

For: Buckinghamshire Council



**Community Infrastructure Levy Viability
Assessment for the North &
Central Area**

**Appendix 1 – Assumptions
(Tables 1a – 1d)**

December 2025

DSP23843

**Buckinghamshire Council - Appendix 1:
Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Residential Assumptions
- Table 1a: Residential Development Typologies, Mixes and Revenue Assumptions**

Typology Sensitivity Tests

Scheme Size Appraised	Type	Site Type	Density (dph)	Net Land area (ha)	Green infrastructure/open space provision (ha)	Gross Land Area (ha)	Main Build Period (Months)
5	Houses	PDL / GF	35	0.14	N/A	0.16	6
9	Houses	PDL / GF	35	0.26	0.04	0.33	12
11	Houses	GF	35	0.31	0.04	0.40	12
11	Houses	PDL	35	0.31	0.04	0.40	12
20	Flats	PDL	135	0.15	0.07	0.24	15
30	Mixed (Houses/Flats)	PDL	55	0.55	0.11	0.73	18
50	Mixed (Houses/Flats)	GF	40	1.25	0.18	1.61	18
50	Mixed (Houses/Flats)	PDL	55	0.91	0.18	1.22	18
100	Mixed (Houses/Flats)	GF	40	2.50	0.35	3.60	24
Potential larger-scale strategic site typologies							
550	Mixed (Houses/Flats)	GF	40	13.75	included within assumed gross land area	82.00	40*
600	Mixed (Houses/Flats)	GF	40	15.00		40.00	40*
800	Mixed (Houses/Flats)	GF	40	20.00		55.00	80*
875	Mixed (Houses/Flats)	GF	40	21.88		85.00	80*
900	Mixed (Houses/Flats)	GF	40	22.50		100.00	80*

*Assumes multiple sales outlets

Notes:

The above scenarios have been modelled assuming VALP Policy H1 i.e. to include 25% AH on sites of 11+ and 0% AH on sites of 1-10 units. The appraisals have been completed in each case to the point at which a negative result is returned - we consider there to be no merit in extending testing beyond the points where there is a negative residual land value. Affordable Housing tenure split assumed at 80% Affordable rent, 20% Affordable Home Ownership. See Table 1c for Sheltered/Extra Care Typologies.

Assumed net developable to gross land area adjustment - 15% added (30% added on largest sites 100+) before adding for OS provision allowance

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes*		Dwelling Mix (%)**		
	Market Units (Net)	Affordable Units (Net)	Market Units	Affordable Units - Affordable Rent	Affordable Units - Affordable Home Ownership
1-bed flat	50	50	4.0%	9.0%	4%
2-bed flat	61	61	4.0%	6.0%	7%
2-bed house	79	79	13.0%	36.0%	40%
3-bed house	93	93	52.0%	38.0%	46%
4-bed house***	130	106	27.0%	11.0%	3%

*Based on Nationally Described Space Standard October 2015

**based on the Vale of Aylesbury Local Plan Technical Note - Affordable Housing May 2024 and the Buckinghamshire HEDNA 2016

Affordable Housing Revenue Assumptions

Unit Type	Affordable Rent (% MV)	Shared Ownership
		% Market Value
1-Bed Flat	55%	65%
2-Beds Flat		
2-Bed House		
3-Bed House		
4-Bed House		

