Areas within the Borough:

- **St Helens Core Area** – centred on the Principal Town Centre of St Helens and including the surrounding built up areas of Moss Bank, Clock Face, Eccleston and Sutton.

- **Blackbrook and Haydock** – located to the east of St Helens Core area.
- **Newton-le-Willows and Earlestown** – the largest distinct Key Settlement after the Core Area located to the east of the Borough.
- **Rainford** – the largest village which forms a Key Settlement in the north of the Borough.
- **Billinge** – a village that forms a Key Settlement in north of the Borough.
- **Garswood** – a village in the north that has some shops and amenities and forms a Key Settlement.
- **Rainhill** – a village that forms a Key Settlement in the south of the Borough.

3.22 The Local Plan also identifies the other settlement areas with more limited opportunity for development within the Borough:

- **Rainford Junction** – a satellite settlement that is physically separate from Rainford but functionally reliant on Rainford for day-to-day services.
- **Crank** – a small village/hamlet to the north of the Borough with a tightly defined developed area that is excluded from the Green Belt.
- **Bold Heath** - a small village/hamlet in the south of the Borough with an open low density character which is 'washed over' by the Green Belt.
- **Kings Moss** - a small village/hamlet to the north of the Borough which has weak boundaries around it and is 'washed over' by the Green Belt.

3.23 Figure 3.1 is a map of the ward boundaries within St Helens to contextualise the Key Settlement areas and other areas of the Borough.



Figure 3.1: Ward Map of St Helens (NB. colours have no correlation/key)

3.24 The Strategic Housing Land Availability Assessment (SHLAA) (April 2017) identifies sites that are likely to be suitable for residential development across the Borough. It includes sites for residential development over 0.25 hectares or above in size. An analysis of this data has been undertaken to draw conclusions about the location and size characteristics of future residential development sites in St Helens. The analysis also identifies whether these sites are previously developed (brownfield) or greenfield sites. Tables 3.2 and Table 3.3 show the total number of sites contained in the SHLAA broken down by location and size. Separate tables are provided for previously developed (brownfield) and greenfield sites.

Ward	Site Size							Total
	< 5	5-14	15-24	25-49	50-74	75-100	>100	
Billinge & Seneley Green	0	0	0	0	0	0	0	0
Blackbrook	0	1	0	1	0	0	0	2
Bold	0	1	2	0	1	0	2	6
Earlestown	0	1	0	0	0	0	1	2
Eccleston	0	2	0	0	0	0	1	3
Haydock	0	1	1	1	0	0	0	3
Moss Bank	0	0	1	0	1	1	2	5
Newton	0	1	0	0	2	0	2	5
Parr	0	5	3	0	3	0	0	11
Rainford	0	1	0	1	0	0	0	2
Rainhill	0	2	0	0	0	0	0	2
Sutton	0	1	1	0	0	1	1	4
Thatto Heath	0	0	1	1	0	0	3	5
Town Centre	0	4	2	3	3	1	7	20
West Park	0	0	1	0	0	0	1	2
Windle	3	0	0	1	0	1	0	5
Total	3	20	12	8	10	4	20	77

Table 3.2: Brownfield/Previously Developed SHLAA Sites

Ward	Site Size							Total
	< 5	5-14	15-24	25-49	50-74	75-100	>100	
Billinge & Seneley Green	0	0	0	0	0	0	0	0
Blackbrook	0	1	0	0	0	0	0	1
Bold	0	0	0	1	0	0	0	1
Earlestown	0	0	0	0	0	0	1	1
Eccleston	0	0	0	0	0	0	0	0
Haydock	0	2	0	1	0	0	0	3
Moss Bank	0	0	0	0	0	0	0	0
Newton	0	0	0	0	0	0	0	0
Parr	0	0	0	0	0	0	0	0
Rainford	0	0	0	0	0	0	0	0
Rainhill	0	1	0	0	0	0	0	1
Sutton	0	0	0	0	1	0	0	1
Thatto Heath	0	0	0	0	0	0	1	1
Town Centre	0	1	0	0	0	0	0	1
West Park	0	1	0	0	0	0	0	1
Windle	1	0	0	0	0	0	0	1
Total	1	6	0	2	1	0	2	12

Table 3.3: Greenfield SHLAA Sites

3.25 Having regard to the emerging Local Plan, the analysis taken from the sites considered under the SHLAA, and to general character of the Borough, it is likely that future residential development will take place on both greenfield and previously developed sites across all market areas. That said, there are a greater number of previously developed sites and some that are a mix of previously developed land and greenfield. The majority of development sites contained in the SHLAA have a capacity of less than 100 dwellings but there are a number of potential sites (both greenfield and brownfield) that have a capacity in excess of 100 dwellings.

3.26 The Planning Advisory Service in the note 'Successful Plan Making – Advice for Practitioners', suggests that:

"under the NPPF, authorities need to test the whole plan and all its policies together to show its impact on viability; however, separate viability testing of strategic sites is also recommended if they are key to the delivery of the plan."

3.27 The Harman Guidance suggests that:

"Planning authorities may build up data based on the assessment of a number of specific local sites included within the land supply, or they may create a number of hypothetical sites, typologies or reasonable assumptions about the likely flow of development sites."

"What is important is that partners have confidence that the profile of sites included within an assessment is a good match with likely future supply over the plan period, and avoid making assumptions that could be contested."

"The appraisal should be able to provide a profile of viability across a geographical range and/or range of different types of site."

"Once this profile is established, it may also help to include some tests of case study sites, based on more detailed examples of actual sites likely to come forward for development if this information is available."

Local Housing Delivery Group. Viability Testing in Local Plans - Advice for planning practitioners. (LGA/HBF - Sir John Harman) June 2012

- 3.28 The new PPG also suggests the use of site typologies to determine viability at the plan making stage and also recommends that in some circumstances a more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.
- 3.29 Having regard to the likely location, characteristics and size of future development sites and having regard to the density requirements contained in Policy LPA05, we have prepared a framework of development typologies for the purpose of undertaking our viability testing for new residential development. Tables 3.4 and 3.5 provide details of the development typologies that have been adopted for the purpose of our testing based on new housing and standalone apartment developments.

Scheme	No Dwellings	Density (per hectare)
1	5	30, 35, 40
2	10	30, 35, 40
3	25	30, 35, 40
4	50	30, 35, 40
5	75	30, 35, 40
6	100	30, 35, 40
7	200	30, 35, 40

Table 3.4: Generic Residential Mix Testing Typologies – Brownfield and Greenfield Sites

Scheme	No Dwellings	Comments
8	10	Standard scheme 2 floors and no lift
9	50	Standard Scheme 3 floors and lift

Table 3.5: Apartment Testing Typologies

- 3.30 For each of the residential developments that we have tested, the net developable site area has been calculated at the respective density. We have then calculated the gross site area with reference to the formula contained in the 2017 SHLAA, which is reproduced in Table 3.6.

Total Site Area	Net Developable Area
Less than 0.4 ha	100% of gross area
0.4 ha to 2 ha	90% of gross area
Sites over 2 ha	75% of gross area

Table 3.6: SHLAA Gross/Net Site Area Calculation

- 3.31 Policy LPA05: Meeting St Helens Housing Needs contains details of the proposed allocation sites within St Helens Borough and these are summarised in Table 2.2. In addition to the generic testing a specific viability assessment in relation to each of the proposed housing allocations has been prepared apart from site 3HA Penlake Industrial Estate. This site already has planning consent and development has commenced. The viability assessment in each case is based on the site size, density and capacity identified in Table 2.2.

Form of Development assumed for Testing (Mix and Dwelling Size)

- 3.32 Having established the size and capacity for each site (allocation and generic) we have then adopted a typical housing mix and house size reflecting the development density. In order to inform this both the Emerging Local Plan and also the evidence base documents that support this were considered, including the Strategic Housing Market Assessment (SHMA). Analysis of recent planning applications relating to residential development in St Helens was also undertaken. This is contained at **Appendix 1**.
- 3.33 Table 3.7 contains details of the housing mix that was adopted in the 2016 Draft EVA Report. This was informed by analysis of those residential developments that had been granted planning consent in the Borough at that time.

	1 bed	2 bed	3 bed	4 bed	5 bed
% of mix	5%	20%	50%	20%	5%

Table 3.7: Dwelling Mix adopted in 2016 Draft EVA Report

- 3.34 Table 3.8 has been prepared based on the available information from 10 more recent residential planning applications in the Borough for developments in excess of 10 dwellings since 2016. These applications are for a total of 576 houses. The table contains details of the overall average mix from these applications.

	1 bed	2 bed	3 bed	4 bed	5 bed
% of mix	0%	23%	56%	19%	2%

Table 3.8: Average House Mix based on Analysis of Planning Applications since 2016

- 3.35 The previously adopted housing mix and the more recent planning application analysis are broadly in line with a majority of 3 bed dwellings (50% or more) and also a significant proportion of larger 4 and 5 bed houses (over 20%).
- 3.36 **Policy LPC01: Housing Mix** states that new market or affordable housing must include a range of types, tenures and sizes of homes consistent with relevant evidence including the latest Strategic Housing Market Assessment (SHMA). Each planning application is to be considered on its own merits, taking into account relevant evidence including the most up-to-date SHMA. For ease of reference we have reproduced Table 2.3 which contains details of the housing mix taken from the SHMA.

	1-bed	2-bed	3-bed	4+ bed
Market	0-5%	25-30%	50-55%	15-20%
Low-cost home ownership	10-15%	35-40%	40-45%	5-10%
Affordable housing (rented)	30-35%	30-35%	25-30%	5-10%

Table 2.3: SHMA Housing Mix 2014-2037

- 3.37 On Greenfield sites delivering 25 or more new homes the Council will require at least 5% of new homes to be bungalows.
- 3.38 For the purpose of testing we have adopted a housing mix in line with that contained in the SHMA and as shown as Table 2.3. The mix of low cost home ownership and affordable rented units reflect that contained in Table 2.3. The overall mix tested therefore varies slightly dependent on the amount of affordable housing included in the particular assessment. We have also assumed that 5% of the dwellings will be 2 bed bungalows.
- 3.39 We have also prepared viability assessments for standalone schemes of apartments and Table 3.9 shows the mix adopted for this testing.

	1 bed	2 bed
% of mix	40%	60%

Table 3.9: Apartment Mix for Viability Assessment

- 3.40 Table 3.10 contains details of the average dwelling sizes taken from our analysis of the residential planning applications since 2016. NIA indicates those cases where no specific information was available regarding the particular dwelling sizes. We have provided at Table 3.11 details of the dwelling sizes that were adopted in the 2016 Draft EVA, that were informed by the analysis of planning applications at that time.

No Beds	Size (sq.m)	Size (sq.ft)
1	NIA	NIA
2	66	710
3	80	856
4	110	1,182
5	197	2,119
1 bed apartment	53	570
2 bed apartment	70	750

Table 3.10: Average Dwelling Sizes taken from Analysis of Planning Applications since 2016

No Beds	Size (sq.m)	Size (sq.ft)
1	56	600
2	70	750
3	84	900
4	109	1,175
5	139	1,500
1 bed apartment	56	600
2 bed apartment	70	750

Table 3.11: Dwelling Sizes Adopted for Viability Testing in 2016 Draft EVA

- 3.41 The analysis of recent applications shows that the average sizes are broadly similar to those tested in undertaking 2016 Draft EVA. There were no 1 bed dwellings in the planning applications analysed. In relation to the analysis of 5 bed houses, size information was only available from one development. This is a small development exclusively of substantial 5 bed houses, all over 186 sq.m (2,000 sq.ft). As such, this development is unlikely to be representative of the type of development that is generally likely to come forward in the Borough, particularly on developments with a mix of family housing.
- 3.42 The recent evidence of dwelling sizes indicates that those used in the previous 2016 Draft EVA were reasonable and hence these have been retained in undertaking the current viability assessment.

3.43 In accordance with the requirements of **Policy LPC02: Affordable Housing**, our viability testing for both the generic typologies and allocations assumes that for developments of 11 units or more the following contributions will be required:

- 30% affordable provision on greenfield sites in Affordable Housing Zones 2 and 3
- 10% affordable provision on brownfield sites in Affordable Housing Zone 3

3.44 In line with this policy there is no requirement for affordable housing on brownfield sites in Zones 1 and 2 and any greenfield sites in Zone 1.

Non-Residential Uses

Generic Testing

3.45 In preparing a schedule of non-residential development types to be tested, we have had regard to the typologies previously tested as part of the 2016 Draft EVA, recent planning applications and also various Local Plan evidence base studies such as the Employment Land Needs Study and the Retail and Leisure Study. We have also considered the strategic policies contained in the Local Plan in relation to employment and other commercial uses.

3.46 Having regard to the 2016 Draft EVA, the Local Plan and its evidence base, we have considered development scenarios for the Borough based on retail (comparison and convenience), offices, industrial (B2/B8) and hotel.

3.47 Table 3.12 contains a summary of the non-residential developments that have been tested as part of the viability assessment.

Development Type	Built Area (sq.m)	Built Area (sq.ft)	Land Area (sq.m)
Offices	464	5,000	559
Offices	1,857	20,000	2,200
Industrial B2/B8	464	5,000	698
Industrial B2/B8	1,857	20,000	2,740
Industrial B2/B8	4,643	50,000	9,583
Industrial B8	9,287	100,000	19,116
Industrial B8	32,504	350,000	42,549
Retail (Convenience)	279	3,000	644
Retail (Convenience)	929	10,000	2,267
Retail (Convenience)	2,786	30,000	6,752
Retail (Convenience)	4,643	50,000	11,229
Non-food Retail	279	3,000	279
Non-food Retail	929	10,000	1,891
Non-food Retail	2,786	30,000	5,627
Hotel	75 Bedrooms		

Table 3.12: Summary of Non-Residential Development Testing Typologies

Local Plan Policies

3.48 For the generic and allocated sites that were tested, Table 3.13 contains a summary of the key policies that impact on viability and how these have been dealt with in our testing.

Policy	Requirements	Viability Consideration	Approach to Viability Testing
LPA07 Transport and Travel	Electric Charging Points	This policy refers to supporting development proposals that provide parking in accordance with the Choice of Travel SPD. The policy also deals with the requirements for electric vehicle charging points.	The form of development tested accords with the parking standards requirements. In addition we have separately considered the costs associated with electric vehicle charging points as noted in the policy.
LPA08 Infrastructure Delivery and Funding	Developer Contributions	This policy states that new development will support infrastructure requirements in St Helens Borough through developer contributions. The Local Plan sets out a hierarchy for developer contributions in cases where viability constraints are demonstrated.	Our appraisals are inclusive of a S106 contribution of £1,000 per dwelling. We have also undertaken testing to model the impact of education contributions as they may be required for certain sites, this is based on the standard formula provided by the Council. In preparing the appraisals for the allocation sites we have included any planning contributions that have been identified by the Council.
LPA05 Meeting St Helens Housing Needs LPC01 Housing Mix	Density and Housing Mix	Densities of at least 40 dwellings per hectare (dph) in or on the edge of St Helens and Earlestown Town Centres and at least 30 dph elsewhere. Proposals for residential development should ensure a range of house types, tenures and sizes consistent with relevant evidence including the latest SHMA. On greenfield sites delivering 25 or more new homes at least 5% will be required to be bungalows. On all sites delivering 25 or more new homes there is a requirement for homes to be designed meet Part M4 (2) and in some cases Part M4 (3).	We have undertaken testing based on a range of density requirements of 30, 35 and 40 dwellings per hectare net. We have also undertaken testing in relation to apartment developments. We have assumed a broad mix of house types in the typologies tested in line with the housing mix contained within the SHMA We have assumed that 5% of the dwellings contained in the housing mix tested are bungalows. We have incorporated the costs associated with achieving M4(2) and M4(3) requirements in our testing. In this respect we have modelled the impact of 20% of dwellings being constructed to achieve M4(2) requirements and 5% M4(3a) requirements.
LPC02 Affordable Housing	Affordable Housing	For developments of 11 or more units, 30% of new homes should be affordable on greenfield sites in Zones 2 and 3, with a 10% provision on brownfield sites in Zone 3. 10% of the overall number of dwellings are to be made available by way of affordable home ownership and the balance as affordable rent.	Testing has been undertaken based on the relevant required affordable housing provision. The mix of the affordable dwellings is based on identified need in the SHMA. We have assumed a tenure split based on the policy requirement for low cost home ownership and affordable rent.

Policy	Requirements	Viability Consideration	Approach to Viability Testing
LPC05 Open Space LPD03 Open Space and Residential Development	Open Space Provision	<p>These policies contain the parameters for the calculation of open space provision, including whether this is to be provided on site or off site.</p> <p>Development proposals which include new on site open space must incorporate suitable arrangements for its maintenance and management.</p> <p>Proposals for all new development of 40 dwellings or more are required to make provision for (Public Open Space) POS.</p>	<p>The development typologies include requirements for onsite public open space based on these parameters and therefore the construction cost assessments are reflective of this together with the costs of future maintenance of the open space.</p> <p>We have also undertaken viability testing inclusive of any specific off-site contributions calculated by the Council</p>
LPC12 Flood Risk and Water Management	Flood Risk and Water Management	This policy states the preference for new developments to incorporate Sustainable Urban Drainage Systems (SuDs).	<p>The construction cost assessments include a cost for surface water attenuation.</p> <p>The form of development tested and in particular the inclusion of open spaces addresses the requirement for Sustainable Urban Drainage Systems, and the cost assessments make provision for some associated SUDs costs.</p>
LPC13: Renewable and Low Carbon Energy Development	Renewable and Low Carbon Energy	Proposals for new development within strategic employment and housing sites should seek to ensure that 10% of their energy needs are met through decentralised energy systems using renewable and low carbon energy.	The site specific viability testing of the strategic sites is inclusive of the costs associated with achieving these requirements.
LPD07 Digital Communications	Information and Digital Communication Networks	All new developments should make provision for the latest generation of information and digital network communications to the highest standard.	Dependent on factors outside of the development for super-fast broadband. Base construction cost includes for ducting for cable television and broad band ducting.

Table 3.13: Viability Considerations for Local Plan Policies

4.0 OVERVIEW OF ST HELENS

- 4.01 St Helens Borough is located in the County of Merseyside in the North West of England. The Borough is within Liverpool City Region. Adjoining Local Authorities are Knowsley to the west (and also within Merseyside), West Lancashire to the north (in Lancashire), Wigan to the North West (in Greater Manchester), and Warrington and Halton to the south (both in Cheshire).
- 4.02 St Helens is located between the conurbations of Liverpool and Manchester. Liverpool is 19 kilometres (12 miles) to the west, whilst Manchester is 36 kilometres (23 miles) to the east. Two major regional roads (the M62 motorway and A580 East Lancashire Road) run through the Borough and provide a link between the two aforementioned cities. The M6 motorway runs in a north-south direction through the eastern part of the Borough. In addition, the Liverpool to Manchester railway line runs through the south of the Borough, whilst connections also run separately to Liverpool and Wigan from St Helens Central Railway Station.
- 4.03 St Helens was a highly industrialised area, and developed as a significant centre in the 18th and 19th centuries specialising in glassmaking and coal mining. Key employers included Ravenhead Glass, United Glass Bottles (UGB) and Triplex, whilst Pilkington Glass (now part of the Nippon Sheet Glass Co Ltd) still maintains a presence in the town. The town has undergone significant economic restructuring over the past 50 years as a result of the global shift in both production and raw material extraction. This, together with increased sub-urbanisation, has resulted in a more decentralised urban form, and a number of vacant brownfield sites towards the centre of the Borough.
- 4.04 Certain economic indicators suggest that the Borough is starting to recover from the economic difficulties observed in the 1980s and early 1990s. For example, the local population has stabilised following decline, unemployment rates have decreased, and there have been increases in health and educational achievements. Notwithstanding this, average wages are slightly below that of the UK average, and St Helens remains one of the most deprived Borough's in the Country.
- 4.05 The Borough covers 135 km² and is home to 175,308 residents, according to the 2011 Census provided by the Office of National Statistics.

4.06 The largest town in the Borough is St Helens, which itself has a population of 102,629 and accounts for 58% of the total population. Other urban areas outside the main St Helens urban area but included within the Borough include Haydock and Blackbrook to the north east, and Earlestown and Newton-le-Willows to the east. Rural parts located outside of the urban core include the settlements of Rainford, Billinge and Garswood to the north, and Rainhill to the south.

4.07 A map showing the boundaries of the Borough and the main settlements is provided as Figure 4.1 below.

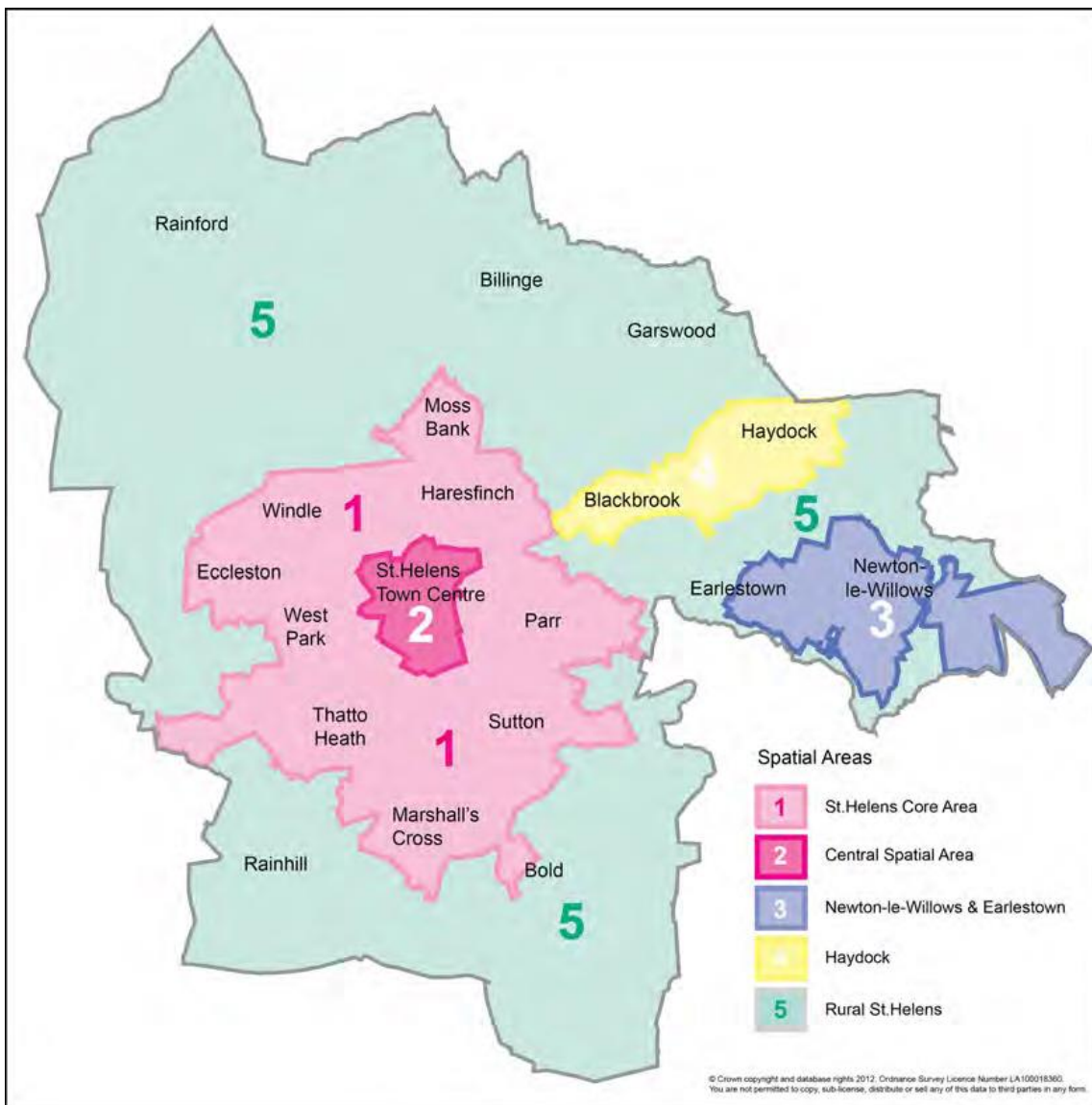


Figure 4.1: Map of St Helens

Property Market Overview (Spring/Summer 2018)**Residential Market**

- 4.08 Following national trends, average house prices in St Helens as a whole declined from a high of £132,005 in January 2008 to a low of £103,746 in February 2013. The volume of transactions in the Borough reduced from a high of 342 per month in June 2007 to an average of 172 in February 2018.
- 4.09 Based on Land Registry data for April 2018, Table 4.1 indicates that, in general, house prices in St Helens are below that of the regional and national averages. Table 4.1 shows that the average dwelling price in April 2018 was £126,772; lower than the North West average of £155,868 and some way behind the national average of £226,906. Detached dwellings in St Helens sold for an average price of £208,675 in April 2018, semi-detached dwellings at an average of £131,005, whilst terraced dwellings sold for an average price of £98,228 and flats an average £77,441.

Area	Detached	Semi – Detached (£)	Terraced (£)	Maisonette/ Flat (£)	All (£)
St Helens	£208,675	£131,005	£98,228	£77,441	£126,772
North West	£269,497	£166,056	£118,940	£113,210	£155,868
United Kingdom	£342,154	£214,717	£184,304	£202,052	£226,906

Table 4.1: Comparison of Average House Prices in St Helens, the North West, and United Kingdom (April 2018). Source: Land Registry

- 4.10 In addition to the above, we have considered recent residential property market trends based on data taken from Rightmove and Zoopla. The Borough comprises four main postcode areas; WA9 (Clock Face, Sutton and Thatto Heath), WA10 (Eccleston, St Helens and West Park), WA11 (Crank, Haydock, Moss Bank and Rainford) and WA12 (Newton-le-Willows and Earlestown). Billinge is located outside of these postcode areas in the WN5 postcode area, which includes the Pemberton, Orrell and Kitt Green areas of Wigan. Given that the majority of this postcode area is located outside of the Borough, we have not analysed this postcode area in detail.

Postcode Area WA9 – Clock Face, Sutton and Thatto Heath

- 4.11 Figure 4.2 is a graph taken from Zoopla illustrating average property values across postcode area WA9 since 2011.

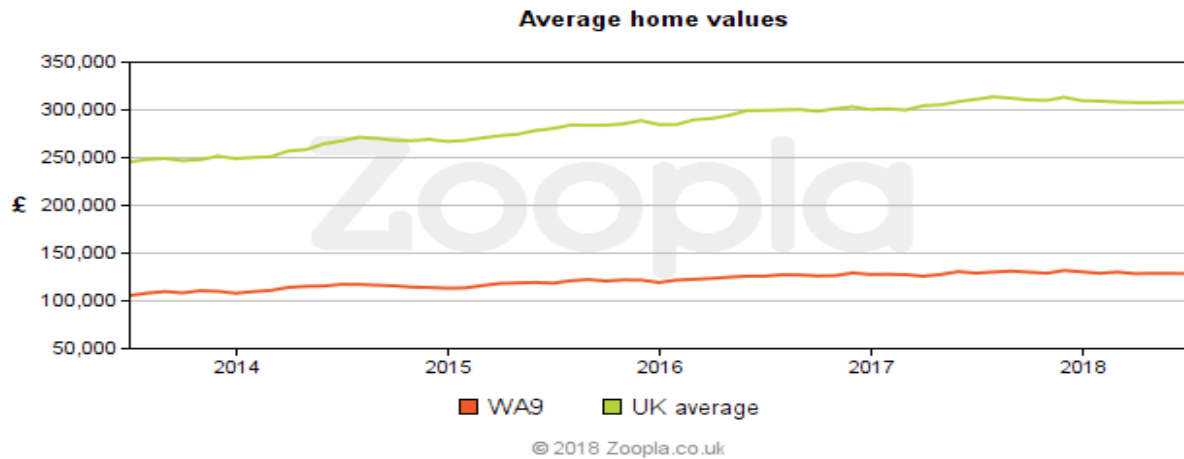


Figure 4.2: Average Property Values across Postcode Area WA9 since 2013 (Zoopla)

- 4.12 The graph shows that over this period average house prices in WA9 have risen steadily from approximately £105,000 in 2013 to approximately £135,000 in 2018, although that rise has started to plateau in the last year. Average house prices in WA9 have been below the national average across the same period.

Property Type	Month					
	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Detached	£233,538 (13)	£228,425 (10)	£159,569 (7)	£212,738 (4)	£214,207 (7)	£213,333 (3)
Semi Detached	£111,779 (25)	£122,227 (36)	£112,996 (18)	£104,030 (13)	£110,256 (20)	£126,938 (20)
Terraced	£80,047 (20)	£77,373 (24)	£92,365 (23)	£72,245 (10)	£94,727 (22)	£75,333 (18)
Flat	£76,600 (5)	£0 (0)	£48,000 (1)	£94,000 (2)	£69,500 (2)	£0 (0)
All	£123,958 (63)	£122,019 (70)	£108,638 (49)	£107,372 (29)	£116,226 (51)	£110,603 (41)

Table 4.2: Average Property Prices and Number of Sales in WA9 (July 2018 - Rightmove)

- 4.13 Table 4.2 contains data taken from Rightmove and shows sales in WA9 over the 6 month period from October 2017 to March 2018. The sales data is broken down by house type and in each case shows the number of sales per month and the average price paid. In March 2018 only 3 transactions (7% of all transactions) related to detached houses, with an average price of £213,333. There were 20 sales of semi-detached properties with an average price paid of £126,938. Sales of terraced houses (18 transactions) comprised 44% of the overall total transactions, and the average price paid amounted to £75,333. There was no flats sales in March in WA9, although there were two sales February 2018 at an average value of £69,500.

- 4.14 The overall average price paid for a house in WA9 during March 2018 was £110,603. This is below the overall average price paid over the whole Borough. The data relates to all house sales, both new and second hand, and hence the prices paid are reflective of the character and condition of the houses that are sold.

Postcode Area WA10 – Eccleston, St Helens and West Park

- 4.15 Figure 4.3 is a graph taken from Zoopla illustrating average property values across postcode area WA10 since 2011.

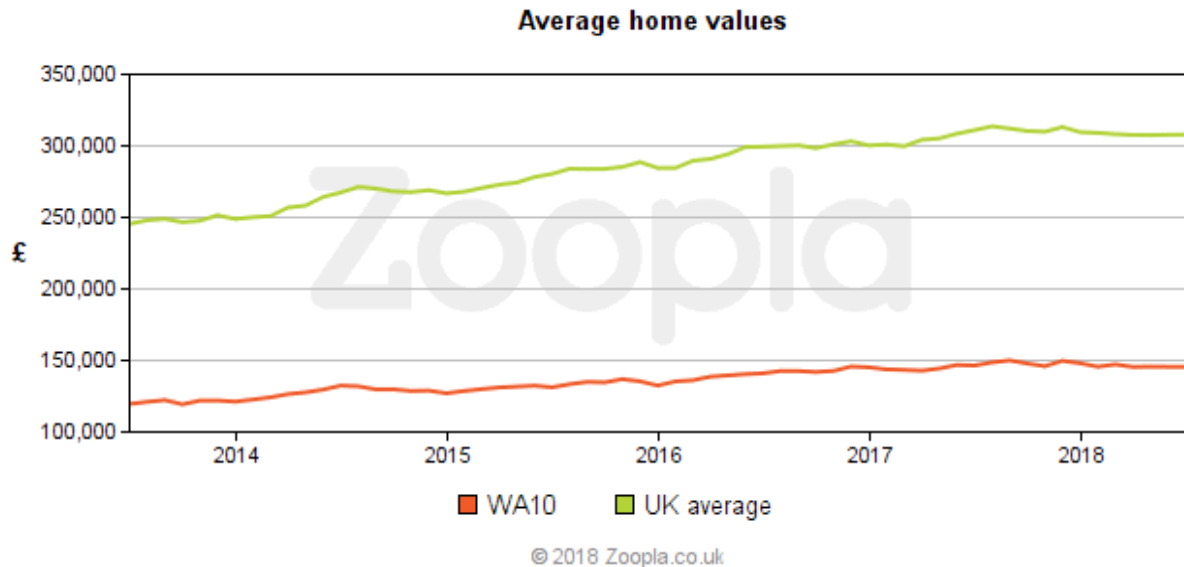


Figure 4.3: Average Property Values across Postcode Area WA10 since 2013 (Zoopla)

- 4.16 The graph shows that over this period average house prices in WA10 have steadily risen from approximately £120,000 in 2013 to just under £150,000 in 2018, although that rise has started to plateau in the last year. Average house prices in WA10 have been below the national average over the same period.

Property Type	Month					
	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Detached	£212,575 (6)	£267,625 (8)	£272,190 (5)	£314,988 (4)	£304,750 (6)	£285,875 (6)
Semi Detached	£162,397 (16)	£154,320 (21)	£164,194 (25)	£167,885 (13)	£148,556 (9)	£171,445 (19)
Terraced	£98,678 (29)	£94,150 (22)	£100,189 (21)	£85,560 (15)	£78,843 (14)	£116,975 (22)
Flat	£59,500 (5)	£72,498 (2)	£112,375 (4)	£85,250 (6)	£95,000 (1)	£0 (0)
All	£125,588 (56)	£143,358 (53)	£145,804 (55)	£137,825 (38)	£145,476 (30)	£160,556 (47)

Table 4.3: Average Property Prices and Number of Sales in WA10 (July 2018 - Rightmove)

- 4.17 Table 4.3 contains data taken from Rightmove which shows sales in WA10 over the 6 month period from October 2017 to March 2018. The sales data is broken down by house type and in each case shows the number of transactions per month and the average price paid. In March 2018 only 6 transactions (12% of all transactions) related to detached houses, with an average price of £285,875. There were 19 sales of semi-detached properties with an average price paid of £171,445. Sales of terraced houses (22 transactions) comprised 47% of the overall total transactions, and the average price paid amounted to £116,975. There were no flat sales in March in WA10, although 6 sales in January 2018 at an average value of £85,250.
- 4.18 The overall average price paid for a house in WA10 during March 2018 was £160,556 which is above the average price paid for the whole of the Borough. The data relates to all house sales, both new and second hand, and hence the prices paid are reflective of the character and condition of the houses that are sold.

Postcode Area WA11 – Crank, Haydock, Moss Bank and Rainford

- 4.19 Figure 4.4 is a graph taken from Zoopla illustrating average property values across postcode area WA11 since 2013.

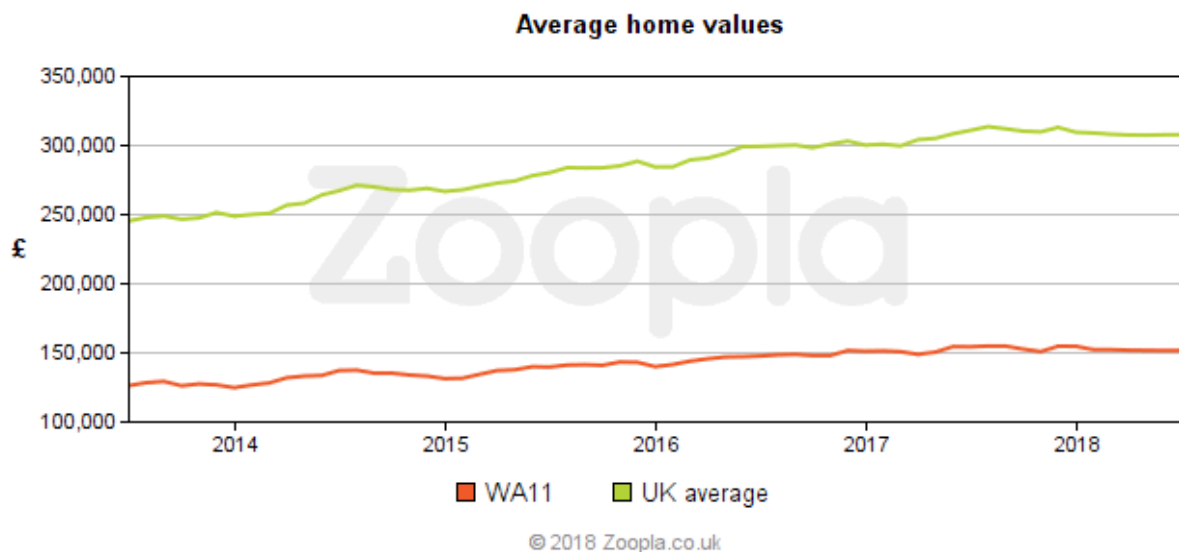


Figure 4.4: Average Property Values across Postcode Area WA11 since 2013 (Zoopla)

- 4.20 The graph shows that over this period average house prices in WA11 have risen steadily from approximately £130,000 in 2013 to just over £150,000 in 2018, although that rise has started to plateau in the last year. Average house prices in WA11 have been below the national average across the same period.

Property Type	Month					
	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Detached	£292,000 (6)	£294,875 (4)	£235,625 (4)	£257,980 (5)	£357,667 (6)	£275,000 (3)
Semi Detached	£146,296 (25)	£127,053 (24)	£144,485 (29)	£144,589 (22)	£144,566 (22)	£122,375 (24)
Terraced	£88,296 (13)	£66,779 (7)	£107,500 (9)	£104,367 (6)	£93,429 (7)	£82,200 (5)
Flat	£98,667 (3)	£42,500 (1)	£0 (0)	£0 (0)	£115,000 (1)	£52,167 (3)
All	£145,813 (47)	£131,631 (36)	£145,239 (42)	£154,456 (33)	£169,318 (36)	£123,700 (35)

Table 4.4: Average Property Prices and Number of Sales in WA11 (July 2018 - Rightmove)

- 4.21 Table 4.4 contains data taken from Rightmove which shows sales in WA11 over the 6 month period from October 2017 to March 2018. The sales data is broken down by house type and in each case shows the number of transactions per month and the average price paid. In March 2018 only 3 transactions (8% of the total) were of detached houses, with an average price of £275,000. There were 24 sales of semi-detached properties with an average price paid of £122,375. Sales of terraced houses (5 transactions) comprised only 14% of the overall total transactions, and the average price paid amounted to £82,200. There were 3 flats sold in March at an average price of £52,167.
- 4.22 The overall average price paid for a house in WA11 during March 2018 was £123,700 which was significantly lower than over the previous 5 months. However, this was broadly in line with the average sales price for the whole Borough of £126,772. Average sales prices in WA11 are greater than those in the WA9 area, and broadly similar to average prices in the WA 10 area. The data relates to all house sales, both new and second hand, and hence the prices paid are reflective of the character, quality and condition of the houses that are sold.

Postcode Area WA12 – Newton-le-Willows and Earlestown

4.23 Figure 4.5 is a graph taken from Zoopla illustrating average property values across postcode area WA12 since 2013.

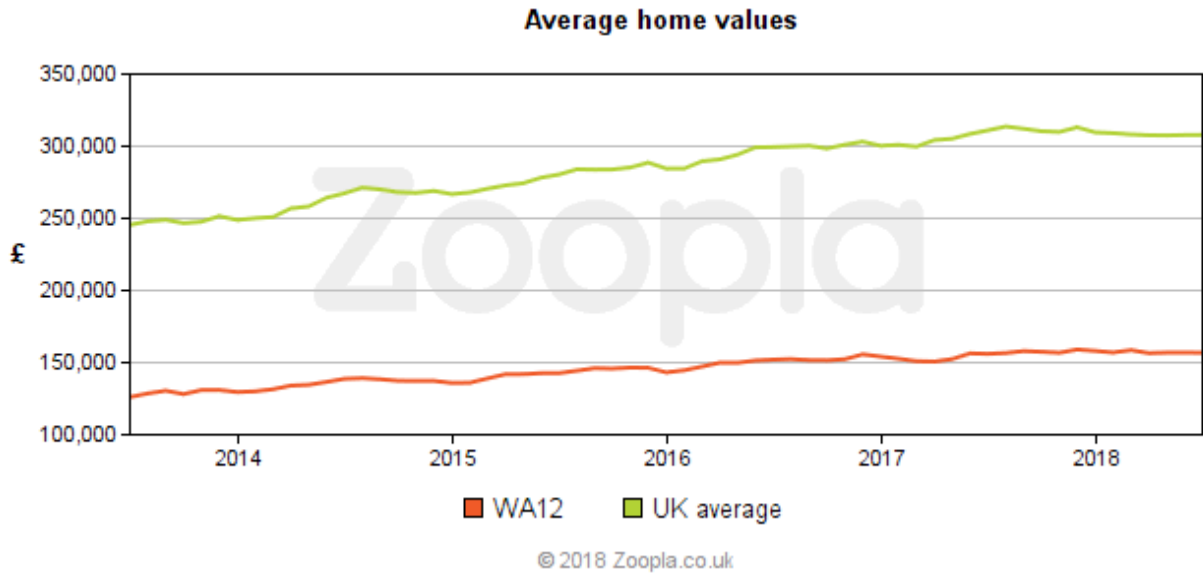


Figure 4.5: Average Property Values across Postcode Area WA12 since 2013 (Zoopla)

4.24 The graph shows that over this period average house prices in WA12 have steadily increased from approximately £130,000 in 2013 to just above £150,000 in 2018; however as in the other postcode areas the increase has levelled off in the last year. As in the other postcode areas average house prices in WA12 have been below the national average across the same period.

Property Type	Month					
	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Detached	£229,589 (10)	£263,649 (13)	£205,668 (24)	£282,990 (5)	£230,398 (5)	£209,673 (8)
Semi Detached	£131,707 (12)	£140,572 (13)	£150,584 (14)	£134,230 (15)	£158,157 (15)	£153,940 (10)
Terraced	£126,829 (15)	£111,992 (13)	£107,030 (25)	£96,328 (9)	£117,950 (10)	£148,609 (11)
Flat	£98,975 (2)	£94,750 (2)	£120,000 (1)	£0 (0)	£77,650 (2)	£0 (0)
All	£153,250 (39)	£168,299 (41)	£153,749 (64)	£148,115 (29)	£151,848 (32)	£167,292 (29)

Table 4.5: Average Property Prices and Number of Sales in WA12 (July 2018-Rightmove)

4.25 Table 4.5 contains data taken from Rightmove which shows sales in WA12 over the 6 month period from October 2017 to March 2018. The sales data is broken down by house type and in each case shows the number of transactions per month and the average price paid. In March 2018 8 transactions (27% of all transactions) related to detached houses, with an average price of £209,673. There were 10 sales of semi-detached properties with an average price paid of £153,940. Sales of terraced houses (11 transactions) comprised 40% of the overall total transactions, and the average price paid amounted to £148,609. There were no sales of flats in March 2018, however 2 sold in February 2018 at an average price of £77,650.

4.26 The overall average price paid for a house in WA12 during March 2018 was £167,292. This average price is greater than the values for the Borough as a whole and postcode areas WA9 and WA11, and also marginally greater than the average sales prices in WA10. The data relates to all house sales, both new and second hand, and hence the prices paid are reflective of the character, quality and condition of the houses that are sold.

House Price Data by Ward

4.27 Further to the above analysis we have undertaken analysis of house sales in St Helens from January 2016 by ward. The data has been sourced from Land Registry. The data has been used to prepare Figures 4.6 and 4.7. Figure 4.6 is a 'heat map' of house prices in the Borough whilst Figure 4.7 shows relative average prices by ward.

