

**Wokingham LPU Strategic Masterplanning – High Level Viability Assessment**

**Development appraisal assumptions for Barkham: Basic development appraisal assumptions**

1 Assumed mix of unity types, sizes, values, density and site preparation costs:

<b>Barkham</b>		<b>Unit types</b>	<b>25% of 2 bed need</b>	<b>75% of 2 bed need</b>		<b>75% of 4 bed + need</b>	<b>25% of 4 bed + need</b>	<b>Averages</b>
<b>split</b>	<b>Unit numbers</b>	<b>1 bed</b>	<b>2 bed F</b>	<b>2 bed H</b>	<b>3 bed H</b>	<b>4 bed</b>	<b>5 bed</b>	
<b>Total Nos tested</b>	<b>500, 750, 1000</b>							
<b>Private 65% split</b>	<b>Mix based on SHMA West Berks</b>	9.10%	7.23%	21.68%	42.30%	14.78%	4.9%	
<b>Affordable 35% split</b>		45.60%	14.70%	14.70%	22.00%	2.25%	0.8%	
<b>Social rented</b>	<b>70%</b>							
<b>Intermediate</b>	<b>30%</b>							
<b>Floorspace</b>	<b>GIA</b>	50	70	79	93	115	125	
	<b>Gross</b>	59	82	83	98	121	132	
<b>£/M2</b>		£ 4,880	£ 4,880	£ 4,685	£ 4,630	£ 4,800	4,800	£ 4,712
<b>£/M2 affordable SR</b>	<b>50%</b>	£ 2,440	£ 2,440	£ 2,343	£ 2,315	£ 2,400	£ 2,400	£ 2,374
<b>£/M2 affordable I</b>	<b>65% omv</b>	£ 3172	£ 3172	£ 3045	£ 3009	£ 3120	£ 3,120	£ 3,086
<b>Price market</b>		£ 244,000	£ 341,600	£ 370,115	£ 430,590	£ 552,000	£ 600,000	
<b>Price affordable SR</b>	<b>70%</b>	£ 122,000	£ 170,800	£ 185,058	£ 215,295	£ 276,000	£ 300,000	
<b>Price affordable Intermediate</b>	<b>30%</b>	£ 158,600	£ 222,040	£ 240,575	£ 279,884	£ 358,800	£ 390,000	
<b>Assumed site area</b>	Density	% open space		Site prep per developable ha				
	35dph	40		£500,000	per unit	say 14,300		

Ground rents for all flats assumed at £250 per annum, valued at 5% YP in perpetuity

## 2 Land acquisition Costs

- 4% stamp duty
- 1% agents fee
- 0.5% legal fee

## 3 Planning and site survey costs

- Planning £175,000 for 500 units, £225,000 for 750 units, £300,000 for 1000 units,
- Site survey £35,000 for 500 units, £50,000 for 750 units, £60,000 for 1000 units,

## 4 Construction costs – based on BCIS figures, average cost per M2 for various unit types

- Build costs £1,474 per M2
- Contingency 7.5%
- Developer's contingency 5%
- Open space layout:
  - 500 unit scheme : 1 phase £1,000,000
  - 750 unit scheme: 2 phase £1,000,000
  - 1000 unit scheme: 3 phases £1,000,000 each
- NHBC costs £1,000 per unit

## 5 CIL – Indexed to March 2018

- £450 per M2 for private units

## 6 Professional fees

- 5% for architect
- 5% for others including CDM etc

## 7 Marketing

- 2.5% of build costs for private units

## 8 Sales and Legal fees

- Sales fees 1.25%
- Legal fees 0.25%

#### 9 Finance

- 7% on debt, 0% on credit

#### 10 Developer's return per phase

- 18.5% on GDV (Representing a blend of circa 20% on private and circa 6% on affordable)

### Phasing, delivery and infrastructure assumptions – 500 unit option

The 500 unit option is assumed to be delivered as one rolling phase delivered over a total 3 year period including lead in time.

