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# **St Albans District Council Local Plan Viability Study**

## **Strategic Site Testing: North St Albans**

Prepared for  
St Albans City and District Council

September 2024



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### Contact details:

Anthony Lee MRTPI MRICS  
Senior Director – Development Consulting  
BNP Paribas Real Estate  
10 Harewood Avenue  
London NW1 6AA

Tel: 020 7338 4061  
Email: [anthony.lee@bnpparibas.com](mailto:anthony.lee@bnpparibas.com)

Jamie Purvis MRICS  
Senior Associate Director – Development Consulting  
BNP Paribas Real Estate  
10 Harewood Avenue  
London NW1 6AA

Direct line: 020 7338 4142  
Email: [james.purvis@bnpparibas.com](mailto:james.purvis@bnpparibas.com)

# 1 Introduction

St Albans City and District Local Plan 2041 Publication Draft 2024 ('LPPD') sets out a planning framework for the City and District, identifying how much and what type of development is needed and where it should or should not be accommodated. To support the delivery of housing and employment growth over the plan period St Albans City and District Council ('the Council') has identified a number of Strategic Development Sites ('Strategic Sites'). Given the importance of these Strategic Sites to the local growth strategy the Council has instructed BNP Paribas Real Estate to consider their viability in detail.

The National Planning Practice Guidance on Viability 2024 ('NPPG') identifies at paragraph 003 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".* However, it goes on to identify that *"in some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies"*. This is reiterated in paragraph 005 which sets out 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."*

Accordingly this report outlines the results of the additional high level viability testing undertaken on the East Hemel Hempstead (North) strategic development site as allocated in the LPPD as site B1.

This report should be read in conjunction with the St Albans Local Plan Viability Study ('LPVS') report dated September 2024, in which we tested the ability of a range of development types throughout the City and District to support the planning policy requirements of the emerging LPPD and other key local policies and guidance as well as national policies.

We have prepared this report with the particular purpose of testing the cumulative impact of the Council's emerging requirements on the identified strategic development site B1 including affordable housing, on-site Section 106 obligations and on-site infrastructure measures. This approach is in line with the requirements of the National Planning Policy Framework 2023 ('NPPF'), the NPPG, the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' (June 2012).

This report is structured as follows:

- **Section 2** identifies the details of the strategic site that has been tested;
- **Section 3** details the methodology adopted in this assessment and the inputs to our appraisals;
- **Section 4** outlines the results of our appraisals and considers the implications for the Council's LPPD policies; and
- **Section 5** sets out our conclusions and recommendations.

## 2 Details of strategic site

The Council has provided information on the development envisaged at North St Albans as set out in the development requirements of Policy LG1 (a-s) - North St Albans Broad Location in the LPPD. Table 2.1 sets out these assumptions including; the gross and net site areas, the number of residential units and the quantum of non-residential floorspace. Further details of the scheme appraised are set out at Appendix 1.

**Table 2.1 Details of proposed strategic development at North St Albans**

Appraisal Input	Site Specifications
<b>Site Size</b> Gross Net	46.7 Ha 28 Ha
<b>Number of residential units</b> (Density circa 40 units per Ha)	1,097
Estimated Self Build units @ 3%	33
<b>Specialist housing</b>  <b>Care Home</b>  <b>Extra care / flexicare (units)</b>	1 x 80 units  1 x 80 units
<b>Local Centre</b>	658 square metres (GIA)
<b>Health provision</b>	262 square metres (GIA)

## 3 Development appraisals

### 3.1 Methodology

Our methodology follows standard development appraisal conventions and the standard methodology set out in the NPPG. It is also consistent with the methodology adopted in the LPVS. This study utilises the residual land value ('RLV') method of calculating the value of the indicative development on the North St Albans strategic site. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance and policy requirements) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.

We have used *Argus Developer* ("Argus") to undertake the high level appraisal of the indicative development on the North St Albans strategic site. Argus is a commercially available development appraisal package in widespread use throughout the development industry. It has been accepted by a number of local planning authorities for the purpose of viability assessments and has also been accepted at planning appeals. Banks also consider Argus to be a reliable tool for secured lending valuations. Further details can be accessed at [www.argussoftware.com](http://www.argussoftware.com)

Argus is essentially a cash-flow model. Such models all work on a similar basis:

- Firstly, the value of the completed development is assessed.
- Secondly, the development costs are calculated, including either the profit margin required or land costs. In our appraisals we include profit as a development cost.

As identified above, the difference between the total development value and total costs equates to the RLV. The model is normally set up to run over a development period from the date of the commencement of the project until the project completion, when the development has been constructed and is occupied.

The cash-flow approach allows the finance charges to be accurately calculated over the development period. This approach can accommodate more complex arrangements where a number of different uses are provided or development is phased.