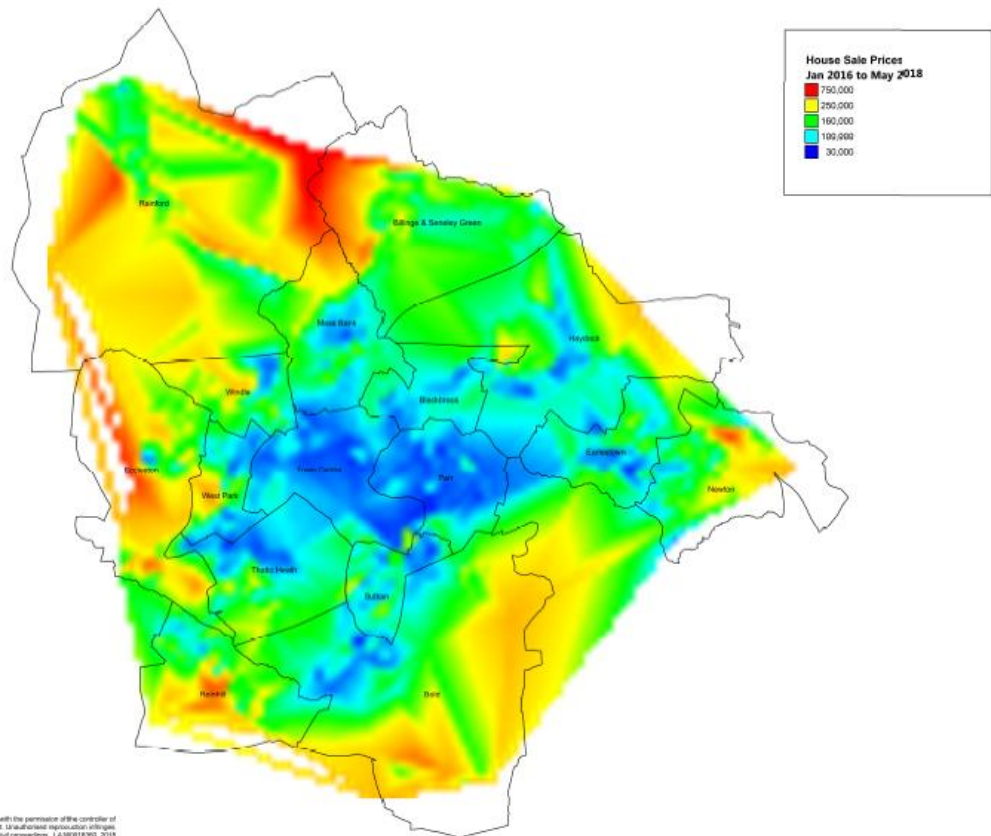


Figure 4.6: House Price 'Heat Map'

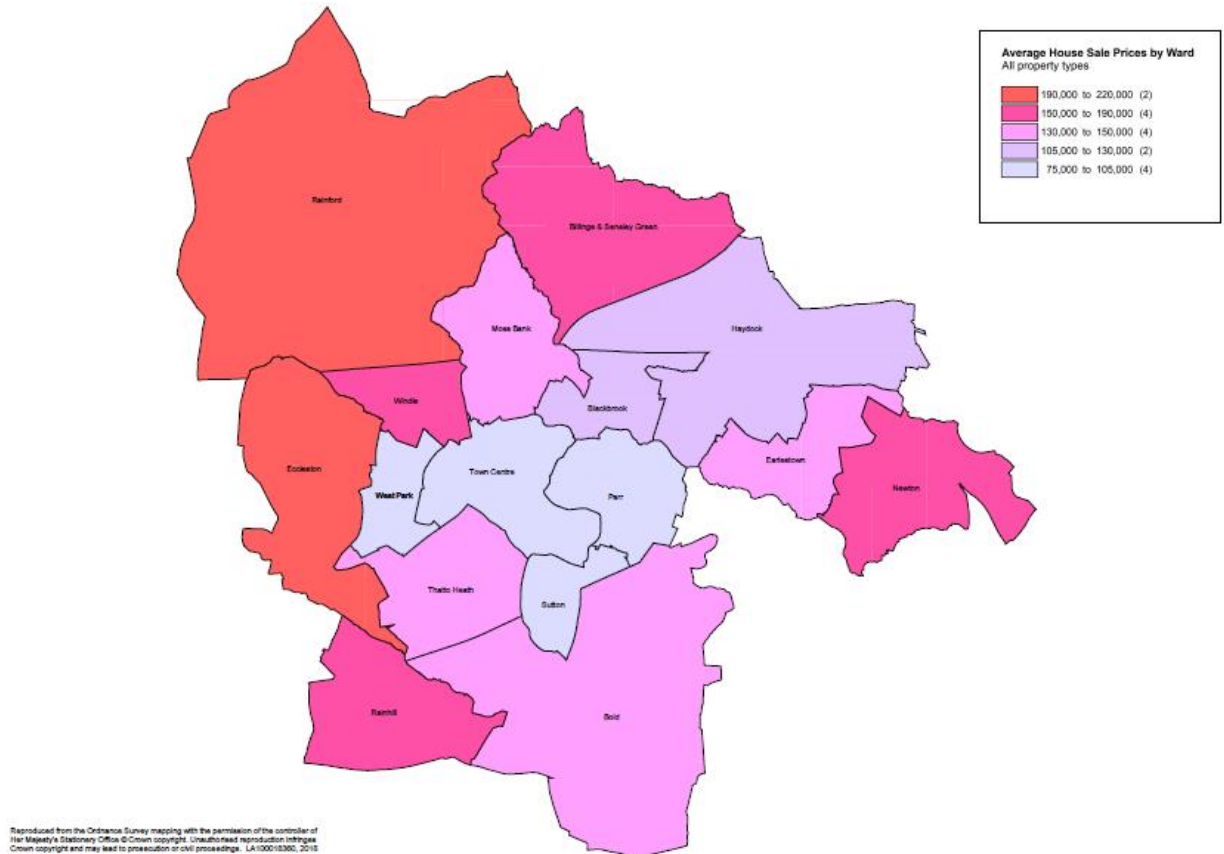


Figure 4.7: Average House Price by Ward

4.28 The data shows that prices are generally highest in those parts of St Helens farthest away from the Town Centre. In particular the highest value areas are the wards of Rainford and Eccleston to the northwest and west. Rainhill, Billinge & Seneley Green, Windle and Newton are also relatively high value areas. The lower value areas are characterised by older terraced stock, often of poorer quality, located within the central area of the Borough and include the St Helens Town Centre itself, Parr, Sutton and West Park. The higher value wards within the Borough tend to be situated away from St Helens Town Centre and typically have a higher proportion of larger detached and semi-detached housing.

New Housing Developments

4.29 The data contained in the preceding paragraphs is helpful to an understanding of relative house prices in St Helens and also provides a useful insight into the characteristics of the types of houses in the Borough. It does however relate principally to re-sale of second hand properties and hence will reflect the condition of those properties.

- 4.30 To illustrate the differential between the prices paid for new houses in comparison with the second hand sales, Table 4.6 contains information from Land Registry relating to the sale of new and existing houses over the 12 month period from May 2017.

Date	New Build	Second Hand	Percentage difference
May 2017	£182,814	£118,326	54.50%
June 2017	£183,430	£119,835	53.07%
July 2017	£182,872	£120,034	52.35%
August 2017	£184,110	£121,672	51.32%
September 2017	£183,147	£120,711	51.72%
October 2017	£182,459	£119,921	52.15%
November 2017	£181,055	£118,930	52.24%
December 2017	£181,890	£119,493	52.22%
January 2018	£184,999	£120,658	53.33%
February 2018	£190,736	£121,830	56.56%
March 2018	£191,513	£121,608	57.48%
April 2018	£190,452	£120,944	57.47%
Increase	4.18%	2.21%	

Table 4.6: Comparison of New Build and Second Hand Sales Prices

- 4.31 The data shows that over the 12 month period new houses sold for on average 53.7% more than existing stock. Over the period new build house prices increased by 4.18%, in comparison the average price of second hand sales increased by a more moderate 2.21% over the same period.
- 4.32 To fully inform the study we therefore need to understand the prices that are likely to be achieved for the sale of new build dwellings. Therefore the best evidence of house prices for the purpose of the study comes from sales of new dwellings that have recently taken place in the Borough.
- 4.33 Over the last few years as some confidence has returned to the housing market a number of new housing developments have commenced in the Borough. Some of these developments are now complete and all houses have been sold, whilst others are part way through development and some have only just started.

- 4.34 To inform our study evidence base we have undertaken an analysis of sales prices for these newly built housing developments in St Helens. **Appendix 2** contains an overview of the research that we have undertaken over the period during 2016-2017 in relation to the sales prices for dwellings on these various developments. Table 4.7 contains a summary analysis of each of the new build developments we have considered in preparing our evidence base. The average price per sq.m and per sq.ft is presented without any adjustments for the incentives that might have been required to secure a sales. Typically we would expect incentives to be in the range of 0-2% of the purchase prices, and in very limited cases up to 5%.
- 4.35 For ease of reference the analysis is presented with reference to the affordable housing zones contained in Policy LPC02. For completeness we have also sorted this data with reference to the average selling prices in ascending order. This information is contained in Table 4.8.

AH Zone	Development	Area	Developer	No Sales	£/sq.m	£/sq.ft	Comments
1	Hamelin Park	Parr	Gleasons	30	£1,728	£161	High density, brownfield development of 52no 2, 3 and 4 bed houses.
2	The Willows	Earlestown	Persimmon	77	£1,982	£184	Brownfield development of 324no 2, 3 and 4 bed houses. Forms part of the larger development of the former Deacon Trading Estate. Steady increase in selling prices over the period from 2016 to £2,124 per sq.m (£197 per sq.ft) for first few 2018 sales.
	Brookfields	Earlestown	Anywl Homes	22	£2,035	£189	Brownfield development of 74no 2, 3 and 4 bed houses. Also part of the larger development of former Deacon Trading Estate.
	83-85 Robbins Lane	Sutton		3	£2,016	£187	Small development of 4 bed detached homes.
	Radley Park	Thatto Heath	St Modwen	37	£1,973	£183	Adjacent to Waterside Village and part of the Lea Green Urban Village. 152no 2, 3 and 4 bed dwellings. There has been a steady improvement in sales prices, £2,097 and £2,275 per sq.m (£195 and £211 per sq.ft) in 2017 and 2018 respectively.
	Waterside Village	Thatto Heath	Morris Homes	33	£1,997	£186	Development of 340no 2, 3, 4 and 5 bed dwellings part of Lea Green Urban Village. Primarily 2016 sales last few in 2017 at an average sale price of £2,151 per sq.m (£200 per sq.ft).
	Vulcan Park	Newton le Willows	Persimmon	83	£2,058	£191	Part of the wider Vulcan Urban Village, the development extends to 208 units. Information relates to sales since 2016. Improvement in prices with 2017 at £2,121 per sq.m (£197 per sq.ft) and remaining sales in 2018 at £2,165 per sq.m (£201 per sq.ft).
	Newlands Grange (Vulcan)	Newton le Willows	Jones Homes	41	£2,106	£196	Also part of the Vulcan Urban Village, the scheme is 71 units. Primarily 2016 sales however the last few new build sales in 2017 at average of £2,131 per sq.m (£198 per sq.ft).
	Beech Gardens	Windlehurst	Bellway	82	£2,008	£187	Brownfield development of 153no 2, 3 and 4 bed dwellings. Located close to the A580. Sales data relates to last new build sales primarily in 2016.
	Victoria Gardens	Windlehurst	Morris Homes	40	£2,188	£203	Brownfield development of 153no 2, 3 and 4 bed dwellings opposite to Beech Gardens development. Sales over 2017 and 2018. Latter shows slight increase to £2,208 per sq.m (£205 per sq.ft).

AH Zone	Development	Area	Developer	No Sales	£/sq.m	£/sq.ft	Comments
2	Cherry Tree Gardens	Newton le Willows	Wainhomes	9	£2,333	£217	Development of 36no 3, 4 and 5 bed dwellings located on a former waste transfer station close to Newton-le-Willows railway station. Apartments also included in the development. The sales information is now relatively historic with the sales during the first half 2016.
3	Eccleston Grange	Eccleston	Jones Homes	112	£2,467	£229	Brownfield development of 281no 2, 3, 4 and 5 bed houses with a small number of 1 bed apartments. Significant number of detached dwellings. Sales data is over period since 2016. First few sales in 2018 are at an average of £2,496 per sq.m (£232 per sq.ft)
	Linearbank Grange	Rainford	Dorbcrest Homes	9	£2,570	£239	Small executive development of 10no 3, 4 and 5 bed houses. Sales all during 2017
	Stephenson Grove	Rainhill	Countryside	42	£2,415	£224	Brownfield development of 89 dwellings, including 2, 3 and 4 bed dwellings. Sales all primarily during 2016.

Table 4.7: Summary of New Build Sales since 2016

AH Zone	Development	Area	Developer	£/sq.m	£/sq.ft
1	Hamelin Park	Parr	Gleesons	£1,728	£161
2	Radley Park	Thatto Heath	St Modwen	£1,973	£183
2	The Willows	Earlestown	Persimmon	£1,982	£184
2	Waterside Village	Thatto Heath	Morris Homes	£1,997	£186
2	Beech Gardens	Windlehurst	Bellway	£2,008	£187
2	83-85 Robbins Lane	Sutton		£2,016	£187
2	Brookfields	Earlestown	Anywl Homes	£2,035	£189
2	Vulcan Park	Newton le Willows	Persimmon	£2,058	£191
2	Newlands Grange	Newton le Willows	Jones Homes	£2,106	£196
2	Victoria Gardens	Windlehurst	Morris Homes	£2,188	£203
2	Cherry Tree Gardens	Newton le Willows	Wainhomes	£2,333	£217
3	Stephenson Grove	Rainhill	Countryside	£2,415	£224
3	Eccleston Grange	Eccleston	Jones Homes	£2,467	£229
3	Linearbank Grange	Rainford	Dorbcrest Homes	£2,570	£239

Table 4.8: Summary of Sales Prices since 2016 in ascending order

- 4.36 The evidence of sales and asking prices for the new developments in the Borough shows that there is significant difference in values between urban areas in the centre of the Borough and key settlement areas and villages on the outskirts. The range of average selling prices since the beginning of 2016 is from £1,728 per sq.m (£161 per sq.ft) up to £2,570 per sq.m (£239 per sq.m).
- 4.37 The lowest value areas in St Helens include the Town Centre and Parr which form Affordable Housing Zone 1. There has been very limited new build housing development in these locations save for the development undertaken by Gleesons in Parr which is known as Hamelin Park. The product offered here is marketed by Gleesons as being 'low cost' housing and in our experience typically sales are at a discount to prevailing values for other new build housing in an area. This reflects both the housebuilders business model and also the specification of the product.
- 4.38 The evidence from new house sales over the period since the beginning of 2016 shows that the majority of new build schemes have been undertaken in Affordable Housing Zone 2. The evidence shows that there is a relatively narrow range in the average selling prices of new build houses in Zone 2 over the period since January 2016, with the range generally being from £1,973 to £2,188 per sq.m (£183 to £203 per sq.ft). There is just one scheme Cherry Tree Gardens in Newton le Willows where selling prices were significantly higher at £2,333 per sq.m (£217 per sq.ft)

4.39 In Affordable Housing Zone 3 selling prices are highest for new build houses, with the range of average prices since the beginning of 2016 from £2,415 to £2,570 per sq.m (£224 to £239 per sq.ft).

4.40 The average price data relates to all new build sales over the period since 2016. For completeness we have taken the sales price data from **Appendix 2** and summarised this in Table 4.9 with reference to the year of sale to allow consideration of any prices increases that have taken place over the period since the start of 2016.

AH Zone	Development	Area	2016		2017		2018	
			£/sq.m	£/sq.ft	£/sq.m	£/sq.ft	£/sq.m	£/sq.ft
1	Hamelin Park	Parr	£1,815	£169	£1,715	£159		
2	Radley Park	Thatto Heath	£1,797	£167	£2,097	£195	£2,275	£211
2	The Willows	Earlestown	£1,973	£183	£1,979	£184	£2,124	£197
2	Waterside Village	Thatto Heath	£1,908	£177	£2,151	£200		
2	Beech Gardens	Windlehurst	£2,006	£186	£2,014	£187		
2	83-85 Robbins Lane	Sutton					£2,016	£187
2	Brookfields	Earlestown			£2,029	£189	£2,044	£190
2	Vulcan Park	Newton le Willows	£1,990	£185	£2,121	£197	£2,165	£201
2	Newlands Grange	Newton le Willows	£2,100	£195	£2,131	£198		
2	Victoria Gardens	Windlehurst			£2,182	£203	£2,208	£205
2	Cherry Tree Gardens	Newton le Willows	£2,333	£217				
3	Stephenson Grove	Rainhill	£2,413	£224	£2,463	£229		
3	Eccleston Grange	Eccleston	£2,506	£233	£2,446	£227	£2,496	£232
3	Linearbank Grange	Rainford			£2,570	£239		

Table 4.9: New Build Housing Developments - Average Sales Prices by Year

4.41 In line with the information taken from Land Registry in Table 4.6 the breakdown of average selling prices by year in generally shows a steady increase in the average prices paid for new houses in the Borough. In Zone 2 for example average selling prices during 2016 were typically at £2,099 per sq.m (£195 per sq.ft) or less. During 2017 the range of selling prices was from £1,979 to £2,182 per sq.m (£184 to £203 per sq.ft) with only 3 schemes having selling prices less than £2,099 per sq.m (£195 per sq.ft). Based on the sales to date from schemes in Zones 2 average prices range from £2,016 to £2,275 per sq.m (£187 per sq.m to £211 per sq.ft).

- 4.42 The evidence from Affordable Housing Zone 2 indicates that the values for new build housing developed in these locations are similar. Based on the available evidence we would expect the majority of new housing in these locations to achieve average sales prices in the order of **£2,099 per sq.m (£195 per sq.ft)** and perhaps slightly more in the better locations. There may also be limited instances where the values achieved are slightly less due to site specific factors or the nature of the product provided. An average selling price based on £2,099 per sq.m (£195 per sq.ft) does however represent a reasonable average position based on the available evidence of new build sales.
- 4.43 The average sales prices in Affordable Housing Zone 3 also show a steady increase save for Eccleston Grange where prices have been relatively stable. Since the beginning of 2017 average selling prices for the new build schemes in Zone 3 have been at a minimum of £2,446 per sq.m (£227 per sq.ft) with the Linearbank development selling at an average price of £2,570 per sq.m (£239 per sq.ft). In these Affordable Housing Zone 3 locations we would expect new housing developments to achieve as a minimum **£2,422 per sq.m (£225 per sq.ft)** and in some cases significantly more than this.
- 4.44 In Affordable Housing Zone 1 there is limited evidence of selling prices for new build houses. The only significant new development that has been undertaken is at Hamelin Park in Parr however as noted at paragraph 4.37 above this is a form of low cost housing. As a result the sales evidence from this development does not provide a reliable basis on which to inform the selling prices for new houses in Zone 1. Realistically new homes in these locations are likely to sell for more than the average price of £1,728 per sq.m (£161 per sq.ft) that has been achieved to date at Hamelin Park. Taking a conservative approach we would expect sales prices for new build schemes in these locations to achieve prices at least 5% higher than those at Hamelin Park. This would suggest a minimum average sales price for Affordable Housing Zone 1 locations of around **£1,830 per sq.m (£170 per sq.ft)**.

Commercial Market

- 4.45 According to the Office of National Statistics, the UK Economy grew by 0.5% in Q4 2017, an increase on the 0.4% growth shown in Q3 2017. Whilst such figures provide a positive outlook for the economy, there remains an imbalance between the various sectors. The largest contributors to growth were the services sector and production industries, which both grew by 0.6%. The construction sector decreased by 1%, following contraction in the previous two quarters.

- 4.46 Whilst the predicted outlook for the national economy is more positive, there remains some unease about the ability to sustain growth. A combination of international and national external factors affects the property market and is likely to continue to do so during 2018. In particular, the volatility within the stock markets, deceleration within China's economy, weak commodity prices and uncertainty over the UK's position within the EU has, and is likely to continue to bear upon, on investment activity.
- 4.47 Furthermore, a degree of caution exists amongst commentators concerning potentially reduced growth and output following the UK's decision to leave the European Union (following the Referendum on 23 June 2016). Until the terms of the UK's withdrawal from the EU are known, it is difficult to predict the impact on the UK economy (which is particularly dependent, at present, on the UK's continued access to the common market). The Monetary Policy Committee at the Bank of England has twice recently decided to increase interest rates from the longstanding historic low of 0.25%. Whilst early indications are that has had little effect upon the level of investment, the effect in the longer term remains to be seen.
- 4.48 In addition, inflation has increased following the loss of value to Sterling relative to other currencies in the wake of the decision to leave the EU. Whilst this may ultimately affect the UK economy, in large prime investment classes, funds have tended towards a cautionary approach before committing to longer term projects to assess the likely longer-term effect on the economy. Any degree of inertia could act to the detriment of growth in the immediate future. However, within the wider "general market", liquidity remains good with no tangible evidence of a drastic change.
- 4.49 The Q4 2017 RICS UK Commercial Property Market Survey indicated that there has been growth within the market, with industrial remaining the best performing sector. Offices are broadly unchanged with the retail sector declining for a third consecutive quarter. The report highlights that the rental levels are anticipated to rise within the industrial sector. With regards to the investment market, the outlook remains positive compared to previous quarters with investor demand reportedly increasing in both the office and industrial sectors while enquiries were unchanged within the retail sector.
- 4.50 We have provided a brief overview of the different property market sectors relevant to St Helens including commentary in relation to transactions within the Borough.

Industrial and Warehousing

- 4.51 GVA's Industrial Intelligence Report states that average industrial land values and headline rents have shown a steady increase over the past 4 years. 2018 is predicted to continue with this trend with low vacancy rates and relatively strong rental growth of between 4% and 5% for average industrial units which is similar to that of last year. 2017 also saw the 'big shed' distribution market characterised by strong take-up in manufacturing, third party logistics and non-internet retail sectors.
- 4.52 Activity was strongest in the prime corridor of the South East, Midlands and North West. Take-up of new/modern warehouses over 9,290 sq.m (100,000 sq.ft) totalled 1.91million sq.m (20.6 million sq.ft) in 2017 which is just below the ten year average of 1.96 million sq.m (21.1 million sq.ft) and well below the 2016 record year of 2.55 million sq.m (27.5 million sq.ft). Nevertheless, the GVA report indicates that structural changes in the retail sector will maintain pressure on demand for big sheds and particularly urban logistics where space requirements are expected to increase in step with the 10% annual increase in online retail sales in 2018. This will mean further stress on industrial land availability which is competing with higher value uses, and will maintain pressure on land values in prime areas. As such, it is expected that there will be a continuation of low vacancy rates and relatively strong rental growth between 4% and 5% for average industrial in 2018.
- 4.53 GVA also highlights that industrial investment volumes reached £10.7 billion during 2017, well above the previous best of £6.9 billion in 2014. Overseas investors accounted for a record 43% of the total, boosted particularly by investment from the Far East. Yields have continued on a downward trend since the post EU referendum adjustment. According to MSCI average equivalent yields for industrial property fell from 6.4% to 5.8% over the year to December 2017. The current buoyancy of the industrial sector to investors, along with the weight of money and relative scarcity of supply will continue to be supportive of downward yield movement, particularly for quality stock. Industrial property will continue to provide an attractive income return in a low growth, low interest rate environment. Following very strong capital value growth of 15% for 2017 GVA expect a more modest 5% in 2018. With an income return of around 5%, this equates to a total return of 20% and 10% respectively.
- 4.54 In terms of rents Colliers Industrial Rent Map at Q1 2018 reports that the current rental levels being achieved for prime new industrial accommodation in the immediate market area are £75 per sq.m (£7 sq.ft) in Warrington, £65 per sq.m (£6 per sq.ft) in Liverpool and £62 per sq.m (£5.75 per sq.ft) in Lancashire. In terms of big sheds the respective figures are £65 per sq.m (£6 per sq.m) in Warrington and £59 per sq.m (£5.50 per sq.ft) in both Liverpool and Lancashire. The data shows that there has been little change in these rents over the past 6 months.

- 4.55 Cushman & Wakefield report that demand was particularly robust in Q1, signalling the potential for a strong year for the UK Industrial Market. Nevertheless they report that suitable stock is in short supply putting upward pressure on rents. As yield compression slows, a positive rental growth outlook combined with e-commerce growth continue to attract investors to the sector.
- 4.56 According to CoStar data at Q1 2018 the St Helens Industrial submarket had a total asset value of £935 M based on a total stock of 12.1M sq.ft. There was a vacancy rate across the submarket of 3.5% with availability running at 7.3%. The latter has reduced significantly from a high of 15% in Q3 2012. Average rents are at £53.50 per sq.m (£4.97 per sq.ft) and have increased over 30% since Q3 2012 when they were at £41 per sq.m (£3.80 per sq.ft). CoStar identify that there is 42,700 sq.ft under construction at Q1 2018. The average selling price in the submarket is £807 per sq.m (£75 per sq.ft) which compares to £452 per sq.m (£42 per sq.ft) at Q3 2012.
- 4.57 We have provided at Table 4.10 details taken from CoStar of a number of the most recent lettings of more modern industrial accommodation that have taken place in St Helens.

Date	Address	Location	Floor Area (sq.ft)	Rent (per sq.m)	Rent (per sq.ft)	Term
July 17	Abbotsfield Rd	Sutton	43,714	£40	£3.75	
Jan 17	Abbotsfield Rd	Sutton	18,500	£40	£3.75	
Nov 17	Unit H2 Kilbuck Ln	Haydock	10,659	£57	£5.25	
Nov 17	Unit 26 Lords Fold	Rainford	1,200	£47	£4.41	5 yrs
Sept 17	Unit 1A Millfield Point, Millfield	Haydock	24,208	£62	£5.75	
Feb 18	North Florida Rd	Haydock	7,432	£65	£6.05	
Mar 18	Unit 5 Ravenhead Rd	St Helens	18,458	£51	£4.78	10 yrs
Nov 17	Unit 4 Ravenhead Rd	St Helens	7,049	£58	£5.42	10 yrs
May 18	Unit 24 Salisbury Rd	Haydock	3,740	£70	£6.50	
Apr 18	Unit 13 Winchester Rd	Haydock	7,992	£59	£5.47	

Table 4.10: Industrial Lettings in St Helens (Source: CoStar)

- 4.58 Modern industrial accommodation has typically let at rents of between £48 and £71 per sq.m (£4.50 and £6.50 per sq.ft) in the main industrial locations in St Helens. The rent is to a degree influenced by the size and specification of the units and smaller units will tend to let at higher rents, although due to the popularity of larger distribution accommodation this gap has closed over the past 3 years.

4.59 Yields for industrial accommodation are linked to the covenant strength of the tenant, the terms of the lease, condition of the building and the local market. We have provided at Table 4.11 details of recent industrial owner occupier and investment transactions that we have obtained from CoStar.

Date	Address	Price Paid	Yield	Price (per sq.m)	Price (per sq.ft)
June 17	Units 1-15 Lea Green Business Park, Eurolink (Part of Portfolio)	£5,335,919		£573	£53
Oct 17	Boulting Group, 2 Navigation Rd (Part of Portfolio)	£4,392,167	5.40%	£1,576	£146
Oct 17	Biffa, Navigation Rd (Part of Portfolio)	£3,881,865	5.40%	£1,439	£134
Feb 17	Prospect House, Kilbuck Ln	£1,850,000		£861	£80
Dec 17	15-20 Park Court, Sullivans Way (Part of Portfolio)	£1,180,141	6.37%	£467	£43
Dec 17	4-7 & 11-14 Park Court, Sullivans Way (Part of Portfolio)	£986,067	6.37%	£489	£45
Dec 17	1-3 & 8-10 Park Court, Sullivans Way (Part of Portfolio)	£958,509	6.37%	£459	£43
June 17	2-3 Sutton Fold Industrial Park, Lancots Ln	£925,000		£573	£53
Dec 17	Unit 4a-4b Delph Court, Sullivans Way (Part of Portfolio)	£750,940	6.37%	£461	£43
Dec 17	Unit 5 Delph Court, Sullivans Way (Part of Portfolio)	£710,085	6.37%	£843	£78
Dec 17	Unit 6 Delph Court, Sullivans Way (Part of Portfolio)	£646,042	6.37%	£809	£75
Dec 17	Unit 3a-3b Delph Court, Sullivans Way (Part of Portfolio)	£618,973	6.37%	£461	£43
Apr 17	Unit 7 Sherdley Road Industrial Estate, Sullivans Way (Part of Portfolio)	£570,000	6.35%	£652	£61

Table 4.11: Industrial Sales (Source: CoStar)

4.60 We anticipate that prime yields in St Helens for new build industrial units will be in the order of 5.5% to 7% dependent on the covenant strength of the tenant and the length of the lease. In terms of capital values for owner occupation then the evidence suggests that these are likely to be in region of £700 – £861 per sq.m (£65 - £80 per sq.ft).

Offices

- 4.61 According to Jones Lang LaSalle, across the Big Six cities (Birmingham, Edinburgh, Glasgow, Leeds, Manchester and Cardiff) there is currently 102,200 sq.m (1.1 million sq.ft) of new or refurbished space under construction and due to be delivered in 2018, with a further 84,540 sq.m (910,000 sq.ft) expected in 2019. The majority of this space is in Manchester and Birmingham. Strong take-up in 2017 has increased the pressure on Big Six vacancy rates, which have declined year-on-year from 6.8% to 5.8%. Rising building costs and limited appetite for risk have encouraged refurbishment of existing space rather than speculative development. Major refurbishments accounted for 85% of new space delivered in 2017, compared to just 16% in 2007. Good quality space is in increasingly short supply, with Grade A vacancy across the Big Six standing at just 1.7%. Although the pressure is more pronounced in cities such as Edinburgh and Bristol where it is just 1.4% and 0.5% respectively.
- 4.62 GVA report that prime headline City Centre rents in regional cities range between £21.50 per sq.ft and £34.00 per sq.ft ('Big Nine Review of Regional Office Markets Q1 2018'), which includes an analysis of the Manchester, Glasgow, Birmingham, Bristol, Leeds, Edinburgh, Newcastle, Cardiff and Liverpool markets. Prime office rents in Liverpool are currently at around £231 per sq.m (£21.50 per sq.ft), whilst out of town accommodation achieves rents of around £151 per sq.m (£14 per sq.ft). It is reported that total take up activity for City Centre offices in Q1 2018 was 13% above the ten year quarterly average whilst for out of town offices it was 16%. The outlook for 2018 is for this growth to moderate slightly, although with supply shortages likely to persist for the second half of the year at least, there will be continued upward pressure on rental tone.
- 4.63 According to CoStar data at Q1 2018 the St Helens Office submarket had a total asset value of £171 M based on a total stock of 1.4M sq.ft. There was a vacancy rate across the submarket of 6.9% with availability running at 11.9%. The latter has reduced significantly from a high of 14.2% in Q4 2011. Average rents are at £127.23 per sq.m (£11.82 per sq.ft) and have reduced slightly since Q4 2011 when they were at £130.60 per sq.m (£12.04 per sq.ft). CoStar identify that there is no new office floorspace under construction at Q1 2018. The average selling price in the submarket is £1,324 per sq.m (£123 per sq.ft) which compares to £1,066 per sq.m (£99 per sq.ft) at Q4 2011. Average yields are at 8.3%.
- 4.64 Table 4.12 contains details of recent office lettings that have taken place in St Helens and Table 4.13 contains details of recent sales.

Date	Address	Location	Floor Area (sq.ft)	Rent (per sq.m)	Rent (per sq.ft)	Term
Apr 18	Waterside Ct	St Helens	1,388	£49	£4.59	3 yrs
Apr 18	Waterside Ct	St Helens	645	£54	£5.00	3 yrs
Mar 18	Bold Ln	St Helens	270	£172	£16.00	1 yr
Mar 18	Waterside Ct	St Helens	632	£49	£4.55	3 yrs
Dec 17	Waterside Ct	St Helens	757	£51	£4.70	3 yrs
Aug 17	2 The Parks	Newton Le Willows	9,252	£151	£14.00	
Sept 17	6 The Parks	Newton Le Willows	5,727	£151	£14.00	5 yrs
Aug 17	5 The Parks	Newton Le Willows	3,523	£151	£14.00	
May 17	3 The Parks	Newton Le Willows	4,177	£151	£14.00	5 yrs
Apr 17	Ashton Rd	Newton Le Willows	3,540	£152	£14.14	5 yrs
Feb 17	Bold Ln	St Helens	268	£159	£14.78	1 yr

Table 4.12: Office Lettings in St Helens (Source: CoStar)

- 4.65 The evidence suggests that rents for new office accommodation in the Borough are likely to be at around £151 to £162 per sq.m (£14 to £15 per sq.ft).

Date	Address	Price Paid	Yield	Price (per sq.m)	Price (per sq.ft)
Dec 17	Hawthorn House & Laurel House, Ashton Rd, Newton le Willows	£1,850,000	10.96%	£1,473	£137
May 18	Beech House, Ashton Rd, Newton le Willows	£1,700,000		£2,091	£194
Mar 18	107-108 Mere Grange, St Helens Linkway (Part of Multi-Property Sale)	£1,031,128		£1,115	£104
Mar 18	102-103 Mere Grange, St Helens Linkway (Part of Multi-Property Sale)	£763,759		£1,038	£96
Mar 18	109-110 Mere Grange, St Helens Linkway (Part of Multi-Property Sale)	£727,796		£1,130	£105
Oct 17	DSA Test Centre, 1 Navigation Rd (Part of Portfolio)	£725,966	5.40%	£3,028	£281
Mar 18	105 Mere Grange, St Helens Linkway (Part of Multi-Property Sale)	£653,212		£1,096	£102
Mar 18	104 Mere Grange, St Helens Linkway (Part of Multi-Property Sale)	£649,451		£865	£80
Mar 18	Mere One, St Helens Linkway (Part of Multi-Property Sale)	£517,379		£716	£67
Mar 18	106 Mere Grange, St Helens Linkway (Part of Multi-Property Sale)	£507,272		£851	£79
For Sale	Waterside Ct (6 Office Units)	£500,000		£935	£87
For Sale	Unit 3 Micklehead Business Village, St Michaels Rd, 3/Ground	£210,000		£1,445	£134
For Sale	Micklehead Business Village, St Michaels Rd (2 Office Units)	£210,000		£1,413	£131

Table 4.13: Office Sales (Source: CoStar)

4.66 Yields for new office buildings are inevitably linked to the covenant strength of the tenant, the terms of the lease, condition of the building and the local market. The portfolio of office buildings at Mere Grange that were constructed approximately 9 years ago sold in March 2018 at prices ranging from £716 to £1,130 per sq.m (£67 to £105 per sq.ft). The price variation arising from the occupational status of the buildings. Beech House in Newton le Willows was constructed approximately 18 years ago and sold in May 2018 for a price equating to £2,091 per sq.m (£194 per sq.ft). Hawthorn and Laurel House form part of the same development and sold in 2017 for a price of £1,473 per sq.m (£143 per sq.ft) reflecting a yield of 10.96%. A number of office buildings at Micklehead Business Village are currently for sale at prices of just over £1,399 per sq.m (£130 per sq.ft).

- 4.67 There is little evidence in relation to actual yields adopted for office buildings in St Helens and that in relation to the sale of the DSA Test Centre very much reflects the covenant strength of the tenant. For well located, new office buildings we would generally expect yields to be at around 7-7.5%.

Retail

- 4.68 According to CoStar data at Q1 2018 the St Helens Retail submarket had a total asset value of £664 M based on a total stock of 3.1M sq.ft. There was a vacancy rate across the submarket of 2.6% with availability running at 5%. The latter has reduced significantly from a high of 10.4% in Q2 2012. Average rents are at £176.31 per sq.m (£16.38 per sq.ft) and have remained fairly static over the last few years. CoStar identify that there is no new retail floorspace under construction at Q1 2018. The average selling price in the submarket is £2,260 per sq.m (£210 per sq.ft) and average yields are at 8.1%.
- 4.69 St Helens lacks modern town centre accommodation when compared to rival centres in the North West. For example, both Liverpool and Manchester have expansive City Centre shopping centres which have been developed over the last 15 years, following completion of Liverpool One (completed in 2008) and the Arndale Northern Extension (completed in 2006). Both of these shopping centres feature larger department stores, medium sized units, and smaller boutique provision and include a high proportion of leisure accommodation. Such development has not been constrained to larger cities, as both Warrington and Wigan have also benefitted through the provision of new shopping centres through the Golden Square Extension (completed in 2008) and the Grand Arcade Shopping Centre (completed in 2007).
- 4.70 Recent new development of retail accommodation in St Helens has typically been concentrated along the Linkway through the development of the Ravenhead Retail Park, and taken the form of larger out of town units. More recently Orbit Developments have undertaken the Linkway West Development which includes an Aldi Supermarket and a Costa Drive Thru.
- 4.71 In respect of retail warehouse accommodation, St Helens has three main clusters, namely Ravenhead Retail Park, St Helens Retail Park and smaller concentrations towards the west of the Town Centre along the Linkway, King Street and Chanlon Way.
- 4.72 There have been relatively few transactions that have been formally reported on CoStar or Land Registry. We are aware of the following transactions in the Borough:
- Maplin Electronics took a lease of Units K1 and K2 on the St Helens Retail Park at a rent of £86,250 per annum in April 2012. The rent equated to £162 per sq.m (£15 per sq.ft) based on an area of 534 sq.m (5,750 sq.ft).

- Poundworld Limited took a lease of Unit 1 on Lowe Street at a rent of £106,560 per annum in June 2014. The rent equated to £114 per sq.m (£10.55 per sq.ft) based on an area of 938 sq.m (10,100 sq.ft).
- GymBug took a lease of 857 sq.m (9,226 sq.ft) on the King Street Retail Park on Lowe Street in September 2012. We understand from CoStar that the agreed rent amounted to £72,500 per annum, which having regard to the area equated to £85 per sq.m (£7.86 per sq.ft).
- The Range took a lease of the 5,885 sq.m (63,351 sq.ft) former Tesco supermarket on Chanlon Way. A 15 year lease has been agreed on a stepped rent basis. The initial rent for the first 2 years equates to £315,000 (£54 per sq.m/£5 per sq.ft), rising to £472,000 between years 2 and 5 (£80 per sq.m/£7.50 per sq.ft). There are fixed rental increases to £531,126 and £575,365 respectively between years 5 and 10, and 10 and 15.

4.73 The Millfields Centre in Eccleston has been constructed as part of the Eccleston Grange development and forms a new neighbourhood centre. Here a ground floor unit comprising 123 sq.m (1,322 sq.ft) has been let to Subway at a rent of £18,500 per annum with a 6 month rent free. The rent payable equates to £151 per sq.m (£14 per sq.ft).

Supermarkets

4.74 Convenience retail supermarket accommodation typically lets at rents of between £130 per sq.m (£12 per sq.ft) and £215 per sq.m (£20 per sq.ft), which is dependent on the type of operator, location, catchment and competition. Rental levels have reduced slightly in recent years from the upper end of the range identified above to around £162 per sq.m (£15 per sq.ft) as the larger supermarket operators have seen reduced footfall and profitability due to increased competition from budget retailers such as Aldi and Lidl and online retailing. This is evidenced within the lettings that are detailed at Table 4.14. Of particular relevance to St Helens is the letting of a new supermarket at Vulcan Park to Aldi in April 2017 at a rent equating to £164 per sq.m (£15.25 per sq.ft).

Unit	Tenant	Rent	Area	Term	Date
1083 Stockport Road, Manchester	Morrisons	£45,000 pa (£161 psm or £15.03 psf)	278 sq.m (2,993 sq.ft)	Term Undisclosed. Existing Unit.	Nov 2017
178-184 Aigburth Road, Liverpool	Tesco	£100,000 pa (£50 psm or £5.63 psf)	1,991 sq.m (21,441 sq.ft)	Unit in 1970's parade. 5 year lease.	June 2017
Vulcan Park Way, Newton Le Willows	Aldi	£282,994	1,724 sq.m (18,557 sq.ft)	New build unit. 20 year lease.	April 2017
Whitworth Road, Rochdale	The Food Warehouse by Iceland	£176,998 pa (£169 psm or £15.73 psf)	1,045 sq.m (11,250 sq.ft)	New 15 year lease. Existing Unit.	Dec 2016
Crossley Street, Bolton	Tesco	£413,000 (£151 psm or £10.82 psf)	2,741 sq.m (29,500 sq.ft)	New build unit. 20 year lease.	Sept 2014
Manchester Road, Stockport	Asda	£640,000 (£152 psm or £14 psf)	4,207 sq.m (45,285 sq.ft)	Unit built in 1980's. 20 year lease.	Aug 2014
Heywood Way, Salford	Aldi	£160,000 (£112 psm or £10.46 psf)	1,421 sq.m (15,301 sq.ft)	New build unit. 20 year lease.	Mar 2014
61 Crumpsalls Lane, Manchester	Morrisons	£50,000 (£226 psm or £21.00 psf)	221 sq.m (2,381 sq.ft)	New build unit. 15 year lease. 5 yearly RR linked to RPI.	Aug 2013
Tarvin Bridge, Chester	Aldi	£485,000 pa (£137 psm or £12.70 psf)	3,547 sq.m (38,178 sq.ft)	New build Unit. 20 Year Lease. 5 yearly upward only RR at 2.5%.	Sept 2013
London Road, Northwich	Waitrose	£481,500 pa (£141 psm or £13.12 psf)	3,410 sq.m (36,702 sq.ft)	New build Unit.	Jan 2013

Table 4.14: Supermarket Lettings in the North West from 2013 Onwards (Source: CoStar and Land Registry)

4.75 Partly as a result of their perceived covenant strength, supermarket premises are popular amongst investors despite their performance in recent years. This is evident within the yields that are outlined at Table 4.15, which shows that supermarket premises have sold at yields of between 4.7% and 6.5% in the North West over the last 3 years. The level of yield is informed by the covenant strength of the operator, alongside other factors including the age, condition and performance of the specific store. Again we have included details of the investment sale of the Aldi premises at Vulcan Park at a yield of 4.7% in May 2017.

Unit	Tenant	Area	Yield	Date
Vulcan Park Way, Newton Le Willows	Aldi	1,724 sq.m (18,557 sq.ft)	4.7%	May 2017
Commercial Road, Stockport	Marks and Spencer	794 sq.m (8,553 sq.ft)	5.2%	Jan 2017
1,147 Oldham Road, Manchester	Farmfoods	929 sq.m (10,003 sq.ft)	6.5%	Oct 2016
Entwistle Road, Rochdale	Aldi	1,300 sq.m (13,986 sq.ft)	6.1%	July 2016
Queensbury Way, Widnes	Morrisons Local	425 sq.m (4,580 sq.ft)	6.2%	Apr 2016
School Lane, Standish, Wigan	Aldi	1,765 sq.m (18,998 sq.ft)	5.4%	June 2015
Crossley Street, Little Lever, Bolton	Tesco	2,740 sq.m (29,500 sq.ft)	5.1%	Apr 2015
Tarvin Bridge, Tarvin, Chester	Aldi	3,546 sq.m (38,178 sq.ft)	5.35%	Dec 2013

Table 4.15: Supermarket Investment Yields in the North West (Source: CoStar and Land Registry)

Hotels

- 4.76 Following the outcome of the referendum on EU membership, the country entered a period of political, economic and financial volatility. However, in many ways the impact of the referendum has made the UK increasingly attractive to investors, with the weaker pound already encouraging staycations and inbound tourism, which will in turn create further opportunities for the UK hotel industry. The challenge for UK operators is dealing with the anticipated increase in costs and uncertainties in relation to staff retentions, wages, food costs etc.
- 4.77 Savills in their UK Hotel Investment Report Q1 2018 note that:

'Operational performance for the UK's key tourist markets received a significant boost from the weak Pound in 2017 as it enhanced the UK's appeal as a tourist destination. During the 12-months to October 2017, overseas tourist arrivals to the UK was up 7.5% compared to the same period. Likewise, full year revenue per available room (RevPAR) was up 4.4% and 12.4% in London and Edinburgh respectively, the major destination markets for overseas tourists. However, the latter part of 2017 did see some softening in occupancy on a year-on-year basis, albeit rates largely held, suggesting the 'Brexit juice' may be starting to run out. Notwithstanding this, our outlook for RevPAR growth remains positive for both London and the regions.'

- 4.78 Research by Christie and Co also identifies this trend with many regional markets experiencing consecutive year-on-year RevPAR growth; although they note that most still trade at a discount to pre-recessionary levels from the trading heights of 2006-2007. They also suggest that while the global appeal of central London hotels remains strong, recent trading fundamentals may have softened, albeit relatively.
- 4.79 Savills suggest that post the referendum the requirement for income security is very evident in the prices that have been agreed on certain budget branded hotels. Typically, the properties which are most attractive to hotel investors are those which are either branded or offer rebranding opportunities. Research from Christie and Co also suggests that there is a trend from an increasing number of investors to purchase hotels where there are asset management opportunities to reposition the hotel or improve cash flows.
- 4.80 We have provided at **Appendix 3** information relating to recent hotel transactions in the North West, which have been sourced from CoStar. Typically hotel sales are analysed on a price per room basis i.e., the purchase price divided by the number of bedrooms. The transactions are listed in descending order with reference to the price per room, the most expensive transaction on this basis being of The Lowry Hotel in Manchester with the price paid equating to £318,182 per room.
- 4.81 With reference to this transactional evidence we have listed at Table 4.16 those transactions most relevant to St Helens.

Name	City/Town	No Rooms	Date	Price Paid	Price Per Room	Comments
DoubleTree by Hilton Hotel and Spa Chester	Chester	140	25/03/2015	£26,300,000	£187,857	The hotel is set in 12 acres of grounds and is centred around a manor house built in 1757, which was converted to a hotel in 1982. The property is located on outskirts of Chester, just off the A56 and A41. The A56 provides a direct link to the M53 Motorway at Junction 12.
Holiday Inn Hotel	Manchester	298	04/04/2017	£54,000,000	£181,208	The hotel was new build in 2015 and opened in April 2016. The hotel is located in the centre of Manchester, close to Manchester Piccadilly train station.
Travelodge	New Brighton	66	01/10/2016	£8,488,000	£128,606	The hotel was built in 2011 as part of the Marine Point retail and leisure development on New Brighton Promenade.
Hard Day's Night Hotel	Liverpool	110	01/09/2015	£13,800,000	£125,455	Grade II building, themed City Centre Hotel.
Holiday Inn Express	Manchester	220	16/06/2017	£25,900,000	£117,727	The hotel was built in 2017. The building was constructed using modular construction methods. It is located near Trafford Park and into Trafford Centre.
Liverpool Townhouse Hotel	Liverpool	20	31/07/2017	£1,975,000	£98,750	The hotel is situated on the corner of James Street and Castle Street in Liverpool's CBD. The ground floor provides a public bar and brasserie. The 20 individually appointed suites are situated on three upper floors.
Ramada Plaza	Southport	133	27/06/2017	£13,000,000	£97,744	The hotel is situated on the Promenade in Southport and was constructed in 2008.
Travelodge	Speke	100	30/06/2017	£7,590,000	£75,900	The hotel was constructed in 2005 close to Speke Airport.
Travelodge	Liverpool	125	01/05/2017	£8,450,000	£67,600	The hotel is situated on Exchange Street East in the main office area. It is a conversion of the former Sun Life Offices.

Table 4.16: Summary of Relevant Hotel Sales

Land Sales

- 4.82 We have obtained from CoStar and Land Registry information relating to sales of commercial and residential land in St Helens. There is limited available evidence in relation to commercial land sales in the Borough and we have therefore considered transactions relating to commercial land in nearby authorities such as Knowsley, Sefton and Liverpool where similar property market conditions exist. We have summarised this evidence relating to the sale of land for commercial and residential uses at **Appendix 4**.
- 4.83 In terms of agricultural land values the most recent RICS RAU Survey H2 2017 reports that in the North West arable land values are £23,465 per ha (£9,500 per acre) and pasture land is at £17,290 per ha (£7,000 per acre).

5.0 FINANCIAL APPRAISAL ASSUMPTIONS

5.01 In this section, we have outlined the assumptions that have been adopted in our financial appraisals in relation to the Residential and Non-Residential Development Scenarios.

Base Input Land Cost

5.02 Land value is difficult to assess for a number of reasons. Firstly, development land value is an utterly derived value, with land being bought as a factor of production in the course of development. The price is generally determined by the development potential of the site. Secondly, the comparison of land value in terms of prices paid for sites is extremely difficult because of the large number of site specific variables that will impact upon the price paid. For example, the amount of remediation or other abnormal costs are likely to differ from site to site. Hence, any evidence of land transactions needs to be treated with a degree of subjectivity as adjustments may be necessary for factors such as abnormal site conditions, contamination and development density.

5.03 Paragraph: 013 of the Planning Practice Guidance sets out how land value should be assessed for the purpose of viability assessment. It states that:

"To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+)."

5.04 Paragraph: 014 then provides details of what factors should be considered in establishing a benchmark land value. In particular it states that a benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and;
- be informed by market evidence including current uses, costs and values wherever possible.