Market Values (MV)		1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Indication of Relationship Between Value Levels and Geography Across North & Central Area		
Value Level 1	£4,000	£200,000	£244,000	£316,000	£372,000	£520,000	Core / Typical New Build Values Range - North & Central Overall	Typical New Build Values Aylesbury / Buckingham / Edge of Milton Keynes (Core Value Levels 1-3)	Core / Typical New Build Values Range - All Other Areas of North & Central
Value Level 2	£4,100	£205,000	£250,100	£323,900	£381,300	£533,000			
Value Level 3	£4,200	£210,000	£256,200	£331,800	£390,600	£546,000			
Value Level 4	£4,300	£215,000	£262,300	£339,700	£399,900	£559,000			
Value Level 5	£4,400	£220,000	£268,400	£347,600	£409,200	£572,000			
Value Level 6	£4,500	£225,000	£274,500	£355,500	£418,500	£585,000			
Value Level 7	£4,600	£230,000	£280,600	£363,400	£427,800	£598,000			
Value Level 8	£4,700	£235,000	£286,700	£371,300	£437,100	£611,000			
Value Level 9	£4,800	£240,000	£292,800	£379,200	£446,400	£624,000			
Value Level 10	£5,000	£250,000	£305,000	£395,000	£465,000	£650,000			
Value Level 11	£5,200	£260,000	£317,200	£410,800	£483,600	£676,000			

DSP (2025)

**Buckinghamshire Council - Appendix 1:
Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Residential Assumptions
- Table 1b: Residential Development Cost Assumptions & Sensitivity Testing Parameters**

See Table 1c for additional/alternative Older Persons typologies/assumptions

Base Appraisal Cost Description	Cost Assumption	Notes
Build cost - Mixed Developments (generally - houses/flats)	£1,678/sq. m. (LQ £1,506/sq. m.)	
Build cost - Estate housing (generally)	£1,650/sq. m.	Based on BCIS 'median' rebased to a Aylesbury Vale location factor (109), excludes external works. Lower Quartile (LQ) rates applied to specific/strategic site testing. Uplift by TPI from Nov 24 (+2.5%)
Build cost - Flats (3-5 storey)	£1,909/sq. m.	
Build cost - Supported Housing (Sheltered/Extra Care - generally)	£2,018/sq. m.	
External Works	10%-15%	Applied to base build costs, variable by scheme.
Site Prep Contingency	£500,000/ha	Larger-scale typologies assume infrastructure costs of £35,000 per dwelling.
Contingency (% of build cost)	3-5%	variable depending on scale of development
Professional Fees (% of build cost)	8-10%	variable depending on scale of development
CIL Rates testing scope	Tested £0 - £500/sq. m. at £25/sq. m. increments	
Residual s106	£1,000/dwelling 1-9 £14,200/dwelling 10+	Based on BC analysis of s106 monitoring data. Strategic site typologies modelling with £0, £20,000 and £40,000 s106.
Sustainable design/climate change response contingency (% of build cost)	2.00%	Applied to base build costs. Reflecting Future Homes Standard 2025 assuming current Part L 2021 baseline.
Electric Vehicle Charging Points (£/unit)¹	£865/unit (houses) £1,961 (flats)	Houses only typologies - assumes 1x EVCP per dwelling Flats typologies - assumes 1x EVCP per dwelling
Water efficiency standards	110 litres per person per day	Mixed (Houses/Flats) typologies - cost weighted by dwelling mix, assumes 1x EVCP per dwelling Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis.
Biodiversity Net Gain (BNG) (% of build cost) - 10+ dwellings	2.4% (Greenfield) 0.5% (PDL)	Assuming 10%, variable by site type. Proxy costs based on Impact Assessment (Scenario C) ²
M4(2) Accessible and adaptable dwellings compliance	£15.5/sq. m.	100% provision on all dwellings for M4(2). 15% provision on affordable housing only for M4(3)
M4(3) Wheelchair user dwellings compliance	£155/sq. m.	High-level costs based on the analysis as described in the 'Raising accessibility standards in new homes' consultation document and further DSP analysis ³
Chiltern Beechwoods SAC (CBSAC) Mitigation - SANG & SAMM		Cost of mitigation: £5,394/dwelling SANG plus £628/dwelling SAMM - therefore £6,022/dwelling total (source BC - figure w.e.f. April 2026). Lead to consideration of c. £80/sq. m CIL trade-off overall where this impacts - based on average dwelling sizes and reflecting AH (25%) will not pay CIL. Earlier stage sensitivity test on 50 mixed typology only used previously assumed cost per dwelling total of £7,566. Example calculation of broadly equivalent CIL offset (based on average dwelling size within housing typology of 100.1 sq. m and market homes @ 75% of scheme paying CIL): £6,022 / 100.1 sq. m / 0.75 = £80.21/sq. m broad CIL cost equivalent.
Building Safety Levy (10+ dwellings)	£38.78/sq. m. (Greenfield) £19.39/sq. m. (PDL)	
Marketing & Sales Costs (% of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
Developer's Return for Risk & Profit		
Open Market Housing Profit (% of GDV)	Range of 15-20%	DSP assumed testing at mid-point of range at 17.5%.
Affordable Housing Profit (% of GDV)	6%	
Finance & Acquisition Costs		
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	HMRC Scale
Finance Rate - Build (%)	6.50%	
Finance Rate - Land (%)	6.50%	