In order to assess whether a development scheme can be regarded as being economically viable, with a given level of planning obligations, it is necessary to compare the RLV that is produced with a benchmark land value ('BLV'). If a development generates a RLV that is higher than the BLV it can be regarded as being economically viable and therefore capable of providing a greater quantum of obligations. However, if a development generates a RLV that is lower than the BLV, it should be deemed economically unviable and the quantum of planning obligations would need to be reduced until viability is achieved.

### 3.2 Appraisal inputs

Our assumptions adopted for the development appraisals of the indicative development on the site are set out in the following section.

#### 3.2.1 Unit mix

Following discussions with the Council we have adopted the unit mix as summarised in Tables 3.2.1.1 and 3.2.1.2 based on the mix adopted for Typology 14 in the LPVS on the basis that this is a reasonable assumption to test in a viability assessment. However, this does not preclude other unit mixes if these meet identified housing need at the time a scheme is brought forward.

The sizes of units that we have adopted in the appraisal are informed by and accord with the minimum gross internal floor areas set out in the former DCLG (now the Ministry of Housing Communities and

Local Government) 'Technical Housing standards nationally described space standard' published in March 2015.

**Table 3.2.1.1: Market Housing Unit Mix**

Unit type	2 Bed/4P House	3 Bed/5P House	4 Bed/7P House
Unit size <sup>1</sup>	79 sq/m	93 sq/m	115 sq/m
% tested in Scheme	25%	45%	30%

**Table 3.2.1.2: Affordable Housing Unit Mix**

Unit type	2 Bed/4P House	3 Bed/5P House	4 Bed/7P House	5 Bed/7P House
Unit size <sup>2</sup>	79 sq/m	93 sq/m	115 sq/m	125 sq/m
% tested in Scheme	28%	37%	25%	10%

### 3.2.2 Market Housing Residential Sales Values

We have adopted an average private/market residential sales value of £7,000 per sq/m (£650 per sq/ft) in our appraisal. This corresponds with the sales values adopted in the LPVS in the St Albans Area, which we based on research using sources including the Land Registry online database, Rightmove online database, our understanding of viability of live schemes in the District and discussions with active local agents.

### 3.2.3 Affordable housing

The LPPD indicates that the Council will require schemes capable of providing 10 or more units to provide 40% affordable housing with a tenure mix of 30% Social Rent, 30% Affordable Rent, 15% Shared Ownership and 25% First Homes.

Target rents are determined by Ministry for Housing Communities and Local Government's ("MHCLG") 'Rent Restructuring Framework' introduced into the registered provider sector in 2002. Under this framework, RPs are required to calculate a target rent for each property based on relative property values and relative local earnings, together with a bedroom weighting.

The weekly social rent for an individual property is calculated as follows:

- 70% of the average rent for the RP sector multiplied by relative county earnings multiplied by the bedroom weighting; plus
- 30% of the average rent for the RP sector multiplied by the relative property value (using January 1999 values as a common base date).

Consequently, our appraisals assume that the Social

Rented housing is let at Social Rents summarised in Table 3.2.3.1.

**Table 3.2.3.1: Social Housing Rents (Per Week)**

Value Area	Houses		
	2 bed	3 bed	4 bed
St Albans	£140.23	£159.71	£186.68

<sup>1</sup> In line with the Government's "Technical housing standards nationally described space standard" published in March 2015.

<sup>2</sup> In line with the Government's "Technical housing standards nationally described space standard" published in March 2015.

Our appraisals assume that the Affordable Rent units are let at Local Housing Allowance Rents (South West Herts BRMA which we summarise in Table 3.2.3.2.

**Table 3.2.3.2: Affordable Housing Rents (Per Week)**

1 Bed	2 Bed	3 Bed	4 Bed
£218.63	£287.67	£345.21	£460.27

To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer. We summarise in Tables 3.2.3.3 and 3.2.3.4 the capital values we have adopted in our appraisals for the Social and Affordable Rented units.

**Table 3.2.3.3: Capital Values of the Social Rented Affordable Housing**

Value Area	Houses		
	2 Bed (£ per sq/ft)	3 Bed (£ per sq/ft)	4 Bed (£ per sq/ft)
St Albans	£206	£201	£192

**Table 3.2.3.4: Capital Values of the Affordable Rented Affordable Housing**

Houses		
2 Bed (£ per sq/ft)	3 Bed (£ per sq/ft)	4 Bed (£ per sq/ft)
£415	£428	£473

We have valued the Shared Ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser (with an income cap of £80,000 per annum) will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.

We summarise in Table 3.2.3.5 the capital values of the Shared Ownership units we have adopted in our appraisals.

**Table 3.2.3.5: Capital Values of Shared Ownership Units**

Value Area	2 Bed (£PSF)	3 Bed (£PSF)	4 Bed (£PSF)
St Albans	£361	£304	£233

In line with the requirements of the NPPG on First Homes, we have valued the First Homes on the basis of a value cap of £250,000 per unit which represents an discount on average market values of c. 62% in St Albans.