5.05 Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. In plan making, the landowner premium should be tested and balanced against emerging policies.

5.06 At paragraph: 015 further information is provided about what is meant by existing use value (EUV). It is defined as being:

"the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. Existing use value is not the price paid and should disregard hope value."

5.07 The PPG acknowledges that EUVs will vary depending on the type of site and development types. It suggests that an EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values. Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

5.08 The premium (or the 'plus' in EUV+), is the amount above existing use value (EUV) that goes to the landowner. The PPG states that:

"The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements."

5.09 The document 'Viability Testing in Local Plans' advocates the use of 'threshold land value'. This should represent the value at which a typical willing landowner is likely to release land for development, before the payment of taxes. The guidance suggests that threshold land value needs to take account of the fact that future plan Policy requirements will have an impact on land values and landowner expectations, and therefore using a market value approach as a starting point carries the risk of building in assumptions of current Policy costs rather than helping to inform the potential for future Policy. As a result it suggests that market values can be a useful 'sense check' and suggests that the threshold land value is based on a premium over current use values and credible alternative use values. The latter would be most appropriate where there is competition for land among a range of alternative uses such as in town centres. This is in line with the updated guidance contained in the PPG.

- 5.10 The RICS Guidance Note 'Financial Viability in Planning' although now historic explains that for a development to be financially viable, any uplift from the current use value of land that arises when planning permission is granted should be able to meet the cost of planning obligations, whilst at the same time, ensuring an appropriate site value for the land owner and a risk adjusted return to the developer for delivering the project. The return to the land owner will be in the form of a land value increase in excess of current use value. The land value will be based on market value which will be risk adjusted, so it will normally be less than current market prices for development land on which planning permission has been secured and planning obligation requirements are known.
- 5.11 In arriving at our assessments of land values in St Helens, we have had regard to available transactional evidence both in St Helens, and also in the wider North West area where relevant and similar market conditions exist. We have undertaken research using Land Registry data and other databases such as EGi and CoStar. We have also had regard to Valuation Office Property Market Surveys (albeit these are now fairly out-dated, which has been reflected in the weighting that we have given to such studies). We have provided at Appendix 4 details of land transactions that we have considered based on the differing land uses. We have also considered the benchmark land values that have been adopted in the Borough in undertaking viability assessments for development management purposes.

Residential Benchmark Land Values

- 5.12 The future residential development sites within the Borough are likely to be either Previously Developed Brownfield sites, or Greenfield sites located immediately adjacent or close to the existing settlements in the Borough. Having regard to the characteristics of St Helens, a typical settlement area site traditionally will have been previously developed and most likely would have been in previous industrial or other commercial use. However the Local Plan has been prepared following a review of Green Belt Boundaries, and as such it is likely that a number of greenfield sites on the edge of settlements will also come forward over the Local Plan period.
- 5.13 Having regard to the likely characteristics of development within the Borough, we have identified a number of possible development scenarios on both previously developed and Greenfield sites. We have had regard to these classifications for the purpose of our testing.

- 5.14 In arriving at a market value for previously developed land in this case, both the land owner and the developer would have regard to a site's current use value, albeit a landowner would be seeking uplift in value above this level. Conversely, a developer would be reluctant to pay a full residential value for the site, having regard to the risk and cost involved in obtaining planning consent and the likely policy contributions being sought by the Council. In arriving at an assessment of benchmark land value for these purposes it is therefore necessary to have regard to evidence of current use values as well as evidence from sites with residential planning permissions. This will allow an assessment of EUV together with an appropriate landowner premium based on reasonable adjustments to reflect factors such as the land owner's aspirations, the developer's concerns, risks inherent in the development process, and potential planning obligations.
- 5.15 Within St Helens we would expect current values for previously developed land in the settlements areas with extant planning consents for commercial development to be in the range of £247,000 per hectare (£100,000 per acre) to £495,000 per hectare (£200,000 per acre) and possibly less in some cases. This is evidenced by the commercial land transactions contained at **Appendix 4**. The definition of viability in the context of planning recognises the issue of a landowner receiving an appropriate site value, which whilst being less than full residential value is likely to be higher than current use value. Having regard to this we have considered the level of site value at which a landowner is likely to release a site for development in the towns and settlement areas. This will also be influenced by the supply of competing residential development sites available in the area. A large number of sites will have a limiting effect on value, and conversely a limited number of sites is likely to increase the landowners' expectations of a value uplift.
- 5.16 The landowner in making a decision regarding site value will also have regard to the likely houses prices in the area and inevitably those in higher value areas will be seeking a greater site value than those in lower house price areas.
- 5.17 Having regard to these factors we have considered the range of land values based on the likely revenues that residential developments would be expected to achieve across the Borough and the availability of land for development. In the circumstances we believe that it is reasonable to assume a benchmark land value for Previously Developed land to be in the region of £864,500 per hectare (£350,000 per acre) for the highest value area in the Borough and a figure of £370,500 per hectare (£150,000 per acre) for the lowest value locations.

5.0 FINANCIAL APPRAISAL ASSUMPTIONS

- 5.18 In order to deliver the growth proposed in the emerging Local Plan, it is likely that some large Greenfield development sites on the edge of the existing built-up areas will need to be developed over the Local Plan period as part of the Site Allocations.
- 5.19 At the present time, these sites will normally be used for agricultural and grazing purposes or informal open space with site values on this basis typically in the region of £25,000 - £50,000 per hectare (£10,000 - £20,000 per acre) or less. It is probable that a number of such sites have had development expectations, since they are at the edge of or within the settlement area and in some cases may already be subject to option agreements. Naturally, any land owner is unlikely to sell such sites for that level of value and clearly a land owner will be seeking an uplift in value if they are to consider releasing the site for development.
- 5.20 With reference to the PPG and that from the Housing Delivery Group, it would be inappropriate to assume land values based on sites with full residential planning permission, and in reality the site value for viability purposes will lie somewhere between this and current use value. In addition many Greenfield sites may require significant initial expenditure on services and infrastructure to enable them to be developed for residential purposes. We believe that for Greenfield locations it would be reasonable to assume a benchmark land value in the region of £370,500 per hectare (£150,000 per acre) to £617,500 per hectare (£250,000 per acre) dependent on site size and location as being the level at which a landowner would consider releasing a site for development.
- 5.21 Local Authorities provide a buffer of 5% or 20% in relation to their supply of sites to ensure choice and competition in the market for land. This is intended to ensure that the landowner will have to compete in the market to sell his site so will have to competitively price it to sell albeit will still want a return in excess of its current or alternative use value. If a landowner has unrealistic expectations of value, then the theory is that developers will then just acquire a more competitively priced site elsewhere and the overpriced site will remain undeveloped. Having regard to the above Table 5.1 provides a summary of the benchmark land values that we have used in our testing based on the various Affordable Housing Zones.

Affordable Housing Zone	Previously Developed		Greenfield	
	(£ per ha)	(£/acre)	(£/ha)	(£/acre)
1	370,500	150,000	370,500	150,000
2	617,500	250,000	370,500	150,000
3	864,500	350,000	617,500	250,000

Table 5.1: Residential Benchmark Land Value Assumptions

- 5.22 As a sense check we have also considered residential land sales based on the available evidence. From the sales listed at **Appendix 4**, it is clear that there is a range of prices that have been paid for land with residential planning permission reflecting the differing characteristics of the development sites, the landowner's expectations and the existing planning policy requirements.
- 5.23 From the analysis that we have undertaken based on the available evidence, the prices paid for residential development land range from £331,507 per net hectare (£134,213 per net acre) for a brownfield site in Parr to £2,300,000 per net hectare (£931,174 per net acre) for a site in Rainford which was sold with the benefit of outline planning consent for 10 market houses. Around half of the transactions are at land prices of £864,500 per net hectare (£350,000 per net acre) or less. Many of the sites that have sold at prices in excess of this figure already had the benefit of outline planning consent for residential development, or in the case of the Carmelite Convent in Eccleston benefited from a reduced affordable housing requirement due to the application of the vacant buildings credit. As previously noted these values can only provide guidance in relation to the subject viability testing as these sales will include the pre-existing policy requirements and as a consequence are not directly comparable for this exercise.

Non-Residential Benchmark Land Values

- 5.24 Consideration of current use values has also been applied to the sites for non-residential development to assess the commercial land values. Over the last few years, there have been limited land sales in St Helens as a result of limited development activity in the commercial development sector. Having regard to this, considered adjustments have been made in order to reach land values based on both the reported transactional evidence and our market experience within the area.
- 5.25 Potential commercial development sites are most likely to be vacant Previously Developed Land, opportunity sites within or adjacent to existing industrial areas, or alternatively the extension of current industrial areas into the surrounding Greenfield areas.
- 5.26 In arriving at our assessment of benchmark land value, current use values have been considered and allowances made to reflect both the land owner's aspirations and the developer's concerns. The specific characteristics of each form of development have been taken into account. For example, larger consolidated plots in highly accessible locations are likely to command a premium given their suitability for supermarket development or for retail warehouse development.
- 5.27 Table 5.2 provides a summary of the benchmark land values for non-residential uses that we have adopted, together with an explanation of the differences.

Type	Land Value (price/ha)	Land Value (price/acre)	Rationale
Industrial (B1b, B1c, B2, B8)	£370,500	£150,000	Located outside of Town Centre locations. Use requires fairly accessible location, although does not usually require significant frontage.
Office (A2, B1a)	£495,000	£200,000	Office land values can differ significantly depending on whether site is in town centre or periphery. Assumed lower land value to test viability in this instance. Accessible location with frontage required.
Convenience / Comparison Retail (all sizes, all areas)	£1,235,000	£500,000	Use requires highly accessible location in close proximity to key public transport interchanges or main arterial routes. Requires significant plot sizes.
Hotel	£1,235,000	£500,000	Generally competition for land from retail and other town centre uses.

Table 5.2: Commercial Land Value Assumptions

Acquisition Costs

5.28 In addition to the land values detailed above, we have also assumed land acquisition costs based on 1% of purchase price for agent's fees and legal fees at 0.8%. This is in line with normal market practice and rates. We have also assumed payment of stamp duty in accordance with HMRC thresholds and rates.

Timing of Land Acquisition

5.29 Our generic viability appraisals and also those in relation to the smaller allocations (less than 500 units), assume that the land is acquired on day 1 of the development programme and hence the purchase carries finance costs from the outset. For most of the smaller sites this would be usual practice. However, it should be noted that for the larger residential developments above 250 units it would be unusual for a developer to acquire the entirety of such large sites from day 1. A large development site would normally be the subject of a phased acquisition programme, with the land only being drawn down by the developer as required. As a result, land acquisition costs are more likely to be phased over the development period and so the cost of finance would be reduced with a corresponding increase in the amount of development surplus. Whilst each development will depend on its own circumstances inevitably a landowner would expect and accept a phased draw down of land from a developer. In relation to the largest allocation (4HA) we have assumed 5 phases of development with land drawn down at 5 yearly intervals. Our viability assessments of the other larger allocations assume a phased drawn down of the land, as follows:

500-750 units – 4 phases at 2 yearly intervals;
751-1,000 units – 5 phases at 2 yearly intervals.

Residential Appraisal Assumptions

Development Programme

- 5.30 In our experience a developer would seek to construct and sell around 30-40 dwellings per annum. For the purpose of the assessments we have assumed an average sales rate for each site of between 2 and 3 per month, depending on the size of the development, with the first sales typically taking place around 9/10 months after a start on site.
- 5.31 Sales rates tend to increase in respect of larger sites as developers seek to 'double up' and develop out a site in tandem. This may take the form of affiliated developers (such as Barratt and David Wilson Homes) or separate house builders. We have factored this into the sales rates assumed within the testing parameters for the larger sites and have adopted higher sales rates from 4 up to 10 per month for the very largest allocation.

Sales Values

Market Housing

- 5.32 Having regard to the market commentary contained at Section 4 and the detailed comparable sales evidence at **Appendix 2**, we have provided at Table 5.3 details of the Affordable Housing Zones and values that we have adopted for the purpose of our viability testing in these zones.

Affordable Housing Zone	Areas include	Net Sales Price (per sq.m)	Net Sales Price (per sq.ft)
1	Parr, Town Centre	£1,830	£170
2	Blackbrook, Billinge and Seneley Green, Clockface, Earlestown, Sutton, Sutton Manor, Wargrave, Bold, Haydock, Moss Bank, Newton, Thatto Heath, Windle, West Park	£2,099	£195
3	Eccleston, Rainford, Rainhill	£2,422	£225

Table 5.3: Net Sales Prices adopted for Viability Testing

- 5.33 The evidence of sales prices for new build houses in the Borough indicates that in the majority of locations values are relatively similar hence Affordable Housing Zone 2 comprises a significant portion of the Borough. Here viability testing for new residential development has been undertaken at a net sales price of £2,099 per sq.m (£195 per sq.ft).

- 5.34 The evidence of house prices contained in Section 4 clearly demonstrates a low value area around the centre of the Borough. This lower value area comprising St Helens Town Centre and Parr is Affordable Housing Zone 1. Here we have undertaken viability testing based on a net sales price of £1,830 per sq.m (£170 per sq.ft).
- 5.35 Within Section 4 the sales evidence identifies high value zones in the wards situated around the outskirts of the Borough to the west, and to a lesser degree the north and east. We have undertaken viability testing in these highest value Affordable Housing Zone 3 locations based on a net sales price of £2,422 per sq.m (£225 per sq.ft).
- 5.36 Dependent on the specific location of a site it is likely that slightly higher or conversely slightly lower values may be appropriate to the particular location. This is relevant to the testing of the proposed allocations where the location is known and the values adopted reflect the circumstances of the site. Details of our assumptions are contained in **Appendix 6**.
- 5.37 LPC01 Housing Mix identifies a requirement for bungalows to be included on greenfield sites delivering 25 or more new homes. There has been limited development of new bungalows in St Helens Borough however our experience is that a premium above prevailing values is normally paid for bungalows. We have therefore increased the value of the bungalows that are included in our testing by 10% over and above the net selling prices contained in Table 5.3.

Affordable Housing

- 5.38 The values that have been assumed for the affordable units are based on the likely bid by a Registered Provider. In this respect we have assumed bid prices for the different tenure options based on a percentage of market value. The rates adopted reflect evidence of sales values for affordable stock and our experiences generally in dealing with viability assessments for planning purposes in St Helens and the neighbouring authorities. The bid prices adopted for our testing are as follows:

Affordable Rent	45% of market value
Affordable Home Ownership	70% of market value

- 5.39 Our testing assumes a zero grant position.

Construction Costs

- 5.40 The construction costs that we have adopted both for the generic and the site specific viability assessments have been prepared by our Quantity Surveyor. A report containing their methodology and the generic and site-specific cost assessments is contained at **Appendix 5** of this Report.

5.0 FINANCIAL APPRAISAL ASSUMPTIONS

- 5.41 These costs are based on current building regulation requirements and are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency. The costs assume sustainable construction techniques and make provision for attenuation and SUDs requirements. The costs also include provision for suitable ducting for cable and broadband in accordance with the requirements of policy LPD07 Digital Communications.
- 5.42 The construction costs are inclusive of the provision of on-site public open space in accordance with the specific requirements contained in the Local Plan together with the capitalised cost of future maintenance.
- 5.43 To account for future development on previously developed sites, some of which may be subject to significant contamination, an additional allowance of 5% of cost has been included in the viability assessments for the generic testing for dealing with the additional costs associated with these matters. Further details are provided in the QS report.
- 5.44 Similarly for the purpose of the generic testing of greenfield sites our QS has assessed a site opening up cost per dwelling which has been inputted into the testing. Table 5.4 contains details of the greenfield site opening up costs that have been assumed.

No of Dwellings	Opening Up Cost (per dwelling)
0-14	£0
15-49	£3,000
50-99	£4,500
100-199	£5,500
200+	£8,300

Table 5.4: Generic Greenfield Testing – Site Opening Up Costs

- 5.45 In addition to the base construction cost assessments Policy LPC01 Housing Mix requires that on sites of 25 or more new dwellings 20% of the new homes should be constructed to Part M4 Category 2, and 5% of new homes in a development should be constructed to meet Part M4 Category 3a ie. be ready to accommodate wheelchair users with simple adaptation.
- 5.46 Our QS has assessed additional costs for per dwelling for these emerging policy requirements, these are:

Building Regulation Requirements M4 (2) - £1,100 per house and £750 per apartment;
 Building Regulation Requirements M4 (3a) - £5,500 per house.

- 5.47 Policy LPC 13 Renewable and Low Carbon Energy Development requires that for proposals for new development within strategic housing sites should seek to ensure that 10% of their energy needs are met using renewable and low carbon energy. In preparing the site specific construction cost assessments for the proposed allocation sites our QS has assessed the cost of meeting 10% of the energy needs for the development from renewables.

Section 106/Section 278 and Emerging Planning Policy Requirements

- 5.48 **LPC01 Housing Mix** requires that proposals for residential development should ensure a range of house types, tenures and sizes consistent with latest evidence including the SHMA. We have undertaken viability testing to model the impact of this by assuming a form of development that reflects the SHMA Housing Mix (Table 2.3). In particular the testing assumes the provision of greater number of 1 and 2 bed house types. Our testing also includes the provision of 5% of the dwellings as 2 bed bungalows.
- 5.49 This policy also contains requirements for 20% of new dwellings on sites of 25 or more to be constructed to Part M4 Category 2, and 5% of new homes to be constructed to meet Part M4 Category 3a. We have undertaken viability testing to model these two requirements based on the additional costs noted at para 5.44.
- 5.50 **Policy LPC02 Affordable Housing** contains requirements in relation to affordable housing and in particular that new housing development of 11 dwellings or more should contain 30% affordable provision on greenfield sites in affordable housing zones 2 and 3. For brownfield sites the requirement is 10% provision in affordable housing zone 3 only. The viability testing that we have undertaken for each of the generic development typologies and also the site specific viability assessments assumes affordable housing provision in accordance with these requirements. For the developments tested based on 30% provision we have assumed that one third will be for affordable home ownership and the balance for affordable rent. Where there is a requirement for 10% affordable provision we have assumed that this is on the basis of affordable home ownership.
- 5.51 **LPC05 Open Space and LPD03 Open Space and Residential Development** – deal with provision of open space in new development. In particular for new developments of 40 dwellings or more provision is to be made for new public open space. Proposals also need to include for the long term management and maintenance. The construction cost assessments make provision for these requirements. In relation to the allocations testing that has been undertaken we have also included any contributions that have been calculated by the Council.

- 5.52 **Policy LPC 13 Renewable and Low Carbon Energy Development** requires that proposals for new development within strategic housing sites should seek to ensure that 10% of their energy needs are met using renewable and low carbon energy. In preparing the site specific construction cost assessments for the proposed allocation sites our QS has assessed the cost of meeting 10% of the energy needs for the development from renewables.
- 5.53 In relation to **Policy LPD07 Digital Communications** the construction costs that have been adopted include the cost of provision of suitable ducting.
- 5.54 **LPA08 Infrastructure Delivery and Funding** deals with addressing any shortfall in on/offsite infrastructure and developer contributions. Within our testing we have adopted a S106 contribution of £1,000 per dwelling as a contribution towards infrastructure provision. We have also undertaken testing to model the impact of education contributions based on the standard formula provided by the Council, as detailed below.

Primary School Places
£12,439 x (number of family dwellings built ÷ 1000) x 37
Secondary School Places
£16,171 (number of family dwellings built ÷ 1000) x 16

Table 5.5: Education Contributions Formula

- 5.55 **LPA07 Transport and Travel** deals with requirements for electric vehicle charging points. Our QS has prepared an assessment of the cost (in addition to the base construction cost) of providing these measures at £220 per dwelling.

Sales and Marketing Costs

- 5.56 Disposal costs, including sales and marketing expenses, have been assumed at a rate of 3.5% of the Gross Development Value of the market housing. This is in line with typical development industry rates for housing development. We have included an allowance of £500 per unit for the costs associated with the transfer of the affordable units to a registered provider.

Finance

- 5.57 For all of the residential viability testing we have assumed a finance rate of 7% inclusive of arrangement and monitoring fees. This reflects the cost of finance currently available in the development market for residential developments of the type contained in our viability assessments.

Developer's Profit and Overhead

- 5.58 Paragraph 018 of the PPG deals with how a return to developers (developer's profit) should be defined for the purpose of viability assessment. In particular it notes that potential risk is accounted for in the assumed return for developers at the plan making stage and it is the role of developers, not plan makers or decision makers, to mitigate these risks.
- 5.59 The PPG goes on to say that for the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. In addition it suggests that a lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk.
- 5.60 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. The level of profit requirement will principally reflect the risk of constructing a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.
- 5.61 Many factors will govern risk in relation to a development site; these include location, the local property market, the size and scale of the development, potential contamination and other abnormal costs and the type of accommodation being provided. Other considerations affecting risk could include the planning status of the site, and specifically whether a planning consent is in place for the proposed scheme.
- 5.62 In terms of residential development, a smaller residential development would be considered less risky than a large scale strategic residential development site. On a larger site it may take many years for the developer to build out and complete the sale of all of the houses. There could be significant changes (for better or worse) in the property market during the lifetime of the development. Therefore, the risk associated with having capital tied up in the development is carried for many years. As a result, a developer would require a higher profit return than on the smaller development site.
- 5.63 The industry standard measure of profit return is typically based on a percentage of either Gross Development Value (GDV) or cost. In certain instances developers may use an internal rate of return as an additional check measure. In our experience profit based on GDV is more commonly used for residential developments although not exclusively, whilst a return based on cost is more typical for commercial development.

- 5.64 From our development market experience, and as also noted in the PPG, residential developments would tend to command a profit return of 15-20% GDV, inclusive of a developer's overhead.
- 5.65 The HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*'¹ suggests that a figure of 16% of values rather than cost may be targeted for private residential sales. The HCA's User Manual ² accompanying their Development Appraisal Tool suggests a typical figure at that time (July 2009) of 17.5-20% GDV, but this is given as a guide only as the manual suggests that profit will depend on the state of the market and the size and complexity of the scheme.
- 5.66 Looking at planning decisions, Planning Inspectors in certain instances have made reference in decisions to the level of profit adopted and what is typical, including the following examples:

Flambard Way, Godalming³ (a mixed development of 225 flats and commercial accommodation): the Inspector refers to an industry norm of 15-20% profit and although not explicitly stated this seems to be based on cost;

Flemingate, Beverly⁴ (a mixed use development): Here the Inspector accepted 15% of cost;

Clay Farm⁵ (2,300 dwellings and retail, health centre, education): Here the Local Planning Authority suggested a profit return based on 20% of cost or 16% of GDV. 16% GDV was considered by the Council to be consistent with the profit based on GDV in the HCA document detailed above. The Inspector appears to accept the LPA's approach albeit the key point at issue related to whether the scheme should be assessed on a residual land value basis, or based on the actual historic purchase price.

¹ HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*' (HCA, 2009)

² HCA Economic Appraisal Tool User Manual (HCA, 2009)

³ Planning Inspectorate Decision in relation to 'Waverley Borough Council appeal by Flambard Development Limited' APP/R3650/A/08/2063055 (Planning Inspectorate 2008)

⁴ Planning Inspectorate Decision in relation to Application by CP Group, Wykeland Group and Quintain Estates & Development PLC, LPA: East Riding of Yorkshire' APP/E2001/V/08/1203215 (Planning Inspectorate 2008)

⁵ Planning Inspectorate Decision in relation to 'Applications by Countryside Properties PLC & Countryside Properties (UK) Ltd to Cambridge City Council' APP/Q0505/A/09/2103599 and APP/ Q0505/A/09/2103592 (Planning Inspectorate, 2009)

Former Royal Hotel, Newbury⁶ (35 sheltered apartments): The Inspector here decided that the profit range of 17.5%-20% of GDV detailed in the HCA EAT user manual was the correct level of profit for this development.

Shinfield, Reading⁷ (residential development comprising 126 dwellings and a sports pavilion): The Inspector determined that a figure of 20% profit on GDV was appropriate for this development.

Land adjacent to Policemans Lane, Poole, Dorset⁸ (a development comprising 70 dwellings). The Inspector in reaching a decision regarding the viability of the development adopted a blended profit across the market and affordable units of 16.53% of GDV. This reflected 20% of GDV for the market units and 8% of cost for the affordable dwellings.

Lowfield Road, Bolton upon Dearne, Barnsley⁹ (a development comprising 97 houses). Based on the evidence before him the Inspector concluded that the development could reasonably operate at a profit margin of 17.5% GDV for the market dwellings.

- 5.67 As the above demonstrates, the profit return requirement is not at a fixed level and will vary from site to site, depending upon the risk profile, which is driven by many factors.
- 5.68 On the basis of the above and having regard to the nature of the site typologies and allocated sites, a profit level based on 17.5% of GDV (inclusive of overheads) has been applied for the smaller housing schemes of 10 or less dwellings. For all other sites a developer's return (inclusive of overheads) of 20% of GDV has been adopted. This level of profit has been applied to both the market and affordable houses so in the context of the relevant case law and guidance is considered to be extremely robust.

⁶ Planning Inspectorate Decision in relation to 'Former Royal Hotel, Newbury, Gillingham, Dorset SP8 4QJ' APP/N1215/A/09/2117195

⁷ Planning Inspectorate Decision in relation to 'Land at the Manor, Shinfield, Reading RG2 9BX and bordered by Brookers Hill to the North, Hollow Lane to the east and Church Lane to the west' APP/X0360/A/12/2179141 (Planning Inspectorate 2013)

⁸ Planning Inspectorate Decision in relation to 'Land adjacent to Policemans Lane and the A35, Upton, Poole, Dorset BH16 5NE.' APP/B1225/W/15/3049345 (20 November 2015)

⁹ Planning Inspectorate Decision in relation to 'Land off Lowfield Road, Bolton upon Dearne, Barnsley S63 2TF'. APP/R4408/W/17/3170851 (23 October 2017)

Non-Residential Appraisal Assumptions**Development Programme**

5.69 The development programme for non-residential sites will vary depending on the specific characteristics of each scheme. Table 5.6 contains details of the development programmes that we have assumed.

Type	Floor Area (sq.m)	Construction Period (months)
Offices (Out of Town)	464	8
Offices (Out of Town)	1,857	12
Industrial B1/B2	464	5
Industrial B1/B2	1,857	7
Industrial B2/B8	4,643	9
Industrial B8	9,287	10
Industrial B8	32,504	14
Retail (Comparison)	929	10
Retail (Comparison)	2,786	13
Retail (Convenience)	279	7
Retail (Convenience)	929	10
Retail (Convenience)	2,786	13
Retail (Convenience)	4,643	13
Hotel	75 Bedrooms	15

Table 5.6: Commercial Development Programmes

Sales Values

5.70 Having regard to the market commentary at Section 4, Table 5.7 contains details of the rents and yields that have been adopted for the non-residential uses forming the hypothetical development scenarios.

Use	Rent (per sq.m)	Rent (per sq.ft)	Yield
Office (Out-of-Town)	£161	£15	7.5%
B2/B8	£59-75	£5.50-£7	6.5%
Retail (Comparison)	£161	£15	7.0%
Retail (Convenience)	£161-£199	£15-£18.50	6.25%
Hotel	£90,000 per room		

Table 5.7: Commercial Sales Value Assumptions

5.71 Our appraisals are also inclusive of the following average rent free allowances:

Offices (Out of Town) – Average 12 months

B2/B8 – Average 6 months

B8 – Average 12 months

Retail - Average 6 months

Construction Costs

5.72 The construction costs that have been adopted in the viability appraisals have also been prepared by our Quantity Surveyor and their methodology is included in their report at **Appendix 5**. These costs are calculated on a cost per sq.m basis, and are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency.

Sales and Marketing

5.73 We have assumed marketing and disposal fees on lettings of the units based on 20% of rental value. Sales disposal fees have been included at a rate of 1.5% (1% agent's fees and 0.5% legal fees). Such fees are considered reasonable at the present time and comprise the standard market charges. Stamp Duty Land Tax has been included as appropriate at usual HMRC rates.

Finance

5.74 A finance rate of 6% has been uniformly applied across all commercial development, which is inclusive of arrangement and monitoring fees. This quantum reflects the profile of commercial developers and the characteristics of development.

Developer's Profit and Overhead

5.75 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. As identified above in reference to the assumptions made in relation to developers profit in the residential appraisals, the level of profit requirement will principally reflect the risk associated with a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.

5.76 In the context of most forms of commercial development, the developer will typically seek a profit requirement of approximately 15% on cost. The figure is widely used, and has been applied to all forms of non-residential development that we have tested.

6.0 VIABILITY TESTING RESULTS

6.01 This section sets out the results and findings from the viability assessments undertaken for the generic typologies both residential and commercial together with the proposed allocation sites tested.

Residential Results – Generic Typologies

6.02 In each case the results tables are presented to show the scheme reference, number of dwellings, the average dwelling size and the floorspace per net acre for the scheme. The 'Surplus' is the residual sum that is left once the gross costs (inclusive of developer's profit and threshold land cost) are deducted from gross revenues. The development surplus is presented on the basis of an amount per sq.m of built floor space.

6.03 The first column under the overall heading of surplus shows the surplus based on the policy compliant level of affordable housing i.e., 0%, 10% or 30%. This is the viability of development also having regard to the base construction cost position which reflects current building regulation requirements including provision for surface water attenuation. In addition these appraisals make provision for the costs associated with the Local Plan policy requirements relating to the following:

- Provision of onsite open space for developments greater than 40 dwellings;
- Sustainable Drainage Systems;
- Ducting for cable and broadband.

6.04 A minus figure shows that the development makes a loss and hence is not viable. For ease of reference these unviable results have also been shaded red. In Zone 2 the results show that in some cases development at 30% affordable housing provision is not viable and hence we have also undertaken further testing based on onsite affordable housing provision at 20%. The respective column is titled 20%.

6.05 Obviously viability and hence the level of planning obligations that can be supported varies across the Borough. To allow consideration of the impact of other plan policies in combination with affordable housing we have included the columns in the right hand section of the tables. Having regard to the requirements of Policy LPA08 we have considered the impact of a S106 contribution based on £1,000 per dwelling. The respective column showing the impact of this is titled S106. The column shows the rate per sq.m reduction to the surplus arising as a result of this policy.

- 6.06 Based on the results of our testing, we have also included columns showing the impact on viability of Policy LPC01 in terms of its requirements relating to M4 (2) and M4 (3a). The column titled M4 (2) shows the reduction in surplus resulting from compliance with M4 (2) for 20% of the dwellings. The subsequent column then shows the impact of the M4 (2) requirements together with achieving M4 (3a) to 5% of the dwellings with simple adaptation.
- 6.07 In limited cases it is likely that new development in the Borough may be required to provide contributions towards new primary and secondary school places. Table 5.5 contains details of standard formula for calculating these contributions. Using this formula we have calculated the maximum amount that each of the generic typologies could be required to contribute. The resultant reduction in the level of development surplus is contained in the column headed education.
- 6.08 The results in the right hand side of the tables show the impact or reduction in viability due to the respective policy in the form of the per sq.m reduction to the 'Surplus'. This allows the viability impact to be considered in relation to these requirements both singularly and cumulatively and in combination with the relevant level of affordable housing provision.
- 6.09 Taking the result for Scheme 4 in Table 6.11 as an example, with 30% affordable housing provision the development has a surplus of £18 per sq.m and hence is viable. If the requirements for M4 (2) are added this would reduce the surplus by £2 to £16 per sq.m. If 5% of the dwellings were also to be capable of meeting M4 (3a) with simple adaptation as well then the cost impact increases to £5 per sq.m and hence the surplus would reduce to £13 per sq.m. Based on either option the development is viable and would also be able to support a S106 payment of £1,000 as this would reduce the surplus by an additional £10 per sq.m to either £6 or £3 per sq.m.
- 6.10 The development surplus and the policy impact per sq.m have in all cases been rounded to the nearest £ per sq.m. In those cases where a particular policy has not been tested, for example where a development does not meet the size threshold for a particular requirement the cell is shaded grey.
- 6.11 The results tables are presented with reference to each of the three affordable housing zones ("Zone"), so for each zone in turn we have provided the results tables for our testing based on densities of 30 and then 35 dwellings per hectare. We have also provided separate tables showing the results for greenfield and brownfield sites. Zones 1 and 2 contain St Helens and Earlestown Town Centres. In these locations Policy LPA05 anticipates development at densities of at least 40 dwellings per hectare. We have therefore carried out testing of development in these locations at 40 dwellings per hectare and the results tables are contained in the respective zones. The relevant tables relating to each zone are:

Affordable Housing Zone 1

Tables 6.1 to 6.6

Affordable Housing Zone 2

Tables 6.7 to 6.11

Affordable Housing Zone 3

Tables 6.12 to 6.15

6.12 We have also undertaken viability testing of standalone apartment developments across all three zones and the results of our testing on this basis are contained in Tables 6.16 to 6.18.

Zone 1 - Brownfield

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	Surplus
				0% Affordable
1	5	98	12,760	-£172
2	10	92	12,041	-£154
3	25	87	11,395	-£166
4	50	86	11,288	-£142
5	75	87	11,419	-£109
6	100	87	11,413	-£86
7	200	87	11,413	-£57

Table 6.1: Zone 1 – 30 dwellings per hectare (Brownfield)

Impact on Surplus (per sq.m)			
S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£10	-£2	-£4	-£7

Scheme	No. Dwellings	Ave (sq.m)	Sq.ft per acre	0% Affordable
1	5	98	14,886	-£138
2	10	92	14,048	-£118
3	25	87	13,294	-£128
4	50	86	13,169	-£105
5	75	87	13,323	-£70
6	100	87	13,315	-£48
7	200	87	13,315	-£20

Table 6.2: Zone 1 – 35 dwellings per hectare (Brownfield)

S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£10	-£2	-£4	-£7

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	0% Affordable
1	5	98	17,013	-£114
2	10	92	16,054	-£92
3	25	87	15,193	-£99
4	50	86	15,050	-£76
5	75	87	15,226	-£26
6	100	87	15,218	-£19
7	200	87	15,218	£8

Table 6.3: Zone 1 – 40 dwellings per hectare (Brownfield)

S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£10	-£2	-£4	-£7

Zone 1 - Greenfield

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	Surplus
				0% Affordable
1	5	98	12,760	-£27
2	10	92	12,041	-£11
3	25	87	11,395	-£59
4	50	86	11,288	-£56
5	75	87	11,419	-£26
6	100	87	11,413	-£19
7	200	87	11,413	-£17

Table 6.4: Zone 1 – 30 dwellings per hectare (Greenfield)

Impact on Surplus (per sq.m)			
S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£10	-£2	-£4	-£7

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	0% Affordable
1	5	98	14,886	£3
2	10	92	14,048	£20
3	25	87	13,294	-£26
4	50	86	13,169	-£24
5	75	87	13,323	£7
6	100	87	13,315	£14
7	200	87	13,315	£16

Table 6.5: Zone 1 – 35 dwellings per hectare (Greenfield)

S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£10	-£2	-£4	-£7

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	0% Affordable
1	5	98	17,013	£25
2	10	92	16,054	£43
3	25	87	15,193	£0
4	50	86	15,050	£1
5	75	87	15,226	£43
6	100	87	15,218	£40
7	200	87	15,218	£41

Table 6.6: Zone 1 – 40 dwellings per hectare (Greenfield)

S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£11	-£2	-£5	-£8
-£10	-£2	-£4	-£7

Zone 1**0% Affordable Housing**

- 6.13 Zone 1 comprises the Town Centre and Parr Wards and in these locations Policy LPC02 does not require the provision of affordable housing on either brownfield or greenfield sites due to viability constraints. The results of our testing support this position. On brownfield sites the results show that even without affordable provision development is generally not viable. At higher densities, with a greater amount of built floorspace and more efficient use of the site the level of deficit reduces. Typically we would expect development in these locations to take place at higher densities of at least 35 dwellings per hectare.
- 6.14 The testing of greenfield sites in these locations shows an improvement in viability. The number of greenfield sites in these locations is limited, however where such development sites do occur then the results suggest that in the absence of affordable housing requirements development at 35 and 40 dwellings per hectare is likely to be viable. There are only two unviable results at these densities and the level of deficit in each case at £26 and £24 per sq.m is limited as it is equivalent to only 1% of GDV.

S106 Contributions

- 6.15 In Zone 1 we have undertaken viability testing to model the impact of a S106 contribution of £1,000 per dwelling. This contribution may be utilised for infrastructure requirements. The results of the viability testing on this basis are contained in the column headed S106 and show that the impact of this level of contribution is a reduction in the surplus of between £10 and £11 per sq.m. The impact on the surplus of this level of contribution is relatively small however as development of brownfield sites in Zone 1 is not generally viable then it is unlikely that new housing developments in these areas would be able to support a S106 contribution at this level. For greenfield sites the results of our testing show that at typical densities over 35 dwellings per hectare the majority of development may be able to support S106 contributions at this level.

Part M4 Category 2 and 3a

- 6.16 The impact on viability of the inclusion of the requirement to achieve M4 (2) to 20% of new dwellings is very limited with a reduction in the 'surplus' of only £2 per sq.m. In those cases where development is viable in Zone 1 then it should be possible to achieve requirements for M4 (2) to 20% of the dwellings and potentially more in some cases.
- 6.17 If in addition 5% of the dwellings are also required to achieve M4 (3a) with simple adaptation then this increases the impact on the surplus resulting in a total reduction of between £4 and £5 per sq.m. Again for those developments that are viable in Zone 1 in most cases it would be possible to achieve this additional policy requirement. Only 3 of the 13 viable results are made unviable by the inclusion of this additional requirement and even then the level of deficit is not significant.

6.18 It is very unlikely that new development in these Zone 1 locations will be required to provide significant education contributions. For completeness however we have modelled the impact of a maximum education contribution based on the Council's standard formula for primary and secondary provision. The results show that a maximum education contribution would reduce the surplus by between £7 and £8 per sq.m. Again this isn't a significant sum and where development is viable in Zone 1 in many cases it will be able to support a contribution at this level.

Summary

6.19 The results for the housing typologies tested show that development on brownfield sites in the lowest value Zone 1 is generally unviable even in the absence of affordable housing requirements. At higher densities, more typical of the likely form of development in these locations, the level of deficit reduces. At 35 dwellings per hectare the level of loss is actually equivalent to between 8% of GDV on the smallest site and 1% of GDV for the largest scheme tested. The equivalent figures at 40 dwellings per hectare are 6% to 0% of GDV with one scheme viable. The testing for these sites includes an additional abnormal cost allowance of 5% of cost. This may not be required for all sites and its exclusion from the viability assessments here would lead to an increase in the number of viable results.

6.20 For greenfield developments in these locations the results at more typical densities of 35 dwellings per hectare and above show that development is generally viable.

6.21 New housing developments in these locations are unlikely to be able to support affordable housing provision and hence the Policy LPC02 as drafted would appear reasonable. In terms of S106 contributions or requirements to achieve M4 (2) and M4 (3) our results indicate that for brownfield sites it may be difficult to achieve these requirements. On greenfield sites in many cases it may be possible to achieve these requirements without undermining viability and hence delivery of development in these locations.

Zone 2 - Brownfield

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	Surplus
				0% Affordable
1	5	98	12,760	-£53
2	10	92	12,041	-£44
3	25	87	11,395	-£72
4	50	86	11,288	-£56
5	75	87	11,419	-£26
6	100	87	11,413	-£8
7	200	87	11,413	£20

Table 6.7: Zone 2 – 30 dwellings per hectare (Brownfield)

Impact on Surplus (per sq.m)			
S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£10			-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	0% Affordable
1	5	98	14,886	-£8
2	10	92	14,048	£4
3	25	87	13,294	-£23
4	50	86	13,169	-£6
5	75	87	13,323	£24
6	100	87	13,315	£42
7	200	87	13,315	£71

Table 6.8: Zone 2 – 35 dwellings per hectare (Brownfield)

S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£10			-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	0% Affordable
1	5	98	17,013	£26
2	10	92	16,054	£40
3	25	87	15,193	£16
4	50	86	15,050	£32
5	75	87	15,226	£78
6	100	87	15,218	£81
7	200	87	15,218	£109

Table 6.9: Zone 2 – 40 dwellings per hectare (Brownfield)

S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£10			-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

Zone 2 - Greenfield

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	Surplus	
				30% Affordable	20% Affordable
1	5	98	12,760	£175	£175
2	10	85	11,139	£155	£155
3	25	84	10,961	-£64	£18
4	50	84	10,924	-£15	£49
5	75	84	11,034	-£28	£38
6	100	84	11,016	-£20	£44
7	200	84	11,034	-£19	£42

Table 6.10: Zone 2 – 30 dwellings per hectare (Greenfield)

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	30% Affordable	20% Affordable
1	5	98	14,886	£205	
2	10	85	12,995	£187	
3	25	84	12,788	-£29	£52
4	50	84	12,745	£18	£83
5	75	84	12,873	£7	£73
6	100	84	12,852	£14	£79
7	200	84	12,873	£15	£76

Table 6.11: Zone 2 – 35 dwellings per hectare (Greenfield)

Impact on Surplus (per sq.m)			
S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£10	-£2	-£5	-£8
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£10	-£2	-£5	-£8
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

Zone 2

Affordable Housing

- 6.22 Policy LPC02 identifies three different affordable housing zones across the Borough. The value area that we have identified as being Zone 2 for the purpose of our viability testing, comprises Zones 2 with reference to Policy LPC02. In these locations 0% affordable housing provision is required on brownfield development sites and 30% affordable housing provision on greenfield sites.
- 6.23 The results of our testing of brownfield sites in Zone 2 (Tables 6.7 - 6.9) support this position. On brownfield sites the results show that at a lower density of 30 dwellings per hectare, even in the absence of affordable housing, only one result is viable. Aside from the cost of developing brownfield sites with their legacy of industrial use, this lack of viability is largely a result of the housing mix policy at LPC01. In line with this policy our testing is based on the housing mix contained in the SHMA. At low densities this housing mix, with a relatively large number of smaller dwellings, generates a low total floorspace per acre. This is below a housebuilders optimum position (generally around 13,000 to 14,500 sq.ft per net developable acre) and as a result the site is used less efficiently with a corresponding reduction in viability. Once the level of floorspace increases at the higher densities of 35 and 40 dwellings per hectare then there is a corresponding improvement in viability. Typically we would expect development of brownfield site, in more urban locations to take place at higher densities of at least 35 dwellings per hectare.
- 6.24 Table 6.8 (based on 35 dwellings per hectare) does include 3 unviable results but the level of deficit at between £6 and £23 per sq.m is marginal at around 1% of GDV or less. We would not expect this level of deficit to prevent development from coming forward in these instances. At 40 dwellings per hectare all development is viable.
- 6.25 We have carried out viability assessments in relation to greenfield sites based on the policy requirement of 30% affordable housing. Table 6.10 shows that at the lower density of 30 dwellings per hectare development is generally not sufficiently viable to support 30% affordable provision with deficits ranging from £15 to £64 per sq.m. This level of deficit is however fairly marginal and in most cases is less than 1% of GDV. At 20% affordable provision all of the schemes tested at 30 dwellings per hectare are viable. The reason for this reduction in viability is again principally due to the application of the SMHA mix at lower densities. In particular the mix identifies requirements for smaller affordable dwellings and hence with a greater amount of affordable units (30%) the total floorspace reduces in comparison with a scheme of entirely market housing. In this case, Table 6.10 shows that the total floorspace per acre at 30 dwellings per hectare is around 11,000 sq.ft in comparison with a more normal provision of around 13,000 – 14,500 sq.ft per acre.

6.26 At a higher density of 35 dwellings per hectare the viability position improves and Table 6.11 shows that all developments are viable save for one result with a deficit of £29 per sq.m (1.38% of GDV). It is noticeable that at this density the floorspace per acre increases to just under 13,000 sq.ft. This is still slightly low but is considered to be more typical of the form of development that is likely to take place in these greenfield locations.

S106 Contributions

6.27 The results of the viability testing inclusive of a S106 contribution of £1,000 per dwelling are similar to those in Zone 1 and show that the impact of this level of contribution is a reduction in the surplus of between £10 and £11 per sq.m. Across Zone 2 the results of our testing at 30 dwellings per hectare would suggest that for brownfield sites it may not be possible to support a contribution at this level. For greenfield sites at this density there may need to be a small reduction from the policy requirement of 30% affordable provision to support this level of S106 contribution.

6.28 At a more typical development density of 35 dwellings per hectare the majority of brownfield sites could support a S106 contribution at this level. Most of the greenfield sites tested at this density are also able to support a S106 contribution and 30% affordable provision.

Part M4 Category 2 and 3

6.29 The impact on viability of the inclusion of the requirement to achieve M4 (2) to 20% of new dwellings is very limited with a reduction in the 'surplus' of only £2 per sq.m. In those cases where development is viable in Zone 2 then it should be possible to achieve requirements for M4 (2) to 20% of the dwellings and potentially more in many cases.

6.30 If in addition 5% of the dwellings are also required to achieve M4 (3a) with simple adaptation then this increases the impact on the surplus resulting in a total reduction of between £4 and £5 per sq.m. Again for those developments that are viable in Zone 2 in most cases it would be possible to achieve this additional policy requirement. Only 1 of the 20 viable results is made unviable by the inclusion of this additional requirement and even then the level of deficit is not significant.

Education

6.31 It is very unlikely that new development in these Zone 2 locations will be required to provide significant education contributions. For completeness however as in Zone 1 we have modelled the impact of a maximum education contribution based on the Council's standard formula for primary and secondary provision. The results show that a maximum education contribution would reduce the surplus by between £7 and £8 per sq.m. Again this isn't a significant sum and where development is viable in Zone 2 in most cases it will be able to support a contribution at this level.