The specific infrastructure which is **assumed to be a cost to the development** aside from that set out above amounts to some £5.747,400 and is as follows:

1. <u>Highways infrastructure (Costed by PBA)</u>	Total	<u>£1,995,090</u>
• Junction with Barkham Road (Priority)		£50,000
• Option 1.1 New road from Langley Common Road to internal site		£590,000
• Option 1.2 New road from the west to internal site		£1,287,500
• New footways/cycleways		£67,590
2. <u>Utility costs</u>	Total	<u>£2,064,760</u>
• Electricity		£590,000
• Gas		£366,050
• Water		£336,960
• Foul Water		£771,750
3. <u>Sustainable transport measures (Costed by PBA)</u>	Total	<u>£762,550</u>
• Bus stop infrastructure		£37,550
• My Journey Travel Plan contributions		£225,000
• Pedestrian/Cycle bridge		£500,000
4. <u>Open space allowances</u>	Total	<u>£925,000</u>
• SANG		£240,000
• Open space management		£135,000
• Children's play		£450,000
• Playing pitches		£100,000

**Areas assumed to be delivered through CIL/alternative forms of funding/third parties (i.e. not included as a cost to the developer in the financial appraisal):**

• Construction costs for allotments (Land provided by developer)	£40,000
• Community facilities	£450,000
	<u>Total £490,000</u>

See summary cost table overleaf.



Infrastructure Item	Comparables / Notes	Length of Road (m)	Maximum Estimated Cost	Estimated Cost per Dwelling
<b>Strategic Transport</b>				
<b>Highway Infrastructure</b>				
Junction with Barkham Road (priority)			£50,000	£100
Option 1.1: New road from Langely Common Road to internal site		236	£590,000	£1,180
Option 1.2: New road from the west to internal site		515	£1,287,500	£2,575
<b>Sustainable Transport</b>				
My Journey Travel Plan contribution	£450 per house		£225,000	£450
New footways / cycleways (adj. and non-adj to carriageway)	£150 per m2	150.2	£67,590	£135
Bus stop infrastructure	£10k per stop	3.755	£37,550	£75.10
Pedestrian and Cycle Bridge			£500,000	£1,000
<b>Strategic Flood Alleviation</b>				
TBC (detailed flood modeling work required to determine interventions)				
<b>Waste</b>				
Waste disposal				
Recycling				
<b>Utilities</b>				
Electricity			£590,000	£1,180
Water			£336,960	£674
Gas			£366,050	£732
Foul Water			£771,750	£1,544
<b>Education</b>				
Expansion of Bohunt secondary from 1200 to 1500 places	CIL			
<b>SEN</b>				
<b>SANG</b>				
1.73-2.16ha / 1,000 people (416 dwellings @ 2.4 persons per dwelling). Schemes between 5-7km of Thames Heath Basin SPA (i.e. Grazeley) cost circa £1,500 per dwelling to mitigate.	Pro rata from estimate within HIF		£240,000	£480
Assuming 15,000 dwellings, up to 78ha SANG required, to be delivered by developer through s106 obligation. Commuted sum for maintenance upto £7.2million				
<b>Public Open Space</b>				
<b>Allotments</b>				
0.52ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 18.75ha of land for allotments is required, although CIL receipt will cover construction costs. £1.2m in HIF	Pro rata from estimate within HIF		£40,000	£80
<b>Public Parks/Amenity Open Space</b>				
2.08ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 75ha of Public Parks/Amenity Open Space are required, to be delivered by developer through s106 obligation. Commuted sum for maintenance at least £4.05million (depending on actual area of POS delivered)	Pro rata from estimate within HIF		£135,000	£270
<b>Children's Play</b>				
0.25ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 9ha of Children's Play space is required, to be delivered by developer through s106 obligation. Commuted sum for maintenance at least £13.5million (depending on actual area and types of play facilities delivered)	Pro rata from estimate within HIF		£450,000	£900
<b>Playing pitches</b>				
1.66ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 60ha of land for playing pitches is required, although CIL receipt will cover construction costs ( the overall area can be reduced through the provision of high value ATPs. £3m in HIF	Pro rata from estimate within HIF		£100,000	£200
<b>Community</b>				
<b>Community facilities</b>				
SONC suggests that facilities need to be delivered at 145m2/1000 people. Assuming 3,250 dwellings land for the delivery of a 1,232m2 community building/s to be delivered by developer, although CIL receipt will cover construction costs. £13.5m in HIF	Pro rata from estimate within HIF		£450,000	£900
<b>Health provision</b>				
Pay for upgrade at local Hub				
<b>Indoor Leisure Facilities</b>				
MDD DPD standard is 8.26m <sup>2</sup> /1000 people. Assuming 15,000 dwellings, land for the delivery of a 300m <sup>2</sup> pool space to be delivered by developer, although CIL receipt will cover construction costs. Possibly to be delivered at Arborfield Garrison site. £2m in HIF	Pro rata from estimate within HIF		£0	
<b>Indoor Leisure Facilities</b>				
MDD DPD standard is 65.43m <sup>2</sup> /1000 people. Assuming 15,000 dwellings, land for the delivery of a 2400m <sup>2</sup> Sports hall activity space to be delivered by developer, although CIL receipt will cover construction costs. Possibly to be delivered at Arborfield Garrison site. £2.5m	Pro rata from estimate within HIF		£0	