The 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

### 3.2.4 Self-Build Plots

At this site, emerging LPPD policy requires that 3% of new homes are to be provided as self-build housing. We have assumed that the cost of delivering the plots is equal to the value received for the plots and as a result we have omitted the costs/values from our appraisal. The effect of a requirement for self-build units is effectively neutral for a developer, as they will receive the market value for the plot (which reflects the end value less the construction costs).

### 3.2.5 Care Home

The Council requires at least one C2 Residential Nursing care home (C2 Use) to be delivered as part of the North St Albans Strategic Site. As identified in the LPVS care homes are residential institutions where older people live, usually in single rooms but sometimes in shared rooms, and have access to on-site care services. A home registered simply as a care home will provide personal care only (i.e. help with washing, dressing and giving medication). A home registered as a care home with nursing will provide the same personal care but also have a qualified nurse on duty 24 hours a day to carry out nursing tasks. The cost/rents for rooms in care homes depend on the specific level of care required.

We have adopted rental levels consistent with those set out in the LPVS, which are based on research of rents for care homes in the District. Our appraisals allow for private rents of £1,300 per week for a single room, which is considered to be a conservative rent by comparison to some of the care homes rents charged in the District. We have also allowed for 40% of the accommodation in our appraisal to be provided as affordable care rooms at £784 per week. This is based on rents in-line with the average County allowance for a single room for older people<sup>3</sup> with nursing at £784.24 per week.

### 3.2.6 Extra care / flexicare units

The Council requires at least 1 home Flexi-care schemes to be delivered as part of the development. The LPVS identified that Extra Care Housing (C3 Use) can be precisely defined (and differentiated from other types of residential institutions) by reason of some specific characteristics, as set out in the RTP1 Good Practice Note<sup>4</sup>. The Royal Town Planning Institute defines Extra Care Housing as, 'purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared'. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in retirement housing Extra Care often includes a restaurant or dining rooms, health & fitness facilities, hobby rooms and computer rooms. Domestic support and personal care are available, usually provided by on-site staff.

As with retirement housing, Extra Care developments have different viability considerations to standard residential dwellings. These arise due to a significant gross to net ratio for such developments due to the need for more communal facilities as well as the additional time that it takes to sell the accommodation due to the restricted market for that type of unit. In our experience these developments also achieve premium value.

In line with our assumptions adopted in the LPVS for such developments we have assumed that the extra care/flexicare units identified on the strategic site will be provided as 50% one and 50% two bedroom apartments. We have also allowed for a gross to net floorspace ratio of 60% and a higher average sales value reflecting £8,400 per sq/m (£780 per sq/ft).

We have allowed for 40% of these units to be delivered as affordable housing with 60% provided as rented units (50% social rent and 50% affordable rent) and 40% as shared ownership.

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<sup>3</sup> <https://www.hertfordshire.gov.uk/services/adult-social-services/care-and-carers/arranging-and-paying-for-care/paying-for-your-care-costs.aspx#DynamicJumpMenuManager>

<sup>4</sup> Extra Care Housing – Development planning, control and management (2007)



### 3.2.7 Special needs Supported Living Units

The Council requires that the development of the North St Albans strategic site provides four special needs supported living units. We have assumed that these units would all be provided as a block of one bedroom apartments. Given the nature of such development we have valued these as affordable rented units (based on the South West Herts BRMA) at a capital value of £5,022 per sq m. This is higher than the average value of the standard affordable rented units in the scheme as these units are all one bed units

### 3.2.8 Local centres

The assumptions used in the appraisals to value the non-residential accommodation are summarised in Table 3.2.8.1 below.

**Table 3.2.8.1: Non-residential revenue and assumptions**

Accommodation	Rent (£ Per sq/m)	Yield	Void Period (Inc. Rent Free)
Retail	£215	6.5%	1.5 years
Health	£215	5%	-

### 3.2.9 Base build costs and infrastructure

We have sourced build costs for the residential schemes from the RICS Build Cost Information Services ('BCIS'), which is based on tenders for live schemes adjusted to reflect local circumstances in St Albans City and District area. The base build costs used in our appraisals are set out in Table 3.2.9.1 below, these are in line with the costs adopted in the LPVS.

**Table 3.2.9.1 Base build costs adopted in appraisal**

Use	Cost per sq/m
Residential houses	£1,489
Commercial uses - Local centre	£1,505
Health	£3,197
Care Home	£2,061
Extra care / flexicare apartments	£1,800
Special needs supported living apartments	£1,800

In addition to these base costs, we have included an allowance which equates to an additional 10% of the base cost for external works on the residential uses and 10% on the non-residential uses (commercial uses in the local centre and the health use). The allowance included for external works accounts for works outside each dwelling including landscaping, pavements/driveways/parking works and so on.