Summary

- 6.32 The results for the housing typologies tested in Zone 2 illustrate the impact that the application of the SHMA housing mix has on viability. At lower densities a strict application of this mix can serve to undermine viability particularly with higher proportions of affordable housing provision. The results at 30 dwellings per hectare show that only 1 of the 7 brownfield schemes tested is viable whilst based on the greenfield testing 4 of the 7 schemes are unviable.
- 6.33 Development at a density of 35 dwellings per hectare increases the level of floorspace per acre albeit this is still below the optimum level. The result however is that the majority of brownfield sites become viable and all but one of the greenfield sites is viable based on the provision of 30% affordable housing.
- 6.34 New housing developments on brownfield sites in Zone 2 locations are unlikely to be able to support affordable housing provision and hence the Policy LPC02 as drafted would appear reasonable. For greenfield sites based on a reasonable development density of 35 dwellings per hectare the results show that development is able to support the policy requirement at 30% provision.
- 6.35 In terms of S106 contributions or requirements to achieve M4 (2) and M4 (3a) our results indicate that for brownfield sites developed at lower densities it may be difficult to achieve these requirements however at 35 dwellings per hectare or more the majority of sites are sufficiently viable to support these requirements. For greenfield sites in many cases it is possible to achieve these requirements without undermining viability and hence delivery of development in these locations. The Council will however need to be flexible in the application of the housing mix policy at lower densities so as not to undermine viability.

Zone 3 - Brownfield

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	Surplus
				10% Affordable
1	5	98	12,760	£103
2	10	88	11,505	£80
3	25	87	11,322	-£2
4	50	86	11,178	£62
5	75	86	11,179	£35
6	100	86	11,305	£61
7	200	86	11,305	£87

Table 6.12: Zone 3 – 30 dwellings per hectare (Brownfield)

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	10% Affordable
1	5	98	14,886	£160
2	10	88	13,422	£143
3	25	87	13,209	£63
4	50	86	13,041	£125
5	75	86	13,042	£101
6	100	86	13,189	£126
7	200	86	13,189	£152

Table 6.13: Zone 3 – 35 dwellings per hectare (Brownfield)

Impact on Surplus (per sq.m)			
S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£10			-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£5	-£7
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

S106	M4(2)	M4(2) & M4(3)	Education
-£10			-£7
-£10			-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£5	-£7
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

Zone 3 - Greenfield

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	Surplus
				30% Affordable
1	5	98	12,760	£328
2	10	85	11,139	£288
3	25	84	10,961	£32
4	50	84	10,924	£76
5	75	84	11,034	£62
6	100	84	11,016	£66
7	200	84	11,034	£66

Table 6.14: Zone 3 – 30 dwellings per hectare (Greenfield)

Scheme	No. Dwellings	Ave (sq.m)	sq.ft per acre	30% Affordable
1	5	98	14,886	£369
2	10	85	12,995	£334
3	25	84	12,788	£80
4	50	84	12,745	£124
5	75	84	12,873	£110
6	100	84	12,852	£115
7	200	84	12,873	£113

Table 6.15: Zone 3 – 35 dwellings per hectare (Greenfield)

Impact on Surplus (per sq.m)			
S106	M4(2)	M4(2) & M4(3)	Education
-£9			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£10	-£2	-£5	-£8
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

S106	M4(2)	M4(2) & M4(3)	Education
-£9			-£7
-£11			-£8
-£11	-£2	-£4	-£8
-£10	-£2	-£5	-£8
-£10	-£2	-£5	-£7
-£10	-£2	-£4	-£7
-£10	-£2	-£4	-£7

Zone 3

Affordable Housing

- 6.36 The Zone 3 value locations are equivalent to Zone 3 in Policy LPC02 and here the policy requirement is for 10% on site affordable housing provision on brownfield sites and 30% on site provision for greenfield sites. The results of our testing of brownfield development show that there is only one unviable result based on 10% provision and here the result is marginal with a deficit of only £2 per sq.m. The results indicate that the policy requirement at 10% for brownfield sites is reasonable in these Zone 3 locations.
- 6.37 The results of our testing of greenfield sites at Tables 6.14 and 6.15 show that in all cases development is viable and able to support 30% affordable provision.

S106 Contributions

- 6.38 The results of our testing in Zone 3 show that including a S106 contribution of £1,000 per dwelling results in a reduction in the surplus of between £9 and £11 per sq.m. The impact on the surplus of this level of contribution is relatively small and where development is viable the results show that this level of contribution can be supported.

Part M4 Category 2 and 3

- 6.39 As in Zones 1 and 2 the impact on viability of the inclusion of the requirement to achieve M4 (2) for 20% of new dwellings is relatively limited with a small reduction in the 'surplus' of only £2 per sq.m. The results show that in all cases where development is viable the inclusion of this cost is unlikely to be significant and make development unviable.
- 6.40 Including the costs for a further 5% of the dwellings to achieve M4 (3a) increases the impact on the surplus to between £4 and £5 per sq.m. In all cases where development is viable the schemes tested could support the additional costs to achieve M4 (3a). Given the relatively limited cost associated with these requirements it may be possible to achieve seek a higher proportion of dwellings which achieve M4 (2) and (3a) requirements.

Education

- 6.41 It is very unlikely that new development in these Zone 3 locations will be required to provide significant education contributions. For completeness however as in Zones 1 and 2 we have modelled the impact of a maximum education contribution based on the Council's standard formula for primary and secondary provision. The results show that a maximum education contribution would reduce the surplus by between £7 and £8 per sq.m. Again this isn't a significant sum and in all cases tested save for one in Zone 3 development is able to support a contribution at this level.

Summary

- 6.42 The results for the housing typologies tested in Zone 3 show that in all cases save for one, the development of brownfield sites is sufficiently financially viable to support of the policy requirement of 10% on site affordable housing. Even in this case the unviable result has a very small deficit of only £2 per sq.m. This level of deficit is unlikely to prevent development in this case. The testing results indicate that the policy requirement of 10% provision in these locations is reasonable.
- 6.43 On greenfield sites the policy requirement is for 30% on site provision and again the results of our testing show that this is reasonable.
- 6.44 As in Zone 1 and 2 the impact on viability of achieving M4 (2) compliance for 20% of the dwellings and M4 (3a) with simple adaptation to 5% of the dwellings is limited and on its own is unlikely to make development unviable. Indeed in these higher value locations it is possible that the Council could seek a higher level of provision.
- 6.45 A S106 contribution of £1,000 per dwelling has a greater impact than M4 (2) and (3a) requirements however it also unlikely to make development unviable.
- 6.46 The results of our testing show that assuming a policy compliant level of affordable housing provision in these locations all of the schemes tested (save for one) could support a S106 contribution of £1,000 per dwelling and achieve compliance with policy requirements in relation to M4 (2) and M4 (3) and remain viable.

Residential Results - Apartment Developments

- 6.47 We have also considered the viability of apartment developments in the Borough. We have prepared viability testing based on a small 15 apartment development and a larger 50 unit scheme across all three zones. In all cases we have assumed development of previously developed brownfield sites. The results of our testing are contained in Tables 6.16 - 6.18.

Zone 1

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)	
			0% Affordable	10% Affordable
8	15	65	-£259	
9	50	66	-£183	

Table 6.16: Zone 1 – Apartments Testing

Impact on Surplus (per sq.m)		
S106	M4 (2)	M4 (2) & M4 (3)
-£15		
-£15	-£2	

Zone 2

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)	
			0% Affordable	10% Affordable
8	15	65	-£101	
9	50	66	-£28	

Table 6.17: Zone 2 – Apartments Testing

Impact on Surplus (per sq.m)		
S106	M4 (2)	M4 (2) & M4 (3)
-£15		
-£14	-£2	

Zone 3

Scheme	No. Dwellings	Dwelling Ave Size (sq.m)	Surplus (per sq.m)	
			0% Affordable	10% Affordable
8	15	65	£89	-£54
9	50	66	£151	£38

Table 6.18: Zone 3 – Apartments Testing

Impact on Surplus (per sq.m)		
S106	M4 (2)	M4 (2) & M4 (3)
-£14		
-£14	-£2	

Zones 1 and 2

6.48 The results of our viability testing for the development of 'standalone' apartments in the two lowest value zones show that even with no affordable housing provision this form of development is unviable. This level of loss ranges from -£28 per sq.m in Zone 2 up to -£259 per sq.m in Zone 1. The level of loss indicates that apartment developments in these locations are unlikely to be able to support planning contributions in the form affordable housing, M4 (2) and (3a) compliance and S106 contributions.

Zone 3

6.49 The results of our viability testing for apartments in the Zone 3 locations show an improvement in viability. At 10% affordable housing provision the larger of the two developments tested is viable with a surplus of £38 per sq.m albeit the smallest scheme is unviable on this basis with a loss of -£54 per sq.m. On the assumption of a scheme of entirely market dwellings both schemes are viable with surpluses of £89 to £151 per sq.m.

6.50 The inclusion of the costs of M4 (2) has a relatively limited impact on viability with a reduction in the level of surplus of £2 per sq.m in each case. For apartment developments we have not tested the impact of achieving M4 (3a) requirements to a further 5% of the dwellings with simple adaptation.

6.51 The S106 contribution of £1,000 per dwelling leads to a reduction in the level of surplus of between £14 and £15 per sq.m.

Summary

6.52 The results for the apartment typologies tested in Zone 3 show that at the policy position of 10% affordable housing provision the larger of the schemes tested is viable. The smaller scheme makes a loss but is viable based on a scheme of market housing. This indicates that in Zone 3 locations apartment developments are likely to be able to support some affordable housing provision. For the larger schemes it may be possible to achieve the policy compliant position of 10% on brownfield sites whilst for the smaller developments viability is more limited and less than 10% may be a more realistic position.

Residential Results – Allocations

6.53 As outlined at paragraph 3.31 we have also undertaken site specific viability testing in relation to the proposed housing allocations (save for 3HA). The results of this viability testing are contained in Table 6.19.

6.54 The results are presented in the same format as those for the generic viability testing with the Local Plan reference, address, number of dwellings and the average dwelling size for the scheme. We have also identified the affordable housing zone in which they are located. The testing is based on the capacity, site size and density identified in the Local Plan.

6.55 As with the previous tables the 'Surplus' is the residual sum that is left once the gross costs (inclusive of developer's profit and threshold land cost) are deducted from gross revenues. The development surplus is presented on the basis of an amount per sq.m of built floor space.

6.56 The allocated sites are either brownfield sites located in affordable housing zones 1 and 2 with a nil affordable housing requirement, or they are greenfield sites located in affordable housing zones 2 and 3 with a policy requirement for 30% affordable provision. The results of our testing for each site are presented with reference to the affordable housing requirement for each particular site with the columns under the overall heading of surplus based on either 0% or 30% provision. This is the viability of development having regard relevant affordable housing threshold and the base construction cost position which reflects current building regulation requirements including provision for surface water attenuation. In addition the appraisals make provision for the costs associated with the Local Plan policy requirements relating to the following:

- Provision of onsite open space/offsite contributions;
- Identified Highway works/contributions;
- Provision for cable and broadband ducting and;
- Sustainable Drainage Systems.

6.57 As with the generic typologies the viability of the allocation sites is shown having regard to the level of development surplus per sq.m. A minus shows that the development is not viable and the cell has been shaded red.

6.58 The final five columns then show the impact on viability of requirements relating to 10% renewables, a S106 contribution of £1,000 per dwelling, requirements to achieve M4 (2) in relation to 20% of the dwellings and then the cost of achieving M4 (2) to 20% of the dwellings together with M4 (3a) to 5% of the dwellings. We have also considered the impact of education contributions at the maximum level for a number of sites where some contribution might be required in the future.

6.59 The results in the right hand side of the tables show the impact or reduction in viability due to the respective policy in the form of the per sq.m reduction to the 'Surplus'. This allows the viability impact to be considered in relation to these requirements both singularly and cumulatively.

- 6.60 The development surplus and the policy impact per sq.m have in all cases been rounded to the nearest £ per sq.m.
- 6.61 Full details of the testing assumptions and results are contained at **Appendix 6**, whilst the construction cost assessments for each allocation are contained in the QS report at **Appendix 5**.

Housing Allocations

Ref	Address	AH Zone	Capacity	Type	Ave Size (sq.m)	Sq.ft per acre	Surplus (per sq.m)		Impact on Surplus (per sq.m)				
							0% Affordable	30% Affordable	10% Renew	S106	M4(2)	M4(2) & M4(3)	Education
1HA	Land south of Billinge Road, Garswood	3	216	GF	84	10,975		£51	£21	£10	£2	£4	£7
2HA	Land at Florida Farm (south of A5800), Blackbrook	2	522	GF	84	10,941		-£5	£24	£11	£2	£5	£8
4HA	Bold (Bold Forest Garden Suburb)	2	2,988	GF	84	10,937		£33	£22	£10	£2	£4	£7
5HA	Gartons Lane, Bold	2	569	GF	84	12,765		£9	£23	£11	£2	£5	£8
6HA	Land at Cowley Street, Cowley Hill, Town Centre	1/2	816	BF	87	11,747	£31		£22	£10	£2	£4	£7
7HA	Land west of The A49 Mill Lane Newton-le-Willows	2	181	GF	84	10,960		£35	£22	£10	£2	£4	£7
8HA	Land south of Higher Lane and east of Rookery Lane, Rainford	3	259	GF	84	10,960		£5	£21	£9	£2	£4	£7
9HA	Former Linkway Distribution Park, Thatto Heath	2	350	BF	87	14,345	£28		£21	£9	£2	£4	
10HA	Moss Nook Urban Village, Watery Lane, Moss Nook, Sutton	2	802	BF	87	15,212	£67		£23	£10	£2	£4	

Table 6.19: Results – Housing Allocations

Housing Allocations

- 6.62 The results for the three brownfield allocations tested with no affordable provision show that at the base position they are viable with surpluses ranging from £28 per sq. m to £67 per sq.m. In all cases the resultant surpluses are sufficient to meet requirements for 10% renewables, M4 (2) and (3a), however if education and further S106 contributions are required then there may need to be some adjustments of the overall requirements in relation to 6HA and 9HA were the surplus would not quite be sufficient to cover all potential planning obligation requirements.
- 6.63 The other allocations tested are all greenfield sites with a requirement for 30% onsite affordable housing provision. Our testing on this basis shows that 5 or the 6 allocations tested on this basis are viable with surpluses ranging from £5 per sq.m to £51 per sq.m. The one unviable result in relation to 2HA produced a deficit of -£5 per sq.m. This level of deficit is very small at only 0.2% of GDV and hence it is unlikely to prevent development coming forward on this site based on the full 30% affordable housing requirement.
- 6.64 Our testing shows that 50% of the greenfield housing allocations are sufficiently financially viable to support 30% affordable housing provision together with requirements in relation M4 (2) and (3a) and 10% renewables. In these cases if education contributions or further S106 contributions are required then for 4HA and 7HA there may need to be some flexibility in relation to the hierarchy of planning contributions. The results for 2HA (Florida Farm), 5HA (Gartons Lane) and 8HA (Higher Lane) show more limited surpluses generally as a result of the greater amount of planning contributions already contained in the respective appraisals in relation to matters such as highways and play and open space requirements. As a result the Council may have to be more flexible in seeking other policy requirements. The results for 2HA and 8HA are also affected by the housing mix policy, this means that based on the testing for these sites at a density of 30 dwellings per hectare then the floorspace per net developable acre is relatively low at less than 11,000 sq.ft. Our testing for all of the allocations is based on the minimum density identified for that site in the Local Plan. Therefore prospects exist in relation to those sites tested at 30 dwellings per hectare to increase the density and hence improve the viability outcome as evidenced by the generic testing that has been undertaken.

Electric Vehicle Charging Points

- 6.65 Policy LPA07 requires the provision of charging points to all dwellings. Our QS has estimated the cost of electrical vehicle charging points to be in the region of £220 per dwelling in addition to the base construction costs. Adding these costs into the viability assessments would mean that based on the average dwelling sizes this would lead to a reduction in the level of surplus in the range of £2 to £3 per sq.m. The cost of electric vehicle charging points is minimal and makes no significant difference to the base construction costs and will have a very limited impact on overall viability.

Commercial Results

6.66 The results of the testing that we have undertaken in respect of the Commercial development scenarios are listed in Table 6.20. The testing has been undertaken on the basis of brownfield development scenarios assuming typical hypothetical developments. As with the residential testing the results are presented to show the development surplus or loss per sq.m once all development costs (including land and developers profit) are deducted from the GDV of the completed development.

Type	Floor Area (sq.m)	Floor Area (sq.ft)	Surplus (per sq.m)
Offices (Out of Town)	464	5,000	-£734
Offices (Out of Town)	1,857	20,000	-£580
Industrial B1/B2	464	5,000	-£453
Industrial B1/B2	1,857	20,000	-£273
Industrial B2/B8	4,643	50,000	-£86
Industrial B8	9,287	100,000	-£19
Industrial B8	32,504	350,000	£17
Retail (Convenience)	279	3,000	£465
Retail (Convenience)	929	10,000	£95
Retail (Convenience)	2,786	30,000	£154
Retail (Convenience)	4,643	50,000	£217
Retail (Comparison)	929	10,000	-£68
Retail (Comparison)	2,786	30,000	-£4
Hotel	75 Bedrooms		-£348

Table 6.20: Commercial Viability Testing Results – Generic Typologies

- 6.67 Our viability testing for the commercial development typologies assumes that development is undertaken speculatively and hence includes a market risk adjusted developer's profit return at 15% of cost. With reference to Table 6.20 the results indicate that at present, standalone speculative office and industrial development is generally unviable on this basis save for the largest B8 development which has a small surplus.
- 6.68 The results of the retail testing show that there is a mixed picture in relation to new retail development in the Borough. The development of new convenience retail is generally viable however new comparison out of town provision is generally unviable at the present time inclusive of a full speculative developer's profit.
- 6.69 The testing that has been undertaken for new hotels shows that these are likely to be unviable in St Helens on the basis of a full speculative developer's profit.
- 6.70 The results of our viability testing for speculative commercial developments in St Helens aligns with our experiences elsewhere in the North West. Speculative employment development is generally not viable save for locations such as Manchester City Centre and around key transport hubs ie. Manchester Airport where values are significantly higher.

- 6.71 Despite the fact that certain forms of commercial development are not considered to be financially viable on a speculative basis at this point in time it is likely that industrial and office development will come forward in the future in St Helens. Such development is likely to be motivated by specific circumstances such as an existing owner wishing to expand or other business requirements necessitating development of that type in that location, for example to be near a specific piece of existing infrastructure or for business agglomeration reasons. Development of this type may take place with owner occupiers acquiring a site for development themselves, or alternatively procuring new premises through a design and build project which carries a lower profit requirement based on a contractors return.
- 6.72 Alternatively if such forms of development are to come forward on a speculative basis, it is likely that they may require support from enabling development in the form of more viable forms of development such as certain types of retail accommodation. Alternatively, as has been the case in the past, with the aid of public sector funding support such forms of development may also come forward in the Borough.
- 6.73 With reference to the employment sites identified in the Local Plan there is likely to be a range of different types of employment development including offices, industrial and warehousing. Development may be brought forward using a variety of different mechanisms or the landowners may simply service the sites and seek to sell plots for owner occupation or design and build.
- 6.74 When applying normal development viability criteria including a speculative developer's profit, office and industrial developments are unviable and as such substantive speculative market development is unlikely to take place in on this basis. We do however expect new employment development to come forward in the Borough with development likely to be in the form of expansion space for existing companies in the Borough. In addition new employment development is also likely to come forward with the benefit of public sector funding support or possibly as part of a wider mixed use scheme. It is anticipated that given the strategic location of St Helens substantial new warehouse and logistics development will come forward in the most well located positions close to the M6 and M62 junctions. The results of our testing for this form of development suggest that this is likely to be most viable form of employment development in the Borough.

7.0 PLAN VIABILITY AND DELIVERY

Conclusions

- 7.01 As outlined in Section 3 the NPPF requires that the Local Plan should be deliverable and the policies contained within the plan should not undermine delivery of the plan. The PPG indicates that a viability assessment should be used to ensure that the policies contained within the plan are realistic and that the total cumulative cost of all relevant policies contained in the plan will not undermine its deliverability.
- 7.02 Having regard to the requirements of the NPPF and PPG we have considered the spatial and strategic policies of the Local Plan, the proposed housing and employment allocations on which new development will be based, the development management policies that will guide the form, design, quality of development and the associated planning obligations.
- 7.03 In Section 3 we noted the sensitivity of residual appraisals to small changes in any of the assumptions which feed into the appraisal process. In our view we have ensured that we have taken a robust and a rigorous approach based on the appropriate available property market evidence at the time of preparing this study. In accordance with the PPG this evidence is considered to be adequate and proportionate for the purpose of the Viability Assessment.

Housing

- 7.04 Based on the scale and location of potential future development sites and therefore the type of development likely to come forward, we have prepared a representative sample of potential housing typologies on which to base our testing. These range in size from 5 dwellings to 200 dwellings and are based on brownfield and greenfield development scenarios. Summaries of the generic housing development scenarios that have been tested are contained at Table 3.4. There is also likely to be some limited new residential development in the form of apartment schemes and hence we have undertaken viability testing of a number of standalone apartment schemes in all market areas. Further details are contained in Table 3.5.
- 7.05 Based on the proposed Local Plan allocations, we have also prepared site specific viability appraisals for the majority of the housing allocations on which the plan relies. The allocations tested are both greenfield and brownfield sites and range in capacity from 181 dwellings to 2,988 dwellings. Details of the proposed allocation sites are contained at Table 2.2.

- 7.06 The Development Management Policies contained within the Local Plan vary in terms of their impact on development. Not all will have direct implications for development viability. A summary of the key policies and their effect on development is contained at Section 2 of this report and Table 3.12.
- 7.07 Of the policies assessed a number will impact on the form and design of development such as those which require provision for SUDs or for open space. Others such as Affordable Housing will place an obligation on the developer which will have a cost implication. Requirements for local infrastructure provision may require a monetary payment either through a S.106/S278 contribution or possibly CIL at a future point in time.
- 7.08 In preparing our viability assessments we have considered those policies which guide the form and design of development. Firstly we have considered **Policies LPA05** and **LPC01** which deal amongst other matters with density and housing mix. Based on the minimum density requirements identified we have undertaken viability testing based on densities of 30, 35 and 40 dwellings per hectare. We have also adopted a housing mix for testing broadly in line with the SHMA which varies dependent on the level of onsite affordable housing requirements. In addition the typologies tested make provision for 5% of the dwellings to be 2 bed bungalows.
- 7.09 The construction cost assessments are reflective of this mix and have been prepared assuming a development which meets current building regulation requirements and is reflective of Policy requirements in relation to flood risk and water management, ducting for cable and broadband and 10% renewables where appropriate.
- 7.10 **Policies LPC05** and **LPD03** address open space provision. Our testing of the generic housing typologies over 40 dwellings and the housing allocations includes the cost of onsite open space provision together with the capitalised cost of future maintenance. In addition, as advised by the Council, for a number of the allocations tested, we have included contributions to enhancement of local provision.
- 7.11 We have then considered the impact of **Policy LPC02 Affordable Housing** and have undertaken viability testing both generic and site specific based on the different affordable housing zones and requirements for onsite provision contained in the policy.
- 7.12 Full details of our assumptions in relation policy requirements are contained at Table 3.12 and also at paragraphs 5.46 to 5.53, whilst our QS report on the Construction Costs is included at **Appendix 5**.

- 7.13 Tables 6.1-6.19 contain the results of our viability testing of the Local Plan policies in relation to new residential development.
- 7.14 In the lowest value area (Zone 1) **Policy LPC02 Affordable Housing** contains a nil affordable housing requirement. The results of our testing of the generic typologies on brownfield sites show that development is generally unviable even in the absence of affordable housing on these sites. For greenfield sites the results show an improvement in viability with generally viable schemes at 35 and 40 dwellings per hectare. New housing developments in these Zone 1 locations are unlikely to be able to support affordable housing provision at the present time and hence the policy as drafted would appear to be reasonable.
- 7.15 In Zone 2 the policy requires nil affordable provision on brownfield sites and 30% on greenfield sites. With the higher sales prices in this Zone the viability position improves albeit in relation to brownfield sites 9 of the 21 generic typologies tested are still unviable. The brownfield allocations tested in this Zone are viable. The policy as drafted in relation to brownfield sites is therefore considered reasonable at the present time.
- 7.16 The results for the generic testing of greenfield sites in this Zone show that at 30 dwellings per hectare the provision of 30% affordable housing is generally not viable, at 20% affordable provision are schemes are viable. With an increased density at 35 dwellings per hectare all schemes tested (save for one) are viable based on 30% affordable housing provision. The greenfield allocations in this Zone are also viable based on 30% affordable housing provision with one marginal result that has a deficit equivalent to only 0.2% of GDV.
- 7.17 For greenfield sites in Zone 2 our testing shows that based on a reasonable development density of 35 dwellings per hectare new housing development is generally able to support 30% affordable housing provision. Lower density development at 30 dwellings per hectare combined with the housing mix contained in the SHMA results in a relatively low floorspace per acre ratio. This has an impact on viability in this zone and as a result the Council will need to be flexible in the application of the housing mix policy at lower densities so as to ensure development inclusive of 30% affordable housing does not become unviable.
- 7.18 In the Zone 3 locations the affordable housing requirement is for 10% on brownfield sites and 30% on greenfield sites. The results of the generic testing both for brownfield and greenfield sites shows that development is viable based on the affordable housing policy requirements save for one marginal result with a nominal deficit of £2 per sq.m. The allocations tested in this high value zone are also viable based on the policy compliant level of affordable housing. In these higher value locations the affordable housing requirements contained in the Local Plan are therefore reasonable.

- 7.19 We have also undertaken viability testing of apartments. This shows that standalone developments of apartments are not generally sufficiently financially viable to support affordable housing provision and other planning contributions save in the highest value Zone 3 locations. In Zone 3 our testing shows that the larger scheme of new apartments tested was sufficiently viable to support 10% affordable provision. The result for the smaller development was not viable on this basis and indicated that a lower level of affordable housing provision would be required for the scheme to remain viable
- 7.20 Our viability testing considers the impact of the SHMA housing mix on viability. The results of our generic testing at a lower density of 30 dwellings per hectare particularly in Zone 1 and 2 demonstrate that this housing mix does have an impact on viability. The mix that has been tested varies based on the level of affordable housing assumed however overall the impact is to increase the number of smaller 1 and 2 bed houses. This leads to a reduction in the level of square footage per acre to below a level considered to be an optimum position by the development industry. In addition at lower densities the Council will need to be mindful that a strict application of this mix may not result in an efficient use of land. Particularly in the lower value areas the Council will need to balance the target for smaller dwellings identified in the SHMA with viability issues that may arise as a result. The policy as drafted does allow flexibility in that each planning application is to be considered on its own merits taking into account relevant evidence including the most up to date SHMA. In addition there is provision in LPC01 for an Independent Viability Assessment where meeting these requirements would render a scheme unviable.
- 7.21 We have also considered the impact of other aspects of the local plan policy **LPC01** in the context of the requirements to achieve the standards set out in M4(2) and (3a) of Building Regulations. The policy requires 20% of new dwellings to be delivered to meet the optional accessibility standards set out in Optional Requirement M4 (2) of Part M of the Building Regulations. In addition a further 5% of dwellings will be required to achieve M4 (3) with simple adaptation.
- 7.22 Our viability testing considered the impact of this policy. The results of the testing showed that the requirements to achieve M4 (2) generally have a relatively limited impact on viability with a cost of around £2 per sq.m. The addition of the requirement for 5% of the dwellings to meet M4 (3) with simple adaption increases the cost slightly however it is still limited with a reduction in surplus of £4-5 per sq.m. Save in a limited number of cases, where development is viable, then these standards can generally be supported and do not have a significant impact on viability.

- 7.23 **LPA08 Infrastructure Delivery and Funding** makes provision for on and off site contributions for matters such as infrastructure and for mitigation of the impacts of new development. To understand the impact of developer contributions for offsite matters we have undertaken testing based on a contribution of £1,000 per dwelling. We have also modelled the impact of contributions to education based on the maximum amount generated by the Council's formula. It is likely however that few sites will be required to make contributions to education provision.
- 7.24 In Zone 1 the results of our testing show that development on brownfield sites is unlikely to be able to support such contributions. For greenfield sites the results indicate that at higher densities development may be able to support some limited S106 or education contribution. In Zone 2 the position improves and the majority of brownfield development at 35 dwellings per hectare can support a S106 contribution at this level. Most of the greenfield sites tested at this density could also support a S106 contribution at this level and 30% affordable housing.
- 7.25 In terms of education contributions then for Zone 2 locations where development is viable the level of surplus is such that in the majority of cases it would be able to support an education contribution if required.
- 7.26 In Zone 3 save for one result all of the generic typologies tested would be able to support a S106 contribution of £1,000 per dwelling, an education contribution at the maximum level and the policy compliant level of affordable housing.
- 7.27 **Policy LPC01 Housing Mix** clearly deals with a number of points that do have an impact on the viability of new housing development in the Borough. The policy includes details relating to how the housing mix is to be determined and also requirements for M4 (2) and M4 (3a). The policy refers to the fact that in determining applications each application will be considered on its own merits taking into account relevant evidence including the most up to date SHMA. Our viability testing shows that at lower densities the mix can have an impact on viability. The policy as drafted does contain flexibility to ensure the delivery of development is not prejudiced including a test of viability in the event that housing mix and M4 (2)/(3a) requirements make development unviable. Albeit in such cases the Council will weight any benefits of allowing the scheme in the form submitted against the extent of any failure to meet the requirements in full.

- 7.28 The provision of affordable housing probably has the most significant impact on viability. **LPC02 Affordable Housing** contains the plan requirements and sets a target of either 0%, 10% or 30% dependent on site size, location and type. Our testing indicates that in most cases it is possible to achieve the relevant policy requirement. In Zone 2 however on greenfield sites and at a lower development density of 30 dwellings per hectare, the impact of the housing mix policy reduces the amount of floorspace per acre to below the optimum level. The result of this is that at 30% affordable provision the results are unviable. With an increase in density to 35 dwellings per hectare all results save for one are viable.
- 7.29 In dealing with applications in these Zone 2 greenfield locations the Council will need to be mindful of the impact of housing mix and ensure that a balance is achieved so as not to undermine viability and the ability to deliver 30% affordable housing provision.
- 7.30 **Policy LPA08 Infrastructure Delivery and Funding** contains a provision that where viability is identified as an issue, a site specific independent evaluation will be required to demonstrate that a development is unviable as a consequence of developer contributions. The policy contains a hierarchy of developer contributions which are to be applied in cases where viability constraints can be demonstrated. Our viability testing demonstrates that in relation to new housing development not all parts of the Borough will be able to support the cumulative plan policies and hence this test of viability will ensure that there is sufficient flexibility in relation to viability matters to allow development to come forward where viability may be an issue specifically in the lower value Zone 1 locations.

Non-Residential Developments

- 7.31 The results from the viability testing for the offices and industrial suggest that employment development is not currently viable on a speculative basis. In certain cases for industrial development the results indicate that in the absence of a developer's profit requirement development may come close to 'breaking even'.
- 7.32 In our view the Local Plan Policy obligations, as drafted, do not place such a burden on new employment development so as to prejudice its future delivery. Issues in relation to viability are common across other parts of the North West, and arise because rents and capital values for employment uses are still currently at a relatively low level and in comparison there is a 'gap' with build costs. Traditionally in recent years this gap has been met by public sector funding support or in the case of mixed use schemes cross-subsidised by other more viable forms of development.

- 7.33 Notwithstanding the results of our viability testing it is likely that office and industrial development will come forward in St Helens in the future motivated by specific circumstances such as an owner occupier wishing to expand or alternatively with the benefit of public sector funding support. A good example is the new B1/B2 units constructed at Mere Grange with the benefit of a cross subsidy from higher value residential uses on the adjacent land.
- 7.34 The results of our viability testing for Retail shows that new convenience retail development is viable and able to support plan policies. Comparison retail is not generally viable with a full speculative profit. In part this is a result of higher land values for retail uses and also the fact that construction cost increases in recent times have not necessary been matched by increases in values for these type of uses. The impact of Local Plan policies on retail development are fairly limited in comparison with these market factors.
- 7.35 Our viability testing of hotels shows that they are currently unviable with the inclusion of a speculative developer's profit.
- 7.36 In summary the viability testing for commercial developments shows a mixed picture however where viability issues do arise this is as result of relatively low rents and capital values for employment uses in comparison with build costs rather than the polices contained in the Local Plan. Also our testing assumes a speculative form of development with a full developer's profit included. Many of the developments tested are unlikely to come forward as speculative schemes and hence will have a much lower profit requirement.

Overall Conclusion

- 7.37 Subject to the comments made above, the overall scale of obligations, standards and policy burdens contained in the Local Plan are not of such a scale that cumulatively they threaten the ability of the sites and scale of development identified in the Plan to be developed viably. In certain circumstances there may need to be a balance achieved between any requirements for affordable housing and S106 contributions/CIL (if introduced), however there is sufficient flexibility in the Plan policies as currently drafted to allow a relaxation of policy requirements if appropriate to ensure that the delivery of the plan is not undermined.
- 7.38 The results of our viability testing for residential development in the lower value Zone 1 locations indicate that due to relatively low house prices viability is a factor even in the absence of Local Plan Policies. In many cases the testing shows that even without affordable housing development is not viable based on the reasonable assumptions that we have made. These assumptions include an allowance for a reasonable return to both the landowner and the developer.

- 7.39 For development to come forward in these locations either the landowner or the developer or both may need to be more flexible in relation to the level of 'return' that they are willing to accept. The key message therefore is that although viability is inevitably an issue in Zone 1 based on normal market requirements, some development is happening. Landowners and developers appear to have adopted approaches to the level of return that they have been prepared to accept to bring forward development in these locations.
- 7.40 As noted at para 6.69 the results of our viability testing for speculative commercial developments in St Helens align with our experiences elsewhere in the North West where speculative employment development is generally not viable save for high value locations such as Manchester City Centre and around key transport hubs.
- 7.41 When applying normal development viability criteria including a speculative developer's profit, office and industrial developments are unviable and as such substantive speculative market development is unlikely to take place on this basis. However new employment development is likely to be brought forward using a variety of different mechanisms including the sale of serviced sites for owner occupation or design and build. New employment development will occur in the Borough as a result for example of existing occupiers wishing to expand or for other business requirements necessitating development of that type in that location, for example to be near a specific piece of existing infrastructure or for business agglomeration reasons. In addition new employment development is also likely to come forward with the benefit of public sector funding support or possibly as part of a wider mixed use scheme.
- 7.42 Viability issues do arise in relation to certain forms of commercial development however this is as a result of market factors rather than Local Plan policy obligations.

APPENDIX 1

PLANNING APPLICATION ANALYSIS

APPENDIX 1 - PLANNING APPLICATION ANALYSIS

(2016 ONWARDS)

Ref	Planning Application Number	Address	Ward	Site Area (Hectares) Gross		Houses						Apartments			Total	Site area gross (acres)	Site area net (hectares)	Site area net (acres)	Gross to net ratio	Dwellings Per ha	Developer
						1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	1 bed	2 bed	3 bed							
1	P/2016/0422	Land at 305 Walkers Lane	Bold	0.54	Mix			16							16	1.33	0.54	1.33	100%	30	Unknown
					%			100%							100%						
					Size (sq.ft)			971													
2	P/2016/0742	Land to west of Common Road, Newton le Willows	Earlestown	4.87	Mix			98	44						142	12.03	4.00	9.88	82%	36	Taylor Wimpey
					%			69%	31%						100%						
					Size (sq.ft)			903	1,263												
3	P/2017/0068	Carmelite Convent, Green Lane	Eccleston	1.80	Mix					12					12	4.45	1.80	4.45	100%	7	Jones Homes
					%					100%					100%						
					Size (sq.ft)					2,119											
4	P/2016/0651	Former Black Horse Pub, Moss Bank Road	Moss Bank	0.42	Mix		4	4	8						16	1.04	0.42	1.04	100%	38	Oakwood Construction
					%		25%	25%	50%						100%						
					Size (sq.ft)		780	945	1,219												
5	P/2016/0604	Vulcan Village, Wargrave Road	Newton	3.57	Mix		22	69	43						134	8.82	2.52	6.23	71%	53	St Modwen
					%		16%	51%	32%						100%						
					Size (sq.ft)		706	880	1,245												
6	P/2016/0923	Land at Weymouth Avenue and Portland Way	Parr	2.38	Mix		23	27	2						52	5.88	1.26	3.11	53%	41	Gleesons
					%		44%	52%	4%						100%						
					Size (sq.ft)		660	741	1,066												
7	P/2017/0672	Roper Street/Park Road	Town Centre	0.47	Mix		20					6			26	1.16					Torus/Kier
					%		77%					23%			100%						
					Size (sq.ft)		656					570									
8	P/2017/0083	Land off 29 Edward Street	Town Centre	1.19	Mix		32	20							52	2.94	1.19	2.94	100%	44	Unknown
					%		62%	38%							100%						
					Size (sq.ft)		760	864													
9	P/2016/0210	Lancots Lane	Town Centre	1.60	Mix		13	30	10						53	3.95	1.60	3.95	100%	33	Gleesons
					%		25%	57%	19%						100%						
					Size (sq.ft)		660	732	1,116												
10	P/2016/0299	Fishwicks, Baxters Lane	Town Centre	2.85	Mix		19	60					14		93	7.04	2.00	4.94	70%	47	
					%		20%	65%					15%		100%						
					Size (sq.ft)		750	900					750								

	Houses						Apartments			
Housing Mix	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	1 bed	2 bed	3 bed	Total
No Dwellings		133	324	107	12		6	14		596
Percentage		22%	54%	18%	2%		1%	2%		100%

	Houses						
	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
No Dwellings		133	324	107	12		576
Percentage		23%	56%	19%	2%		

All Schemes

	Houses						Apartments		
Dwelling Size	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	1 bed	2 bed	3 bed
Ave Size (sq.ft)		710	856	1182	2119		570	750	
Ave Size (sq.m)		66	80	110	197		53	70	

APPENDIX 2

NEW BUILD SALES EVIDENCE

Appendix 2 - New Build Sales Since January 2016

Affordable Housing Zone	Development	Area	Developer	No Sales	£/Sq.m	£/sq.ft	Comments
1	Hamelin Park	Parr	Gleesons	30	£1,728	£161	
2	The Willows	Earlestown	Persimmon	77	£1,982	£184	Steady increase in prices to £2,124 per sq.m (£197 per sq.ft) for first few 2018 sales
	Brookfields	Earlestown	Anywl Homes	22	£2,035	£189	
	83-85 Robbins Lane	Sutton		3	£2,016	£187	Small development of 4 bed detached homes
	Radley Park	Thatto Heath	St Modwen	37	£1,973	£183	Steady improvement in sales prices, £2,097 and £2,275 per sq.m (£195 and £227 per sq.ft) in 2017 and 2018
	Waterside Village	Thatto Heath	Morris Homes	33	£1,997	£186	Primarily 2016 sales last few in 2017 at ave of £2,151 per sq.m (£200 per sq.ft)
	Vulcan Park	Western Newton le Willows	Persimmon	83	£2,058	£191	Sales since 2016. Improvement in prices with 2017 at £2,121 per sq.m (£197 per sq.ft) and few sales in 2018 at £2,165 per sq.m (£201 per sq.ft)
	Newlands Grange (Vulcan)	Western Newton le Willows	Jones Homes	41	£2,106	£196	Primarily 2016 sales last few in 2017 at ave of £2,131 per sq.m (198 per sq.ft)
	Beech Gardens	Windlehurst	Bellway	82	£2,008	£187	Primarily 2016 sales
	Victoria Gardens	Windlehurst	Morris Homes	40	£2,188	£203	Sales over 2017 and 2018. Latter shows slight increase to £2,208 per sq.m (£205 per sq.ft)
Cherry Tree Gardens	Eastern Newton le Willows	Wainhomes	9	£2,333	£217	Historic sales were in first half 2016	
3	Eccleston Grange	Eccleston	Jones Homes	112	£2,467	£229	Sales over period since 2016. First sales in 2018 at £2,496 per sq.m (£232 per sq.ft)
	Linearbank Grange	Rainford	Dorbcrest Homes	9	£2,570	£239	Small executive development sales all during 2017
	Stephenson Grove	Rainhill	Countryside	42	£2,415	£224	Sales all primarily during 2016

Appendix 2 - New Build Sales Since January 2016

Hamelin Park, Parr - Gleasons

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	14	DELTA ROAD	PARR	WA9 2EQ	£99,995	02/05/2017	60	646	£1,666	£155	Cork	2 Storey 2 Bed Semi Detached
	39	ST PETERS WAY	PARR	WA9 2ES	£101,995	29/09/2017	60	646	£1,699	£158	Cork	2 Storey 2 Bed Semi Detached
	24	ST PETERS WAY	PARR	WA9 2ES	£102,995	15/12/2017	60	646	£1,716	£159	Cork	2 Storey 2 Bed Semi Detached
	27	ST PETERS WAY	PARR	WA9 2ES	£105,995	30/10/2017	60	646	£1,766	£164	Cork	2 Storey 2 Bed Semi Detached
	2	ST PETERS CLOSE	PARR	WA9 2ET	£123,995	03/03/2017	71	764	£1,747	£162	Galway	2 Storey 3 Bed Semi Detached
	37	ST PETERS WAY	PARR	WA9 2ES	£116,995	06/10/2017	71	764	£1,648	£153	Tyrone	2 Storey 3 Bed Semi Detached
	12	DELTA ROAD	PARR	WA9 2EQ	£123,995	10/03/2017	71	764	£1,747	£162	Tyrone	2 Storey 3 Bed Semi Detached
	10	ST PETERS WAY	PARR	WA9 2ES	£123,995	31/03/2017	71	764	£1,747	£162	Tyrone	2 Storey 3 Bed Semi Detached
	6	ST PETERS WAY	PARR	WA9 2ES	£123,995	12/12/2016	71	764	£1,747	£162	Tyrone	2 Storey 3 Bed Semi Detached
	29	ST PETERS WAY	PARR	WA9 2ES	£125,995	31/10/2017	71	764	£1,775	£165	Tyrone	2 Storey 3 Bed Semi Detached
	26	ST PETERS WAY	PARR	WA9 2ES	£126,995	21/12/2017	71	764	£1,789	£166	Tyrone	2 Storey 3 Bed Semi Detached
	21	ST PETERS WAY	PARR	WA9 2ES	£128,245	07/07/2017	71	764	£1,806	£168	Avonmore	2 Storey 3 Bed Detached
	1	ST PETERS WAY	PARR	WA9 2ES	£134,995	31/10/2016	71	764	£1,901	£177	Avonmore	2 Storey 3 Bed Detached
	20	ST PETERS WAY	PARR	WA9 2ES	£117,995	21/12/2017	72	775	£1,639	£152	Wicklow	2 Storey 3 Bed Semi Detached
	22	ST PETERS WAY	PARR	WA9 2ES	£117,995	21/12/2017	72	775	£1,639	£152	Wicklow	2 Storey 3 Bed Semi Detached
	11	ST PETERS WAY	PARR	WA9 2ES	£124,995	30/06/2017	72	775	£1,736	£161	Wicklow	2 Storey 3 Bed Semi Detached
	15	ST PETERS WAY	PARR	WA9 2ES	£124,995	30/06/2017	72	775	£1,736	£161	Wicklow	2 Storey 3 Bed Semi Detached
	23	ST PETERS WAY	PARR	WA9 2ES	£126,995	24/10/2017	72	775	£1,764	£164	Wicklow	2 Storey 3 Bed Semi Detached
	23	ST PETERS WAY	PARR	WA9 2ES	£126,995	24/10/2017	72	775	£1,764	£164	Wicklow	2 Storey 3 Bed Semi Detached
	25	ST PETERS WAY	PARR	WA9 2ES	£126,995	10/11/2017	72	775	£1,764	£164	Wicklow	2 Storey 3 Bed Semi Detached
	30	ST PETERS WAY	PARR	WA9 2ES	£129,995	04/12/2017	73	786	£1,780	£165	Kilkenny	2 Storey 3 Bed Detached
	8	ST PETERS WAY	PARR	WA9 2ES	£134,995	20/12/2016	73	786	£1,849	£172	Kilkenny	2 Storey 3 Bed Detached
	4	ST PETERS WAY	PARR	WA9 2ES	£126,995	16/12/2016	72	775	£1,764	£164	Fergus	2 Storey 3 Bed Detached
	31	ST PETERS WAY	PARR	WA9 2ES	£133,995	15/09/2017	73	786	£1,835	£170	Liffey	2 Storey 3 Bed Detached
	32	ST PETERS WAY	PARR	WA9 2ES	£137,995	01/12/2017	73	786	£1,890	£176	Liffey	2 Storey 3 Bed Detached
	9	ST PETERS WAY	PARR	WA9 2ES	£145,995	19/05/2017	97	1044	£1,505	£140	Stoneyford	2 Storey 4 Bed Detached
	19	ST PETERS WAY	PARR	WA9 2ES	£157,995	30/06/2017	97	1044	£1,629	£151	Longford	2 Storey 4 Bed Detached
	35	ST PETERS WAY	PARR	WA9 2ES	£158,995	15/09/2017	97	1044	£1,639	£152	Longford	2 Storey 4 Bed Detached
	17	ST PETERS WAY	PARR	WA9 2ES	£159,995	13/06/2017	102	1098	£1,568	£146	Waterford	2 Storey 4 Bed Detached
	28	ST PETERS WAY	PARR	WA9 2ES	£162,995	08/12/2017	102	1098	£1,598	£148	Waterford	2 Storey 4 Bed Detached
									Ave	£1,728	£161	
									2016	£1,815	£169	
									2017	£1,715	£159	