**Current exclusions for discussion:**

- Electric vehicle infrastructure
- Flood alleviation costs
- Waste/recycling costs
- Any commercial development

**Outcome of initial baseline viability assessment:**

Scheme generates the following:

1. The required level of developer's profit
2. The required level of CIL
3. The required level and mix of affordable housing
4. A land value above existing use value and benchmark land value. This indicates that based on these assumptions the development would be considered viable.



### **Phasing, delivery and infrastructure assumptions – 750 unit option**

The 750 unit option is assumed to be delivered as two strategic phases of 400 and 350 units delivered over a total 4 year period including lead in time. The specific infrastructure which is **assumed to be a cost to the development** aside from that set out above amounts to some £13,536,480 and is as follows:

1. <u>Highways infrastructure (Costed by PBA)</u>	Total	<u>£8,231,790</u>
• Option 1.1 New road from Langley Common Road to internal site	£590,000	
• Option 2.3 New road from Commonfield Lane to middle of site	£2,600,000	
• Option 2.4 New internal road in southern part of site	£285,000	
• Option 2.5 New road from the west of the site to the southern part of the site	£565,000	
• New Bridge	£3,500,000	
• Upgrade/install pedestrian route along Barkham Road/Langley Common Road	£500,000	
• New footways/cycleways	£191,790	
2. <u>Utility costs</u>	Total	<u>£3,097,140</u>
• Electricity	£885,000	
• Gas	£549,075	
• Water	£505,440	
• Foul Water	£1,157,625	
3. <u>Sustainable transport measures (Costed by PBA)</u>	Total	<u>£944,050</u>
• Bus stop infrastructure	£106,550	
• My Journey Travel Plan contributions	£337,500	
• Pedestrian/Cycle bridge	£500,000	
4. <u>Open space allowances</u>	Total	<u>£1,263,500</u>
• SANG	£360,000	
• Open space management	£202,500	
• Children's play	£675,000	
• Playing pitches	£150,000	

**Areas assumed to be delivered through CIL/alternative forms of funding/third parties (i.e. not included as a cost to the developer in the financial appraisal):**

• Widening of Commonfield Lane to accommodate full two way traffic and Pedestrian/Cycleway	£1,000,000
• Greenway connection south	£107,250
• Education, expansion Arborfield primary school	£6,400,000
• Construction costs for allotments (Land provided by developer)	£60,000
• Community facilities	£675,000
	<u>Total</u> £8,242,250

See summary cost table overleaf.