In our experience it is likely that developers will be able to value engineer build costs to lower levels than assumed in this study on larger sites, such as the strategic sites in St Albans City and District area. We have not allowed for this in our assessment. Our appraisals also include a contingency of 5% of build costs.

In line with the LPVS we have also allowed for extra over costs associated with policy requirements which we summarise below.

**Table 3.2.9.2: Extra Over Costs**

Use	Accessibility M4 (2) £ Per Sq/m	Accessibility M4 (3) £ Per Sq/m	10% Biodiversity £ Per Sq/m
Residential houses	£8.00	£19.00	£1.19
Extra care / Flexicare apartments	£19.84	£19.00	£1.19
Special needs supported living apartments	£18.84	£19.00	£1.19

We have also included an allowance of £29,000 per standard residential unit and £20,000 per unit for all other specialist residential units for infrastructure costs. In our experience greenfield sites such as North St Albans are likely to require significant development of infrastructure such as servicing and roads etc.

### 3.2.10 Professional fees

In addition to base build costs, schemes will incur professional fees covering design, valuation, highways and planning consultants and the cost of preparing and submitting the planning application and so on. Our appraisals incorporate an 8% allowance which reflects the site being built out by a volume housebuilder using standard house types.

### 3.2.11 Development finance

In line with the LPVS, our appraisal assumes that development finance can be secured at a rate of 6.5%.

### 3.2.12 Marketing, agency and legal costs

Our assessment incorporates an allowance of 3% for marketing costs, which includes show homes and agents' fees for market/private residential units and the private extra care units and on the First Homes Units.

For the commercial units we have allowed for a 10% letting agent and 5% legal fee.

We have included a 1% sales agent allowance on commercial uses, the extra care/care home use and self-build plots.

We have applied a 0.25% sales legal fee on GDV to the residential uses and 0.5% on GDV for the commercial uses.

### 3.2.13 Acquisition/purchaser costs

Our appraisal deducts Stamp Duty at 5%, acquisition agent's fees at 1%; and acquisition legal fees at 0.8% of residual land value and on the commercial uses in the local centre.

### 3.2.14 Section 106 obligations

The Council have advised as to appropriate Section 106 contributions for specific community infrastructure requirements associated with the delivery of this strategic site. We understand that these are broad estimates based on best available information including the apportionment of costs of delivering such infrastructure on existing sites in the District. Given these costs are likely to be refined as masterplanning of the strategic sites progresses. The Section 106 costs adopted in this study are as set out in Table 3.2.14.1 below.

**Table 3.2.14.1: Section 106 contributions**

Contribution description	Contribution	Comments on contribution
Education	£11,813,175	1 x 2 FE Primary (Based on ARUP Costings)
	£12,958,861	Secondary based upon £11,813 per unit
Healthcare	£3,490,000	Based on ARUP Costings
Sports & Community	£2,940,474	Based on Arup Costings
Green infrastructure:		
Local open/play Space/Green Infrastructure	£1,641,987	Based on ARUP Costings
Transport Infrastructure	£14,618,622	£6,826 per home for active travel (index linked in accordance with HCC developer contributions toolkit) £6,500 per home for transport requirements (e.g. Highways)
<b>Total</b>	<b>£47,463,119</b>	-

We have assumed a worst case scenario for the contributions outlined above, in that these will be upfront costs. It is likely however that some or all of these costs may be phased throughout the total development period of the strategic site.

We have also included an allowance for any residual S106 contributions over and above the identified items above and we have assumed £2,000 per unit and £20 per square metre for non-residential uses.

### 3.2.15 Profit

As identified in the LPVS, Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. The NPPG identifies at para 018 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. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development."*

Based on our experience of the development of such uses and sites we have adopted the following profit assumptions in this assessment:

- 17.5% on Gross Development Value (GDV) for private housing units and private extra care units;;
- 12% on GDV for the First Homes;
- 6% on GDV for affordable rent and shared ownership affordable housing and extra care units and special needs supported living units; and
- 15% profit on GDV for non-residential uses.

### 3.2.16 Timescales

We have considered the size of the site and number of residential units being delivered and adopted appropriate development and phasing assumptions. We have assumed that the site will be delivered in three phases of c. 213 units each and that there will be multiple sales outlets. We have assumed that the sales rate will be 6 units per month (assuming two sales outlets), which is considered to be a conservative assumption and higher rates of sale could be experienced. The build out period will mirror the rate of sale, which is based on our understanding of developers' deliver of such large

strategic sites. Sales start 12 months after commencement of construction. The timescales we applied are as detailed in Table 3.2.16.1 below.

**Table 3.2.16.1: Development timescales**

Phase	Phase 1	Phase 2	Phase 3	Total
Pre-construction (months)	9	9	9	27
Construction (months)	35	35	36	106
Residential Sales (months)	35	35	36	106
Extra Care Units	0	24	0	24

The sales rates are applied to the private housing and extra care unit only, with the developers assumed to contract with a Registered Provider for the disposal of the affordable housing prior to commencement of construction. The agreed capital receipt for the affordable housing is assumed to be received quarterly over the build period.