EPC
EPC

Appendix 2 - New Build Sales Since January 2016

Radley Park, Thatto Heath - St Modwen

Apartment	No	Street	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	12	RIPLEY WAY	WA9 5NT	£129,995	26/02/2016	73	783	£1,787	£166	B	2 Storey 2 Bed Terrace
	18	RIPLEY WAY	WA9 5NT	£129,995	24/03/2016	73	783	£1,787	£166	B	2 Storey 2 Bed Terrace
	25	OAKDALE DRIVE	WA9 5TU	£159,995	17/11/2017	73	791	£2,177	£202	791-3	2 storey 3 bed semi detached
	27	OAKDALE DRIVE	WA9 5TU	£159,995	24/11/2017	73	791	£2,177	£202	791-3	2 storey 3 bed semi detached
	3	OAKDALE DRIVE	WA9 5TU	£162,995	30/11/2017	73	791	£2,218	£206	791-3	2 storey 3 bed semi detached
	5	OAKDALE DRIVE	WA9 5TU	£162,995	30/11/2017	73	791	£2,218	£206	791-3	2 storey 3 bed semi detached
	7	OAKDALE DRIVE	WA9 5TU	£162,995	15/02/2018	73	791	£2,218	£206	791-3	2 storey 3 bed semi detached
	3	RIPLEY WAY	WA9 5NT	£142,000	12/02/2016	80	861	£1,775	£165	P	2 Storey 3 Bed Semi-Detached
	27	ELLINGTON WAY	WA9 5GS	£145,000	26/02/2016	80	861	£1,813	£168	P	2 Storey 3 Bed Semi-Detached
	25	ELLINGTON WAY	WA9 5GS	£146,000	13/05/2016	80	861	£1,825	£170	P	2 Storey 3 Bed Semi-Detached
	5	RIPLEY WAY	WA9 5NT	£147,995	22/07/2016	80	861	£1,850	£172	P	2 Storey 3 Bed Semi-Detached
	7	RIPLEY WAY	WA9 5NT	£149,995	16/06/2016	80	861	£1,875	£174	P	2 Storey 3 Bed Semi-Detached
	18	ELLINGTON WAY	WA9 5GS	£156,995	12/08/2016	80	861	£1,963	£182	P	2 Storey 3 Bed Semi-Detached
	20	ELLINGTON WAY	WA9 5GS	£156,995	30/06/2016	80	861	£1,963	£182	P	2 Storey 3 Bed Semi-Detached
	18	OAKDALE DRIVE	WA9 5TU	£182,995	07/03/2018	85	920	£2,141	£199	920-3	2 storey 3 bed semi detached
	24	OAKDALE DRIVE	WA9 5TU	£182,995	28/03/2018	85	920	£2,141	£199	920-3	2 storey 3 bed semi detached
	16	OAKDALE DRIVE	WA9 5TU	£183,995	12/02/2018	85	920	£2,153	£200	920-3	2 storey 3 bed semi detached
	20	RIPLEY WAY	WA9 5NT	£169,995	26/05/2016	89	958	£1,910	£177	E	2 Storey 3 Bed Detached
	21	OAKDALE DRIVE	WA9 5TU	£211,995	24/11/2017	90	965	£2,365	£220	965-3	2 storey 3 bed detached
	14	OAKDALE DRIVE	WA9 5TU	£214,995	16/02/2018	90	965	£2,398	£223	965-3	2 storey 3 bed detached
	17	OAKDALE DRIVE	WA9 5TU	£216,995	06/02/2018	90	965	£2,420	£225	965-3	2 storey 3 bed detached
	20	OAKDALE DRIVE	WA9 5TU	£216,995	23/02/2018	90	965	£2,420	£225	965-3	2 storey 3 bed detached
	28	ELLINGTON WAY	WA9 5GS	£150,000	28/02/2017	96	1035	£1,560	£145	RL14	2 Storey 3 Bed Semi-Detached
	36	ELLINGTON WAY	WA9 5GS	£156,995	07/03/2016	96	1035	£1,633	£152	RL14	2 Storey 3 Bed Semi-Detached
	24	ELLINGTON WAY	WA9 5GS	£159,995	24/08/2016	96	1035	£1,664	£155	RL14	2 Storey 3 Bed Semi-Detached
	40	ELLINGTON WAY	WA9 5GS	£159,995	30/06/2016	96	1035	£1,664	£155	RL14	2 Storey 3 Bed Semi-Detached
	26	ELLINGTON WAY	WA9 5GS	£160,000	20/05/2016	96	1035	£1,664	£155	RL14	2 Storey 3 Bed Semi-Detached
	38	ELLINGTON WAY	WA9 5GS	£160,000	27/05/2016	96	1035	£1,664	£155	RL14	2 Storey 3 Bed Semi-Detached
	42	ELLINGTON WAY	WA9 5GS	£162,995	31/03/2016	96	1035	£1,695	£157	RL14	2 Storey 3 Bed Semi-Detached
	19	OAKDALE DRIVE	WA9 5TU	£245,995	26/02/2018	107	1149	£2,304	£214	1149-4	2 storey 4 bed detached
	23	OAKDALE DRIVE	WA9 5TU	£245,995	20/12/2017	107	1149	£2,304	£214	1149-4	2 storey 4 bed detached
	33	ELLINGTON WAY	WA9 5GS	£185,995	04/03/2016	115	1243	£1,611	£150	D	2.5 Storey 3 Bed Semi-Detached
	32	ELLINGTON WAY	WA9 5GS	£189,995	08/03/2016	115	1243	£1,645	£153	D	2.5 Storey 3 Bed Semi-Detached
	1	OAKDALE DRIVE	WA9 5TU	£246,495	26/04/2017	122	1309	£2,027	£188	H	2 Storey 4 Bed Detached
	2	OAKDALE DRIVE	WA9 5TU	£249,995	29/07/2016	122	1309	£2,056	£191	H	2 Storey 4 Bed Detached
	19	ELLINGTON WAY	WA9 5GS	£252,995	26/02/2016	132	1416	£1,923	£179	J	2 Storey 4 Bed Detached
	23	ELLINGTON WAY	WA9 5GS	£259,995	05/08/2016	132	1416	£1,976	£184	J	2 Storey 4 Bed Detached

Ave **£1,973** **£183**

Ave ex 2.5s **£1,992** **£185**

2016	£1,797	£167
2017	£2,097	£195
2018	£2,275	£211

Affordable Units (Intermediate)

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description	Percentage of MV
	29	HELMSLEY CLOSE	NEWTON-LE-WILLOWS	WA12 9GW	£88,000	15/12/2017	69	739	£1,282	£119	Moseley	2.5 Storey 3 Bed Terraced	65%
	31	HELMSLEY CLOSE	NEWTON-LE-WILLOWS	WA12 9GW	£85,000	15/12/2017	69	739	£1,238	£115	Moseley	2.5 Storey 3 Bed Terraced	65%
	33	HELMSLEY CLOSE	NEWTON-LE-WILLOWS	WA12 9GW	£85,000	15/12/2017	69	739	£1,238	£115	Moseley	2.5 Storey 3 Bed Terraced	65%
	35	HELMSLEY CLOSE	NEWTON-LE-WILLOWS	WA12 9GW	£88,000	15/12/2017	69	739	£1,282	£119	Moseley	2.5 Storey 3 Bed Terraced	65%
	21	HELMSLEY CLOSE	NEWTON-LE-WILLOWS	WA12 9GW	£98,825	15/12/2017	87	932	£1,141	£106	Souter	2.5 Storey 3 Bed Terraced	66%
	23	HELMSLEY CLOSE	NEWTON-LE-WILLOWS	WA12 9GW	£95,000	15/12/2017	87	932	£1,097	£102	Souter	2.5 Storey 3 Bed Terraced	66%
	25	HELMSLEY CLOSE	NEWTON-LE-WILLOWS	WA12 9GW	£95,000	15/12/2017	87	932	£1,097	£102	Souter	2.5 Storey 3 Bed Terraced	66%
	27	HELMSLEY CLOSE	NEWTON-LE-WILLOWS	WA12 9GW	£98,825	15/12/2017	87	932	£1,141	£106	Souter	2.5 Storey 3 Bed Terraced	66%

Appendix 2 - New Build Sales Since January 2016

Waterside Village, Thatto Heath - Morris Homes

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	15	PRESTWICK CLOSE	THATTO HEATH	WA9 5RG	£128,750	23/03/2016	64	687	£2,017	£187	Budworth	2 Storey 2 Bed Mews
	20	PRESTWICK CLOSE	THATTO HEATH	WA9 5RG	£130,000	10/06/2016	64	687	£2,037	£189	Budworth	2 Storey 2 Bed Mews
	18	PRESTWICK CLOSE	THATTO HEATH	WA9 5RG	£130,750	10/06/2016	64	687	£2,049	£190	Budworth	2 Storey 2 Bed Mews
	2C	TRENTHAM CLOSE	THATTO HEATH	WA9 5GX	£139,750	01/12/2017	64	687	£2,184	£203	Budworth	2 Storey 2 Bed Mews
	2B	TRENTHAM CLOSE	THATTO HEATH	WA9 5GX	£143,950	15/12/2017	64	687	£2,249	£210	Budworth	2 Storey 2 Bed Mews
	2A	TRENTHAM CLOSE	THATTO HEATH	WA9 5GX	£174,750	19/12/2017	81	874	£2,157	£200	Didsbury	2 storey 3 bed mews
	25	HARWORTH ROAD	THATTO HEATH	WA9 5FX	£194,750	03/11/2017	87	936	£2,239	£208		3 bed det
	28	PRESTWICK CLOSE	THATTO HEATH	WA9 5RG	£168,750	24/03/2016	96	1036	£1,753	£163	Ennerdale	2.5 Storey 3 Bed Mews
	26	PRESTWICK CLOSE	THATTO HEATH	WA9 5RG	£172,250	17/03/2016	96	1036	£1,790	£166	Ennerdale	2.5 Storey 3 Bed Mews
	16	PRESTWICK CLOSE	THATTO HEATH	WA9 5RG	£174,250	24/03/2016	96	1036	£1,810	£168	Ennerdale	2.5 Storey 3 Bed Mews
	14	PRESTWICK CLOSE	THATTO HEATH	WA9 5RG	£174,750	01/07/2016	96	1036	£1,816	£169	Ennerdale	2.5 Storey 3 Bed Mews
	21	CAMBRIAN WAY	THATTO HEATH	WA9 5XB	£266,750	27/10/2017	121	1302	£2,205	£205		4 bed det
	5	GIBFIELD ROAD	THATTO HEATH	WA9 5FW	£290,750	25/10/2017	122	1318	£2,375	£221	Stauton	2 storey 4 bed detached
	23	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£299,750	18/03/2016	139	1497	£2,155	£200	Willington	2 Storey 4 Bed Detached
	10	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£299,750	30/09/2016	141	1522	£2,120	£197	Sutton	2 Storey 4 Bed Detached
	3	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£299,750	31/03/2017	141	1522	£2,120	£197	Sutton	2 Storey 4 Bed Detached
	4	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£299,750	18/03/2016	141	1522	£2,120	£197	Sutton	2 Storey 4 Bed Detached
	9	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£299,750	24/03/2017	141	1522	£2,120	£197	Sutton	2 Storey 4 Bed Detached
	15	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£324,750	24/03/2016	149	1607	£2,175	£202	Severn	2 Storey 4 Bed Detached
	14	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£325,750	28/10/2016	149	1607	£2,182	£203	Severn	2 Storey 4 Bed Detached
	5	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£260,750	03/09/2016	159	1711	£1,640	£152	Carding	2 Storey 5 Bed Detached
	7	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£260,750	25/11/2016	159	1711	£1,640	£152	Carding	2 Storey 5 Bed Detached
	6	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£266,250	29/04/2016	159	1711	£1,675	£156	Carding	2 Storey 5 Bed Detached
	16	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£266,750	20/12/2016	159	1711	£1,678	£156	Carding	2 Storey 5 Bed Detached
	17	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£266,750	24/03/2016	159	1711	£1,678	£156	Carding	2 Storey 5 Bed Detached
	8	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£266,750	12/08/2016	159	1711	£1,678	£156	Carding	2 Storey 5 Bed Detached
	23	CAMBRIAN WAY	THATTO HEATH	WA9 5XB	£341,750	03/11/2017	163	1755	£2,097	£195		4 bed det
	11	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£335,750	25/11/2016	167	1796	£2,012	£187	Winster	2 Storey 4 Bed Detached
	12	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£336,750	28/10/2016	167	1796	£2,018	£188	Winster	2 Storey 4 Bed Detached
	25	CAMBRIAN WAY	THATTO HEATH	WA9 5XB	£342,750	03/11/2017	167	1796	£2,052	£191	Winster	2 Storey 4 Bed Detached
	19	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£346,750	03/06/2016	171	1836	£2,033	£189	Hawford A	2 Storey 4 Bed Detached
	18	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£397,750	14/07/2017	198	2134	£2,006	£186	Stratford	2 Storey 5 Bed Detached
	21	WASHINGTON CLOSE	THATTO HEATH	WA9 5TF	£397,750	17/03/2017	198	2134	£2,006	£186	Stratford	2 Storey 5 Bed Detached

Ave	£1,997	£186
Ave ex 2.5s	£2,025	£188
2016	£1,908	£177
2017	£2,151	£200

Appendix 2 - New Build Sales Since January 2016

Beech Gardens, Windlehurst - Bellway

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	7	MCCABE WAY	WINDLEHURST	WA10 2UP	£118,995	14/07/2017	58	619	£2,069	£192	Studley	2 Storey 2 Bed Semi Detached
	21	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£134,995	24/02/2016	68	733	£1,982	£184	Chatsworth	2 Storey 3 Bed Semi Detached
	23	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£134,995	29/02/2016	68	733	£1,982	£184	Chatsworth	2 Storey 3 Bed Semi Detached
	3	MCCABE WAY	WINDLEHURST	WA10 2UP	£139,156	31/07/2017	68	733	£2,043	£190	Chatsworth	2 Storey 3 Bed Semi Detached
	28	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£144,995	12/06/2017	68	733	£2,129	£198	Chatsworth	2 Storey 3 Bed Semi Detached
	30	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£144,995	06/11/2017	68	733	£2,129	£198	Chatsworth	2 Storey 3 Bed Semi Detached
	5	MCCABE WAY	WINDLEHURST	WA10 2UP	£145,995	17/07/2017	68	733	£2,144	£199	Chatsworth	2 Storey 3 Bed Semi Detached
	26	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£141,000	17/03/2017	72	780	£1,946	£181	Pilkington	2 Storey 3 Bed Semi Detached
	1	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£144,995	09/12/2016	72	780	£2,001	£186	Pilkington	2 Storey 3 Bed Semi Detached
	2	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£145,995	28/09/2016	72	780	£2,015	£187	Pilkington	2 Storey 3 Bed Semi Detached
	8	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£145,995	23/09/2016	72	780	£2,015	£187	Pilkington	2 Storey 3 Bed Semi Detached
	29	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£146,995	06/01/2017	72	780	£2,029	£188	Pilkington	2 Storey 3 Bed Semi Detached
	1	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£146,995	15/11/2016	72	780	£2,029	£188	Pilkington	2 Storey 3 Bed Semi Detached
	14	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£147,995	08/06/2017	72	780	£2,042	£190	Pilkington	2 Storey 3 Bed Semi Detached
	9	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£147,995	28/02/2017	72	780	£2,042	£190	Pilkington	2 Storey 3 Bed Semi Detached
	19	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£147,616	23/11/2016	75	809	£1,964	£182	Rufford	2 Storey 3 Bed Semi Detached
	11	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£148,995	13/05/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	15	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£148,995	18/07/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	17	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£148,995	12/02/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	3	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£148,995	22/03/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	31	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£148,995	15/01/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	5	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£148,995	30/06/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	7	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£148,995	02/06/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	9	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£148,995	19/08/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	32	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£148,995	08/12/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	17	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£148,995	25/05/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	10	MCCABE WAY	WINDLEHURST	WA10 2UN	£148,995	28/07/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	8	MCCABE WAY	WINDLEHURST	WA10 2UN	£148,995	01/04/2016	75	809	£1,982	£184	Rufford	2 Storey 3 Bed Semi Detached
	39	MULVANNEY CRESCENT	WINDLEHURST	WA10 2UG	£149,995	17/06/2016	75	809	£1,996	£185	Rufford	2 Storey 3 Bed Semi Detached
	10	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£149,995	20/09/2016	75	809	£1,996	£185	Rufford	2 Storey 3 Bed Semi Detached
	24	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£150,000	27/03/2017	75	809	£1,996	£185	Rufford	2 Storey 3 Bed Semi Detached
	19	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£151,995	30/09/2016	75	809	£2,022	£188	Rufford	2 Storey 3 Bed Semi Detached
	27	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£151,995	30/11/2016	75	809	£2,022	£188	Rufford	2 Storey 3 Bed Semi Detached
	2	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£151,995	13/01/2017	75	809	£2,022	£188	Rufford	2 Storey 3 Bed Semi Detached
	11	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£153,995	05/01/2017	75	809	£2,049	£190	Rufford	2 Storey 3 Bed Semi Detached
	16	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£153,995	31/05/2017	75	809	£2,049	£190	Rufford	2 Storey 3 Bed Semi Detached
	1	BAILEY WAY	WINDLEHURST	WA10 2UF	£156,995	29/06/2017	75	809	£2,089	£194	Rufford	2 Storey 3 Bed Semi Detached
	10	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£184,755	10/08/2016	88	943	£2,109	£196	Lansdown	2 Storey 3 Bed Detached
	12	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£186,995	24/03/2016	88	943	£2,134	£198	Lansdown	2 Storey 3 Bed Detached
	14	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£186,995	30/09/2016	88	943	£2,134	£198	Lansdown	2 Storey 3 Bed Detached
	11	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£187,995	22/07/2016	88	943	£2,146	£199	Lansdown	2 Storey 3 Bed Detached
	3	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£187,995	25/11/2016	88	943	£2,146	£199	Lansdown	2 Storey 3 Bed Detached
	7	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£187,995	12/08/2016	88	943	£2,146	£199	Lansdown	2 Storey 3 Bed Detached
	9	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£187,995	18/07/2016	88	943	£2,146	£199	Lansdown	2 Storey 3 Bed Detached
	6	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£187,995	22/08/2016	88	943	£2,146	£199	Lansdown	2 Storey 3 Bed Detached
	21	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£188,995	25/10/2016	88	943	£2,157	£200	Lansdown	2 Storey 3 Bed Detached
	15	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£189,995	06/01/2017	88	943	£2,169	£201	Lansdown	2 Storey 3 Bed Detached
	23	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£189,995	19/10/2016	88	943	£2,169	£201	Lansdown	2 Storey 3 Bed Detached
	25	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£189,995	07/12/2016	88	943	£2,169	£201	Lansdown	2 Storey 3 Bed Detached
	5	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£189,995	02/12/2016	88	943	£2,169	£201	Lansdown	2 Storey 3 Bed Detached
	7	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£189,995	02/12/2016	88	943	£2,169	£201	Lansdown	2 Storey 3 Bed Detached
	1	WALLACE DRIVE	WINDLEHURST	WA10 2US	£173,995	22/04/2016	95	1025	£1,827	£170	Weston	2 Storey 3 Bed Semi Detached
	4	DOLAN WAY	WINDLEHURST	WA10 2UH	£175,995	04/03/2016	95	1025	£1,848	£172	Weston	2 Storey 3 Bed Semi Detached
	20	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£176,995	18/03/2016	95	1025	£1,859	£173	Weston	2 Storey 3 Bed Semi Detached
	2	MCCABE WAY	WINDLEHURST	WA10 2UN	£176,995	24/03/2016	95	1025	£1,859	£173	Weston	2 Storey 3 Bed Semi Detached
	4	MCCABE WAY	WINDLEHURST	WA10 2UN	£176,995	13/06/2016	95	1025	£1,859	£173	Weston	2 Storey 3 Bed Semi Detached
	6	MCCABE WAY	WINDLEHURST	WA10 2UN	£176,995	24/06/2016	95	1025	£1,859	£173	Weston	2 Storey 3 Bed Semi Detached
	3	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£176,995	03/06/2016	95	1025	£1,859	£173	Weston	2 Storey 3 Bed Semi Detached
	5	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£176,995	03/06/2016	95	1025	£1,859	£173	Weston	2 Storey 3 Bed Semi Detached
	4	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£178,995	18/01/2017	95	1025	£1,880	£175	Weston	2 Storey 3 Bed Semi Detached
	6	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£178,995	25/01/2017	95	1025	£1,880	£175	Weston	2 Storey 3 Bed Semi Detached
	10	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£179,995	27/01/2017	95	1025	£1,890	£176	Weston	2 Storey 3 Bed Semi Detached
	8	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£179,995	20/01/2017	95	1025	£1,890	£176	Weston	2 Storey 3 Bed Semi Detached
	22	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£181,995	31/07/2017	95	1025	£1,911	£178	Weston	2 Storey 3 Bed Semi Detached
	1	MCCABE WAY	WINDLEHURST	WA10 2UP	£181,995	29/06/2017	95	1025	£1,911	£178	Weston	2 Storey 3 Bed Semi Detached
	18	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£195,995	15/01/2016	95	1025	£2,058	£191	Weston	2 Storey 3 Bed Semi Detached
	6	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£195,995	10/06/2016	95	1025	£2,058	£191	Weston	2 Storey 3 Bed Semi Detached
	8	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£195,995	18/04/2016	95	1025	£2,058	£191	Weston	2 Storey 3 Bed Semi Detached
	11	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£196,995	24/06/2016	95	1025	£2,069	£192	Weston	2 Storey 3 Bed Semi Detached
	16	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£206,995	15/01/2016	107	1151	£1,936	£180	Oakwood	2 Storey 4 Bed Detached
	2	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£207,995	28/01/2016	107	1151	£1,945	£181	Oakwood	2 Storey 4 Bed Detached
	1	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£208,995	15/04/2016	107	1151	£1,954	£182	Oakwood	2 Storey 4 Bed Detached
	5	GORMLEY DRIVE	WINDLEHURST	WA10 2UL	£208,995	29/04/2016	107	1151	£1,954	£182	Oakwood	2 Storey 4 Bed Detached
	9	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£210,995	17/06/2016	107	1151	£1,973	£183	Oakwood	2 Storey 4 Bed Detached
	17	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£212,995	24/06/2016	107	1151	£1,992	£185	Oakwood	2 Storey 4 Bed Detached
	12	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£213,195	09/09/2016	107	1151	£1,994	£185	Oakwood	2 Storey 4 Bed Detached
	15	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£217,995	27/01/2017	107	1151	£2,039	£189	Oakwood	2 Storey 4 Bed Detached
	4	GORMLEY DRIVE	WINDLEHURST	WA10 2UJ	£219,995	29/01/2016	114	1232	£1,922	£179	Fairhaven	2 Storey 4 Bed Detached
	7	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£221,995	17/06/2016	114	1232	£1,940	£180	Fairhaven	2 Storey 4 Bed Detached
	15	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£222,995	15/07/2016	114	1232	£1,948	£181	Fairhaven	2 Storey 4 Bed Detached
	4	WRIGHT CLOSE	WINDLEHURST	WA10 2UR	£222,995	15/08/2016	114	1232	£1,948	£181	Fairhaven	2 Storey 4 Bed Detached
	12	SIMMONS CLOSE	WINDLEHURST	WA10 2UQ	£226,995	27/01/2017	114	1232	£1,983	£184	Fairhaven	2 Storey 4 Bed Detached

Ave Price	£2,008	£187
2016	£2,006	£186
2017	£2,014	£187

Appendix 2 - New Build Sales Since January 2016

83-85 Robins Lane

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description	
	1	JOHN MOLYNEUX V C CLOSE		WA9 3ZG	£250,000	28/02/2018	126	1361	£1,977	£184		4 bed detached	
	2	JOHN MOLYNEUX V C CLOSE		WA9 3ZG	£250,000	22/03/2018	127	1362	£1,976	£184		4 bed detached	
	4	JOHN MOLYNEUX V C CLOSE		WA9 3ZG	£265,000	05/01/2018	127	1362	£2,094	£195		4 bed detached	
									Ave	£2,016	£187		

Appendix 2 - New Build Sales Since January 2016

Brookfields - Anwyll

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	7	SKIPTON CLOSE	NEWTON-LE-WILLOWS	WA12 9NG	£141,950	02/03/2018	67	724	£2,110	£196	Elwy	2 bed SD
	5	SKIPTON CLOSE	NEWTON-LE-WILLOWS	WA12 9NG	£142,950	02/02/2018	67	724	£2,125	£197	Elwy	2 bed SD
	31	BEVERLEY WAY	NEWTON-LE-WILLOWS	WA12 9HR	£146,950	20/10/2017	72	775	£2,041	£190	Penley	3 bed SD
	10	SKIPTON CLOSE	NEWTON-LE-WILLOWS	WA12 9NG	£146,950	17/11/2017	72	775	£2,041	£190	Penley	3 bed T
	8	SKIPTON CLOSE	NEWTON-LE-WILLOWS	WA12 9NG	£149,950	17/11/2017	72	775	£2,083	£193	Penley	3 bed T
	14	SKIPTON CLOSE	NEWTON-LE-WILLOWS	WA12 9NG	£149,950	20/10/2017	72	775	£2,083	£193	Penley	3 bed T
	1	SKIPTON CLOSE	NEWTON-LE-WILLOWS	WA12 9NG	£152,950	09/02/2018	72	775	£2,124	£197	Penley	3 bed SD
	32	BEVERLEY WAY	NEWTON-LE-WILLOWS	WA12 9HR	£153,950	29/03/2018	72	775	£2,138	£199	Penley	3 bed SD
	33	BEVERLEY WAY	NEWTON-LE-WILLOWS	WA12 9HR	£145,950	20/10/2017	75	811	£1,937	£180	Overton	3 bed SD
	12	SKIPTON CLOSE	NEWTON-LE-WILLOWS	WA12 9NG	£148,950	01/12/2017	75	811	£1,977	£184	Overton	3 bed T
	3	SKIPTON CLOSE	NEWTON-LE-WILLOWS	WA12 9NG	£152,950	23/03/2018	75	811	£2,030	£189	Overton	3 bed SD
	34	BEVERLEY WAY	NEWTON-LE-WILLOWS	WA12 9HR	£153,950	29/03/2018	75	811	£2,043	£190	Overton	3 bed SD
	2	THORNTON DRIVE	NEWTON-LE-WILLOWS	WA12 9GZ	£198,950	08/12/2017	89	953	£2,247	£209	Hope	3 bed Det
	2	SCARBOROUGH DRIVE	NEWTON LE WILLOWS	WA12 9GY	£192,950	30/06/2017	89	953	£2,179	£202	Hope	2 Storey 3 Bed Detached
	4	THORNTON DRIVE	NEWTON-LE-WILLOWS	WA12 9GZ	£200,950	08/12/2017	89	953	£2,270	£211	Hope	3 bed Det
	25	BEVERLEY WAY	NEWTON-LE-WILLOWS	WA12 9HR	£150,000	28/11/2017	89	956	£1,689	£157	Clwyd	3 bed SD
	29	BEVERLEY WAY	NEWTON-LE-WILLOWS	WA12 9HR	£152,950	10/10/2017	89	956	£1,722	£160	Clwyd	3 bed SD
	28	BEVERLEY WAY	NEWTON-LE-WILLOWS	WA12 9HR	£167,950	29/03/2018	89	956	£1,891	£176	Clwyd	3 bed Det
	30	BEVERLEY WAY	NEWTON-LE-WILLOWS	WA12 9HR	£167,950	29/03/2018	89	956	£1,891	£176	Clwyd	3 bed Det
	6	SCARBOROUGH DRIVE	NEWTON LE WILLOWS	WA12 9GY	£197,950	25/08/2017	95	1025	£2,079	£193	Porthmadog	2 Storey 3 Bed Detached
	10	SCARBOROUGH DRIVE	NEWTON-LE-WILLOWS	WA12 9GY	£215,950	17/11/2017	102	1093	£2,127	£198	Abersoch	D
	8	SCARBOROUGH DRIVE	NEWTON-LE-WILLOWS	WA12 9GY	£220,950	04/10/2017	114	1229	£1,935	£180	Bala	D

Ave	£2,035	£189
2017	£2,029	£189
2018	£2,044	£190

Appendix 2 - New Build Sales Since January 2016

Vulcan Park - Persimmon

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	77	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£117,995	06/05/2016	611	£2,079	£193	Moulton	2 Storey 2 Bed Terrace
	79	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£117,995	31/03/2016	611	£2,079	£193	Moulton	2 Storey 2 Bed Terrace
	57	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£118,995	18/12/2017	611	£2,096	£195	Moulton	2 Storey 2 Bed Terrace
	59	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£118,995	15/12/2017	611	£2,096	£195	Moulton	2 Storey 2 Bed Terrace
	81	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£119,995	24/03/2016	611	£2,114	£196	Moulton	2 Storey 2 Bed Terrace
	166	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£121,995	28/02/2017	611	£2,149	£200	Moulton	2 Storey 2 Bed Terrace
	172	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£121,995	29/03/2018	611	£2,149	£200	Moulton	2 Storey 2 Bed Terrace
	37	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£124,000	29/03/2018	611	£2,184	£203	Moulton	2 Storey 2 Bed Terrace
	154	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£135,995	30/09/2016	761	£1,924	£179	Hanbury	2 Storey 3 Bed Terrace
	152	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£137,995	30/09/2016	761	£1,952	£181	Hanbury	2 Storey 3 Bed Terrace
	156	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£137,995	30/09/2016	761	£1,952	£181	Hanbury	2 Storey 3 Bed Terrace
	126	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£139,995	24/06/2016	761	£1,980	£184	Hanbury	2 Storey 3 Semi Detached
	128	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£139,995	28/06/2016	761	£1,980	£184	Hanbury	2 Storey 3 Semi Detached
	138	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£140,995	29/03/2017	761	£1,994	£185	Hanbury	2 Storey 3 Semi Detached
	26	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£140,995	31/03/2017	761	£1,994	£185	Hanbury	2 Storey 3 Semi Detached
	28	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£141,995	31/03/2017	761	£2,008	£187	Hanbury	2 Storey 3 Semi Detached
	140	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£142,995	07/04/2017	761	£2,023	£188	Hanbury	2 Storey 3 Semi Detached
	49	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£142,995	22/05/2017	761	£2,023	£188	Hanbury	2 Storey 3 Semi Detached
	51	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£142,995	28/04/2017	761	£2,023	£188	Hanbury	2 Storey 3 Semi Detached
	4	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£142,995	27/10/2017	761	£2,023	£188	Hanbury	2 Storey 3 Semi Detached
	6	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£142,995	27/10/2017	761	£2,023	£188	Hanbury	2 Storey 3 Semi Detached
	30	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£142,995	27/10/2017	761	£2,023	£188	Hanbury	2 Storey 3 Terrace
	34	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£142,995	27/10/2017	761	£2,023	£188	Hanbury	2 Storey 3 Terrace
	36	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£143,995	30/06/2017	761	£2,037	£189	Hanbury	2 Storey 3 Semi Detached
	25	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£146,995	22/12/2017	761	£2,079	£193	Hanbury	2 Storey 3 Semi Detached
	1	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£149,995	08/12/2017	761	£2,122	£197	Hanbury	2 Storey 3 Semi Detached
	116	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£169,995	31/03/2016	870	£2,103	£195	Rufford	2 Storey 3 Bed Detached
	15	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£173,995	10/06/2016	870	£2,153	£200	Rufford	2 Storey 3 Bed Detached
	6	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£173,995	28/04/2016	870	£2,153	£200	Rufford	2 Storey 3 Bed Detached
	87	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£173,995	29/04/2016	870	£2,153	£200	Rufford	2 Storey 3 Bed Detached
	122	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£174,995	30/06/2016	870	£2,165	£201	Rufford	2 Storey 3 Bed Detached
	144	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£174,995	30/06/2016	870	£2,165	£201	Rufford	2 Storey 3 Bed Detached
	148	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£174,995	30/09/2016	870	£2,165	£201	Rufford	2 Storey 3 Bed Detached
	3	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£174,995	23/12/2016	870	£2,165	£201	Rufford	2 Storey 3 Bed Detached
	19	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£174,995	31/03/2016	870	£2,165	£201	Rufford	2 Storey 3 Bed Detached
	7	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£175,995	28/04/2017	870	£2,177	£202	Rufford	2 Storey 3 Bed Detached
	11	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£176,995	11/05/2017	870	£2,190	£203	Rufford	2 Storey 3 Bed Detached
	15	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£176,995	26/05/2017	870	£2,190	£203	Rufford	2 Storey 3 Bed Detached
	63	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£177,995	23/12/2016	870	£2,202	£205	Rufford	2 Storey 3 Bed Detached
	65	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£177,995	23/12/2016	870	£2,202	£205	Rufford	2 Storey 3 Bed Detached
	53	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£178,995	24/03/2017	870	£2,215	£206	Rufford	2 Storey 3 Bed Detached
	19	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£178,995	12/05/2017	870	£2,215	£206	Rufford	2 Storey 3 Bed Detached
	47	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£179,995	30/06/2017	870	£2,227	£207	Rufford	2 Storey 3 Bed Detached
	36	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£182,995	28/04/2017	870	£2,264	£210	Rufford	2 Storey 3 Bed Detached
	38	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£182,995	04/04/2017	870	£2,264	£210	Rufford	2 Storey 3 Bed Detached
	3	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£143,995	31/03/2016	932	£1,663	£155	Souter	2.5 Storey 3 Semi Detached
	5	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£143,995	29/04/2016	932	£1,663	£155	Souter	2.5 Storey 3 Semi Detached
	108	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£144,995	05/04/2016	932	£1,675	£156	Souter	2.5 Storey 3 Semi Detached
	110	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£144,995	24/03/2016	932	£1,675	£156	Souter	2.5 Storey 3 Semi Detached
	112	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£144,995	29/04/2016	932	£1,675	£156	Souter	2.5 Storey 3 Semi Detached
	114	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£144,995	29/03/2016	932	£1,675	£156	Souter	2.5 Storey 3 Semi Detached
	132	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£144,995	30/06/2016	932	£1,675	£156	Souter	2.5 Storey 3 Semi Detached
	134	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£144,995	30/06/2016	932	£1,675	£156	Souter	2.5 Storey 3 Semi Detached
	1	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£145,995	11/03/2016	932	£1,686	£157	Souter	2.5 Storey 3 Semi Detached
	7	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£145,995	26/02/2016	932	£1,686	£157	Souter	2.5 Storey 3 Semi Detached
	130	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£146,995	15/07/2016	932	£1,698	£158	Souter	2.5 Storey 3 Semi Detached
	136	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£146,995	15/05/2017	932	£1,698	£158	Souter	2.5 Storey 3 Semi Detached
	21	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£192,995	26/05/2017	969	£2,144	£199	Hatfield	2 Storey 3 Bed Detached
	22	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£194,995	28/04/2017	969	£2,166	£201	Hatfield	2 Storey 3 Bed Detached
	176	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£192,995	23/12/2016	999	£2,079	£193	Clandon	2 Storey 3 Bed Detached
	32	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£195,995	22/12/2017	999	£2,112	£196	Clandon	2 Storey 3 Bed Detached
	124	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£217,995	30/06/2016	1098	£2,137	£199	Roseberry	2 Storey 4 Bed Detached
	142	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£217,995	29/07/2016	1098	£2,137	£199	Roseberry	2 Storey 4 Bed Detached
	150	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£218,995	30/09/2016	1098	£2,147	£199	Roseberry	2 Storey 4 Bed Detached
	160	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£219,995	31/10/2016	1098	£2,157	£200	Roseberry	2 Storey 4 Bed Detached
	162	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£221,995	11/11/2016	1098	£2,176	£202	Roseberry	2 Storey 4 Bed Detached
	17	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£223,995	26/05/2017	1098	£2,196	£204	Roseberry	2 Storey 4 Bed Detached
	40	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£226,995	26/05/2017	1098	£2,225	£207	Roseberry	2 Storey 4 Bed Detached
	174	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£231,995	08/05/2017	1098	£2,274	£211	Roseberry	2 Storey 4 Bed Detached
	8	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£232,995	25/10/2017	1098	£2,284	£212	Roseberry	2 Storey 4 Bed Detached
	34	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£240,000	18/12/2017	1098	£2,353	£219	Roseberry	2 Storey 4 Bed Detached
	9	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£224,995	10/06/2016	1154	£2,099	£195	Crathorne	2 Storey 4 Bed Detached
	164	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£225,000	09/12/2016	1154	£2,099	£195	Crathorne	2 Storey 4 Bed Detached
	120	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£225,995	31/05/2016	1154	£2,108	£196	Crathorne	2 Storey 4 Bed Detached
	158	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£227,995	30/09/2016	1154	£2,127	£198	Crathorne	2 Storey 4 Bed Detached
	5	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£229,995	31/08/2017	1154	£2,145	£199	Crathorne	2 Storey 4 Bed Detached
	24	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£229,995	30/11/2017	1154	£2,145	£199	Crathorne	2 Storey 4 Bed Detached
	18	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£231,995	31/08/2017	1154	£2,164	£201	Crathorne	2 Storey 4 Bed Detached
	2	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£231,995	28/02/2018	1154	£2,164	£201	Crathorne	2 Storey 4 Bed Detached
	12	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£231,995	30/10/2017	1154	£2,164	£201	Crathorne	2 Storey 4 Bed Detached
	29	GARSTON CRESCENT	NEWTON-LE-WILLOWS	WA12 8NR	£231,995	28/02/2018	1154	£2,164	£201	Crathorne	2 Storey 4 Bed Detached
	146	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£234,995	28/10/2016	1242	£2,037	£189	Cherryburn	2 Storey 4 Bed Detached
	9	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£235,995	30/06/2017	1242	£2,045	£190	Cherryburn	2 Storey 4 Bed Detached
					Ave			£2,058	£191		
					Ave ex 2.5s			£2,104	£195		
					2016			£1,990	£185		
					2017			£2,121	£197		
					2018			£2,165	£201		

Affordable Houses

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description	Percentage of MV
	170	VULCAN PARK WAY	NEWTON-LE-WILLOWS	WA12 8AF	£94,396	10/02/2018	611	£1,663	£154	Moulton	2 Storey 2 Bed Terrace	77%
	41	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£95,196	29/03/2018	611	£1,677	£156	Moulton	2 Storey 2 Bed Terrace	78%
	43	PENINSULA DRIVE	NEWTON-LE-WILLOWS	WA12 8AP	£98,396	11/12/2017	611	£1,733	£161	Moulton	2 Storey 2 Bed Terrace	81%
	27	PAXMAN CLOSE	NEWTON-LE-WILLOWS	WA12 8AQ	£117,596	31/10/2017	932	£1,358	£126	Souter	2.5 Storey 3 Semi Detached	80%

Appendix 2 - New Build Sales Since January 2016

Newlands Grange (Vulcan) - Jones Homes

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description	EPC
	5	KIRTLEY DRIVE	NEWTON LE WILLOWS	WA12 8AJ	£245,950	29/01/2016	125	1342	£1,968	£183	Banbury	2 Storey 4 Bed Detached	EPC
	51	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£265,000	31/08/2016	125	1342	£2,120	£197	Banbury	2 Storey 4 Bed Detached	EPC
	53	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£262,950	30/09/2016	125	1342	£2,104	£196	Banbury	2 Storey 4 Bed Detached	EPC
	55	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£262,500	31/08/2016	125	1342	£2,100	£196	Banbury	2 Storey 4 Bed Detached	EPC
	44	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£255,000	18/08/2016	125	1342	£2,040	£190	Banbury	2 Storey 4 Bed Detached	EPC
	46	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£255,000	29/07/2016	125	1342	£2,040	£190	Banbury	2 Storey 4 Bed Detached	EPC
	50	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£255,000	05/07/2016	125	1342	£2,040	£190	Banbury	2 Storey 4 Bed Detached	EPC
	52	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£255,000	22/07/2016	125	1342	£2,040	£190	Banbury	2 Storey 4 Bed Detached	EPC
	58	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£269,950	21/10/2016	125	1342	£2,160	£201	Banbury	2 Storey 4 Bed Detached	EPC
	60	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£270,950	31/10/2016	125	1342	£2,168	£202	Banbury	2 Storey 4 Bed Detached	EPC
	62	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£270,950	25/11/2016	125	1342	£2,168	£202	Banbury	2 Storey 4 Bed Detached	EPC
	68	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£272,950	27/01/2017	125	1342	£2,184	£203	Banbury	2 Storey 4 Bed Detached	EPC
	72	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£272,950	21/12/2016	125	1342	£2,184	£203	Banbury	2 Storey 4 Bed Detached	EPC
	10	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£158,950	05/02/2016	77	827	£2,064	£192	Birch	2 Storey 3 Bed End Terrace	EPC
	12	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£159,950	29/01/2016	77	827	£2,077	£193	Birch	2 Storey 3 Bed Semi Detached	EPC
	15	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£159,950	15/04/2016	77	827	£2,077	£193	Birch	2 Storey 3 Bed End Terrace	EPC
	16	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£161,950	20/04/2016	77	827	£2,103	£196	Birch	2 Storey 3 Bed Semi Detached	EPC
	17	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£157,950	08/04/2016	77	827	£2,051	£191	Birch	2 Storey 2 Bed Mid Terrace	EPC
	18	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£161,950	15/04/2016	77	827	£2,103	£196	Birch	2 Storey 3 Bed Semi Detached	EPC
	2	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£168,950	31/03/2017	77	827	£2,194	£204	Birch	2 Storey 3 Bed End Terrace	EPC
	4	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£160,950	12/02/2016	77	827	£2,090	£195	Birch	2 Storey 3 Bed End Terrace	EPC
	4	JACKMAN CLOSE	NEWTON LE WILLOWS	WA12 8AH	£160,950	08/04/2016	77	827	£2,090	£195	Birch	2 Storey 3 Bed End Terrace	EPC
	6	JACKMAN CLOSE	NEWTON LE WILLOWS	WA12 8AH	£159,950	31/03/2016	77	827	£2,077	£193	Birch	2 Storey 2 Bed Mid Terrace	EPC
	23	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£164,950	24/02/2017	77	827	£2,142	£199	Birch	2 Storey 2 Bed Mid Terrace	EPC
	41	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£168,950	06/04/2017	77	827	£2,194	£204	Birch	2 Storey 3 Bed End Terrace	EPC
	6	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£137,200	24/03/2016	71	762	£1,932	£180	Cranford	2 Storey 2 Bed Mid Terrace	EPC
	8	MALDEN ROAD	NEWTON LE WILLOWS	WA12 8AA	£133,500	18/02/2016	71	762	£1,880	£175	Cranford	2 Storey 2 Bed Mid Terrace	EPC
	37	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£139,950	30/03/2017	71	762	£1,971	£184	Cranford	2 Storey 2 Bed Mid Terrace	EPC
	39	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£139,950	07/04/2017	71	762	£1,971	£184	Cranford	2 Storey 2 Bed Mid Terrace	EPC
	6	KIRTLEY DRIVE	NEWTON LE WILLOWS	WA12 8AJ	£237,950	26/01/2016	115	1235	£2,069	£193	Davenham	2 Storey 4 Bed Detached	EPC
	47	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£245,000	29/07/2016	115	1235	£2,130	£198	Davenham	2 Storey 4 Bed Detached	EPC
	49	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£247,950	26/08/2016	115	1235	£2,156	£201	Davenham	2 Storey 4 Bed Detached	EPC
	57	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£255,500	14/10/2016	115	1235	£2,222	£207	Davenham	2 Storey 4 Bed Detached	EPC
	48	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£249,750	15/07/2016	115	1235	£2,172	£202	Davenham	2 Storey 4 Bed Detached	EPC
	54	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£247,000	28/07/2016	115	1235	£2,148	£200	Davenham	2 Storey 4 Bed Detached	EPC
	56	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£259,950	21/10/2016	115	1235	£2,260	£210	Davenham	2 Storey 4 Bed Detached	EPC
	70	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£262,950	20/01/2017	115	1235	£2,287	£213	Davenham	2 Storey 4 Bed Detached	EPC
	66	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£309,950	31/01/2017	147	1582	£2,109	£196	Lindow	2 Storey 4 Bed Detached	EPC
	45	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AL	£275,000	08/04/2016	129	1389	£2,132	£198	Northwood	2 Storey 4 Bed Detached	EPC
	42	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£275,950	15/08/2016	129	1389	£2,139	£199	Northwood	2 Storey 4 Bed Detached	EPC
	64	RALEIGH CLOSE	NEWTON LE WILLOWS	WA12 8AN	£285,000	18/11/2016	129	1389	£2,209	£205	Northwood	2 Storey 4 Bed Detached	EPC
									Ave Price	£2,106	£196		
									2016	£2,100	£196		
									2017	£2,131	£198		