¹ Costs adopted from the DfT Residential Charging Infrastructure Provision Impact Assessment (September 2021)

² Biodiversity Net Gain Impact Assessment - Natural England (Table 19-20)

³ <https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/raising-accessibility-standards-for-new-homes-html-version#raising-accessibility-standards-of-new-homes>

**Buckinghamshire Council - Appendix 1: Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area - Residential Assumptions
- Table 1c: Older Persons accommodation typologies testing**

Scheme Size Appraised	Type	Site type	Density (based on residential net developable area)	Net Land Area (ha)	Green infrastructure/open space provision (ha)	Gross Land Area (ha)	Build Period (Months) (6-month lead-in)	Sales Rate ¹	AH % Requirement (on-site)
30	Flats (Sheltered)	PDL	150	0.20	0.11	0.34	18	1.5 unit / month 20 month (total)	25%
60	Flats (Extra Care)	PDL	150	0.40	0.21	0.67	18	1.5 unit / month 40 month (total)	0%

¹ Sales rate based on average across the sales period and is considered a cautious assumption. In practice sales will be weighted towards the earlier months and may include some off-plan sales

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes	Non-Saleable Floor Area Allowance (net to gross ratio)	Dwelling Mix (%)
1-bed flat (Sheltered)	50	75%	60%
2-bed flat (Sheltered)	75		40%
1-bed flat (Extra Care)	65	65%	60%
2-bed flat (Extra Care)	80		40%

Note: We see a range of different levels of communal facilities and the above assumptions represent the upper end of communal areas seen at application stage viability assessment.

Value Levels

Market Value (MV) - Private units	VL7	VL8	VL9	VL10	VL11	VL12	VL13	VL14
	Lower VL Sensitivity Tests		Typical New Build "Sheltered" Values Range				Upper VL Sensitivity Tests	
1-bed flat (Sheltered)	£240,000	£250,000	£260,000	£270,000	£280,000	£290,000	£300,000	£325,000
2-bed flat (Sheltered)	£360,000	£375,000	£390,000	£405,000	£420,000	£435,000	£450,000	£487,500
MV (£/sq. m.)	£4,800	£5,000	£5,200	£5,400	£5,600	£5,800	£6,000	£6,500

Market Value (MV) - Private units	VL7	VL8	VL9	VL10	VL11	VL12	VL13	VL14
	Lower VL Sensitivity Tests			Typical New Build "Extra Care" Values Range				Upper VL Sensitivity Tests
1-bed flat (Extra Care)	£312,000	£325,000	£338,000	£351,000	£364,000	£377,000	£390,000	£422,500
2-bed flat (Extra Care)	£384,000	£400,000	£416,000	£432,000	£448,000	£464,000	£480,000	£520,000
MV (£/sq. m.)	£4,800	£5,000	£5,200	£5,400	£5,600	£5,800	£6,000	£6,500

Bespoke Cost Assumptions

Note: Base cost assumptions set out in Table 1b

Base Build Cost - Supported Housing	£2,018	Based on BCIS - Median rebased to the Aylesbury Vale location factor (5yr data sample), excludes external works. Uplift by TPI from Nov 24 (+2.5%)
External Works	7.50%	
Legal Fees	£750/unit	
Empty Property Costs - Sheltered	£2,000/unit	
Empty Property Costs - Extra Care	£5,000/unit	
Marketing & Sales Costs (% of GDV)	4.50%	
Open Market Housing Profit (% of GDV)	17.5% and 20%	17.5% represents base position with sensitivity test at 20%.