Infrastructure Item	Comparables / Notes	Length of Road (m)	Maximum Estimated Cost	Estimated Cost per Dwelling
<b>Strategic Transport</b>				
<b>Highway Infrastructure</b>				
Junction with Barkham Road (priority)			£50,000	£66.67
Option 1.1: New road from Langley Common Road to internal site		236	£590,000	£786.67
Option 1.2: New road from the west to internal site		515	£1,287,500	£1,716.67
Option 2.3: New road from Commonfield Lane to middle of site		1040	£2,600,000	£3,466.67
Option 2.4: New internal road in southern part of the site		114	£285,000	£380.00
Option 2.5: New road from west of the site to southern part of the site		226	£565,000	£753.33
Junction with Commonfield Road			£50,000	£66.67
New bridge			£3,500,000	£4,666.67
Upgrade / install pedestrian route along Barkham Road, Langley Common Road			£500,000	£666.67
Widening of Commonfield Lane to accommodate full two-way traffic and ped/cycleway			£1,000,000	£1,333.33
Greenway connection to south, connecting to proposed east-west AR3 greenway linking Arborfield Garrison SBL to California Country Park and onwards to Finchampstead	Pro-rata from Crest Aborfield Garrison S106 based on 2000 homes		£107,250	£143
<b>Sustainable Transport</b>				
MJ Journey Travel Plan contribution	£450 per house		£337,500	£450
New footways / cycleways (adj. and non-adj to carriageway)	£150 per m2	426.2	£191,790	£256
Bus stop infrastructure	£10k per stop	10.655	£106,550	£142
Pedestrian and Cycle Bridge			£500,000	£667
<b>Strategic Flood Alleviation</b>				
<b>TSD (detailed flood modelling work required to determine interventions)</b>				
<b>Waste</b>				
<b>Waste disposal</b>				
<b>Recycling</b>				
<b>Utilities</b>				
Electricity			£985,000	£1,180
Water			£505,440	£674
Gas			£549,075	£732
Foul Water			£1,157,625	£1,544
<b>Education</b>				
Expansion of the Arborfield primary school on its proposed site to 3FE.	Expansion of school to 3FE preferable if we are reasonably confident that: a) The Barkham Square homes will be within walking distance of the Arborfield school site (ideally less than 1 mile – the statutory walking distance is 2 miles but most children will be driven, even towards a mile). b) There are no other significant developments that will increase demand so the maximum 3FE (630 places) we can offer from the Arborfield site is insufficient.		£6,400,000	£8,533
Expansion of Bohunt secondary from 1200 to 1500 places	CIL			
<b>SEN</b>				
<b>SANG</b>				
1.73-2.16ha / 1,000 people (416 dwellings @ 2.4 persons per dwelling). Schemes between 5-7km of Thames Heath Basin SPA (i.e. Grazeley) cost circa £1,500 per dwelling to mitigate.).	Pro rata from estimate within HIF		£360,000	
Assuming 15,000 dwellings, up to 78ha SANG required, to be delivered by developer through s106 obligation. Commuted sum for maintenance upto £7.2million				£480
<b>Public Open Space</b>				
<b>Allotments</b>				
0.52ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 18.75ha of land for allotments is required, although CIL receipt will cover construction costs. £1.2m in HIF	Pro rata from estimate within HIF		£60,000	£80
<b>Public Parks/Amenity Open Space</b>				
2.08ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 75ha of Public Parks/Amenity Open Space are required, to be delivered by developer through s106 obligation. Commuted sum for maintenance at least £4.05million (depending on actual area of POS delivered)	Pro rata from estimate within HIF		£202,500	£270
<b>Children's Play</b>				
0.25ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 9ha of Children's Play space is required, to be delivered by developer through s106 obligation. Commuted sum for maintenance at least £13.5million (depending on actual area and types of play facilities delivered)	Pro rata from estimate within HIF		£675,000	£900
<b>Playing pitches</b>				
1.66ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 60ha of land for playing pitches is required, although CIL receipt will cover construction costs ( the overall area can be reduced through the provision of high value ATPs. £3m in HIF	Pro rata from estimate within HIF		£150,000	£200
<b>Community</b>				
<b>Community facilities</b>				
SONC suggests that facilities need to be delivered at 145m2/1000 people. Assuming 3,250 dwellings land for the delivery of a 1,232m2 community building/s to be delivered by developer, although CIL receipt will cover construction costs. £13.5m in HIF	Pro rata from estimate within HIF		£675,000	£900
<b>Health provision</b>				
<b>Indoor Leisure Facilities</b>				
MDD DPD standard is 8.26m <sup>2</sup> /1000 people. Assuming 15,000 dwellings, land for the delivery of a 300m <sup>2</sup> pool space to be delivered by developer, although CIL receipt will cover construction costs. Possibly to be delivered at Arborfield Garrison site. £2m in HIF	Pro rata from estimate within HIF		£0	
<b>Indoor Leisure Facilities</b>				
MDD DPD standard is 65.43m <sup>2</sup> /1000 people. Assuming 15,000 dwellings, land for the delivery of a 2400m <sup>2</sup> Sports hall activity space to be delivered by developer, although CIL receipt will cover construction costs. Possibly to be delivered at Arborfield Garrison site. £2.5m	Pro rata from estimate within HIF		£0	

**Current exclusions for discussion:**

- Electric vehicle infrastructure
- Flood alleviation costs
- Waste/recycling costs
- Any commercial development

**Outcome of initial baseline viability assessment:**

Scheme generates the following:

1. The required level of developer's profit
2. The required level of CIL
3. The required level and mix of affordable housing
4. A land value in excess of existing use value and benchmark land value but lower than for the 500 unit option this indicates a viable but more marginal proposition.

### Phasing, delivery and infrastructure assumptions – 1,000 unit option

The 1,000 unit option is assumed to be delivered as 3 strategic phases of 250, 400 and 350 units respectively delivered over a total circa 5.5 year period including lead in time.