Appendix 2 - New Build Sales Since January 2016

Victoria Gardens, Windlehurst - Morris Homes

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	20	ST BEES CLOSE	WINDLEHURST	WA10 6WD	£145,750	16-Feb-18	64	687	£2,284	£212	Budworth	2 bed mews
	26	ST BEES CLOSE	WINDLEHURST	WA10 6WD	£147,750	16-Feb-18	64	687	£2,315	£215	Budworth	2 bed mews
	283	CITY ROAD	WINDLEHURST	WA10 6UZ	£162,750	29-Mar-18	81	874	£2,004	£186	Didsbury	3 bed mews
	285	CITY ROAD	WINDLEHURST	WA10 6UZ	£164,750	23-Mar-18	81	874	£2,029	£189	Didsbury	3 bed mews
	18	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£168,750	24-Nov-17	81	874	£2,078	£193	Didsbury	3 bed mews
	9	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£170,750	22-Sep-17	81	874	£2,103	£195	Didsbury	3 bed mews
	10	APPLEBY WAY	WINDLEHURST	WA10 6WB	£170,750	25-Aug-17	81	874	£2,103	£195	Didsbury	3 bed semi
	16	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£173,950	08-Sep-17	81	874	£2,142	£199	Didsbury	3 bed mews
	8	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£174,750	29-Sep-17	84	904	£2,081	£193	Ashridge	3 storey 3 bed mews
	6	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£178,950	29-Sep-17	84	904	£2,131	£198	Ashridge	3 storey 3 bed mews
	3	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£179,750	16-Jun-17	87	938	£2,063	£192	Dalton	2 Storey 3 Bed Corner Splay
	2	APPLEBY WAY	WINDLEHURST	WA10 6WB	£180,750	17-Nov-17	87	938	£2,074	£193	Dalton	2 Storey 3 Bed Corner Splay
	1	APPLEBY WAY	WINDLEHURST	WA10 6WB	£183,950	29-Sep-17	87	938	£2,111	£196	Dalton	2 Storey 3 Bed Corner Splay
	5	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£184,950	16-Oct-17	87	938	£2,122	£197	Dalton	2 Storey 3 Bed Corner Splay
	8	APPLEBY WAY	WINDLEHURST	WA10 6WB	£193,750	23-Jun-17	87	938	£2,223	£207	Dalton	2 Storey 3 Bed Corner Splay
	24	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£194,750	30-Oct-17	87	938	£2,235	£208	Dalton	2 Storey 3 Bed Corner Splay
	7	APPLEBY WAY	WINDLEHURST	WA10 6WB	£196,750	17-Mar-17	87	938	£2,258	£210	Ely	2 Storey 3 Bed Detached
	25	APPLEBY WAY	WINDLEHURST	WA10 6WB	£198,750	02-Mar-18	87	938	£2,281	£212	Ely	2 Storey 3 Bed Detached
	12	APPLEBY WAY	WINDLEHURST	WA10 6WB	£182,750	25-Aug-17	88	952	£2,066	£192	Capesthorpe	3 bed mews
	15	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£186,950	27-Oct-17	88	952	£2,114	£196	Capesthorpe	3 bed mews
	289	CITY ROAD	WINDLEHURST	WA10 6UZ	£199,750	17-Feb-17	89	957	£2,247	£209	Dunham	2 Storey 3 Bed Detached
	291	CITY ROAD	WINDLEHURST	WA10 6UZ	£199,750	17-Feb-17	89	957	£2,247	£209	Dunham	2 Storey 3 Bed Detached
	3	APPLEBY WAY	WINDLEHURST	WA10 6WB	£200,750	24-Feb-17	89	957	£2,258	£210	Dunham	2 Storey 3 Bed Detached
	4	APPLEBY WAY	WINDLEHURST	WA10 6WB	£200,750	31-Mar-17	89	957	£2,258	£210	Dunham	2 Storey 3 Bed Detached
	14	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£205,950	14-Jul-17	89	957	£2,316	£215	Dunham	2 Storey 3 Bed Detached
	20	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£180,750	02-Mar-18	90	965	£2,016	£187	Borrowdale	3 bed 3 storey mews
	22	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£182,750	03-Nov-17	90	965	£2,038	£189	Borrowdale	3 bed 3 storey mews
	26	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£208,750	06-Oct-17	92	994	£2,261	£210	Rufford	3 bed detached
	10	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£185,750	26-May-17	96	1036	£1,930	£179	Ennerdale	2.5 Storey 3 Bed Mews
	4	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£185,750	26-May-17	96	1036	£1,930	£179	Ennerdale	2.5 Storey 3 Bed Mews
	5	APPLEBY WAY	WINDLEHURST	WA10 6WB	£229,750	15-Mar-17	98	1054	£2,346	£218	Appleton	2 Storey 4 Bed Detached
	17	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£231,750	23-Mar-18	98	1054	£2,367	£220	Appleton	2 Storey 4 Bed Detached
	27	APPLEBY WAY	WINDLEHURST	WA10 6WB	£231,750	16-Mar-18	98	1054	£2,367	£220	Appleton	2 Storey 4 Bed Detached
	1	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£230,750	03-Mar-17	100	1076	£2,308	£214	Bollington	2 Storey 4 Bed Detached
	9	APPLEBY WAY	WINDLEHURST	WA10 6WB	£242,750	03-Mar-17	103	1105	£2,365	£220	Berrington	2 Storey 4 Bed Detached
	7	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£243,750	26-May-17	103	1105	£2,374	£221	Berrington	2 Storey 4 Bed Detached
	28	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£244,750	29-Sep-17	103	1105	£2,384	£221	Berrington	2 Storey 4 Bed Detached
	293	CITY ROAD	WINDLEHURST	WA10 6UZ	£243,750	28-Jul-17	110	1189	£2,207	£205	Malham	2 Storey 4 Bed Detached
	287	CITY ROAD		WA10 6UZ	£243,750	29-Mar-18	110	1189	£2,207	£205	Malham	2 Storey 4 Bed Detached
	12	CARNFORTH DRIVE	WINDLEHURST	WA10 6WA	£249,950	04-Aug-17	110	1189	£2,263	£210	Malham	2 Storey 4 Bed Detached

Ave Price **£2,188** **£203**

Ave Price ex 2.5s **£2,217** **£206**

2017 **£2,182** **£203**

2018 **£2,208** **£205**

Appendix 2 - New Build Sales Since January 2016

Cherry Tree Gardens, Newton le Willows - Wainhomes

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	21	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£354,950	31/03/2016	159	1716	£2,226	£207	Montgomery	2 Storey 5 Bed Detached
	11	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£226,950	13/05/2016	94	1013	£2,412	£224	Nelson	2 Storey 4 Bed Detached
	14	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£229,950	30/03/2016	94	1013	£2,443	£227	Nelson	2 Storey 4 Bed Detached
	15	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£221,950	31/03/2016	94	1013	£2,358	£219	Nelson	2 Storey 4 Bed Detached
	31	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£224,950	30/06/2016	94	1013	£2,390	£222	Nelson	2 Storey 4 Bed Detached
	29	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£264,950	17/06/2016	115	1233	£2,313	£215	Newton	2 Storey 4 Bed Detached
	19	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£299,950	08/04/2016	139	1493	£2,163	£201	Oxford	2 Storey 4 Bed Detached
	25	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£241,950	29/04/2016	103	1112	£2,342	£218	Wren	2 Storey 4 Bed Detached
	9	MCCORQUODALE GARDENS	NEWTON-LE-WILLOWS	WA12 0AA	£242,950	29/01/2016	103	1112	£2,352	£218	Wren	2 Storey 4 Bed Detached
Ave									£2,333	£217		

Appendix 2 - New Build Sales Since January 2016

Stephenson Grove, Rainhill - Countryside

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	77	STEPHENSON GROVE	RAINHILL	L35 9AB	£192,500	29/07/2016	79	850	£2,438	£226	Weaver	2 Storey 3 Bed Semi Detached
	79	STEPHENSON GROVE	RAINHILL	L35 9AB	£192,500	22/07/2016	79	850	£2,438	£226	Weaver	2 Storey 3 Bed Semi Detached
	56	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,500	13/03/2017	79	850	£2,463	£229	Weaver	2 Storey 3 Bed Semi Detached
	54	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	30/09/2016	79	850	£2,469	£229	Weaver	2 Storey 3 Bed Semi Detached
	5	STEPHENSON GROVE	RAINHILL	L35 9AB	£219,950	30/09/2016	79	855	£2,769	£257	Ellesmere	2 Storey 3 Bed Detached.
	30	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	31/03/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	32	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	31/03/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	34	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	31/03/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	36	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	29/02/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	40	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	24/06/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	42	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	24/06/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	44	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	30/06/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	46	STEPHENSON GROVE	RAINHILL	L35 9AA	£194,950	29/07/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	47	STEPHENSON GROVE	RAINHILL	L35 9AB	£194,950	24/03/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	51	STEPHENSON GROVE	RAINHILL	L35 9AB	£194,950	29/02/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	53	STEPHENSON GROVE	RAINHILL	L35 9AB	£194,950	29/02/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	55	STEPHENSON GROVE	RAINHILL	L35 9AB	£194,950	22/03/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	57	STEPHENSON GROVE	RAINHILL	L35 9AB	£194,950	22/03/2016	84	900	£2,332	£217	Stamford	2.5 Storey 3 Bed Semi Detached
	105	STEPHENSON GROVE	RAINHILL	L35 9AB	£199,950	16/09/2016	84	900	£2,391	£222	Stamford	2.5 Storey 3 Bed Semi Detached
	107	STEPHENSON GROVE	RAINHILL	L35 9AB	£199,950	09/09/2016	84	900	£2,391	£222	Stamford	2.5 Storey 3 Bed Semi Detached
	117	STEPHENSON GROVE	RAINHILL	L35 9AB	£199,950	30/09/2016	84	900	£2,391	£222	Stamford	2.5 Storey 3 Bed Semi Detached
	119	STEPHENSON GROVE	RAINHILL	L35 9AB	£199,950	30/09/2016	84	900	£2,391	£222	Stamford	2.5 Storey 3 Bed Semi Detached
	45	STEPHENSON GROVE	RAINHILL	L35 9AB	£199,950	27/05/2016	84	900	£2,391	£222	Stamford	2.5 Storey 3 Bed Semi Detached
	38	STEPHENSON GROVE	RAINHILL	L35 9AA	£224,950	29/01/2016	92	991	£2,443	£227	Ashbourne	2 Storey 3 Bed Detached.
	69	STEPHENSON GROVE	RAINHILL	L35 9AB	£244,950	31/05/2016	100	1076	£2,450	£228	Ashop	2 Storey 3 Bed Detached.
	71	STEPHENSON GROVE	RAINHILL	L35 9AB	£244,950	16/06/2016	100	1076	£2,450	£228	Ashop	2 Storey 3 Bed Detached.
	3	STEPHENSON GROVE	RAINHILL	L35 9AB	£245,000	30/09/2016	100	1076	£2,451	£228	Ashop	2 Storey 3 Bed Detached.
	109	STEPHENSON GROVE	RAINHILL	L35 9AB	£246,950	29/09/2016	100	1076	£2,470	£230	Ashop	2 Storey 3 Bed Detached.
	111	STEPHENSON GROVE	RAINHILL	L35 9AB	£246,950	30/09/2016	100	1076	£2,470	£230	Ashop	2 Storey 3 Bed Detached.
	113	STEPHENSON GROVE	RAINHILL	L35 9AB	£246,950	30/09/2016	100	1076	£2,470	£230	Ashop	2 Storey 3 Bed Detached.
	115	STEPHENSON GROVE	RAINHILL	L35 9AB	£246,950	30/09/2016	100	1076	£2,470	£230	Ashop	2 Storey 3 Bed Detached.
	73	STEPHENSON GROVE	RAINHILL	L35 9AB	£246,950	30/06/2016	100	1076	£2,470	£230	Ashop	2 Storey 3 Bed Detached.
	75	STEPHENSON GROVE	RAINHILL	L35 9AB	£246,950	08/07/2016	100	1076	£2,470	£230	Ashop	2 Storey 3 Bed Detached.
	61	STEPHENSON GROVE	RAINHILL	L35 9AB	£249,950	27/06/2016	100	1076	£2,500	£232	Ashop	2 Storey 3 Bed Detached.
	101	STEPHENSON GROVE	RAINHILL	L35 9AB	£254,950	31/08/2016	100	1076	£2,550	£237	Ashop	2 Storey 3 Bed Detached.
	63	STEPHENSON GROVE	RAINHILL	L35 9AB	£254,950	20/05/2016	100	1076	£2,550	£237	Ashop	2 Storey 3 Bed Detached.
	65	STEPHENSON GROVE	RAINHILL	L35 9AB	£284,950	26/05/2016	119	1280	£2,396	£223	Ribble	2 Storey 4 Bed Detached
	67	STEPHENSON GROVE	RAINHILL	L35 9AB	£284,950	31/05/2016	119	1280	£2,396	£223	Ribble	2 Storey 4 Bed Detached
	81	STEPHENSON GROVE	RAINHILL	L35 9AB	£287,950	29/07/2016	119	1280	£2,421	£225	Ribble	2 Storey 4 Bed Detached
	103	STEPHENSON GROVE	RAINHILL	L35 9AB	£289,950	31/08/2016	119	1280	£2,438	£227	Ribble	2 Storey 4 Bed Detached
	49	STEPHENSON GROVE	RAINHILL	L35 9AB	£284,950	29/01/2016	121	1305	£2,350	£218	Pocklington	2.5 Storey 4 Bed Detached
	59	STEPHENSON GROVE	RAINHILL	L35 9AB	£284,950	31/03/2016	121	1305	£2,350	£218	Pocklington	2.5 Storey 4 Bed Detached

Ave **£2,415** **£224**

Ave No 2.5s **£2,475** **£230**

2016 **£2,413** **£224**

2017 **£2,463** **£229**

Appendix 2 - New Build Sales Since January 2016

Eccleston Grange, Eccleston - Jones Homes

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	88	CHELFORD ROAD	ECCLESTON	WA10 5QX	£149,950	12/01/2018	64	689	£2,343	£218	Marton	2 Storey 2 Bed Mews
	90	CHELFORD ROAD	ECCLESTON	WA10 5QX	£149,950	23/03/2018	64	689	£2,343	£218	Marton	2 Storey 2 Bed Mews
	81	CHELFORD ROAD	ECCLESTON	WA10 5PL	£149,950	02/08/2017	64	689	£2,343	£218	Marton	2 Storey 2 Bed Mews
	84	CHELFORD ROAD	ECCLESTON	WA10 5QX	£149,950	28/09/2017	64	689	£2,343	£218	Marton	2 Storey 2 Bed Mews
	92	CHELFORD ROAD	ECCLESTON	WA10 5QX	£150,950	20/10/2017	64	689	£2,359	£219	Marton	2 Storey 2 Bed Mews
	82	CHELFORD ROAD	ECCLESTON	WA10 5QX	£150,950	28/09/2017	64	689	£2,359	£219	Marton	2 Storey 2 Bed Mews
	75	CHELFORD ROAD	ECCLESTON	WA10 5PL	£151,450	14/07/2017	64	689	£2,366	£220	Marton	2 Storey 2 Bed Mews
	86	CHELFORD ROAD	ECCLESTON	WA10 5QX	£152,185	20/12/2017	64	689	£2,378	£221	Marton	2 Storey 2 Bed Mews
	98	CHELFORD ROAD	ECCLESTON	WA10 5QX	£164,950	24/03/2017	68	732	£2,426	£225	Langley	2 Storey 3 Bed Mews
	69	CHELFORD ROAD	ECCLESTON	WA10 5PL	£165,000	31/03/2017	68	732	£2,426	£225	Langley	2 Storey 3 Bed Mews
	74	CHELFORD ROAD	ECCLESTON	WA10 5QX	£165,950	22/09/2017	68	732	£2,440	£227	Langley	2 Storey 3 Bed Mews
	80	CHELFORD ROAD	ECCLESTON	WA10 5QX	£165,950	25/08/2017	68	732	£2,440	£227	Langley	2 Storey 3 Bed Mews
	46	CHELFORD ROAD	ECCLESTON	WA10 5PL	£166,500	15/01/2016	68	732	£2,449	£227	Langley	2 Storey 3 Bed Mews
	5	TATTON WAY	ECCLESTON	WA10 5AA	£168,950	01/02/2016	68	732	£2,485	£231	Langley	2 Storey 3 Bed Mews
	51	TATTON WAY	ECCLESTON	WA10 5AA	£169,950	16/06/2017	68	732	£2,499	£232	Langley	2 Storey 3 Bed Mews
	52	CHELFORD ROAD	ECCLESTON	WA10 5PL	£169,950	08/01/2016	68	732	£2,499	£232	Langley	2 Storey 3 Bed Mews
	66	CHELFORD ROAD	ECCLESTON	WA10 5QX	£169,950	28/09/2017	68	732	£2,499	£232	Langley	2 Storey 3 Bed Mews
	72	CHELFORD ROAD	ECCLESTON	WA10 5QX	£169,950	22/09/2017	68	732	£2,499	£232	Langley	2 Storey 3 Bed Mews
	60	CHELFORD ROAD	ECCLESTON	WA10 5PL	£170,950	27/10/2017	68	732	£2,514	£234	Langley	2 Storey 3 Bed Mews
	60	CHELFORD ROAD	ECCLESTON	WA10 5PL	£170,950	27/10/2017	68	732	£2,514	£234	Langley	2 Storey 3 Bed Mews
	53	TATTON WAY	ECCLESTON	WA10 5AA	£171,950	18/10/2017	68	732	£2,529	£235	Langley	2 Storey 3 Bed Mews
	55	TATTON WAY	ECCLESTON	WA10 5AA	£172,650	19/10/2017	68	732	£2,539	£236	Langley	2 Storey 3 Bed Mews
	54	CHELFORD ROAD	ECCLESTON	WA10 5PL	£173,500	13/10/2017	68	732	£2,551	£237	Langley	2 Storey 3 Bed Mews
	64	CHELFORD ROAD	ECCLESTON	WA10 5QX	£173,950	29/09/2017	68	732	£2,558	£238	Langley	2 Storey 3 Bed Mews
	63	CHELFORD ROAD	ECCLESTON	WA10 5PL	£180,605	19/01/2018	68	732	£2,656	£247	Langley	2 Storey 3 Bed Semi
	1	HARTFORD ROAD	ECCLESTON	WA10 5QT	£189,950	27/05/2016	68	732	£2,793	£260	Langley	2 Storey 3 Bed Mews
	8	TATTON WAY	ECCLESTON	WA10 5AA	£195,000	17/11/2017	70	753	£2,786	£259	Huxley	2 Storey 3 Bed Detached
	8	HOLME ROAD	ECCLESTON	WA10 5FJ	£195,000	24/03/2016	70	753	£2,786	£259	Huxley	2 Storey 3 Bed Detached
	67	CHELFORD ROAD	ECCLESTON	WA10 5PL	£154,000	24/03/2017	71	764	£2,169	£202	Cranford	2 Storey 2 Bed Mews
	96	CHELFORD ROAD	ECCLESTON	WA10 5QX	£154,950	21/04/2017	71	764	£2,182	£203	Cranford	2 Storey 2 Bed Mews
	76	CHELFORD ROAD	ECCLESTON	WA10 5QX	£155,950	27/10/2017	71	764	£2,196	£204	Cranford	2 Storey 2 Bed Mews
	78	CHELFORD ROAD	ECCLESTON	WA10 5QX	£155,950	25/08/2017	71	764	£2,196	£204	Cranford	2 Storey 2 Bed Mews
	50	CHELFORD ROAD	ECCLESTON	WA10 5PL	£156,500	29/04/2016	71	764	£2,204	£205	Cranford	2 Storey 2 Bed Mews
	71	TATTON WAY	ECCLESTON	WA10 5AA	£156,950	31/01/2018	71	764	£2,211	£205	Cranford	2 Storey 2 Bed Mews
	68	CHELFORD ROAD	ECCLESTON	WA10 5QX	£156,950	28/09/2017	71	764	£2,211	£205	Cranford	2 Storey 2 Bed Mews
	40	CHELFORD ROAD	ECCLESTON	WA10 5PL	£157,500	19/02/2016	71	764	£2,218	£206	Cranford	2 Storey 2 Bed Mews
	94	CHELFORD ROAD	ECCLESTON	WA10 5QX	£157,500	13/04/2017	71	764	£2,218	£206	Cranford	2 Storey 2 Bed Mews
	20	HOLME ROAD	ECCLESTON	WA10 5FJ	£158,950	25/08/2016	71	764	£2,239	£208	Cranford	2 Storey 2 Bed Mews
	22	HOLME ROAD	ECCLESTON	WA10 5FJ	£158,950	26/08/2016	71	764	£2,239	£208	Cranford	2 Storey 2 Bed Mews
	47	TATTON WAY	ECCLESTON	WA10 5AA	£159,950	23/06/2017	71	764	£2,253	£209	Cranford	2 Storey 2 Bed Mews
	49	TATTON WAY	ECCLESTON	WA10 5AA	£159,950	27/04/2017	71	764	£2,253	£209	Cranford	2 Storey 2 Bed Mews
	57	TATTON WAY	ECCLESTON	WA10 5AA	£159,950	13/10/2017	71	764	£2,253	£209	Cranford	2 Storey 2 Bed Mews
	59	TATTON WAY	ECCLESTON	WA10 5AA	£159,950	12/10/2017	71	764	£2,253	£209	Cranford	2 Storey 2 Bed Mews
	79	TATTON WAY	ECCLESTON	WA10 5AA	£159,950	09/02/2018	71	764	£2,253	£209	Cranford	2 Storey 2 Bed Mews
	57	TATTON WAY	ECCLESTON	WA10 5AA	£159,950	13/10/2017	71	764	£2,253	£209	Cranford	2 Storey 2 Bed Mews
	59	TATTON WAY	ECCLESTON	WA10 5AA	£159,950	12/10/2017	71	764	£2,253	£209	Cranford	2 Storey 2 Bed Mews
	65	CHELFORD ROAD	ECCLESTON	WA10 5PL	£159,950	16/01/2017	71	764	£2,253	£209	Cranford	2 Storey 2 Bed Mews
	77	TATTON WAY	ECCLESTON	WA10 5AA	£160,950	02/03/2018	71	764	£2,267	£211	Cranford	2 Storey 2 Bed Mews
	56	CHELFORD ROAD	ECCLESTON	WA10 5PL	£160,950	30/11/2017	71	764	£2,267	£211	Cranford	2 Storey 2 Bed Mews
	58	CHELFORD ROAD	ECCLESTON	WA10 5PL	£160,950	21/12/2017	71	764	£2,267	£211	Cranford	2 Storey 2 Bed Mews
	69	TATTON WAY	ECCLESTON	WA10 5AA	£162,335	21/12/2017	71	764	£2,286	£212	Cranford	2 Storey 2 Bed Mews
	9	TATTON WAY	ECCLESTON	WA10 5AA	£171,950	22/04/2016	72	775	£2,388	£222	Thornton	2 Storey 3 Bed Mews
	59	CHELFORD ROAD	ECCLESTON	WA10 5PL	£174,000	18/11/2016	72	775	£2,417	£225	Thornton	2 Storey 3 Bed Mews
	45	TATTON WAY	ECCLESTON	WA10 5AA	£174,950	26/04/2017	72	775	£2,430	£226	Thornton	2 Storey 3 Bed Mews
	73	CHELFORD ROAD	ECCLESTON	WA10 5PL	£174,950	17/02/2017	72	775	£2,430	£226	Thornton	2 Storey 3 Bed Mews
	61	CHELFORD ROAD	ECCLESTON	WA10 5PL	£175,950	23/12/2016	72	775	£2,444	£227	Thornton	2 Storey 3 Bed Mews
	61	TATTON WAY	ECCLESTON	WA10 5AA	£177,500	08/12/2017	72	775	£2,465	£229	Thornton	2 Storey 3 Bed Mews
	62	CHELFORD ROAD	ECCLESTON	WA10 5QX	£180,605	04/10/2017	72	775	£2,508	£233	Thornton	2 Storey 3 Bed Semi
	85	TATTON WAY	ECCLESTON	WA10 5AA	£181,950	23/03/2018	72	775	£2,527	£235	Thornton	2 Storey 3 Bed Semi
	18	HOLME ROAD	ECCLESTON	WA10 5FJ	£189,950	09/08/2016	77	829	£2,467	£229	Birch	2 Storey 3 Bed Mews
	14	HOLME ROAD	ECCLESTON	WA10 5FJ	£195,950	31/10/2016	77	829	£2,545	£236	Birch	2 Storey 3 Bed Mews
	16	HOLME ROAD	ECCLESTON	WA10 5FJ	£195,950	05/08/2016	77	829	£2,545	£236	Birch	2 Storey 3 Bed Mews
	10	CHELFORD ROAD	ECCLESTON	WA10 5PL	£195,950	07/10/2016	77	829	£2,545	£236	Birch	2 Storey 3 Bed Mews
	4	CHELFORD ROAD	ECCLESTON	WA10 5PL	£195,950	30/09/2016	77	829	£2,545	£236	Birch	2 Storey 3 Bed Mews
	6	CHELFORD ROAD	ECCLESTON	WA10 5PL	£195,950	19/12/2016	77	829	£2,545	£236	Birch	2 Storey 3 Bed Mews
	8	CHELFORD ROAD	ECCLESTON	WA10 5PL	£195,950	14/10/2016	77	829	£2,545	£236	Birch	2 Storey 3 Bed Mews
	24	HOLME ROAD	ECCLESTON	WA10 5FJ	£199,100	17/02/2017	77	829	£2,586	£240	Birch	2 Storey 3 Bed Mews
	65	TATTON WAY	ECCLESTON	WA10 5AA	£199,950	30/11/2017	77	829	£2,597	£241	Birch	2 Storey 3 Bed Semi
	73	TATTON WAY	ECCLESTON	WA10 5AA	£199,950	02/02/2018	77	829	£2,597	£241	Birch	2 Storey 3 Bed Mews
	81	TATTON WAY	ECCLESTON	WA10 5AA	£201,950	28/02/2018	77	829	£2,623	£244	Birch	2 Storey 3 Bed Mews
	83	TATTON WAY	ECCLESTON	WA10 5AA	£203,950	02/03/2018	77	829	£2,649	£246	Birch	2 Storey 3 Bed Semi
	77	CHELFORD ROAD	ECCLESTON	WA10 5PL	£149,950	29/09/2017	77	829	£1,947	£181	Sutton	2 Storey 2 Bed Mews
	79	CHELFORD ROAD	ECCLESTON	WA10 5PL	£149,950	29/09/2017	77	829	£1,947	£181	Sutton	2 Storey 2 Bed Mews
	31	TATTON WAY	ECCLESTON	WA10 5AA	£299,950	02/06/2017	115	1238	£2,608	£242	Davenham	2 Storey 4 Bed Detached
	33	TATTON WAY	ECCLESTON	WA10 5AA	£299,950	24/02/2017	115	1238	£2,608	£242	Davenham	2 Storey 4 Bed Detached
	35	TATTON WAY	ECCLESTON	WA10 5AA	£299,950	30/11/2016	115	1238	£2,608	£242	Davenham	2 Storey 4 Bed Detached
	39	TATTON WAY	ECCLESTON	WA10 5AA	£299,950	10/02/2017	115	1238	£2,608	£242	Davenham	2 Storey 4 Bed Detached
	43	TATTON WAY	ECCLESTON	WA10 5AA	£299,950	09/01/2017	115	1238	£2,608	£242	Davenham	2 Storey 4 Bed Detached
	21	TATTON WAY	ECCLESTON	WA10 5AA	£309,950	13/04/2017	125	1345	£2,480	£230	Banbury	2 Storey 4 Bed Detached
	18	TATTON WAY	ECCLESTON	WA10 5AA	£310,950	28/10/2016	125	1345	£2,488	£231	Banbury	2 Storey 4 Bed Detached
	20	TATTON WAY	ECCLESTON	WA10 5AA	£310,950	31/10/2016	125	1345	£2,488	£231	Banbury	2 Storey 4 Bed Detached
	37	TATTON WAY	ECCLESTON	WA10 5AA	£314,950	31/10/2016	125	1345	£2,520	£234	Banbury	2 Storey 4 Bed Detached
	41	TATTON WAY	ECCLESTON	WA10 5AA	£314,950	31/10/2016	125	1345	£2,520	£234	Banbury	2 Storey 4 Bed Detached
	23	TATTON WAY	ECCLESTON	WA10 5AA	£316,950	07/04/2017	125	1345	£2,536	£236	Banbury	2 Storey 4 Bed Detached
	11	TATTON WAY	ECCLESTON	WA10 5AA	£335,000	24/03/2016	127	1367	£2,638	£245	Northwood	2 Storey 4 Bed Detached
	19	TATTON WAY	ECCLESTON	WA10 5AA	£339,950	13/04/2017	127	1367	£2,677	£249	Northwood	2 Storey 4 Bed Detached
	12	TATTON WAY	ECCLESTON	WA10 5AA	£349,950	20/12/2016	132	1421	£2,651	£246	Stafford	2 Storey 4 Bed Detached
	17	TATTON WAY	ECCLESTON	WA10 5AA	£349,950	15/04/2016	132	1421	£2,651	£246	Stafford	2 Storey 4 Bed Detached
	15	TATTON WAY	ECCLESTON	WA10 5AA	£355,350	17/03/2017	132	1421	£2,692	£250	Stafford	2 Storey 4 Bed Detached
	22	TATTON WAY	ECCLESTON	WA10 5AA	£359,950	31/01/2017	132	1421	£2,727	£253	Stafford	2 Storey 4 Bed Detached
	29	TATTON WAY	ECCLESTON	WA10 5AA	£359,950	26/04/2017	132	1421	£2,727	£253	Stafford	2 Storey 4 Bed Detached
	28	TATTON WAY	ECCLESTON	WA10 5AA	£365,000	23/06/2017	132	1421	£2,765	£257	Stafford	2 Storey 4 Bed Detached
	32	TATTON WAY	ECCLESTON	WA10 5AA	£365,000	27/04/2017	132	1421	£2,765	£257	Stafford	2 Storey 4 Bed Detached
	34	TATTON WAY	ECCLESTON	WA10 5AA	£365,000	30/06/2017	132	1421	£2,765	£257	Stafford	2 Storey 4 Bed Detached
	16	TATTON WAY	ECCLESTON	WA10 5AA	£370,700	30/11/2016	132	1421	£2,808	£261	Staff	

Appendix 2 - New Build Sales Since January 2016

Linearbank Grange - Dorbcrest Homes

Apartment	No	Street	Area	Postcode	Price Paid	Date	Sq.m	Sq.ft	Price (Per Sq.m)	Price (Per Sq.ft)	Reference	Description
	4	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£399,950	19/05/2017	150	1619	£2,659	£247	Bankley	2 Storey 5 Bed Detached
	16	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£349,950	14/07/2017	128	1377	£2,736	£254	Beeley	2 Storey 4 Bed Detached
	14	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£274,950	30/06/2017	121	1303	£2,271	£211	Dewsbury	2.5 Storey 3 Bed Semi Detached
	18	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£274,950	04/09/2017	121	1303	£2,271	£211	Dewsbury	2.5 Storey 3 Bed Semi Detached
	20	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£274,950	25/08/2017	121	1303	£2,271	£211	Dewsbury	2.5 Storey 3 Bed Semi Detached
	10	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£384,950	23/06/2017	144	1554	£2,666	£248	Rochester	2 Storey 4 Bed Detached
	2	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£409,706	26/05/2017	144	1554	£2,838	£264	Rochester	2 Storey 4 Bed Detached
	8	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£384,950	28/07/2017	144	1554	£2,666	£248	Rochester	2 Storey 4 Bed Detached
	6	LINEAR BANK CLOSE	RAINFORD	WA11 8FZ	£379,950	18/05/2017	138	1488	£2,748	£255	Wren C	2.5 Storey 4 Bed Detached
Ave									£2,570	£239		
Ave ex 2.5 s									£2,713	£252		

Appendix 2 - New Build Sales Since January 2016

Summary of Average Prices by Year

AH Zone	Development	Area	Developer	£/sq.m	£/sq.ft
1	Hamelin Park	Parr	Gleesons	£1,728	£161
2	Radley Park	Thatto Heath	St Modwen	£1,973	£183
	The Willows	Earlestown	Persimmon	£1,982	£184
	Waterside Village	Thatto Heath	Morris Homes	£1,997	£186
	Beech Gardens	Windlehurst	Bellway	£2,008	£187
	83-85 Robbins Lane	Sutton		£2,016	£187
	Brookfields	Earlestown	Anywl Homes	£2,035	£189
	Vulcan Park	Newton le Willows	Persimmon	£2,058	£191
	Newlands Grange (Vulcan)	Newton le Willows	Jones Homes	£2,106	£196
	Victoria Gardens	Windlehurst	Morris Homes	£2,188	£203
	Cherry Tree Gardens	Newton le Willows	Wainhomes	£2,333	£217
3	Stephenson Grove	Rainhill	Countryside	£2,415	£224
	Eccleston Grange	Eccleston	Jones Homes	£2,467	£229
	Linearbank Grange	Rainford	Dorbcrest Homes	£2,570	£239

2016		2017		2018	
£/sq.m	£/sq.ft	£/sq.m	£/sq.ft	£/sq.m	£/sq.ft
£1,815	£169	£1,715	£159		
£1,797	£167	£2,097	£195	£2,275	£211
£1,973	£183	£1,979	£184	£2,124	£197
£1,908	£177	£2,151	£200		
£2,006	£186	£2,014	£187		
				£2,016	£187
		£2,029	£189	£2,044	£190
£1,990	£185	£2,121	£197	£2,165	£201
£2,100	£195	£2,131	£198		
		£2,182	£203	£2,208	£205
£2,333	£217				
£2,413	£224	£2,463	£229		
£2,506	£233	£2,446	£227	£2,496	£232
		£2,570	£239		

APPENDIX 3

HOTEL TRANSACTIONS

Appendix 3 - Hotel Transactions

Property Name	Property Address	Property City	Number Of Rooms	Sale Date	Sale Price	Price Per Room	Description Text	Year Built
The Lowry Hotel	50 Dearmans Pl	Salford	165	04/05/2017	£52,500,000	£318,182	The property comprises a building of steel frame construction with glazed elevations arranged over 11 floors including basement and mezzanine level offering hotel, retail and office accommodation within. The building provides basement, ground and mezzanine floor retail and office space with hotel accommodation above. The property is located fronting the River Irwell on the Chapel Wharf Estate and is ideally located for easy access to the main shopping and commercial districts within Manchester city centre and Salford Central Railway Station.	2001
	2. Canal St	Manchester	19	23/08/2017	£4,750,000	£250,000	The property comprises a masonry built hotel building arranged over four floors. The property is located on Canal Street in Manchester.	1900
The Shrigley Hall Hotel	Shrigley Rd	Macclesfield	48	24/07/2017	£9,500,000	£197,917	The Shrigley Hall Hotel & Country Club is a Victorian country house, set in 262 acres of grounds on the edge of the Peak District National Park.	1900
DoubleTree by Hilton Hotel and Spa Chester	Hoole Rd	Chester	140	25/03/2015	£26,300,000	£187,857	The property comprises a hotel premises providing 140 rooms. The hotel is set in 12 acres of grounds and is centred around a manor house built in 1757, which was converted to a hotel in 1982. The property is located on outskirts of Chester, just off the A56 and A41. The A56 provides a direct link to the M53 Motorway at Junction 12.	1757
Holiday Inn Hotel	25 Aytoun St	Manchester	298	04/04/2017	£54,000,000	£181,208	The property will comprise a hotel building of approximately 165,764 sq ft arranged over eight floors to provide up to 306 bedrooms. The property shall offer retail space plus additional gymnasium and conferencing facilities throughout the ground floor. The property will be located on Aytoun Street within close proximity to the Manchester Piccadilly Railway Station.	2015
INNSIDE by Melia Hotel	First St N	Manchester	208	01/12/2015	£29,500,000	£141,827	The property comprises a 208-bed hotel of steel frame construction, providing accommodation arranged over 11 floors. The property is located on a site bound by Medlock Street, Cambridge Street and Whitworth Street West in Manchester city centre. It is situated within close proximity to both Deansgate and Oxford Road overland railway stations, G Mex Metrolink tram station and Manchesterâ€™s (free) Metrobus service.	2015
Crowne Plaza Hotel & Stalybridge Suite	Booth St W	Manchester	326	24/02/2015	£45,000,000	£138,037	The property will comprise a hotel of steel frame construction with glazed and profile cladding, providing a 210-bed Crowne Plaza arranged over 10 floors with 110 Stalybridge Suites on the six floors above.	2017
West Vale Country House	Far Sawrey	Ambleside	8	23/07/2015	£1,050,000	£131,250	The property comprises a building of masonry construction providing hospitality accommodation arranged over three floors. The property is located on the B5285, Far Sawrey, Cumbria.	1860
Travelodge Wallasey New Brighton Hot	Kings Para	Wallasey	66	01/10/2016	£8,488,000	£128,606	The property comprises a hotel of steel frame construction. The property is located on Kings Parade, forming part of the Marine Point retail and leisure development on the banks of the River Mersey.	2011
Hard Days Night Hotel	37-45 North John St	Liverpool	110	01/09/2015	£13,800,000	£125,455	The property comprises a Grade II listed building of masonry construction over six floors providing hotel accommodation. The property is located on North John Street in Liverpool city centre. The premises are a short walk from Liverpool One Shopping Centre and both Liverpool James Street and Moorfields railway stations.	1884
The Townhouse Hotel	101 Portland St	Manchester	101	29/08/2017	£12,500,000	£123,762	85-bedroom hotel with restaurant, conference and leisure facilities. Self-contained nightclub of about 6,500 sq ft (604 sq m) situated below. The hotel is located on the corner of Portland Street and Princess Street in central Manchester. The A57(M) is approximately 0.6 miles from the property. The nearest Metrolink stop is St Peter's Square. Mainline rail services can be accessed at Manchester Oxford Road.	1870
Holiday Inn Express Trafford City	2 Mercury Way	Manchester	220	16/06/2017	£25,900,000	£117,727		2017
	2-4 Oxford Rd	Manchester	147	01/03/2016	£17,300,000	£117,687	The property comprises a building of steel frame construction arranged over eleven floors providing ground floor retail accommodation with hotel accommodation to the floors above. The property is located on Oxford Road, within close proximity to Manchester Oxford Road Railway Station. There are several Metrolink stops nearby.	2011
	17 Trafford Rd	Salford	142	01/06/2015	£16,200,000	£114,085	The property comprises a building of steel frame construction providing 142 rooms of hotel accommodation arranged over nine floors. The property is located on Trafford Road, Salford with access to the M602 and A57 motorways situated close by. Manchester United FC Halt Railway Station is also within close proximity.	2010
Travelodge	329-335 Clifton Dr S	Lytham St Annes	61	18/08/2017	£6,700,000	£109,836	The property comprises a building of reinforced concrete construction with accommodation spread over four floors. The upper floors were originally office spaces, but were renovated and a fourth floor added to provide hotel space. The ground floor provides retail accommodation. The building has the benefit of having its own car parking area. The settlement of Lytham St Anneâ€™s is located on the coast of Lancashire and is formed from the neighbouring towns of Lytham and St Anneâ€™s on Sea. The town is connected to the rest of the country via the A584 trunk route. Public transport links to the town are provided by the three local railway stations and via bus services. The property is located on Clifton Drive South, at the junction with Wood Street.	1963
Ramada Plaza	Promenade	Southport	133	27/06/2017	£13,000,000	£97,744	The property comprises a building of steel-frame construction arranged over a basement, ground and five upper floors with retail space throughout. The basement is a car parking level. The property is located on The Promenade. The townâ€™s main thoroughfare Lord Street (A565) is within close proximity giving easy access to Liverpool and Preston at Junction 7 of the M57. The nearby A570 also provides Southport with good access to the M58 which goes on to connect with junction 26 of the M6.	2008
	3 Cathedral Sq	Blackburn	60	03/09/2015	£4,800,000	£80,000	The property comprises a building of steel frame construction arranged over six floors offering hotel and retail accommodation within. The building provides a ground floor retail unit with hotel accommodation on the five upper floors. The property is located on Cathedral Square, Blackburn within Blackburn town centre. Blackburn Boulevard Railway Station is situated close by.	2015
Travelodge	1 Speke Hall Ave	Liverpool	100	30/06/2017	£7,590,000	£75,900		2005
Stanneylands Hotel	Stanneylands Rd	Wilmslow	55	01/12/2015	£4,150,000	£75,455	The property comprises a building a masonry construction arranged over three floors offering hospitality/hotel accommodation within. The hotel has 55 bedrooms, including a 70-cover restaurant, on a two-acre site. The property is located on Stanneylands Road to the west of the junction with Manchester Road in the Finney Green area of Wilmslow. The location has good access to Ainslie Way and the Manchester Airport Eastern Link Road. The M56 and M60 motorways can be accessed to the north. The nearest station is Handforth.	1900
Imperial Hotel	Promenade	Blackpool	180	30/01/2017	£12,800,000	£71,111	The property comprises a masonry built victorian hotel arranged over four floors including a restaurant, health club and 14 conference rooms. The property is located on the North Promenade within Blackpool over-looking the seafront.	1880
Travelodge Liverpool Central Exchange	38 Exchange St E	Liverpool	125	01/05/2017	£8,450,000	£67,600	The property comprises a Grade 2 listed building which underwent a refurbishment in 2010. Internally, the building provides ground floor retail space within a several units, hotel accommodation on seven upper floors and ancillary accommodation at basement level. The property is located on Exchange Street East a short distance from Moorfields Railway Station, and within driving distance of Junction 1 of the M53 and Liverpool John Lennon Airport.	1976
North Tower	Victoria Bridge St	Salford	170	05/10/2016	£10,500,000	£61,765	The property comprises a 23-storey building of concrete frame construction, providing a 170-room hotel to the 10 lower floors with residential apartments above. The property is located adjacent to a crossing over the River Irwell, linking it with Deansgate. The property is in close proximity to Manchester Victoria Railway Station and the Arndale Shopping Centre.	1966
Castleton Hotel	Manchester Rd	Rochdale	13			£50,000	The property comprises a building arranged over two floors. The building is currently fitted out as a 13 room hotel. The property is located on the outskirts of Castleton in a popular residential area, conveniently placed for access to the M62 motorway, Rochdale and Manchester city centre. It has a prominent frontage to the main A664 road.	1905
Y Giler Arms	Rhydydan	Betws Y Coed	7	07/08/2015	£335,000	£47,857	The property comprises a building of masonry construction providing hospitality space arranged over two floors. The property is located on Rhydydan, North Wales with access to the A5 situated close by.	1920
Comfort Inn Manchester North	818 Manchester Old Rd	Manchester	42	27/06/2017	£2,000,000	£47,619	The property comprises a detached building of red brick construction arranged over the ground and two upper floors. The property is located just off Manchester Old Road, ideally positioned adjacent to junction 19 of the M60 Motorway.	2000
Hollin Hall Country House Hotel	Jackson Ln	Macclesfield	59	26/08/2016	£2,300,000	£38,983	The property comprises a detached Grade II listed hotel/hospitality building of Tudor gothic masonry construction arranged over four floors. The property is located on Jackson Lane to the south of the junction with Chancery Lane and Grimshaw Lane on the edge of the Cheshire village of Bollington in an area known as Kerridge. The hotel is on the edge of the Peak District National Park and is well connected to the surrounding market towns and villages.	1870
Brook Meadow Hotel	Heath Ln	Ellesmere Port	25	30/11/2015	£950,000	£38,000	The property comprises a building of masonry construction with timber facade arranged over ground and first floors offering hospitality/hotel accommodation within. The property is located on Heath Lane just off Welsh Road (A550) in Childer Thornton. The location has good access to the A41 Chester Road. Hooton Station is within easy walking distance.	1860

APPENDIX 4

LAND TRANSACTIONS

Appendix 4 - Land Sales

Commerical Land Sales

Address	Location	Site Type	Site Area (ha)	Site Area (acres)	Price Paid	Price (per ha)	Price per (net acre)	Date	Comments
Parkside Colliery	St Helens	Employment	91.1	225.0	£5,000,000	£54,889	£22,222	Dec-14	Former Parkside Colliery acquired for development for employment
Beacon 62	Huyton	Mix employment/retail	4.7	11.5	£1,500,000	£322,174	£130,435	Oct-15	Site adjacent to M62 slip road with consent for employment and limited retail
Fallows Way	Whiston	Employment	1.5	3.65	£475,000	£320,946	£130,137	Jul-18	Vacant parcel of industrial land located to north east of M57 and M62 junction
Faraday Road, Knowsley Industrial Park	Knowsley	Employment	4.5	11.11	£1,550,000	£344,599	£139,514	Jul-18	Acquisition by Network Space for industrial units
Canada Dock, Derby Road	Liverpool	Employment	1.6	4.0		£358,150	£145,000	Feb-15	Acquisition by Redsum from HCA of bronwfield site. Developed for new industrial units
1A Wilson Road	Huyton	Employment	0.8	2.1	£350,000	£417,633	£169,082	Jul-16	Surfaced vacant plot in established industrial/trade counter location
Charnock Road	Aintree	Employment	1.1	2.8	£402,500	£361,518	£146,364	Aug-17	Industrial site with 5 derelict buildings in one corner
Stopgate Lane	Kirkby	Employment	13.0	32.0		£432,250	£175,000	Available	Outline planning consent for B2/8 available as a whole or in parcels

Appendix 4 - Land Sales

Residential Land Sales

Zone	Address	Location	Developer	Site Type	No Units	Net Area (ha)	Price Paid	Price (per net ha)	Price per (net acre)	Date	Comments
1	Weymouth Ave/Portland Ave	Parr	Gleasons	BF	52	1.46	£484,000	£331,507	£134,213	Mar-18	
2	Broadway	Thatto Heath	Countryside	GF/BF	88	2.03	£687,397	£338,626	£137,096	Jul-15	PRS scheme
1	Delta Road	Parr	Gleasons	BF	52	1.32	£496,000	£375,804	£152,147	Aug-15	Former community centre
2	Leech Lane	Sutton	Countryside	GF/BF	117	3.04	£1,249,380	£411,462	£166,584	Jan-18	Former Sports and Social Club Playingfields. Part PRS scheme
1	Lancots Lane	Sutton	Gleasons	BF	53	1.42	£687,000	£483,803	£195,872	Apr-17	Former Industrial unit
2	Common Road	Earlestown	Taylor Wimpey	GF	142	4.00	£2,110,918	£527,730	£213,656	Jul-17	Open land
2	Linkway Distribution, Elton Head Road	Thatto Heath	Project Properties	BF	262	6.31	£3,350,000	£530,903	£214,941	Aug-17	Sale relates to part of site, net developable area taken from masterplan parcels
2	Deacon Trading Estate	Earlestown	Persimmon	BF	324	8.35	£7,249,000	£868,333	£351,552	Oct-15	Site had outline consent for residential with reduced affordable housing requirement
2	Avondale Road	Haydock	Westby Homes	BF	8	0.30	£275,000	£916,667	£371,120	Mar-13	
2	Bishops Gate	Newton le Willows	Taylor Wimpey	GF/BF	84	1.99	£2,054,468	£1,032,396	£417,974	Apr-13	Former School site with playing fields
2	Deacon Trading Estate	Earlestown	Countryside	BF	97	1.79	£2,000,000	£1,117,318	£452,356	Jun-18	Had outline consent for residential. Purchase price from Costar
2	Cherrytree Gardens	Newton le Willows	Wainhomes	BF	34	1.01	£1,130,000	£1,118,812	£452,960	Feb-14	Former scrapyard
3	Carmelite Convent	Eccleston	Jones Homes	BF	12	0.81	£1,264,862	£1,562,105	£632,431	Sep-17	Scheme of large detached houses, affordable requirement limited by vacant buildings credit
3	Stephenson Grove	Rainhill	Countryside	BF	89	2.02	£3,375,629	£1,671,103	£676,560	Jun-14	Had outline consent for residential.
3	Cross Pit Lane	Rainford	Dobcrest Homes	BF	10	0.38	£862,500	£2,300,000	£931,174	Nov-15	Ex servicemans club had outline consent
2	Beech Gardens	Moss Bank	Bellway	GF/BF	153	4.99	£3,500,000	£701,403	£283,969	Jun-13	Had outline consent for residential with 10% affordable
2	Black Horse Pub, Moss Bank Road	Moss Bank	MB Developments Ltd	BF	16	0.42	£560,000	£1,323,877	£535,983	Jan-17	Had consent for residential development

Analysis Based on Gross site area

APPENDIX 5

QS REPORT

REPORT OF CONSTRUCTION COSTS

ST HELENS LOCAL PLAN

Prepared on Behalf of St Helens Council

DECEMBER | 2018



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1.0 INTRODUCTION

1.1 This report contains details of the data sources, methodology and construction cost assessments that have been utilised in preparing the St Helens Local Plan Economic Viability Assessment.