With respect to the delivery of the care home, extra care/flexicare, special needs supported living units, health provision and local centre we have included these within Phase 2 of the development. Given their smaller scale of development we have allowed for a 24 month construction phase for each use.

## 4 Appraisal results and analysis

We have run an appraisal of the strategic development envisaged at North St Albans as set out in the previous sections and identified within the Council's LPPD. We have then compared the residual land value to the most appropriate BLV identified in the LPVS, which in this instance is the Greenfield value of £370,000 per gross hectare, in order to determine whether this might be sufficient for the Strategic Site to be brought forward for development.

The appraisals and results are summarised in Table 4.1 below.

**Table 4.1: Appraisal results – North St Albans**

Scenario appraised	RLV	BLV (based on £370,000 per Ha)	Viable/ Unviable
40% AH	£83,865,721	£17,279,000	<b>Viable</b>

The appraisal scenario tested for the North St Albans Strategic Site identifies that the indicative development identified in the LPPD allocation scheme is viable when measured against the BLV of £370,000 per hectare when delivering 40% Affordable Housing. We therefore consider the strategic site to be developable as required by the NPPF i.e. it has a 'reasonable prospect' of being available and viably developed within the plan period.

## 5 Conclusions and Recommendations

This testing demonstrates that the North St Albans strategic site is viable and developable having regard to both the Council's planning policy requirements including 40% affordable housing and additional planning polices as set out in our LPVS.

## Appendix 1 - Working assumptions adopted in appraisal

Name of site		North St Albans									
Site Size (Gross) Ha	46.7										
Site Size (Net) Ha	28.0										
Total No Standard Residential units	1,097										
Self build plots (3%)	33										
Total units less self build (97%)	1,064										
Care Home rooms	80										
Extra Care / flexicare units	80										
Special needs supporting living units	4										
Traveller & Gypsy Pitches	-										
No Phases	3										
Unit mix Based on Typology 14											
Market Housing Mix	1 Bed 2p flat	2 bed 4p flat	3 bed 5p flat	4 bed 7p flat	2 Bed 2p House	3 Bed 5p House	4 Bed 7p House	5 Bed 7p House	Total		
Size (sq m)	50	70	86	108	79	93	115	125			
Percentage split	0%	0%	0%	0%	36%	56%	4%	0%			
Total Floor area (sq m)	-	-	-	-	30,260	55,413	4,894	-	90,568		
Affordable Housing Mix	1 Bed 2p flat	2 bed 4p flat	3 bed 5p flat	4 bed 7p flat	2 Bed 2p House	3 Bed 5p House	4 Bed 7p House	5 Bed 7p House	Total		
Size (sq m)	50	70	86	108	79	93	115	125			
Percentage split	0%	0%	0%	0%	46%	34%	19%	0%			
Total Floor area (sq m)	-	-	-	-	38,666	33,644	23,248	0	95,558		
Affordable Housing Analysis											
Percentage	40%										
Rented (50% Social rent and 50% Affordable Rent)	60%										
Intermediate (Shared Ownership)	15%										
Intermediate (First Homes)	25%										
Resi floor area analysis											
	Total	Phase 1	Phase 2	Phase 3							
Total Private Floor area	54,341	18,114	18,114	18,114							
Total Affordable Floor Area	38,223	12,741	12,741	12,741							
Rented (50% Social rent and 50% Affordable Rent)	22,933.88	7,645	7,645	7,645							
Shared ownership	5,733.47	1,911	1,911	1,911							
First Homes	9,556	3,185	3,185	3,185							
Self-Build units											
	Total	Phase 1	Phase 2	Phase 3							
No plots	33	11	11	10							
Health provision											
	Total	Phase 1	Phase 2	Phase 3							
Gross floor area (sq m)	262	-	242	-							
Net floorarea (sq m)	198	-	198	-							
Neighbourhood / Local Centre											
	Total	Phase 1	Phase 2	Phase 3							
Gross floorarea (sq m)	658	-	658	-							
Net floorarea (sq m)	540	-	540	-							
Care Homes											
Phase 2											
National Care Standards requirements											
135	sq ft of useable floorspace, excluding ensuite										
38	sq ft of space for en-suite										
42	sq ft of communal space, excluding circulation										
80	rooms	10,800	floor area of rooms								
		3,040	en-suite bathrooms								
		3,360	communal space								
		17,200	sq ft N/A								
0.15	Circulation	2,580	sqft								
		19,780	sqft GIA								
		1,838	sqm GIA								
Extra-Care / Flexi Care											
Phase 2											
	1 Bed 2p flat	2 bed 4p flat	Total	Private	Affordable Housing						
					Rented (50% Social rent and 50% Affordable Rent)	Intermediate (Shared Ownership)					
Size (sq m)	50	70									
Percentage split	50%	50%		60%							
Total Floor area (sq m) N/A	2,000	2,800	4,800	2,880	1,152	768					
Total Floor area (sq m) GIA @60% Gross to Net assumption	3,333	4,667	8,000	4,800							
Special Needs Supported Living Units											
Phase 2											
1 Bed 2p flat											
Size (sq m)	50										
Percentage split	100%										
Total Floor area (sq m) (Net)	200										
Total Floor area (sq m) GIA @ 75% Gross to Net assumption	267										
Travellers Pitches in Ha											
	Total	Phase 1	Phase 2	Phase 3							
	-	-	-	-							
Timescales											
	Total	Phase 1	Phase 2	Phase 3							
Pre-construction (months)	27	9	9	9							
Construction (months)	106	35	35	35							
Private Resi Sales (months)	106	35	35	35							
Care Home/Extra Care Units	16	0	24	0							
No Private units less self build units											
	Total	Phase 1	Phase 2	Phase 3							
	638.4	213	212.8	213							