The specific infrastructure which is **assumed to be a cost to the development** aside from that set out above amounts to some £11,176,120 and is as follows:

1. <u>Highways infrastructure (Costed by PBA)</u>	Total	<u>£14,453,120</u>
• New Bridge	£3,500,000	
• New roundabout Barkham Road	£500,000	
• Option 3.1 New roundabout on Langley Common Road	£500,000	
• Option 3.2 New road between Langley Common Road and Commonfield Lane	£3,152,500	
• Option 3.3 New internal road across Northern part of site	£760,000	
• Option 3.4 New internal road across Northern part of site	£247,500	
• Option 3.5 New internal road across Southern part of site	£727,500	
• Option 3.6 New internal road across Southern part of site	£377,500	
• Option 3.7 New roundabout on Commonfield Lane	£500,000	
• Upgrade/install pedestrian route along Barkham Road/Langley Common Road	£500,000	
• New footways/cycleways	£411,120	
2. <u>Utility costs</u>	Total	<u>£4,129,520</u>
• Electricity	£1,180,000	
• Gas	£732,100	
• Water	£673,920	
• Foul Water	£1,543,500	
3. <u>Sustainable transport measures (Costed by PBA)</u>	Total	<u>£1,161,850</u>
• Bus stop infrastructure	£211,850	
• My Journey Travel Plan contributions	£450,000	
• Pedestrian/Cycle bridge	£500,000	

4. <u>Open space allowances</u>	<u>Total</u> £1,850,000
• SANG	£480,000
• Open space management	£270,000
• Children's play	£900,000
• Playing pitches	£200,000

**Areas assumed to be delivered through CIL/alternative forms of funding/third parties (i.e. not included as a cost to the developer in the financial appraisal):**

• Widening of Commonfield Lane to accommodate full two way traffic and Pedestrian/Cycleway	£1,000,000
• Greenway connection south	£143,000
• Barkham Bridge upgrade	£177,000
• California Crossroads upgrade (?)	£659,571
• Public Transport Strategy	£912,629
• Downgrade Barkham St. including environmental improvements	£100,000
• Upgrade The Bull junction	£100,000
• Educational facilities (1 x 2fe school)	£7,000,000
• Construction costs for allotments (Land provided by developer)	£80,000
• Community facilities	£900,000

Total £11,072,200

See summary cost table overleaf.