Planning Practice Guidance

1.2 The new Planning Practice Guidance (PPG) suggests that average costs and values can be used in making assumptions about viability. It stresses that comparing data from existing case study sites will help to ensure that assumptions of costs are realistic and broadly accurate. Furthermore the PPG states that any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, infrastructure and affordable housing providers. Over time it stresses that improving the transparency of data associated with viability assessments will improve the data available for future assessment as well as providing more accountability regarding how viability informs decision making.

1.3 In the context of assessing costs for the purpose of viability assessment, the PPG states that these should be based on evidence which is reflective of local market conditions. In the context of assessing construction costs for the purpose of the St Helens Local Plan Economic Viability Assessment, this report considers, in the context of 'local market conditions' the following elements identified within the PPG:

- Build Costs
- Site Specific Infrastructure Costs
- Abnormal Costs
- Professional Fees
- Contingencies
- Policy costs such as M4(2) and M4(3a).

Keppie Massie

1.4 The PPG stresses an assessment of costs should be based on evidence which is reflective of Local Market Conditions. In this context Keppie Massie has been retained by St Helens Council as their Economic Viability Consultants since the beginning of 2011 and therefore has detailed knowledge and practical experience of the costs associated with development in the Borough. In undertaking this role we have prepared viability assessments for a significant number of sites ranging from small infill sites located in the urban area to large former industrial sites and also a number of greenfield development sites including former playing fields.

- 1.5 As a result of preparing these viability assessments we have an extensive database of local construction costs derived from information provided to us by the housebuilders actively undertaking development in St Helens. This provides extensive evidence of construction costs based on local market conditions and in line with the PPG has been used to inform the construction cost assessments.
- 1.6 As well as St Helens we provide planning viability and other development advice to a number of Local Authorities in the Liverpool City Region and neighbouring authorities such as West Lancashire. We also undertake this role in the wider northwest region across for example the Fylde Coast, Pennine Lancashire, Cheshire East and West and for Preston and South Ribble City Deal. Construction cost data from these projects is also utilised in our database and has his been used to inform our cost assessments as appropriate to the scale and type of housing development being considered.

2.0 RESIDENTIAL TYPOLOGIES – GENERIC AND ALLOCATIONS

Data Sources

- 2.1 The PPG notes that build costs should be based on appropriate data sources and gives as just one example of an appropriate data source information from the Building Cost Information Service (BCIS).
- 2.2 If BCIS data is used in an assessment of viability then care is needed in the use of the data. Our experience over many years is that the majority of BCIS data is received from development contracts generally administered on behalf of providers of affordable housing, registered providers or the like. BCIS have informed us that they do receive some cost data from private open market developers however this is when they are in partnership with registered providers. They receive little data from private developers, particularly local, regional and national housebuilders in respect of market developments such as those that need to be assessed in a Local Plan EVA.
- 2.3 The nature and basis of the BCIS costs means that they would not necessarily reflect the same specification as the dwellings that open market developers are likely to build. We have evidence from many Developers and Quantity Surveyors that they would in fact add to their costs for affordable dwellings to meet the higher standards required from for example Homes England.
- 2.4 BCIS costs are historic and thus will include for works such as those needed for Registered Providers to comply with for example Code for Sustainable Homes and before that Ecohomes. Such works are not now required for open market developments but their costs would nonetheless, be included within the costs if BCIS data were to be used.

- 2.5 We have also noted in our consideration of BCIS costs that they will include additional costs for abnormal works within substructures or superstructures, such as costly foundations or the results of specific planning requirements. These are included within costs reported by Consulting Quantity Surveyors when reporting costs to BCIS. Hence the BCIS headline rates invariably include an element of abnormal development costs which in the context of a Local Plan EVA may lead to double counting of abnormals particularly in Boroughs such as St Helens where dealing with abnormal development costs such as remediation and foundation solutions can be significant. The published data is not however sufficiently transparent to enable this element of abnormal costs to be identified and so avoid any double counting.
- 2.6 BCIS costs include for profit and overheads for a Building Contractor. The majority of house builders act as Main Contractor on their own behalf and manage the construction directly. In a viability assessment profit from the development is taken from revenue and hence by using unadjusted BCIS headline costs there is a likelihood in many instances that the construction element of profit will be double counted.
- 2.7 BCIS also publish a sample of the schemes from which they derive costs data. We consider that this sample reasonably reflects the range of schemes used by BCIS to calculate the average price data. In January 2017 in conjunction with WYG Quantity Surveyors we prepared an analysis of these scheme data published since 2011. There were about 160 suitable analyses for houses. The assessment of these 160 schemes showed that the average number of dwellings per scheme was only 18.
- 2.8 Since this time only a limited number (about 20) of further schemes have been published. The average number of dwellings within these is only 10. This suggests that firstly, BCIS are using fewer schemes as a basis for their cost data and, secondly, the schemes that they are using are reducing in size. The specific allocations that are considered for St Helens have between 181 and just under 3,000 dwellings and hence are not comparable with the size and type of scheme that form the basis for the BCIS headline costs. Hence in this context BCIS is not considered 'appropriate data' on which to base a construction cost assessment in this case.
- 2.9 The PPG cites BCIS as one example of an appropriate data source. Given its limitations our construction cost database is considered to provide a more reliable and transparent source of local build cost data for St Helens particularly as it contains data submitted to us by house builders relating to actual housing developments being undertaken in St Helens and nearby authorities. In addition it has been used locally to inform the Local Plan Viability Assessments undertaken by us for Sefton, Knowsley and Fylde Councils which have been found sound based on this data.

Methodology

- 2.10 Our database includes analysis from approximately 230 schemes in St Helens and the wider northwest region. The details of these schemes have been collated into a database by reference to relevant parameters including date, location, dwelling numbers, floor and site area and all cost details. The data is then adjusted as required to make it applicable by reference to date and location, by the use of BCIS Tender Price Index and Location Factors.
- 2.11 The database is based upon information that we consider to be confidential and hence it cannot be published for the purpose of the EVA in its full form. It is possible however to anonymise the data and publish this if required; however its value for analytical purposes would be reduced as a result.
- 2.12 With reference to the appropriate cost data then in assessing the costs of any individual scheme, we allocate a cost/m² to the substructures and superstructures of the house, dependent on its size (floor area). We assess the level of preliminaries based on the development size and anticipated construction period.
- 2.13 The cost of external works are then assessed, based on the density of the scheme and further details are provided later in this report.
- 2.14 The costs of drains, including surface water attenuation, and incoming services are assessed based on typical costs per dwelling, again as detailed later in this report.
- 2.15 In relation to the cost assessments prepared for the allocations then where we have been provided with information that supports the inclusion, we have made allowances for abnormal works. These are detailed on the individual sheets of costs for each specific allocation.
- 2.16 Fees and contingencies at 5% are then added as a percentage of the total costs. Further details are again given later in this report.
- 2.17 The totals are then added together to give a total development cost. We then compare the costs with those from the database to ensure that there is reasonable comparability with the costs provided to us by developers.
- 2.18 This comparison is made exclusive of abnormal development costs as these are specific to each site and hence are not strictly comparable.
- 2.19 Further information about our approach to the main cost headings is provided in the following sections.

External Works

- 2.20 The costs of external works are assessed based on the density of the development being tested, which varies in St Helens from 30 to 40 dwellings per hectare. As density varies then the plot size also varies. For example, the area per plot for a density of 30dph would be 333m² while that for a density of 40dph would be 250m². These areas will include the plots themselves as well as areas for roads, footpaths etc, beyond plot curtilages. The areas will not include for Public Open Space, the costs of which are assessed separately.
- 2.21 The methodology in relation to assessing the cost of external works is as follows:
- a) The plot size is calculated based on the density.
 - b) An aspect ratio, that is the ratio of width to depth is adopted and applied to the plot area to give notional plot dimensions. The aspect ratio used is 1.3. It is assumed that the smaller dimension will be plot width and the larger dimension the depth.
 - c) From the plot dimensions a length of road for a plot is calculated and to this we add 20% for inefficiency ie the additional area necessarily required for bends, curves etc.
 - d) From this length an area of road and an area for footpaths is calculated, based on a road width of 5.5m and a footpath width of 2m. It is assumed that all roads will be double banked, that is with houses on both sides. It is also assumed that there is a footpath to each side of the road. Single banking, that is house to one side only, occurs rarely and has not been taken into account beyond the allowance for inefficiency.
 - e) The roads are then costed using typical rates for the works to be undertaken, including the surfacing, kerbs, road lighting, drainage and marking, excluding any abnormal costs for capping layers or the like due to poor ground.
- 2.22 The costs of works to the plot itself are assessed as follows:
- a) Car Parking: The area of 2 car parking spaces is included for all dwellings except 1 bed houses; this is costed assuming tarmac surfacing.
 - b) Paving: an allowance based on the size of the dwelling; this varies from 13m² per dwelling for 1 bed houses to 33m² for 5 bed houses.
 - c) Grassed area: The area is assessed as the residual area of the plot taking into account all the above and excluding the footprint area of the house itself. This is costed based on 100mm of new topsoil and seeding.
 - d) Boundaries: Fencing is costed based on the perimeter of the average plot, assessed from the plot dimensions as detailed above. Allowance is made for the fact that the large proportion of plots will share both side and rear boundaries and that front gardens are open plan. The fencing is then costed using typical rates for timber panel fences on timber posts and are assumed unpainted.

e) We also include the costs of garages on the following basis:

3B detached dwellings	1 no single integrated garage
4B detached dwellings	1 no single detached garage
5B detached dwellings	1 no double detached garage

2.23 The garages are assumed to be of normal construction. For the purposes of this cost assessment the garages are considered as external works even though they may be integrated into the dwelling.

Open Space

2.24 The costs of Open Space on each site are costed separately from other external works. The area assumed for open space is based on the requirements of St Helens Council. In relation to each of the allocated sites tested it is shown on the respective cost sheets for the specific site.

2.25 Public open space is also included in the costs for generic sites that have been tested using the same approach. The calculation of the amount of open space is based on the formula contained in the St Helens SHLAA 2017. An area based on the overall site area is assessed based on the following additions to NDA:

Site Area	POS Requirement	Note
0 – 4000m ²	0% addition	
4000m ² - 19999m ²	11.1% addition	To give 10% of gross area
>19999 m ²	33.3% addition	To give 25% of gross area

2.26 This area of open space is costed assuming new top soil and seeding, some shrub and tree planting, an area of rolled stone paths (approx 5%) and an allowance for capitalised basic maintenance (principally grass cutting).

2.27 We have included for play costs based on providing LAPs (Local Area for Play), LEAPs (Local equipped area for play), NEAPs (Neighbourhood local equipped area for play) based on size and in accordance with the requirements of St Helens Council. In relation to the allocations tested, these costs are identified on the specific site cost sheets.

Drainage

- 2.28 Drainage costs have included based on typical cost per dwelling. This cost has been based on typical costs from live experience of projects being constructed on site. Although there is data within our database it is unusual that drainage costs are identified separately. However a comparison of the costs used with those from our database are similar and lie within about 5%.
- 2.29 It has become normal for a development to comply with requirement for SUDS (Sustainable Drainage System). We have included costs for this on the basis that POS will provide some resource for swales and similar surface areas for retainment as well as allowance for subsurface attenuation. This has been assessed on a cost per dwelling basis and the costs included within the stated drainage costs.

Incoming Services

- 2.30 As with drainage costs, incoming services costs have been included based on a typical cost per dwelling, regardless of size, and include the costs of service connections for water, gas, electricity and associated trenching/ducting. A typical cost has been applied based on typical costs from live experience of projects being constructed on site in the past. As with drainage there are data within our database but it is unusual that incoming costs are identified separately. A comparison of the incoming services costs that we have used with those in our database suggests that developer costs are in fact generally lower (with schemes being about 50% lower on average) than our experience would suggest. Hence we consider that the incoming services costs that we have adopted are robust for the purposes of the EVA.

Abnormal Development Costs and Opening up Costs

- 2.31 Abnormal development costs have been included in both the generic cost assessments and those for the allocations. In relation to the later this is based on known information at the present time. Further details about the allowances that have been made are contained in the specific allocations cost sheets.
- 2.32 Abnormal development works are those works that are regarded as additional to an ideal undeveloped 'greenfield site' that has good ground conditions and no other causes for additional costs.

2.33 In the case of the cost assessments that have been prepared for the brownfield generic site typologies an allowance is made for additional site clearance costs and for some degree of abnormal foundations. There is no site specific data as these are hypothetical sites however these costs are based on what is considered to be a realistic allowance based on our experience in the Local Area. It is probable that some brownfield sites will require greater works than this and some less.

2.34 In addition a further allowance based on 5% of the development construction costs has been added into the financial appraisals themselves to allow for the costs associated with the remediation of contamination. St Helens has an industrial history that makes such remediation much more likely than it would be for many other towns and hence it is considered a robust approach to incorporate a further cost in this respect. This allowance is included within the overall viability costs but is outside the basic costs per m2 that we have generated for the generic testing.

2.35 In relation to the testing of the generic greenfield sites, it is recognised that there may still be some off-site abnormal development works and we have assessed opening up costs to account for the possibility of this. These are included within the overall viability costs and are outside the basic costs per m2 that we have assessed.

2.36 These opening-up costs are as follows:

No of Dwellings	Opening Up Cost (per dwelling)
0-14	£0
15-49	£3,000
50-99	£4,500
100-199	£5,500
200+	£8,300

2.37 They are intended to include for amongst other matters:

- Section 278 works; improvements to local road networks
- Extended service supplies
- Increased foul drainage capacity
- Provision of substations
- Any additional fee and contingency costs

2.38 In the case of the specific sites, we have allowed for abnormal development works costs, based on what is evident from site visits and information, including information and requirements provided by St Helens Council. Details of the allowances made are shown on the individual cost sheets to which reference should be made. The allowances made are exclusive of fees and contingencies which are added in the cost summaries separately.

Professional Fees

2.39 We have included an appropriate allowance for professional fees to both the generic and the site specific cost assessments. As is usual industry practice the level of fees is calculated on a sliding scale which is follows:

- Small sites (0 - 25 units) 7.5%
- Medium sites (26 - 99 units) 6%
- Large sites (100 – 200 units) 5%
- Very large site (>200 units) 5%

2.40 Analysis in our database indicates an average fee level of 5.27% based on an average scheme size of approximately 80 dwellings. This supports the professional fee allowances that we have adopted which in fact are slightly high in the context of the information that we hold regarding typical fee levels.

Contingencies

2.41 We have included an allowance for contingencies in all of the cost assessments at 5% of total construction costs including professional fees. A 5% allowance is regarded by many as the 'industry standard' and we have adopted this but we have applied it to all costs not just the dwelling construction costs which is often the normal approach.

2.42 The analysis of our database indicates an average contingency level of either 2.81% or 3.89% (depending on how it is assessed) across developments of all sizes. This is lower than we have used and supports our inclusion of a 5% allowance as being robust.

Optional Accessibility Standards

2.43 The Local Plan contains a requirement for 20% of dwellings to achieve Part M4(2) of the Building Regulations and 5% of dwellings to achieve the standards contained in M4(3a) of the Building Regulations.

- 2.44 We have prepared costs for the application of these polices for access, based on the optional requirements of Part M4(2) and M4(3a) of the Building Regulations. These costs have been assessed on a cost per dwelling basis by considering each requirement as stated in the Approved Document and costing that requirement if it will incur a cost.
- 2.45 Details of our costs assessments prepared on this basis are contained in **Appendix A**.

Other Local Plan Policy Requirements

Renewables

- 2.46 We have assessed the cost of providing 10% renewable energy for the proposed allocations tested based on a domestic annual energy use of 15,100kWH per dwelling as published by Ofgem (2017). 10% of this usage is 1,510 KWh, which we have assessed can be provided by a photovoltaic installation of 2KW, based on the Energy Saving Trust calculator which forecasts an annual output of 1404 kWH to 1754KWh depending on orientation.
- 2.47 We have assumed that a PV array is the most likely to be adopted as this:
- Does not use floor area
 - Has little or no maintenance cost
 - Generates an income for the householder
 - Is not unduly visually intrusive
- 2.48 The costs are based on costs of panels, invertor, cabling etc and assume that standing scaffolding can be used at no additional cost. It is assumed that District Network Operator approval can be obtained for a mass installation sized to suit the development.

The details cannot be downloaded but can be found by using the calculator at <https://www.pvfitcalculator.energysavingtrust.org.uk>.

Electric Vehicle Charging Points

- 2.49 We have assessed a cost of £220 per dwelling for electric vehicle charging points based on a 15 amp (3.7kw) supply using heavy duty cables from the distribution board and located within the walls of the house. This would be switched with a dual pole 'garage unit' in a suitable location. The costs exclude any charging equipment which is assumed to be supplied with the electric vehicle.
- 2.50 No allowance is made for any infrastructure costs that may in the future be needed if the chargers are used on a large scale.

Cost Assessment Summaries

- 2.51 We have provided at **Appendix B** the summary sheets containing details of the construction cost rates including professional fees and contingency that we have assessed for the purpose of the generic viability testing. The rates are based on densities of 30, 35 and 40 dwellings per hectare and reflect both greenfield and brownfield site typologies and also the differing housing mixes based on nil, 10% and 30% affordable housing provision.
- 2.52 At **Appendix C** we have provided the construction cost assessments for the apartment schemes that have been tested.
- 2.53 **Appendix D** contains the construction cost sheets for the specific allocations that have been tested. There are two assessments for each site one with and the other without the cost of renewable requirements.

3.0 COMMERCIAL TYPOLOGIES – GENERIC

- 3.1 The costs assessments for the commercial typologies that have been tested have been calculated in the following manner.
- 3.2 Normal substructures and superstructures are based on costs per sq.m from BCIS for buildings of the same type and comparable size. BCIS data have been adjusted for location and brought up to date.
- 3.3 The costs for the external works etc. are based on the Council's parking requirements with allowances for circulation and landscaped areas, footpaths etc. Appropriate allowances are also included for drainage and incoming service supplies.
- 3.4 Preliminaries are costed within the costs per sq.m derived from BCIS published cost data for the buildings. Professional fees for design, planning etc are based on a percentage of the total construction costs. We have also included a contingency allowance at 5% of total costs.
- 3.5 Abnormal works are included for brownfield sites on the basis of cost/m² of the building or cost/m² of the site. This would include allowances for poor ground conditions or similar.
- 3.6 Full details of the cost assessments for the commercial typologies are contained at **Appendix E**.

APPENDIX A COST ASSESSMENTS

OPTIONAL STANDARDS M4(2) AND M4(3A)

APPENDIX A – OPTIONAL ACCESSIBILITY STANDARDS

M4(2) Requirements

M4(2) ref	M4(2) Page	Description	Qty	Rate	Cost/dwg
		EXTERNAL			
1.7	4	Slope restrictions – general building regulation; not needed additionally for Part 2a			£0
1.8	5	Step free - No cost if ramp is gentle – general building regulation; not needed additionally for Part 2a			£0
3.45	50	Rear paving Minimum width 1050 - Cost over 900 basic	2 m2	£45	£80
2.20c	16	Lighting; automatic PIR/DtD (might be provided anyway - would be for Secured by Design)	1 Nr	£100	£100
2.9f	12	Gates to be 850 clear; no additional cost			£0
3.22a	30	Landings (1500 Square) for ramps - assumed no cost if 1200 wide path; 1m2 if 900 wide path	1 m2	£45	£45
3.22b	30	Canopy to front door; assumed additional	1 Nr	£400	£400
1.14	7	Accessible thresholds to Front and rear (cost is not for level access which is needed any way but for threshold max 15mm projection)	2 Nr	£35	£50
2.12	13	Parking bay to be such as to permit widening to 3.3m in future, not 2.4; needs only be clear - no extra cost but might mean some dwellings cannot comply			£0
		INTERNAL			
2.24c		Living Room window cill height assumed no cost; low cill lines to Living Rooms are normal			£0
2.26	19	Grab rail supports; bathroom; applicable only to stud partitions; 12mm plywood behind plasterboard; will not apply to all locations	4 m2	£30	£120
2.27c	19	Level access shower to GF; future provision; floor gully only costed	1 Nr	£175	£175
					£970
			Design	7%	£68
			Contingencies	5%	£52
					£1,090
			SAY		£1,100

M4(3A) Requirements

M4(3A) Ref	Description	Qty	Rate	Cost
	EXTERNAL			
1.7	Slope restrictions – unlikely to be a problem with Fylde			
1.8	Stop free			
1.7b	Front Minimum width 900mm			
3.45	Rear Minimum width 1050 - COST over 900 basic	2 m2	£40	£80
3.45	Turning circles	2 m2	£40	£80
2.20c	Lighting COST (might be provided anyway - would be for Secured by Design)	1 Nr	£100	£100
2.9f	Gates to be 850 clear			
3.22a	Landings (1500 Square) for ramps -assumed no cost if 1200 wide path	1 m2	£40	£40
3.22b	Canopy to front door	1 Nr	£400	£400
1.34	Accessible thresholds to Front and rear	2 Nr	£25	£50
2.20h	Steps design criteria – no extra - good practice Should not be needed ; Fylde generally flat			£0
2.11f	Handrail assumed not needed if no steps			£0
3.12	Parking bay to be 1200 wide (3.6 not 2.4)	6 m2	£50	£300
	INTERNAL			
	Doors no extra cost over normal. power opening not costed as basic door should be <30N			£0
3.22	Lobby may need to be bigger than normal – no extra cost unless extra GFA increases			£0
3.22k	Door control heights - no cost			£0
3.22g	Clear openings 850 width - normal practice (except cupboards)			£0
3.25	Wheel chair storage - 2m2 (inc in costs below)		£0	£0
3.25c	Power socket (dedicated)	1 Nr	£75	£75
3.28	Through floor lifting provision (preformed access hatch)	1 Nr	£200	£200
3.28	Knock out bathroom panel	1 Nr	£200	£200
3.29	Stair lift power socket	1 Nr	£75	£75
Diag 3.8	Kitchen worktops (table 3.3) - 1800 extra clear below	1 Nr	£125	£125
2.24c	Living Room window cill height assumed no cost			
3.35c	Hoist capable trusses	1 Nr	£100	£100
2.26	Grab rail supports; bathroom	3 m2	£25	£75
2.27c	Level access shower to GF	1 Nr	£750	£750
	Costs of other items; Low Surface Temperature radiators, lever taps and hot water temperature control, 35 degree staircases and 2m2 extra floor area to allow for the area of the shallower stair.			£2,250
	Sub-total			£4,900
	Design fees		7%	£343
	Contingencies		5%	£262
	TOTAL			£5,505
	SAY			£5,500

APPENDIX B

GENERIC RESIDENTIAL CONSTRUCTION COSTS

Summary for density 30 dwellings per hectare - Green Field

0% Affordable

26 November 2018

PV renewables excluded

	GREEN FIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 647,242	£ 129,448	£ 1,327	3 Nr	56 m2	n/a	7 Months	1667 m2	0 m2	1667 m2
Scheme 2 10 dwellings	920 m2	£ 1,187,193	£ 118,719	£ 1,291	5 Nr	84 m2	n/a	9 Months	3333 m2	0 m2	3333 m2
Scheme 3 25 dwellings	2174 m2	£ 2,735,936	£ 109,437	£ 1,259	12 Nr	182 m2	3/m	16 Months	8333 m2	926 m2	9259 m2
Scheme 4 50 dwellings	4299 m2	£ 5,332,978	£ 107,737	£ 1,241	23 Nr	350 m2	3/m	24 Months	16500 m2	1833 m2	18333 m2
Scheme 5 75 dwellings	6532 m2	£ 7,886,042	£ 105,147	£ 1,207	36 Nr	557 m2	3/m	33 Months	25000 m2	8333 m2	33333 m2
Scheme 6 100 dwellings	8710 m2	£ 10,330,734	£ 103,307	£ 1,186	48 Nr	742 m2	3/m	41 Months	33333 m2	11110 m2	44443 m2
Scheme 7 200 dwellings	17419 m2	£ 20,047,891	£ 100,239	£ 1,151	96 Nr	1484 m2	5/m	48 Months	66667 m2	22220 m2	88887 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 30 dwellings per hectare - Brown Field

0% Affordable

26 November 2018

PV renewables excluded

	BROWNFIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 686,287	£ 137,257	£ 1,407	3 Nr	56 m2	n/a	7 Months	1667 m2	0 m2	1667 m2
Scheme 2 10 dwellings	920 m2	£ 1,260,560	£ 126,056	£ 1,371	5 Nr	84 m2	n/a	9 Months	3333 m2	0 m2	3333 m2
Scheme 3 25 dwellings	2174 m2	£ 2,913,111	£ 116,524	£ 1,340	12 Nr	182 m2	3/m	16 Months	8333 m2	926 m2	9259 m2
Scheme 4 50 dwellings	4299 m2	£ 5,683,481	£ 114,818	£ 1,322	23 Nr	350 m2	3/m	24 Months	16500 m2	1833 m2	18333 m2
Scheme 5 75 dwellings	6532 m2	£ 8,428,484	£ 112,380	£ 1,290	36 Nr	557 m2	3/m	33 Months	25000 m2	8333 m2	33333 m2
Scheme 6 100 dwellings	8710 m2	£ 11,036,420	£ 110,364	£ 1,267	48 Nr	742 m2	3/m	41 Months	33333 m2	11110 m2	44443 m2
Scheme 7 200 dwellings	17419 m2	£ 21,459,262	£ 107,296	£ 1,232	96 Nr	1484 m2	5/m	48 Months	66667 m2	22220 m2	88887 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 35 dwellings per hectare - Green Field
 PV renewables excluded

0% Affordable

26 November 2018

	GREEN FIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 641,454	£ 128,291	£ 1,315	3 Nr	56 m2	n/a	7 Months	1429 m2	0 m2	1429 m2
Scheme 2 10 dwellings	920 m2	£ 1,175,822	£ 117,582	£ 1,278	5 Nr	84 m2	n/a	9 Months	2857 m2	0 m2	2857 m2
Scheme 3 25 dwellings	2174 m2	£ 2,705,617	£ 108,225	£ 1,245	12 Nr	182 m2	3/m	16 Months	7143 m2	794 m2	7936 m2
Scheme 4 50 dwellings	4299 m2	£ 5,272,948	£ 106,524	£ 1,227	23 Nr	350 m2	3/m	24 Months	14143 m2	1571 m2	15714 m2
Scheme 5 75 dwellings	6532 m2	£ 7,783,863	£ 103,785	£ 1,192	36 Nr	557 m2	3/m	33 Months	21429 m2	7142 m2	28571 m2
Scheme 6 100 dwellings	8710 m2	£ 10,197,805	£ 101,978	£ 1,171	48 Nr	742 m2	3/m	41 Months	28571 m2	9523 m2	38094 m2
Scheme 7 200 dwellings	17419 m2	£ 19,782,032	£ 98,910	£ 1,136	96 Nr	1484 m2	5/m	48 Months	57143 m2	19046 m2	76189 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 35 dwellings per hectare - Brown Field
 PV renewables excluded

0% Affordable

26 November 2018

	BROWNFIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 679,078	£ 135,816	£ 1,392	3 Nr	56 m2	n/a	7 Months	1429 m2	0 m2	1429 m2
Scheme 2 10 dwellings	920 m2	£ 1,246,401	£ 124,640	£ 1,355	5 Nr	84 m2	n/a	9 Months	2857 m2	0 m2	2857 m2
Scheme 3 25 dwellings	2174 m2	£ 2,875,231	£ 115,009	£ 1,323	12 Nr	182 m2	3/m	16 Months	7143 m2	794 m2	7936 m2
Scheme 4 50 dwellings	4299 m2	£ 5,608,481	£ 113,303	£ 1,305	23 Nr	350 m2	3/m	24 Months	14143 m2	1571 m2	15714 m2
Scheme 5 75 dwellings	6532 m2	£ 8,300,122	£ 110,668	£ 1,271	36 Nr	557 m2	3/m	33 Months	21429 m2	7142 m2	28571 m2
Scheme 6 100 dwellings	8710 m2	£ 10,869,429	£ 108,694	£ 1,248	48 Nr	742 m2	3/m	41 Months	28571 m2	9523 m2	38094 m2
Scheme 7 200 dwellings	17419 m2	£ 21,125,280	£ 105,626	£ 1,213	96 Nr	1484 m2	5/m	48 Months	57143 m2	19046 m2	76189 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 40 dwellings per hectare - Green Field
 PV renewables excluded

0% Affordable

26 November 2018

	GREEN FIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 636,947	£ 127,389	£ 1,306	3 Nr	56 m2	n/a	7 Months	1250 m2	0 m2	1250 m2
Scheme 2 10 dwellings	920 m2	£ 1,166,969	£ 116,697	£ 1,269	5 Nr	84 m2	n/a	9 Months	2500 m2	0 m2	2500 m2
Scheme 3 25 dwellings	2174 m2	£ 2,682,083	£ 107,283	£ 1,234	12 Nr	182 m2	3/m	16 Months	6250 m2	694 m2	6944 m2
Scheme 4 50 dwellings	4299 m2	£ 5,226,353	£ 105,583	£ 1,216	23 Nr	350 m2	3/m	24 Months	12375 m2	1375 m2	13750 m2
Scheme 5 75 dwellings	6532 m2	£ 7,627,814	£ 101,704	£ 1,168	36 Nr	557 m2	3/m	33 Months	18750 m2	2083 m2	20833 m2
Scheme 6 100 dwellings	8710 m2	£ 10,095,126	£ 100,951	£ 1,159	48 Nr	742 m2	3/m	41 Months	25000 m2	8333 m2	33333 m2
Scheme 7 200 dwellings	17419 m2	£ 19,576,675	£ 97,883	£ 1,124	96 Nr	1484 m2	5/m	48 Months	50000 m2	16665 m2	66665 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 40 dwellings per hectare - Brown Field

0% Affordable

26 November 2018

PV renewables excluded

	BROWNFIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 673,506	£ 134,701	£ 1,381	3 Nr	56 m2	n/a	7 Months	1250 m2	0 m2	1250 m2
Scheme 2 10 dwellings	920 m2	£ 1,235,457	£ 123,546	£ 1,343	5 Nr	84 m2	n/a	9 Months	2500 m2	0 m2	2500 m2
Scheme 3 25 dwellings	2174 m2	£ 2,846,026	£ 113,841	£ 1,309	12 Nr	182 m2	3/m	16 Months	6250 m2	694 m2	6944 m2
Scheme 4 50 dwellings	4299 m2	£ 5,550,659	£ 112,135	£ 1,291	23 Nr	350 m2	3/m	24 Months	12375 m2	1375 m2	13750 m2
Scheme 5 75 dwellings	6532 m2	£ 8,101,529	£ 108,020	£ 1,240	36 Nr	557 m2	3/m	33 Months	18750 m2	2083 m2	20833 m2
Scheme 6 100 dwellings	8710 m2	£ 10,741,204	£ 107,412	£ 1,233	48 Nr	742 m2	3/m	41 Months	25000 m2	8333 m2	33333 m2
Scheme 7 200 dwellings	17419 m2	£ 20,868,831	£ 104,344	£ 1,198	96 Nr	1484 m2	5/m	48 Months	50000 m2	16665 m2	66665 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 30 dwellings per hectare - Brown Field

10% Affordable

26 November 2018

PV renewables excluded

	BROWN FIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 686,287	£ 137,257	£ 1,407	3 Nr	56 m2	n/a	7 Months	1667 m2	0 m2	1667 m2
Scheme 2 10 dwellings	878 m2	£ 1,219,075	£ 121,908	£ 1,389	4 Nr	70 m2	n/a	9 Months	3333 m2	0 m2	3333 m2
Scheme 3 25 dwellings	2160 m2	£ 2,897,794	£ 115,912	£ 1,342	11 Nr	168 m2	3/m	16 Months	8333 m2	926 m2	9259 m2
Scheme 4 50 dwellings	4264 m2	£ 5,456,760	£ 109,135	£ 1,280	23 Nr	350 m2	3/m	25 Months	16667 m2	1852 m2	18518 m2
Scheme 5 75 dwellings	6396 m2	£ 8,297,225	£ 110,630	£ 1,297	33 Nr	504 m2	3/m	33 Months	25000 m2	8333 m2	33333 m2
Scheme 6 100 dwellings	8626 m2	£ 10,959,148	£ 109,591	£ 1,270	46 Nr	714 m2	3/m	41 Months	33333 m2	11110 m2	44443 m2
Scheme 7 200 dwellings	17252 m2	£ 21,306,945	£ 106,535	£ 1,235	92 Nr	1428 m2	5/m	48 Months	66667 m2	22220 m2	88887 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 35 dwellings per hectare - Brown Field

10% Affordable

26 November 2018

PV renewables excluded

	BROWN FIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 679,078	£ 135,816	£ 1,392	3 Nr	56 m2	n/a	7 Months	1429 m2	0 m2	1429 m2
Scheme 2 10 dwellings	878 m2	£ 1,204,917	£ 120,492	£ 1,372	4 Nr	70 m2	n/a	9 Months	2857 m2	0 m2	2857 m2
Scheme 3 25 dwellings	2160 m2	£ 2,859,917	£ 114,397	£ 1,324	11 Nr	168 m2	3/m	16 Months	7143 m2	794 m2	7936 m2
Scheme 4 50 dwellings	4264 m2	£ 5,383,891	£ 107,678	£ 1,263	23 Nr	350 m2	3/m	25 Months	14286 m2	1587 m2	15873 m2
Scheme 5 75 dwellings	6396 m2	£ 8,168,861	£ 108,918	£ 1,277	33 Nr	504 m2	3/m	33 Months	21429 m2	7142 m2	28571 m2
Scheme 6 100 dwellings	8626 m2	£ 10,792,170	£ 107,922	£ 1,251	46 Nr	714 m2	3/m	41 Months	28571 m2	9523 m2	38094 m2
Scheme 7 200 dwellings	17252 m2	£ 20,972,988	£ 104,865	£ 1,216	92 Nr	1428 m2	5/m	48 Months	57143 m2	19046 m2	76189 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 40 dwellings per hectare - Brown Field

10% Affordable

26 November 2018

PV renewables excluded

	BROWN FIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 673,506	£ 134,701	£ 1,381	3 Nr	56 m2	n/a	7 Months	1250 m2	0 m2	1250 m2
Scheme 2 10 dwellings	878 m2	£ 1,193,974	£ 119,397	£ 1,360	4 Nr	70 m2	n/a	9 Months	2500 m2	0 m2	2500 m2
Scheme 3 25 dwellings	2160 m2	£ 2,830,715	£ 113,229	£ 1,311	11 Nr	168 m2	3/m	16 Months	6250 m2	694 m2	6944 m2
Scheme 4 50 dwellings	4264 m2	£ 5,327,712	£ 106,554	£ 1,249	23 Nr	350 m2	3/m	25 Months	12500 m2	1389 m2	13889 m2
Scheme 5 75 dwellings	6396 m2	£ 7,970,265	£ 106,270	£ 1,246	33 Nr	504 m2	3/m	33 Months	18750 m2	2083 m2	20833 m2
Scheme 6 100 dwellings	8626 m2	£ 10,663,955	£ 106,640	£ 1,236	46 Nr	714 m2	3/m	41 Months	25000 m2	8333 m2	33333 m2
Scheme 7 200 dwellings	17252 m2	£ 20,716,558	£ 103,583	£ 1,201	92 Nr	1428 m2	5/m	48 Months	50000 m2	16665 m2	66665 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 30 dwellings per hectare - Green Field

30% Affordable

26 November 2018

PV renewables excluded

	GREEN FIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 647,242	£ 129,448	£ 1,327	3 Nr	56 m2	n/a	7 Months	1667 m2	0 m2	1667 m2
Scheme 2 10 dwellings	850 m2	£ 1,126,702	£ 112,670	£ 1,325	4 Nr	70 m2	n/a	9 Months	3333 m2	0 m2	3333 m2
Scheme 3 25 dwellings	2122 m2	£ 2,706,181	£ 107,175	£ 1,276	11 Nr	175 m2	3/m	16 Months	8417 m2	935 m2	9352 m2
Scheme 4 50 dwellings	4181 m2	£ 5,049,670	£ 100,993	£ 1,208	22 Nr	336 m2	3/m	25 Months	16667 m2	1852 m2	18518 m2
Scheme 5 75 dwellings	6281 m2	£ 7,672,277	£ 102,639	£ 1,221	34 Nr	525 m2	3/m	33 Months	24917 m2	8305 m2	33221 m2
Scheme 6 100 dwellings	8403 m2	£ 10,076,192	£ 100,762	£ 1,199	44 Nr	686 m2	3/m	41 Months	33333 m2	11110 m2	44443 m2
Scheme 7 200 dwellings	16834 m2	£ 19,568,000	£ 97,840	£ 1,162	90 Nr	1400 m2	5/m	48 Months	66667 m2	22220 m2	88887 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
 VAT excluded from all costs
 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

Summary for density 35 dwellings per hectare - Green Field

30% Affordable

26 November 2018

PV renewables excluded

	GREEN FIELD SITE				Garages (no & Area)		Sales rate and Construction period		Site areas		
	Overall floor areas	Total Cost	Av Cost per dwelling	Av cost per m2					Net	POS	Gross
Scheme 1 5 dwellings	488 m2	£ 641,454	£ 128,291	£ 1,315	3 Nr	56 m2	n/a	7 Months	1429 m2	0 m2	1429 m2
Scheme 2 10 dwellings	850 m2	£ 1,115,344	£ 111,534	£ 1,312	4 Nr	70 m2	n/a	9 Months	2857 m2	0 m2	2857 m2
Scheme 3 25 dwellings	2122 m2	£ 2,675,576	£ 105,963	£ 1,261	11 Nr	175 m2	3/m	16 Months	7214 m2	802 m2	8016 m2
Scheme 4 50 dwellings	4181 m2	£ 4,991,367	£ 99,827	£ 1,194	22 Nr	336 m2	3/m	25 Months	14286 m2	1587 m2	15873 m2
Scheme 5 75 dwellings	6281 m2	£ 7,570,480	£ 101,277	£ 1,205	34 Nr	525 m2	3/m	33 Months	21357 m2	7118 m2	28475 m2
Scheme 6 100 dwellings	8403 m2	£ 9,943,316	£ 99,433	£ 1,183	44 Nr	686 m2	3/m	41 Months	28571 m2	9523 m2	38094 m2
Scheme 7 200 dwellings	16834 m2	£ 19,302,237	£ 96,511	£ 1,147	90 Nr	1400 m2	5/m	48 Months	57143 m2	19046 m2	76189 m2

Assumptions

Floor areas and accommodation as follows

1b-OM-terraced	55.74 m2
2b bungalow-OM-Semi	69.68 m2
2b-Aff-terraced	69.68 m2
2b-OM-terraced	69.68 m2
2b-OM-Semi	69.68 m2
3b-OM-Detached	83.61 m2
3b-OM-Semi	83.61 m2
4b-OM-Detached	111.48 m2
5b-OM-Detached	139.35 m2

Notes/Exclusions

White goods/appliances
 Incentives
 Floor finishes
 Remediation of contaminated land in brownfield sites
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 Contractor's profit excluded
 No allowance for Code for Sustainable Homes compliance
 No abnormal costs on greenfield sites

APPENDIX C

APARTMENT SCHEMES CONSTRUCTION COSTS

TYPICAL COSTS FOR RESIDENTIAL - FLATS - **GENERIC**

Scheme of 50 units on three floors including lift; off existing road (access road included)

	1B	15 Nr		2B	35 Nr		TOTALS
GFA/ unit =	56.00 m2			70.00 m2			
Addition for common areas (inc lift)	10.00 m2			12.00 m2			
Total GFA for each type	66.00 m2			82.00 m2			3860 m2
<u>Costs for single flat</u>							
Substructures	66.00 m2	£ 95.00 /m2	£6,270	82.00 m2	£ 100.00 /m2	£8,200	£381,050
Superstructures	66.00 m2	£ 850.00 /m2	£56,100	82.00 m2	£ 850.00 /m2	£69,700	£3,281,000
Lift (total Cost £40,000)			£800			£800	£40,000
Total		£ 945.00 /m2	£63,170		£ 950.00 /m2	£78,700	£3,702,050
External works							
Entrance road (30m x 5m wide); inc lighting, drainage and marking	5 m2	£ 85.00 /m2	£425	5 m2	£ 85.00 /m2	£425	£21,250
Footpath to entrance road, both sides	3 m2	£ 43.00 /m2	£129	3 m2	£ 43.00 /m2	£129	£6,450
Car parking; tarmacadam; 1.5 space / flat + 60% circulation	28 m2	£ 60.58 /m2	£1,696	28 m2	£ 60.58 /m2	£1,696	£84,819
Kerbs, lighting and drainage to above	28 m2	£ 24.00 /m2	£672	28 m2	£ 24.00 /m2	£672	£33,600
Paving, paths etc; assumed at 12 m2 / flat	12 m2	£ 40.00 /m2	£480	12 m2	£ 40.00 /m2	£480	£24,000
Grassed and planted area; 10 m2 per flat	10 m2	£ 11.00 /m2	£110	10 m2	£ 11.00 /m2	£110	£5,500
Public Open Space (assumed at 9% of gross area)	8 m2	£ 17.50 /m2	£140	8 m2	£ 17.50 /m2	£140	£7,000
Bin stores (2 No at £4,000)	2 Nr	£160.00	£320	2 m2	£ 160.00 /m2	£320	£16,000
Allowance for fences, railings and gates	1 Nr	£400.00	£400	1 m2	£ 400.00 /m2	£400	£20,000
Site clearance	90 m2	£ 4.00 /m2	£358	95 m2	£ 4.00 /m2	£381	£18,707
Drainage including attenuation	1 Nr	£2,500.00	£2,500	1 Nr	£ 2,500.00 /m2	£2,500	£125,000
Incoming services	1 Nr	£4,500.00	£4,500	1 Nr	£ 4,500.00 /m2	£4,500	£225,000
Preliminaries		10%	£7,490		10%	£9,045	£428,938
Total Costs of single flat			£82,391			£99,499	£4,718,313
Fees		7.00%	£5,767		7.00%	£6,965	£330,282
Contingencies		5.00%	£4,408		5.00%	£5,323	£252,430
TOTAL FOR SINGLE FLAT			£92,566			£111,787	£5,301,025
Less Contractor's profit and overheads included		-6.50%	-£6,017		-6.50%	-£7,266	-£344,567
Allowance for development scale		0.00%	£0		0.00%	£0	£0
TOTAL COSTS FOR SINGLE FLAT			£86,549			£104,521	£4,956,459
SCHEME COST FOR 50 No FLATS			£1,298,236			£3,658,223	£4,956,458
Cost/m2			£ 1,311 /m2			£ 1,275 /m2	£ 1,284 /m2
Site area (exc POS)			4270 m2				
Average site area per flat			85 m2				

TYPICAL COSTS FOR RESIDENTIAL - FLATS - **GENERIC**

Scheme of 15 units on two floors; infill site off existing roads off; no lift

15			
1b flat	5 Nr	56.00 m2	280.00 m2
2b flat	10 Nr	70.00 m2	700.00 m2
Average GFA/ unit =			65.33 m2
Addition for common areas			10.00 m2
Total GFA Average			75.33 m2
<u>Costs for single flat</u>			
Substructures		75.33 m2	£ 105.00 /m2
Superstructures		75.33 m2	£ 890.00 /m2
Total			£ 995 /m2
External works			£74,957
Pavement crossing (Total cost £3,000)	1 Nr		£200
Car parking; tarmacadam; 1.5 space / flat + 60% circulation		28 m2	£ 60.58 /m2
Kerbs, lighting and drainage to above		28 m2	£ 24.00 /m2
Paving, paths etc; assumed at 12 m2 / flat		12 m2	£ 40.00 /m2
Grassed and planted area; 10 m2 per flat		10 m2	£ 11.00 /m2
Public open Space (Assumed not required)		0 m2	£ 17.50 /m2
Bin stores (£4,000 total cost)	1 Nr		£267
Allowance for fences, railings and gates	1 Nr		£600
Site clearance		88 m2	£ 4.00 /m2
Drainage including attenuation	1 Nr		£3,000
Incoming services	1 Nr		£4,500
Preliminaries (cost per unit per week)			10%
			£8,680
Total Costs of single flat			£95,484
Fees		8.00%	£7,639
Contingencies		5.00%	£5,156
TOTAL FOR SINGLE FLAT			£108,279
Less Contractor's profit and overheads included		-6.50%	-£7,038
Allowance for increased costs of small development scale		4.00%	£4,050
TOTAL COSTS FOR SINGLE FLAT			£105,291
SCHEME COST FOR 15 No FLATS			£1,579,359
Cost/m2			£1,397.66

Site area (exc POS) **1537 m2**
Average site area per flat **154 m2**

APPENDIX D

CONSTRUCTION COST SHEETS FOR THE SPECIFIC ALLOCATIONS TESTED

1HA **Billinge Road/Garswood Road/Smock Lane, Garswood**
PV renewables excluded

Site area	9.58 ha	
PoS %	33%	8.1.19
Net Dev area	71850 m2	
PoS Area	23950 m2	
Sales rate	4 per month	
No of dwellings	216 Nr (30.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	15 Nr	56 m2	836 m2
2b bungalow-OM-Semi	4 P	5.00%	11 Nr	70 m2	766 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	52 Nr	70 m2	3623 m2
3b-OM-Detached	5 P	24.00%	51 Nr	84 m2	4264 m2
3b-OM-Semi	5 P	24.00%	52 Nr	84 m2	4348 m2
4b-OM-Detached	6 P	11.00%	24 Nr	111 m2	2676 m2
5b-OM-Detached	8 P	5.00%	11 Nr	139 m2	1533 m2
	1081 P		216 Nr		18046 m2

Subs and Superstructures	£12,798,001	£59,373.70
External Works within curtilage costs	£1,141,708	£5,296.72
Road and footpath works beyond curtilage	£1,305,591	£6,057.02
Garages	£502,298	£2,330.31
Drainage costs	£1,118,519	£5,189.14
Inc Services costs	£824,172	£3,823.58
Public Open Space	£395,559	£1,835.11
Costs of play facilities	£0	£0.00
Preliminaries for 62 months	£1,958,752	£9,087.23
SUBTOTAL	£20,044,600	£92,993
Abnormals	£80,000	£370.37
Fees	£1,509,345	£7,002.30
Contingencies	£1,081,697	£5,018.31
Total	£22,715,642	£105,384