Revenue							
Standard Residential		Capital value £ per sq m					
Private Housing		£ 7,000					
Affordable Rented (50% Social Rent 50% Affordable Rent)		£ 2,994					
Shared Ownership		£ 3,173					
First Homes		£ 2,680					
		Value per plot (assuming 4 bed house)					
Self build plots (assumed to be cost/value neutral)		£ -					
Special needs supported living units		Capital value					
		£5,022					
Care Home							
Beds (Affordable)	48	£784 per week		90% occupancy		£1,761,178	
Beds (Pvt)	32	£1,300 per week		90% occupancy		£1,946,880	
				30% of income		£1,112,417.28	
Standard profit margin (EBITDA)				10% yield		£11,124,173	
Capitalise EBITDA						-£1,668,626	
Deduct	15%	for income shortfall to maturity					
<b>Gross Adjusted turnkey value of Home</b>						<b>£9,455,547</b>	
Extra Care Housing		Capital value £ per sq m					
Private		£ 8,400					
Affordable Rented (50% Social Rent 50% Affordable Rent)		£ 2,994					
Shared Ownership		£ 3,173					
		Rent per sq m	Yield	Rent Free & Void (months)			
Commercial		£215	7.00%	18			
Costs							
Residual S106							
	unit of measure	Total	Phase 1	Phase 2	Phase 3		
Standard residential per unit	£ 2,000	£ 2,194,000	£ 731,333	£ 731,333	£ 731,333		
Commercial per sq m	£ 20	£ 13,160	£ -	£ 13,160	£ -		
Care Home per sq m	£ 20	£ 36,752	£ -	£ 36,752	£ -		
Extra Care / Flexicare units per unit	£ 2,000	£ 160,000	£ -	£ 160,000	£ -		
Special needs supported living per unit	£ 2,000	£ 8,000	£ -	£ 8,000	£ -		
<b>TOTAL</b>			<b>£ 731,333</b>	<b>£ 949,245</b>	<b>£ 731,333</b>		
S106 Infrastructure Costs							
	Total costs						
Transport (£6,826 per unit & £6,500 for other requirements)	£ 14,618,622						
Education - 2FE Primary School	£ 11,813,175						
Healthcare	£ 3,490,000						
Secondary Education	£ 12,958,861						
Green Infrastructure	£ 1,641,987						
Sports & Community	£ 2,940,474						
	£ 47,463,119						
	Per unit cost	Total costs					
Strategic open space / green infrastructure	£ -	£ -					
Local open space / play space / green infrastructure	£ -	£ -					
	Per unit cost	Total costs	Phase 1	Phase 2	Phase 3		
Site opening up costs Standard Resi	£ 29,000	£ 31,813,000	£ 10,604,333	£ 10,604,333	£ 10,604,333		
Site opening up costs Other Residential uses	£ 20,000	£ 3,280,000	-	£ 3,280,000	£ -		
			<b>£ 10,604,333</b>	<b>£ 13,884,333</b>	<b>£ 10,604,333</b>		
Build costs							
	Base per sq m	Externals per sq m	Accessibility M4(2)	Accessibility M4(3)	Biodiversity	Operational Carbon	Total
Resi	£ 1,489	£ 149	£ 8	£ 19	£ 1.19	£ -	£ 1,666
Commercial	£ 1,505	£ 151	£ -	£ -	£ -	£ -	£ 1,656
Health	£ 2,906	£ 291	£ -	£ -	£ -	£ -	£ 3,197
Care Home	£ 2,061	£ 206	£ -	£ -	£ -	£ -	£ 2,267
Extra care / flexicare	£ 1,800	£ 180	£ 19.84	£ 19	£ 1.19	£ -	£ 2,020
Special needs supported living	£ 1,800	£ 180	£ 19.84	£ 19	£ 1.19	£ -	£ 2,020
Contingency on build costs							
	5%						
Traveller's pitches							
	No pitches	Cost					
Info from Dacorum BC 5 pitches = 0.5 Ha		-					
Each travellers pitch estimated to cost £242,000		£ -					
Profit							
Private/Market Resi on GDV	17.5%						
Affordable Resi on GDV	6%						
First Homes	12.0%						
Commercial on GDV	15%						
Marketing /agency and legal fees							
Resi Sales agent and marketing on GDV	2.50%						
Resi Sales legal fees on GDV	0.25%						
Commercial Letting fee on rent pa	10.00%						
Commercial Letting Legal fee on rent pa	5.00%						
Commercial Sales fee on GDV	1.00%						
Commercial Legal fee on GDV	0.50%						
Professional fees							
	8%						
Finance							
	6.50%						
Appraisal Outcome							
Residual Land Value @ 40% AH	£ 83,865,721						
Benchmark Land Value Greenfield	£ 17,279,000						
<b>Appraisal outcome (Surplus/ Deficit)</b>	<b>£ 66,586,721</b>						