Infrastructure Item	Comparables / Notes	Length of Road (m)	Maximum Estimated Cost	Estimated Cost per Dwelling
<b>Strategic Transport</b>				
<b>Highway Infrastructure</b>				
New bridge			£3,500,000	
New roundabout Barkham Road			£500,000	
Option 3.1: New roundabout on Langley Common Road		£164	£410,000	
Option 3.2: New road between Langley Common Road and Commonfield Lane		£1,261	£3,162,500	
Option 3.3: New internal road across northern part of site		£304	£760,000	
Option 3.4: New internal road across northern part of site		£99	£247,500	
Option 3.5: New internal road across southern part of site		£291	£727,500	
Option 3.6: New internal road across southern part of site		£151	£377,500	
Option 3.7: New roundabout on Commonfield Lane		£167	£500,000	
Upgrade / install pedestrian route along Barkham Road, Langley Common Road.			£500,000	£500
Widening of Commonfield Lane to accommodate full two-way traffic and ped/cycleway			£1,000,000	£1,000
Greenway connection to south, connecting to proposed east-west AR3 greenway linking Arborfield Garrison SDL to California Country Park and onwards to Finchamstead	Pro-rata from Crest Aborfield Garrison S106 based on 2000 homes		£143,000	£143
Barkham Bridge upgrade - better spec	Already part funded by Arborfield Garrison SDL s.106 - CL funds for Barkham Sq. to top up. Pro-rata from Crest Aborfield Garrison S106 based on 2000 homes		£177,000	£177
California Crossroads upgrade	Already part funded by Arborfield Garrison SDL s.106 - CL funds for Barkham Sq. to top up. Pro-rata from Crest Aborfield Garrison S106 based on 2000 homes		£659,572	£660
<b>Sustainable Transport</b>				
My Journey Travel Plan contribution	£450 per house		£450,000	£450
New footways / cycleways (adj. and non-adj to carriageway)	£150 per m2		£500,000	£500
Bus stop infrastructure	£10k per stop		£250,000	£250
Public transport strategy	Expansion of existing routes, diversion. Cost assumes additional service to maintain frequency. Pro-rata from Arborfield Garrison s106 based on 3500 homes		£912,629	£913
Downgrade Barkham St inc. environmental improvements			£100,000	£100
Upgrade The Bull junction - back to priority?	Potential to coincide with Barkham St environmental improvements		£100,000	£100
Pedestrian and Cycle Bridge			£500,000	£500
<b>Strategic Flood Alleviation</b>				
TBC (detailed flood modeling work required to determine interventions)				
<b>Waste</b>				
Waste disposal				
Recycling				
<b>Utilities</b>				
Electricity			£1,180,000	£1,180
Water			£673,920	£674
Gas			£732,100	£732
Foul Water			£1,643,600	£1,644
<b>Education</b>				
1 x 2FE primary school	Expansion of school to 3FE preferable if we are reasonably confident that: a) The Barkham Square homes will be within walking distance of the Arborfield school site (ideally less than 1 mile – the statutory walking distance is 2 miles but most children will be driven, even towards a mile). b) There are no other significant developments that will increase demand so the maximum 3FE (630 places) we can offer from the Arborfield site is insufficient.		£7,000,000	£7,000
Expansion of Bohunt secondary from 1200 to 1500 places	CIL			
<b>SEN</b>				
<b>SANG</b>				
1.73-2.16ha / 1,000 people (416 dwellings @ 2.4 persons per dwelling). Schemes between 5-7km of Thames Heath Basin SFA (i.e. Crazeley) cost circa £1,500 per dwelling to mitigate.). Assuming 15,000 dwellings, up to 78ha SANG required, to be delivered by developer through s106 obligation. Commuted sum for maintenance upto £7.2million	Pro rata from estimate within HIF		£480,000	£480
<b>Public Open Space</b>				
<b>Allotments</b>				
0.52ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 18.75ha of land for allotments is required, although CIL receipt will cover construction costs. £1.2m in HIF	Pro rata from estimate within HIF		£80,000	£80
<b>Public Parks/Amenity Open Space</b>				
2.08ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 78ha of Public Parks/Amenity Open Space are required, to be delivered by developer through s106 obligation. Commuted sum for maintenance at least £4.05million (depending on actual area of POS delivered)	Pro rata from estimate within HIF		£270,000	£270
<b>Children's Play</b>				
0.25ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 9ha of Children's Play space is required, to be delivered by developer through s106 obligation. Commuted sum for maintenance at least £13.5million (depending on actual area and types of play facilities delivered)	Pro rata from estimate within HIF		£900,000	£900
<b>Playing pitches</b>				
1.66ha /1000 people (416 dwellings @ 2.4 persons per dwelling). Assuming 15,000 dwellings, up to 60ha of land for playing pitches is required, although CIL receipt will cover construction costs ( the overall area can be reduced through the provision of high value ATPs. £3m in HIF	Pro rata from estimate within HIF		£200,000	£200
<b>Community</b>				
<b>Community facilities</b>				
SONC suggests that facilities need to be delivered at 145m2/1000 people. Assuming 3,250 dwellings land for the delivery of a 1,232m2 community building/s to be delivered by developer, although CIL receipt will cover construction costs. £13.5m in HIF	Pro rata from estimate within HIF		£900,000	£900
<b>Health provision</b>				
<b>Indoor Leisure Facilities</b>				
MDD DPD standard is 8,26m2/1000 people. Assuming 15,000 dwellings, land for the delivery of a 300m2 pool space to be delivered by developer, although CIL receipt will cover construction costs. Possibly to be delivered at Arborfield Garrison site. £2m in HIF	Pro rata from estimate within HIF		£0	
<b>Indoor Leisure Facilities</b>				
MDD DPD standard is 65.43m2/1000 people. Assuming 15,000 dwellings, land for the delivery of a 2400m2 Sports hall activity space to be delivered by developer, although CIL receipt will cover construction costs. Possibly to be delivered at Arborfield Garrison site. £2.5m	Pro rata from estimate within HIF		£0	

**Current exclusions for discussion:**

- Electric vehicle infrastructure
- Flood alleviation costs
- Waste/recycling costs
- Any commercial development

**Outcome of initial baseline viability assessment:**

Scheme generates the following:

1. The required level of developer's profit
2. The required level of CIL
3. The required level and mix of affordable housing
4. A land value which exceeds existing use value and benchmark land value and is therefore viable based on the assumptions set out above.