Abnormals

Allotments	Item	£50,000
Amenity Green Space	Inc in POS Costs	£0
Provisional allowance for improvements to bus stops		£30,000

Total of abnormals **£80,000**

1HA **Billinge Road/Garswood Road/Smock Lane, Garswood**
PV renewables included

Site area	9.58 ha	
PoS %	33%	8.1.19
Net Dev area	71850 m2	
PoS Area	23950 m2	
Sales rate	4 per month	
No of dwellings	216 Nr (30.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	15 Nr	56 m2	836 m2
2b bungalow-OM-Semi	4 P	5.00%	11 Nr	70 m2	766 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	52 Nr	70 m2	3623 m2
3b-OM-Detached	5 P	24.00%	51 Nr	84 m2	4264 m2
3b-OM-Semi	5 P	24.00%	52 Nr	84 m2	4348 m2
4b-OM-Detached	6 P	11.00%	24 Nr	111 m2	2676 m2
5b-OM-Detached	8 P	5.00%	11 Nr	139 m2	1533 m2
	1081 P		216 Nr		18046 m2

Subs and Superstructures	£13,227,847	£61,367.88
External Works within curtilage costs	£1,141,708	£5,296.72
Road and footpath works beyond curtilage	£1,305,591	£6,057.02
Garages	£502,298	£2,330.31
Drainage costs	£1,118,519	£5,189.14
Inc Services costs	£824,172	£3,823.58
Public Open Space	£395,559	£1,835.11
Costs of play facilities	£0	£0.00
Preliminaries for 62 months	£1,958,752	£9,087.23
SUBTOTAL	£20,474,446	£94,987
Abnormals	£80,000	£370.37
Fees	£1,541,583	£7,151.86
Contingencies	£1,104,801	£5,125.50
Total	£23,200,831	£107,635

Abnormals

Allotments	Item	£50,000
Amenity Green Space	Inc in POS Costs	£0
Provisional allowance for improvements to bus stops		£30,000

Total of abnormals **£80,000**

2HA (was 6HA) Land at Florida Farm, Slag Lane, Blackbrook, Haydock
PV renewables excluded

Site area	23.19 ha	
PoS %	33%	8.1.19
Net Dev area	173925 m2	
PoS Area	57975 m2	
Sales rate	5 per month	
No of dwellings	522 Nr (30.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	37 Nr	56 m2	2062 m2
2b bungalow-OM-Semi	4 P	5.00%	26 Nr	70 m2	1812 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	125 Nr	70 m2	8710 m2
3b-OM-Detached	5 P	24.00%	125 Nr	84 m2	10452 m2
3b-OM-Semi	5 P	24.00%	126 Nr	84 m2	10535 m2
4b-OM-Detached	6 P	11.00%	57 Nr	111 m2	6355 m2
5b-OM-Detached	8 P	5.00%	26 Nr	139 m2	3623 m2
	2608 P		522 Nr		43548 m2

Subs and Superstructures	£30,565,998	£58,555.55
External Works within curtilage costs	£2,734,015	£5,237.58
Road and footpath works beyond curtilage	£3,125,728	£5,987.99
Garages	£1,192,890	£2,285.23
Drainage costs	£2,675,506	£5,125.49
Inc Services costs	£1,971,426	£3,776.68
Public Open Space	£947,746	£1,815.61
Costs of play facilities	£0	£0.00
Preliminaries for 112 months	£4,377,855	£8,386.70
SUBTOTAL	£47,591,164	£91,171
Abnormals	£815,300	£1,561.88
Fees	£3,630,485	£6,954.95
Contingencies	£2,601,847	£4,984.38
Total	£54,638,797	£104,672

Abnormals

LAPS	2 No	£26,000	£52,000
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Provisional allowance for site access	2 No	£50,000	£100,000
Provisional allowance for Access to Haydock Lane via Slag lane	1 No	£50,000	£50,000
Provisional allowance for Junction works	Item		£150,000
Provisional allowance for works to mine shafts	3 No	£50,000	£150,000
Provisional allowance for bridge over brook	1 No	£100,000	£100,000
Noise attenuation works (30% units assumed)	157 No	£900	£141,300

Total of abnormals **£815,300**

2HA (was 6HA) Land at Florida Farm, Slag Lane, Blackbrook, Haydock
PV renewables included

Site area	23.19 ha	
PoS %	33%	8.1.19
Net Dev area	173925 m2	
PoS Area	57975 m2	
Sales rate	5 per month	
No of dwellings	522 Nr (30.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	37 Nr	56 m2	2062 m2
2b bungalow-OM-Semi	4 P	5.00%	26 Nr	70 m2	1812 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	125 Nr	70 m2	8710 m2
3b-OM-Detached	5 P	24.00%	125 Nr	84 m2	10452 m2
3b-OM-Semi	5 P	24.00%	126 Nr	84 m2	10535 m2
4b-OM-Detached	6 P	11.00%	57 Nr	111 m2	6355 m2
5b-OM-Detached	8 P	5.00%	26 Nr	139 m2	3623 m2
	2608 P		522 Nr		43548 m2

Subs and Superstructures	£31,592,687	£60,522.39
External Works within curtilage costs	£2,734,015	£5,237.58
Road and footpath works beyond curtilage	£3,125,728	£5,987.99
Garages	£1,192,890	£2,285.23
Drainage costs	£2,675,506	£5,125.49
Inc Services costs	£1,971,426	£3,776.68
Public Open Space	£947,746	£1,815.61
Costs of play facilities	£0	£0.00
Preliminaries for 112 months	£4,377,855	£8,386.70
SUBTOTAL	£48,617,854	£93,138
Abnormals	£815,300	£1,561.88
Fees	£3,707,487	£7,102.46
Contingencies	£2,657,032	£5,090.10
Total	£55,797,672	£106,892

Abnormals

LAPS	2 No	£26,000	£52,000
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Provisional allowance for site access	2 No	£50,000	£100,000
Provisional allowance for Access to Haydock Lane via Slag lane	1 No	£50,000	£50,000
Provisional allowance for Junction works	Item		£150,000
Provisional allowance for works to mine shafts	3 No	£50,000	£150,000
Provisional allowance for bridge over brook	1 No	£100,000	£100,000
Noise attenuation works (30% units assumed)	157 No	£900	£141,300

Total of abnormals **£815,300**

4HA (was 3HA) **Bold Forest Garden Suburb, Bold**
PV renewables excluded

Site area	132.86 ha	
PoS %	33%	8.1.19
Net Dev area	996452 m2	
PoS Area	332148 m2	
Sales rate	10 per month	
No of dwellings	2988 Nr (30.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	209 Nr	56 m2	11650 m2
2b bungalow-OM-Semi	4 P	5.00%	149 Nr	70 m2	10382 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	718 Nr	70 m2	50028 m2
3b-OM-Detached	5 P	24.00%	717 Nr	84 m2	59950 m2
3b-OM-Semi	5 P	24.00%	717 Nr	84 m2	59950 m2
4b-OM-Detached	6 P	11.00%	329 Nr	111 m2	36678 m2
5b-OM-Detached	8 P	5.00%	149 Nr	139 m2	20764 m2
	14940 P		2988 Nr		249401 m2

Subs and Superstructures	£171,443,603	£57,377.38
External Works within curtilage costs	£15,337,933	£5,133.18
Road and footpath works beyond curtilage	£17,530,931	£5,867.11
Garages	£6,715,449	£2,247.47
Drainage costs	£14,999,193	£5,019.81
Inc Services costs	£11,052,037	£3,698.81
Public Open Space	£5,317,865	£1,779.74
Costs of play facilities	£0	£0.00
Preliminaries for 307 months	£22,564,974	£7,551.87
SUBTOTAL	£264,961,986	£88,675
Abnormals	£2,560,000	£856.76
Fees	£20,064,149	£6,714.91
Contingencies	£14,379,307	£4,812.35
Total	£301,965,442	£101,059

Abnormals

LAPS	2 No	£26,000	£52,000
LEAPS	1 No	£72,000	£72,000
NEAPS	1 No	£151,000	£151,000
Allotments	Item		£50,000
4 no on site bus stops	2 No	£30,000	£60,000
Provisional allowance for Enhancement of Lindsay St Play Area	Item		£100,000
Provisional allowance for Enhancement of and linkages to adjacent open space			£100,000
Provisional allowance for Site access S278 works	3 No	£50,000	£150,000
Provisional allowance for Highways improvements to Gorsey Lane and Reginald Road and other works			£1,500,000
Provisional allowance for Wider spine road			£150,000
Provisional allowance for Cycle/pedestrian links	Item		£75,000
Provisional allowance for Habitat loss mitigation	Item		£100,000
Total of abnormals			£2,560,000

4HA (was 3HA) **Bold Forest Garden Suburb, Bold**
PV renewables included

Site area	132.86 ha	
PoS %	33%	8.1.19
Net Dev area	996452 m2	
PoS Area	332148 m2	
Sales rate	10 per month	
No of dwellings	2988 Nr (30.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	209 Nr	56 m2	11650 m2
2b bungalow-OM-Semi	4 P	5.00%	149 Nr	70 m2	10382 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	718 Nr	70 m2	50028 m2
3b-OM-Detached	5 P	24.00%	717 Nr	84 m2	59950 m2
3b-OM-Semi	5 P	24.00%	717 Nr	84 m2	59950 m2
4b-OM-Detached	6 P	11.00%	329 Nr	111 m2	36678 m2
5b-OM-Detached	8 P	5.00%	149 Nr	139 m2	20764 m2
	14940 P		2988 Nr		249401 m2

Subs and Superstructures	£177,202,260	£59,304.64
External Works within curtilage costs	£15,337,933	£5,133.18
Road and footpath works beyond curtilage	£17,530,931	£5,867.11
Garages	£6,715,449	£2,247.47
Drainage costs	£14,999,193	£5,019.81
Inc Services costs	£11,052,037	£3,698.81
Public Open Space	£5,317,865	£1,779.74
Costs of play facilities	£0	£0.00
Preliminaries for 307 months	£22,564,974	£7,551.87
SUBTOTAL	£270,720,643	£90,603
Abnormals	£2,560,000	£856.76
Fees	£20,496,048	£6,859.45
Contingencies	£14,688,835	£4,915.94
Total	£308,465,526	£103,235

Abnormals

LAPS	2 No	£26,000	£52,000
LEAPS	1 No	£72,000	£72,000
NEAPS	1 No	£151,000	£151,000
Allotments	Item		£50,000
4 no on site bus stops	2 No	£30,000	£60,000
Provisional allowance for Enhancement of Lindsay St Play Area	Item		£100,000
Provisional allowance for Enhancement of and linkages to adjacent open space			£100,000
Provisional allowance for Site access S278 works	3 No	£50,000	£150,000
Provisional allowance for Highways improvements to Gorsey Lane and Reginald Road and other works			£1,500,000
Provisional allowance for Wider spine road			£150,000
Provisional allowance for Cycle/pedestrian links	Item		£75,000
Provisional allowance for Habitat loss mitigation	Item		£100,000
Total of abnormals			£2,560,000

5 HA (was 4HA) Former St Theresa's Social Club, Gartons Lane, Bold
PV renewables excluded

Site area	21.67 ha	
PoS %	33%	8.1.19
Net Dev area	162525 m2	
PoS Area	54175 m2	
Sales rate	5 per month	
No of dwellings	569 Nr (35.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	40 Nr	56 m2	2230 m2
2b bungalow-OM-Semi	4 P	5.00%	28 Nr	70 m2	1951 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	137 Nr	70 m2	9546 m2
3b-OM-Detached	5 P	24.00%	137 Nr	84 m2	11455 m2
3b-OM-Semi	5 P	24.00%	136 Nr	84 m2	11371 m2
4b-OM-Detached	6 P	11.00%	63 Nr	111 m2	7023 m2
5b-OM-Detached	8 P	5.00%	28 Nr	139 m2	3902 m2
	2844 P		569 Nr		47478 m2

Subs and Superstructures	£33,323,821	£58,565.59
External Works within curtilage costs	£2,681,934	£4,713.42
Road and footpath works beyond curtilage	£3,154,697	£5,544.28
Garages	£1,305,651	£2,294.64
Drainage costs	£2,916,404	£5,125.49
Inc Services costs	£2,148,929	£3,776.68
Public Open Space	£885,626	£1,556.46
Costs of play facilities	£0	£0.00
Preliminaries for 122 months	£4,768,735	£8,380.91
SUBTOTAL	£51,185,797	£89,957
Abnormals	£1,899,000	£3,337.43
Fees	£3,981,360	£6,997.12
Contingencies	£2,853,308	£5,014.60
Total	£59,919,465	£105,307

Abnormals

LAPS	2 No	£26,000	£52,000
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Provisional allowance for Linkages to DF <i>Item</i>			£75,000
Provisional allowance for Other linkages			£75,000
Site access S278 works	2 No	£50,000	£100,000
Provisional allowance for Widening Garton Lane			£75,000
Provisional allowance for Access to Sutton Manor Park			£150,000
Provisional allowance for Demolition of existing buildings			£50,000
Allowance for junction improvements; as stated by St Helens			£1,250,000
Total of abnormals			£1,899,000

5 HA (was 4HA) Former St Theresa's Social Club, Gartons Lane, Bold
PV renewables included

Site area	21.67 ha	
PoS %	33%	8.1.19
Net Dev area	162525 m2	
PoS Area	54175 m2	
Sales rate	5 per month	
No of dwellings	569 Nr (35.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	40 Nr	56 m2	2230 m2
2b bungalow-OM-Semi	4 P	5.00%	28 Nr	70 m2	1951 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	137 Nr	70 m2	9546 m2
3b-OM-Detached	5 P	24.00%	137 Nr	84 m2	11455 m2
3b-OM-Semi	5 P	24.00%	136 Nr	84 m2	11371 m2
4b-OM-Detached	6 P	11.00%	63 Nr	111 m2	7023 m2
5b-OM-Detached	8 P	5.00%	28 Nr	139 m2	3902 m2
	2844 P		569 Nr		47478 m2

Subs and Superstructures	£34,443,159	£60,532.79
External Works within curtilage costs	£2,681,934	£4,713.42
Road and footpath works beyond curtilage	£3,154,697	£5,544.28
Garages	£1,305,651	£2,294.64
Drainage costs	£2,916,404	£5,125.49
Inc Services costs	£2,148,929	£3,776.68
Public Open Space	£885,626	£1,556.46
Costs of play facilities	£0	£0.00
Preliminaries for 122 months	£4,768,735	£8,380.91
SUBTOTAL	£52,305,135	£91,925
Abnormals	£1,899,000	£3,337.43
Fees	£4,065,310	£7,144.66
Contingencies	£2,913,472	£5,120.34
Total	£61,182,918	£107,527

Abnormals

LAPS	2 No	£26,000	£52,000
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Provisional allowance for Linkages to DF <i>Item</i>			£75,000
Provisional allowance for Other linkages			£75,000
Site access S278 works	2 No	£50,000	£100,000
Provisional allowance for Widening Garton Lane			£75,000
Provisional allowance for Access to Sutton Manor Park			£150,000
Provisional allowance for Demolition of existing buildings			£50,000
Allowance for junction improvements; as stated by St Helens			£1,250,000

Total of abnormals **£1,899,000**

6 HA (was 13HA) **Cowley Street, Town Centre**
PV renewables excluded

Site area	31.09 ha	
PoS %	18%	8.1.19
Net Dev area	264258 m2	
PoS Area	46642 m2	
Sales rate	5 per month	
No of dwellings	816 Nr (30.9dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	0.00%		56 m2	0 m2
2b bungalow-OM-Semi	4 P	5.00%	41 Nr	70 m2	2857 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	20.00%	163 Nr	70 m2	11357 m2
3b-OM-Detached	5 P	28.00%	228 Nr	84 m2	19064 m2
3b-OM-Semi	5 P	27.00%	221 Nr	84 m2	18478 m2
4b-OM-Detached	6 P	15.00%	122 Nr	111 m2	13601 m2
5b-OM-Detached	8 P	5.00%	41 Nr	139 m2	5713 m2
	4284 P		816 Nr		71070 m2

Subs and Superstructures	£50,646,079	£62,066.27
External Works within curtilage costs	£4,337,792	£5,315.92
Road and footpath works beyond curtilage	£4,922,221	£6,032.13
Garages	£2,286,848	£2,802.51
Drainage costs	£4,268,635	£5,231.17
Inc Services costs	£3,145,310	£3,854.55
Public Open Space	£778,200	£953.68
Costs of play facilities	£0	£0.00
Preliminaries for 171 months	£7,640,486	£9,363.34
SUBTOTAL	£78,025,571	£95,620
Abnormals	£5,617,000	£6,883.58
Fees	£6,273,193	£7,687.74
Contingencies	£4,495,788	£5,509.54
Total	£94,411,552	£115,700
Non-residential development costs	£1,500,000	
Total overall ccost	£95,911,552	

Abnormals

LAPS	0 No	£26,000	£0
LEAPS	0 No	£72,000	£0
NEAPS	0 No	£151,000	£0
<i>Provisional allowance for Enhancement of MUGA</i>	<i>Item</i>		<i>£50,000</i>
<i>Provisional allowance for Removal of railway bridge</i>	<i>Item</i>		<i>£200,000</i>
<i>Provisional allowance for Widening of spine road</i>	<i>Item</i>		<i>£100,000</i>
<i>Provisional allowance for remediation of contaminated land</i>	816 No	£2,000	£1,632,000
Allowance for abnormal foundations due to past use of land, including gas membranes	816 No	£3,750	£3,060,000
<i>Provisional allowance for Protection to existing culvert</i>	<i>Item</i>		<i>£50,000</i>

Total of abnormals **£5,617,000**

Non-residential development costs

Serviced sites for Employment use	10 ha	£150,000	£1,500,000
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Total **£1,500,000**

6 HA (was 13HA) **Cowley Street, Town Centre**
PV renewables included

Site area	31.09 ha	
PoS %	18%	8.1.19
Net Dev area	264258 m2	
PoS Area	46642 m2	
Sales rate	5 per month	
No of dwellings	816 Nr (30.9dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	0.00%		56 m2	0 m2
2b bungalow-OM-Semi	4 P	5.00%	41 Nr	70 m2	2857 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	20.00%	163 Nr	70 m2	11357 m2
3b-OM-Detached	5 P	28.00%	228 Nr	84 m2	19064 m2
3b-OM-Semi	5 P	27.00%	221 Nr	84 m2	18478 m2
4b-OM-Detached	6 P	15.00%	122 Nr	111 m2	13601 m2
5b-OM-Detached	8 P	5.00%	41 Nr	139 m2	5713 m2
	4284 P		816 Nr		71070 m2

Subs and Superstructures	£52,356,184	£64,161.99
External Works within curtilage costs	£4,337,792	£5,315.92
Road and footpath works beyond curtilage	£4,922,221	£6,032.13
Garages	£2,286,848	£2,802.51
Drainage costs	£4,268,635	£5,231.17
Inc Services costs	£3,145,310	£3,854.55
Public Open Space	£778,200	£953.68
Costs of play facilities	£0	£0.00
Preliminaries for 171 months	£7,640,486	£9,363.34
SUBTOTAL	£79,735,676	£97,715
Abnormals	£5,617,000	£6,883.58
Fees	£6,401,451	£7,844.92
Contingencies	£4,587,706	£5,622.19
Total	£96,341,833	£118,066
Non-residential development costs	£1,500,000	
Total overall ccost	£97,841,833	

Abnormals

LAPS	0 No	£26,000	£0
LEAPS	0 No	£72,000	£0
NEAPS	0 No	£151,000	£0
<i>Provisional allowance for Enhancement of MUGA</i>	<i>Item</i>		<i>£50,000</i>
<i>Provisional allowance for Removal of railway bridge</i>	<i>Item</i>		<i>£200,000</i>
<i>Provisional allowance for Widening of spine road</i>	<i>Item</i>		<i>£100,000</i>
<i>Provisional allowance for remediation of contaminated land</i>	816 No	£2,000	£1,632,000
Allowance for abnormal foundations due to past use of land, including gas membranes	816 No	£3,750	£3,060,000
<i>Provisional allowance for Protection to existing culvert</i>	<i>Item</i>		<i>£50,000</i>

Total of abnormals **£5,617,000**

Non-residential development costs

Serviced sites for Employment use	10 ha	£150,000	£1,500,000
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Total **£1,500,000**

7HA (was 9HA)

Land W of A49 Mill Lane and E of West Coast Mainline , Newton-le-Willows**PV renewables excluded**

Site area	8.03 ha	
PoS %	33%	8.1.19
Net Dev area	60225 m2	
PoS Area	20075 m2	
Sales rate	4 per month	
No of dwellings	181 Nr (30.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	13 Nr	56 m2	725 m2
2b bungalow-OM-Semi	4 P	5.00%	9 Nr	70 m2	627 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	43 Nr	70 m2	2996 m2
3b-OM-Detached	5 P	24.00%	43 Nr	84 m2	3595 m2
3b-OM-Semi	5 P	24.00%	44 Nr	84 m2	3679 m2
4b-OM-Detached	6 P	11.00%	20 Nr	111 m2	2230 m2
5b-OM-Detached	8 P	5.00%	9 Nr	139 m2	1254 m2
	904 P		181 Nr		15106 m2

Subs and Superstructures	£10,820,885	£59,891.44
External Works within curtilage costs	£966,652	£5,350.23
Road and footpath works beyond curtilage	£1,105,395	£6,118.14
Garages	£422,624	£2,339.14
Drainage costs	£946,842	£5,240.58
Inc Services costs	£697,673	£3,861.48
Public Open Space	£334,942	£1,853.84
Costs of play facilities	£0	£0.00
Preliminaries for 53 months	£1,522,352	£8,425.92
SUBTOTAL	£16,817,366	£93,081
Abnormals	£400,600	£2,213.26
Fees	£1,291,347	£7,147.35
Contingencies	£925,466	£5,122.27
Total	£19,434,779	£107,564

Abnormals

LAPS	0 No	£26,000	£0
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Site access widening	<i>Item</i>		£25,000
<i>Provisional allowance for additional site access</i>	<i>Item</i>		£50,000
Acoustic attenuation measures to dwellings near railway line (30% assumed)	54 No	£900	£48,600
<i>Provisional allowance for Upgrades to bus stops on Mill Lane</i>	<i>Item</i>		£50,000
<i>Provisional allowance for Demolition of existing buildings</i>			£150,000
<i>Provisional allowance for Protection of trees</i>			£5,000

Total of abnormals **£400,600**

7HA (was 9HA)

Land W of A49 Mill Lane and E of West Coast Mainline , Newton-le-Willows**PV renewables included**

Site area	8.03 ha	
PoS %	33%	8.1.19
Net Dev area	60225 m2	
PoS Area	20075 m2	
Sales rate	4 per month	
No of dwellings	181 Nr (30.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	13 Nr	56 m2	725 m2
2b bungalow-OM-Semi	4 P	5.00%	9 Nr	70 m2	627 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	43 Nr	70 m2	2996 m2
3b-OM-Detached	5 P	24.00%	43 Nr	84 m2	3595 m2
3b-OM-Semi	5 P	24.00%	44 Nr	84 m2	3679 m2
4b-OM-Detached	6 P	11.00%	20 Nr	111 m2	2230 m2
5b-OM-Detached	8 P	5.00%	9 Nr	139 m2	1254 m2
	904 P		181 Nr		15106 m2

Subs and Superstructures	£11,184,367	£61,903.23
External Works within curtilage costs	£966,652	£5,350.23
Road and footpath works beyond curtilage	£1,105,395	£6,118.14
Garages	£422,624	£2,339.14
Drainage costs	£946,842	£5,240.58
Inc Services costs	£697,673	£3,861.48
Public Open Space	£334,942	£1,853.84
Costs of play facilities	£0	£0.00
Preliminaries for 53 months	£1,522,352	£8,425.92
SUBTOTAL	£17,180,847	£95,093
Abnormals	£400,600	£2,213.26
Fees	£1,318,609	£7,298.23
Contingencies	£945,003	£5,230.40
Total	£19,845,059	£109,834

Abnormals

LAPS	0 No	£26,000	£0
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Site access widening	<i>Item</i>		£25,000
<i>Provisional allowance for additional site access</i>	<i>Item</i>		£50,000
Acoustic attenuation measures to dwellings near railway line (30% assumed)	54 No	£900	£48,600
<i>Provisional allowance for Upgrades to bus stops on Mill Lane</i>	<i>Item</i>		£50,000
<i>Provisional allowance for Demolition of existing buildings</i>			£150,000
<i>Provisional allowance for Protection of trees</i>			£5,000

Total of abnormals **£400,600**

8HA (was10HA) **Higher Lane/Rookery Lane, Rainford**
PV renewables excluded

Site area	11.49 ha	
PoS %	33%	8.1.19
Net Dev area	86175 m2	
PoS Area	28725 m2	
Sales rate	4 per month	
No of dwellings	259 Nr (30.1dph)	

	Mix Data			GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	18 Nr	56 m2	1003 m2
2b bungalow-OM-Semi	4 P	5.00%	13 Nr	70 m2	906 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	62 Nr	70 m2	4320 m2
3b-OM-Detached	5 P	24.00%	62 Nr	84 m2	5184 m2
3b-OM-Semi	5 P	24.00%	63 Nr	84 m2	5268 m2
4b-OM-Detached	6 P	11.00%	28 Nr	111 m2	3122 m2
5b-OM-Detached	8 P	5.00%	13 Nr	139 m2	1812 m2
	1295 P		259 Nr		21614 m2

Subs and Superstructures	£15,482,173	£59,776.73
External Works within curtilage costs	£1,383,344	£5,341.10
Road and footpath works beyond curtilage	£1,581,785	£6,107.28
Garages	£602,961	£2,328.04
Drainage costs	£1,354,873	£5,231.17
Inc Services costs	£998,328	£3,854.55
Public Open Space	£479,264	£1,850.44
Costs of play facilities	£66,290	£255.95
Preliminaries for 73 months	£2,446,296	£9,445.16
SUBTOTAL	£24,395,314	£94,190
Abnormals	£735,600	£2,840.15
Fees	£1,884,819	£7,277.29
Contingencies	£1,350,787	£5,215.39
Total	£28,366,519	£109,523

Abnormals

LAPS	0 No	£26,000	£0
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Additional cycle path to <i>Provisional allowance for Access linkage to Linear park</i>	<i>Item</i>		<i>£50,000</i>
<i>Provisional allowance for Site access S278 works</i>	<i>2 No</i>	<i>£50,000</i>	<i>£100,000</i>
Footway to Higher Lane and Rookery Lane; assumed 2m wide	661 m	£ 200 /m	£132,200
Additional path to SW boundary; assumed 2m wide	407 m	£ 200 /m	£81,400
Upgrades to existing bus stops	Item		£50,000
<i>Provisional allowance for Windle Island improvements</i>	<i>Item</i>		<i>£100,000</i>
<i>Provisional allowance for access linkages and enhancement to linear park</i>	<i>Item</i>		<i>£150,000</i>
Total of abnormals			£735,600

8HA (was10HA) **Higher Lane/Rookery Lane, Rainford**
PV renewables included

Site area	11.49 ha	
PoS %	33%	8.1.19
Net Dev area	86175 m2	
PoS Area	28725 m2	
Sales rate	4 per month	
No of dwellings	259 Nr (30.1dph)	

	Mix Data			GFA/unit	Total GFA
1b-OM-terraced	2 P	7.00%	18 Nr	56 m2	1003 m2
2b bungalow-OM-Semi	4 P	5.00%	13 Nr	70 m2	906 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	24.00%	62 Nr	70 m2	4320 m2
3b-OM-Detached	5 P	24.00%	62 Nr	84 m2	5184 m2
3b-OM-Semi	5 P	24.00%	63 Nr	84 m2	5268 m2
4b-OM-Detached	6 P	11.00%	28 Nr	111 m2	3122 m2
5b-OM-Detached	8 P	5.00%	13 Nr	139 m2	1812 m2
	1295 P		259 Nr		21614 m2

Subs and Superstructures	£16,002,246	£61,784.73
External Works within curtilage costs	£1,383,344	£5,341.10
Road and footpath works beyond curtilage	£1,581,785	£6,107.28
Garages	£602,961	£2,328.04
Drainage costs	£1,354,873	£5,231.17
Inc Services costs	£998,328	£3,854.55
Public Open Space	£479,264	£1,850.44
Costs of play facilities	£66,290	£255.95
Preliminaries for 73 months	£2,446,296	£9,445.16
SUBTOTAL	£24,915,387	£96,198
Abnormals	£735,600	£2,840.15
Fees	£1,923,824	£7,427.89
Contingencies	£1,378,741	£5,323.32
Total	£28,953,552	£111,790

Abnormals

LAPS	0 No	£26,000	£0
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Additional cycle path to <i>Provisional allowance for Access linkage to Linear park</i>	<i>Item</i>		<i>£50,000</i>
<i>Provisional allowance for Site access S278 works</i>	<i>2 No</i>	<i>£50,000</i>	<i>£100,000</i>
Footway to Higher Lane and Rookery Lane; assumed 2m wide	661 m	£ 200 /m	£132,200
Additional path to SW boundary; assumed 2m wide	407 m	£ 200 /m	£81,400
Upgrades to existing bus stops	Item		£50,000
<i>Provisional allowance for Windle Island improvements</i>	<i>Item</i>		<i>£100,000</i>
<i>Provisional allowance for access linkages and enhancement to linear park</i>	<i>Item</i>		<i>£150,000</i>
Total of abnormals			£735,600

9HA (was 11HA) **Linkway Distribution Park, Thatto Heath**
PV renewables excluded

Site area	12.39 ha	
PoS %	33%	8.1.19
Net Dev area	92925 m2	
PoS Area	30975 m2	
Sales rate	5 per month	
No of dwellings	350 Nr (37.7dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	0.00%		56 m2	0 m2
2b bungalow-OM-Semi	4 P	5.00%	18 Nr	70 m2	1254 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	20.00%	70 Nr	70 m2	4877 m2
3b-OM-Detached	5 P	28.00%	98 Nr	84 m2	8194 m2
3b-OM-Semi	5 P	27.00%	93 Nr	84 m2	7776 m2
4b-OM-Detached	6 P	15.00%	53 Nr	111 m2	5909 m2
5b-OM-Detached	8 P	5.00%	18 Nr	139 m2	2508 m2
	1839 P		350 Nr		30518 m2

Subs and Superstructures	£21,752,663	£62,150.47
External Works within curtilage costs	£1,630,192	£4,657.69
Road and footpath works beyond curtilage	£1,911,504	£5,461.44
Garages	£991,995	£2,834.27
Drainage costs	£1,830,910	£5,231.17
Inc Services costs	£1,349,091	£3,854.55
Public Open Space	£516,804	£1,476.58
Costs of play facilities	£66,290	£189.40
Preliminaries for 78 months	£2,613,850	£7,468.14
SUBTOTAL	£32,663,301	£93,324
Abnormals	£3,173,000	£9,065.71
Fees	£2,687,723	£7,679.21
Contingencies	£1,926,201	£5,503.43
Total	£40,450,225	£115,572

Abnormals

LAPS	1 No	£26,000	£26,000
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Allowance for demolitions	43000 m2	£ 30.00 /m2	£1,290,000
<i>Village Green</i>	<i>Item</i>		<i>£25,000</i>
<i>Site access S278 works</i>	<i>2 No</i>	<i>£50,000</i>	<i>£100,000</i>
New Bus facilities	Item		£20,000
New Puffin crossing to Sherdley Road	Item		£65,000
Allowance for remediation of	350 No	£2,000	£700,000
Allowance for abnormal foundations due to past use of land	350 No	£2,500	£875,000

Total of abnormals **£3,173,000**

9HA (was 11HA) **Linkway Distribution Park, Thatto Heath**
PV renewables included

Site area	12.39 ha	
PoS %	33%	8.1.19
Net Dev area	92925 m2	
PoS Area	30975 m2	
Sales rate	5 per month	
No of dwellings	350 Nr (37.7dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	0.00%		56 m2	0 m2
2b bungalow-OM-Semi	4 P	5.00%	18 Nr	70 m2	1254 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	20.00%	70 Nr	70 m2	4877 m2
3b-OM-Detached	5 P	28.00%	98 Nr	84 m2	8194 m2
3b-OM-Semi	5 P	27.00%	93 Nr	84 m2	7776 m2
4b-OM-Detached	6 P	15.00%	53 Nr	111 m2	5909 m2
5b-OM-Detached	8 P	5.00%	18 Nr	139 m2	2508 m2
	1839 P		350 Nr		30518 m2

Subs and Superstructures	£22,487,003	£64,248.58
External Works within curtilage costs	£1,630,192	£4,657.69
Road and footpath works beyond curtilage	£1,911,504	£5,461.44
Garages	£991,995	£2,834.27
Drainage costs	£1,830,910	£5,231.17
Inc Services costs	£1,349,091	£3,854.55
Public Open Space	£516,804	£1,476.58
Costs of play facilities	£66,290	£189.40
Preliminaries for 78 months	£2,613,850	£7,468.14
SUBTOTAL	£33,397,640	£95,422
Abnormals	£3,173,000	£9,065.71
Fees	£2,742,798	£7,836.57
Contingencies	£1,965,672	£5,616.21
Total	£41,279,110	£117,940

Abnormals

LAPS	1 No	£26,000	£26,000
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
Allowance for demolitions	43000 m2	£ 30.00 /m2	£1,290,000
<i>Village Green</i>	<i>Item</i>		<i>£25,000</i>
<i>Site access S278 works</i>	<i>2 No</i>	<i>£50,000</i>	<i>£100,000</i>
New Bus facilities	Item		£20,000
New Puffin crossing to Sherdley Road	Item		£65,000
Allowance for remediation of	350 No	£2,000	£700,000
Allowance for abnormal foundations due to past use of land	350 No	£2,500	£875,000

Total of abnormals **£3,173,000**

10HA (was 12HA) **Moss Nook, Sutton**
PV renewables excluded

Site area	26.74 ha	
PoS %	33%	8.1.19
Net Dev area	200551 m2	
PoS Area	66849 m2	
Sales rate	5 per month	
No of dwellings	802 Nr (40.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	0.00%		56 m2	0 m2
2b bungalow-OM-Semi	4 P	5.00%	40 Nr	70 m2	2787 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	20.00%	160 Nr	70 m2	11148 m2
3b-OM-Detached	5 P	28.00%	225 Nr	84 m2	18813 m2
3b-OM-Semi	5 P	27.00%	217 Nr	84 m2	18144 m2
4b-OM-Detached	6 P	15.00%	120 Nr	111 m2	13378 m2
5b-OM-Detached	8 P	5.00%	40 Nr	139 m2	5574 m2
	4210 P		802 Nr		69844 m2

Subs and Superstructures	£49,770,399	£62,042.38
External Works within curtilage costs	£3,594,469	£4,480.76
Road and footpath works beyond curtilage	£4,251,158	£5,299.37
Garages	£2,248,027	£2,802.33
Drainage costs	£4,195,399	£5,229.87
Inc Services costs	£3,091,347	£3,853.59
Public Open Space	£1,115,363	£1,390.38
Costs of play facilities	£0	£0.00
Preliminaries for 168 months	£7,506,442	£9,357.32
SUBTOTAL	£75,772,603	£94,456
Abnormals	£6,057,000	£7,552.37
Fees	£6,137,220	£7,650.49
Contingencies	£4,398,341	£5,482.85
Total	£92,365,164	£115,142

Abnormals

LAPS	1 No	£26,000	£26,000
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
New sports pitches	Item	£1,900,000	£1,900,000
Work to existing mineshafts (4No assumed)	4 No	£50,000	£200,000
Provisional allowance for off-site highway works	Item		£250,000
Provisional allowance for remediation of contaminated land	802 No	£2,000	£1,604,000
Allowance for abnormal foundations	802 No	£2,500	£2,005,000

Total of abnormals **£6,057,000**

10HA (was 12HA) **Moss Nook, Sutton**
PV renewables included

Site area	26.74 ha	
PoS %	33%	8.1.19
Net Dev area	200551 m2	
PoS Area	66849 m2	
Sales rate	5 per month	
No of dwellings	802 Nr (40.0dph)	

		Mix Data		GFA/unit	Total GFA
1b-OM-terraced	2 P	0.00%		56 m2	0 m2
2b bungalow-OM-Semi	4 P	5.00%	40 Nr	70 m2	2787 m2
2b-Aff-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-terraced	4 P	0.00%		70 m2	0 m2
2b-OM-Semi	5 P	20.00%	160 Nr	70 m2	11148 m2
3b-OM-Detached	5 P	28.00%	225 Nr	84 m2	18813 m2
3b-OM-Semi	5 P	27.00%	217 Nr	84 m2	18144 m2
4b-OM-Detached	6 P	15.00%	120 Nr	111 m2	13378 m2
5b-OM-Detached	8 P	5.00%	40 Nr	139 m2	5574 m2
	4210 P		802 Nr		69844 m2

Subs and Superstructures	£51,450,996	£64,137.37
External Works within curtilage costs	£3,594,469	£4,480.76
Road and footpath works beyond curtilage	£4,251,158	£5,299.37
Garages	£2,248,027	£2,802.33
Drainage costs	£4,195,399	£5,229.87
Inc Services costs	£3,091,347	£3,853.59
Public Open Space	£1,115,363	£1,390.38
Costs of play facilities	£0	£0.00
Preliminaries for 168 months	£7,506,442	£9,357.32
SUBTOTAL	£77,453,200	£96,551
Abnormals	£6,057,000	£7,552.37
Fees	£6,263,265	£7,807.61
Contingencies	£4,488,673	£5,595.45
Total	£94,262,138	£117,506

Abnormals

LAPS	1 No	£26,000	£26,000
LEAPS	1 No	£72,000	£72,000
NEAPS	0 No	£151,000	£0
New sports pitches	Item	£1,900,000	£1,900,000
Work to existing mineshafts (4No assumed)	4 No	£50,000	£200,000
Provisional allowance for off-site highway works	Item		£250,000
Provisional allowance for remediation of contaminated land	802 No	£2,000	£1,604,000
Allowance for abnormal foundations	802 No	£2,500	£2,005,000
Total of abnormals			£6,057,000

APPENDIX E

COST ASSESSMENTS FOR THE COMMERCIAL TYPOLOGIES

Type	TOTAL COST	No flrs	Floor area (ft2)	Floor area (m2)	Site area (ft2)	Site areas (m2)	Base cost	Extra cost for Brownfield site	Total for Brownfield site	TOTAL COST	Const period	Fee %
Offices - Out of Town	£3,515,471	2 Nr	20,000 ft2	1,857 m2	32,711 ft2	3,038 m2	£ 1,852 /m2	£ 40.30 /m2	£ 1,893 /m2	£3,515,471	12 months	12.5%
Offices - Out of Town	£954,043	2 Nr	5,000 ft2	464 m2	8,627 ft2	801 m2	£ 2,011 /m2	£ 43.72 /m2	£ 2,055 /m2	£954,043	8 months	13.0%
Industrial B2/B8	£587,510	1 Nr	5,000 ft2	464 m2	9,602 ft2	892 m2	£ 1,222 /m2	£ 43.58 /m2	£ 1,265 /m2	£587,510	5 months	10.0%
Industrial B2/B8	£1,909,360	1 Nr	20,000 ft2	1,857 m2	33,521 ft2	3,113 m2	£ 984 /m2	£ 43.58 /m2	£ 1,028 /m2	£1,909,360	7 months	8.0%
Industrial B2/B8	£3,823,923	1 Nr	50,000 ft2	4,643 m2	97,673 ft2	9,071 m2	£ 779 /m2	£ 44.39 /m2	£ 824 /m2	£3,823,923	9 months	7.0%
Industrial B8	£6,640,754	1 Nr	100,000 ft2	9,287 m2	141,549 ft2	13,145 m2	£ 672 /m2	£ 42.82 /m2	£ 715 /m2	£6,640,754	10 months	7.0%
Industrial B8	£18,625,465	1 Nr	350,000 ft2	32,504 m2	543,513 ft2	50,475 m2	£ 530 /m2	£ 43.22 /m2	£ 573 /m2	£18,625,465	14 months	6.0%
Retail (comparison)	£1,265,455	1 Nr	10,000 ft2	929 m2	32,314 ft2	3,002 m2	£ 1,321 /m2	£ 41.73 /m2	£ 1,363 /m2	£1,265,455	10 months	7.0%
Retail (comparison)	£3,557,911	1 Nr	30,000 ft2	2,786 m2	96,460 ft2	8,958 m2	£ 1,235 /m2	£ 41.93 /m2	£ 1,277 /m2	£3,557,911	13 months	6.0%
Retail (convenience)	£428,010	1 Nr	3,000 ft2	279 m2	9,138 ft2	849 m2	£ 1,489 /m2	£ 47.56 /m2	£ 1,536 /m2	£428,010	7 months	8.0%
Retail (convenience)	£1,330,832	1 Nr	10,000 ft2	929 m2	30,863 ft2	2,866 m2	£ 1,385 /m2	£ 47.67 /m2	£ 1,433 /m2	£1,330,832	10 months	7.0%
Retail (convenience)	£3,744,200	1 Nr	30,000 ft2	2,786 m2	92,077 ft2	8,551 m2	£ 1,296 /m2	£ 47.63 /m2	£ 1,344 /m2	£3,744,200	13 months	6.0%
Retail (convenience)	£5,916,918	1 Nr	50,000 ft2	4,643 m2	153,142 ft2	14,222 m2	£ 1,227 /m2	£ 47.61 /m2	£ 1,274 /m2	£5,916,918	13 months	6.0%
Hotel (75 bed)	£6,158,698	2 Nr	32,304 ft2	3,000 m2	41,449 ft2	3,849 m2	£ 2,010 /m2	£ 42.44 /m2	£ 2,053 /m2	£6,158,698	15 months	12.0%

APPENDIX 6

ALLOCATIONS ASSUMPTIONS AND RESULTS

Appendix 6 - Site Allocations Assumptions and Results

Site Ref	Address	Zone	Land Type	Gross Site Area Housing (Hectares)	Gross to Net	Net Dev Area Housing (ha)	Net Dev Area Housing (acres)	No Dwellings	Density (dph)	Floor Space (sq.m)	Net Sales Price	Residential Land Value Benchmark (per ha)	Land Value Benchmark	0% Affordable Housing Surplus per sq.m	30% Affordable surplus per sq.m	Policy Impact					Ave Dwelling Size	Floorspace (sq.ft) per acre
																10% Renewables	S106	M4(2)	M4 (2) & (3)	Education		
1HA	Land South of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood	3	GF	9.58	75%	7.19	17.75	216	30	18,095	£2,422	£617,500	£4,436,738		£51	£21	£10	£2	£4	£7	84	10,975
2HA	Land at Florida Farm (South of A580), Slag Lane, Blackbrook	2	GF	23.19	75%	17.39	42.96	522	30	43,667	£2,099	£370,500	£6,443,921		-£5	£24	£11	£2	£5	£8	84	10,941
4HA	Land Bounded by Reginald Road/Bold Road/Travers Entry/Gorse Lane/Crawford Street, Bold (Bold Forest Garden Suburb)	2	GF	132.86	75%	99.65	246.12	2988	30	250,080	£2,099	£370,500	£36,918,473		£33	£22	£10	£2	£4	£7	84	10,937
5HA	Land South of Gartons Lane and former St. Theresa's Social Club, Gartons Lane, Bold	2	GF	21.67	75%	16.25	40.14	569	35	47,607	£2,099	£370,500	£6,021,551		£9	£23	£11	£2	£5	£8	84	12,765
6HA	Land at Cowley Street, Cowley Hill, Town Centre	*1/2	BF	31.09	85%	26.43	65.27	816	31	71,237	£2,099	£617,500	£16,318,364	£31		£22	£10	£2	£4	£7	87	11,747
7HA	Land West of The A49 Mill Lane and to the East of the West Coast Mainline Railway Line, Newton-le-Willows	2	GF	8.03	75%	6.02	14.88	181	30	15,147	£2,422	£617,500	£3,718,894		£35	£22	£10	£2	£4	£7	84	10,960
8HA	Land South of Higher Lane and East of Rookery Lane, Rainford	3	GF	11.49	75%	8.62	21.29	259	30	21,673	£2,422	£617,500	£5,321,306		£5	£21	£9	£2	£4	£7	84	10,960
9HA	Former Linkway Distribution Park, Thatto Heath	2	BF	12.39	75%	9.29	22.95	350	38	30,589	£2,099	£617,500	£5,738,119	£28		£21	£9	£2	£4		87	14,345
10HA	Moss Nook Urban Village, Watery Lane, Moss Nook, Sutton	2	BF	26.74	75%	20.06	49.54	802	40	70,008	£2,099	£617,500	£12,383,963	£67		£23	£10	£2	£4		87	15,212

4HA assume 5 phases of land drawn down - 5 year intervals
 6HA and 10HA assumes 5 phases of land drawn down - 2 year intervals
 2HA and 5HA assumes 4 phases of land drawn down - 2 year intervals

S106 Assumptions

Site Ref	Address	PS Education	Secondary Education
1HA	Land South of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood	£99,412	£55,887
2HA	Land at Florida Farm (South of A580), Slag Lane, Blackbrook	£240,247	£135,060
4HA	Land Bounded by Reginald Road/Bold Road/Travers Entry/Gorse Lane/Crawford Street, Bold (Bold Forest Garden Suburb)	£1,375,206	£773,103
5HA	Land South of Gartons Lane and former St. Theresa's Social Club, Gartons Lane, Bold	£261,878	£147,221
6HA	Land at Cowley Street, Cowley Hill, Town Centre	£375,558	£211,129
7HA	Land West of The A49 Mill Lane and to the East of the West Coast Mainline Railway Line, Newton-le-Willows	£83,304	£46,831
8HA	Land South of Higher Lane and East of Rookery Lane, Rainford	£119,203	£67,013
9HA	Former Linkway Distribution Park, Thatto Heath		
10HA	Moss Nook Urban Village, Watery Lane, Moss Nook, Sutton		