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## Appendix 2 - Argus appraisal summary

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Development Appraisal

North St Albans

40% Affordable Housing

Report Date: September 25, 2024

**North St Albans  
40% Affordable Housing**

Summary Appraisal for Merged Phases 1 2 3

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Phase 1 - Market Housing	1	18,114.00	7,000.00	126,798,000	126,798,000
Phase 1 - Social/Affordable Rent	1	12,741.00	2,994.00	38,146,554	38,146,554
Phase 1 - Shared Ownership	1	1,911.00	3,173.00	6,063,603	6,063,603
Phase 1 - First Homes	1	3,185.00	2,680.00	8,535,800	8,535,800
Phase 2 - Market Housing	1	18,114.00	7,000.00	126,798,000	126,798,000
Phase 2 - Social/Affordable Rent	1	7,645.00	2,994.00	22,889,130	22,889,130
Phase 2 - Shared Ownership	1	1,911.00	3,173.00	6,063,603	6,063,603
Phase 2 - First Homes	1	3,185.00	2,680.00	8,535,800	8,535,800
Phase 2 - Care Home	1	0.00	0.00	9,455,547	9,455,547
Phase 2 - Special Needs Supported Living	1	200.00	5,022.00	1,004,400	1,004,400
Phase 2 - Extra/Flexi Care Housing - Private	1	2,880.00	8,400.00	24,192,000	24,192,000
Phase 2 - Extra/Flexi Care Housing - social/ Aff Rented	1	1,152.00	2,994.00	3,449,088	3,449,088
Phase 2 - Extra/Flexi Care Housing - Aff SO	1	768.00	3,173.00	2,436,864	2,436,864
Phase 3 - Market Housing	1	18,114.00	7,000.00	126,798,000	126,798,000
Phase 3 - Social/Affordable Rent	1	7,645.00	2,994.00	22,889,130	22,889,130
Phase 3 - Shared Ownership	1	1,911.00	3,173.00	6,063,603	6,063,603
Phase 3 - First Homes	1	3,185.00	2,680.00	8,535,800	8,535,800
<b>Totals</b>	<b>17</b>	<b>102,661.00</b>			<b>548,654,922</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Phase 2 - Neighbourhood / Local Centre	1	539.56	215.00	116,005	116,005	116,005
Phase 2 - Health Provision	1	198.00	215.00	42,570	42,570	42,570
<b>Totals</b>	<b>2</b>	<b>737.56</b>			<b>158,575</b>	<b>158,575</b>

**Investment Valuation**

<b>Phase 2 - Neighbourhood / Local Centre</b>						
Market Rent	116,005	YP @	7.0000%	14.2857		
(1yr 6mths Rent Free)		PV 1yr 6mths @	7.0000%	0.9035	1,497,285	
<b>Phase 2 - Health Provision</b>						
Current Rent	42,570	YP @	5.0000%	20.0000	851,400	
					<b>2,348,685</b>	

**GROSS DEVELOPMENT VALUE**

**551,003,607**

Purchaser's Costs	6.80%	(802,688)	(802,688)
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**NET DEVELOPMENT VALUE**

**550,200,919**

**NET REALISATION**

**550,200,919**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price		83,865,721	
Stamp Duty	5.00%	4,193,286	
Agent Fee	1.00%	838,657	
Legal Fee	0.80%	670,926	
			89,568,590

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost
Phase 2 - Neighbourhood / Local Centre	658.00 m <sup>2</sup>	1,656.00 pm <sup>2</sup>	1,089,648
Phase 2 - Health Provision	242.00 m <sup>2</sup>	3,197.00 pm <sup>2</sup>	773,674
Phase 1 - Market Housing	18,114.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	30,177,924
Phase 1 - Social/Affordable Rent	12,741.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	21,226,506
Phase 1 - Shared Ownership	1,911.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	3,183,726
Phase 1 - First Homes	3,185.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	5,306,210
Phase 2 - Market Housing	18,114.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	30,177,924
Phase 2 - Social/Affordable Rent	7,645.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	12,736,570
Phase 2 - Shared Ownership	1,911.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	3,183,726
Phase 2 - First Homes	3,185.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	5,306,210
Phase 2 - Care Home	1,838.00 m <sup>2</sup>	2,267.00 pm <sup>2</sup>	4,166,746
Phase 2 - Special Needs Supported Living	266.67 m <sup>2</sup>	2,020.00 pm <sup>2</sup>	538,667
Phase 2 - Extra/Flexi Care Housing - Private	4,800.00 m <sup>2</sup>	2,020.00 pm <sup>2</sup>	9,696,000
Phase 2 - Extra/Flexi Care Housing - social/ Aff Rented	1,920.00 m <sup>2</sup>	2,020.00 pm <sup>2</sup>	3,878,400
Phase 2 - Extra/Flexi Care Housing - Aff SO	1,280.00 m <sup>2</sup>	2,020.00 pm <sup>2</sup>	2,585,600
Phase 3 - Market Housing	18,114.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	30,177,924
Phase 3 - Social/Affordable Rent	7,645.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	12,736,570
Phase 3 - Shared Ownership	1,911.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	3,183,726

**North St Albans  
40% Affordable Housing**

Phase 3 - First Homes	3,185.00 m <sup>2</sup>	1,666.00 pm <sup>2</sup>	5,306,210	
<b>Totals</b>	<b>108,665.67 m<sup>2</sup></b>		<b>185,431,961</b>	<b>185,431,961</b>
Contingency		5.00%	9,271,598	
Phase 1 - Site opening up costs			10,604,333	
Phase 2 - Site opening up costs			13,884,333	
Phase 3 - Site opening up costs			10,604,333	
Phase 1 - S106			731,333	
Phase 1 - Healthcare			3,490,000	
Phase 1 - Transport			14,618,622	
Phase 1 - Education (primary)			11,813,175	
Phase 1 - Community & Sport			2,940,474	
Phase 1 - Green Infrastructure			1,641,987	
Phase 1 - Secondary Education			12,958,861	
Phase 2 - S106			949,245	
Phase 3 - S106			731,333	
				94,239,627
<b>PROFESSIONAL FEES</b>				
Professional fees		8.00%	18,383,725	
				18,383,725
<b>MARKETING &amp; LETTING</b>				
Letting Agent Fee		10.00%	15,858	
Letting Legal Fee		5.00%	7,929	
				23,786
<b>DISPOSAL FEES</b>				
Phase 1 - Resi Sales/Marketing Fee		2.50%	3,383,345	
Phase 2 - Resi Sales/Marketing Fee		2.50%	3,988,145	
Phase 2 -Commercial Sales Agent Fee		1.00%	28,320	
Phase 3 - Resi Sales/Marketing Fee		2.50%	3,383,345	
Phase 1 Residential Sales Legal Fee		0.25%	448,860	
Phase 2-Residential Sales Legal Fee		0.25%	471,701	
Phase 2 -Commercial Sales Legal Fee		0.50%	55,008	
Sales Legal Fee		0.25%	410,716	
				12,169,439
<b>Additional Costs</b>				
Phase 1 - Market Housing Profit		17.50%	23,683,415	
Phase 1 - Affordable Housing Profit		6.00%	2,652,609	
Phase 1- First Homes Profit		12.00%	1,024,296	
Phase 2 - Market Housing Profit		17.50%	26,423,250	
Phase 2 - Affordable Profit		6.00%	2,150,585	
Phase 2 - Commercial Profit		15.00%	1,770,635	
Phase 2 - First Homes Profit		12.00%	1,024,296	
Phase 3 - Market Housing Profit		17.50%	22,189,650	
Phase 3 - Affordable Profit		6.00%	1,737,164	
Phase 3 - First Homes Profit		12.00%	1,024,296	
				83,680,196
<b>FINANCE</b>				
Debit Rate 6.500% Credit Rate 0.000% (Nominal)				
Total Finance Cost				66,703,657
<b>TOTAL COSTS</b>				<b>550,200,981</b>
<b>PROFIT</b>				<b>(62)</b>
<b>Performance Measures</b>				
Profit on Cost%		0.00%		
Profit on GDV%		0.00%		
Profit on NDV%		0.00%		
Development Yield% (on Rent)		0.03%		
Equivalent Yield% (Nominal)		6.32%		
Equivalent Yield% (True)		6.58%		
IRR		6.43%		
Rent Cover		0 yrs 0 mths		
Profit Erosion (finance rate 6.500%)		N/A		