Buckinghamshire Council - Appendix 1: Community Infrastructure Levy (CIL) Viability Assessment for the North & Central Area
Table 1d: Commercial/Non-Residential Typologies Assumptions

Use Class / Type	Example Scheme Type	GIA (m ²)	Site Coverage	Site Size (Ha)	Build Period (Months)*	Values Range - Annual Rents £ per sq m			Build Cost (£ per sq m)**	External works cost addition (%)	Total Build Cost (£/sq m excl fees etc)	Notes:
						Low	Mid	High				
Large Format Retail	Large Foodstore/Supermarket	2500	35%	0.71	18	£230	£250	£270	£1,828	15%	£2,102	BCIS - Hypermarkets / Supermarkets - 1,000 to 7,000 sq.m.
Large Format Retail	Retail Warehouse	1000	40%	0.25	7	£200	£230	£250	£1,106	15%	£1,272	BCIS - Retail warehouses - up to 1,000 sq m.
Town Centre Retail	Comparison shops (general or non shopping centre)	200	60%	0.03	6	£130	£175	£220	£1,640	50%	£2,460	BCIS - Shops - Generally
Small Retail	Local convenience store - various locations	300	75%	0.04	6	£100	£140	£180	£1,640	15%	£1,886	BCIS - Shops - Generally
Business - Offices - Town Centre	Office Building	500	200%	0.03	12	£140	£180	£220	£2,889	15%	£3,322	BCIS - Offices - 3-5 Storey; airconditioned
Business - Offices - Out of town centre or Business Park	Office Building	1000	40%	0.25	12	£200	£250	£300	£2,273	15%	£2,614	BCIS - Offices - 1-2 Storey; airconditioned
Business - Industrial or Warehousing	Smaller / Move-on type industrial unit including offices - industrial estate	500	40%	0.13	6	£100	£125	£150	£1,522	15%	£1,750	BCIS - Advance factories / offices - mixed facilities (E) - generally
Business - Industrial or Warehousing	Larger industrial / warehousing unit including offices - industrial estate	2000	40%	0.50	12	£80	£105	£130	£1,115	15%	£1,282	BCIS - Advance factories / offices - mixed facilities (E) - >2000
Business - Industrial / Warehousing	Distribution Centre	30000	40%	7.50	18	£105	£125	£145	£1,115	15%	£1,282	BCIS - Advance factories / offices - mixed facilities (B1) - >2000
Hotel (budget)	Hotel - edge of town centre / edge of town (60-Bed)	2100	50%	0.42	18	Annual net room rates (after deducting operating costs, operating profit and occupancy) ¹			£2,819	15%	£3,242	BCIS - Hotels
						£3,000	£4,500	£6,000				
Residential Institution (Care Home)	Nursing Home (65-Bed)	1900	60%	0.32	16	Capital Value per unit ¹ (assuming 100% Market housing)			£2,235	15%	£2,570	BCIS - Care Homes for the Elderly - generally
						£165,000	£215,000	£265,000				
Other / Sui Generis	Variable - considered on strength of values / costs relationship basis for a range of other development uses including community / clinics / fitness/ leisure / nurseries etc. / holiday lets	Value / costs relationship strength considered in report										

¹ Care costs variable by rental level depending on the level of care required. Upper level rents assume high-level needs care alongside usual location/quality factors.

Development Costs	
Sustainability Allowance / other enhancements addition contingency (% of cost)	5%
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Site preparation/servicing	£600,000/ha £47,885 per ha
Biodiversity Net Gain (BNG) (£ per ha)	(based on Scenario C, Table 15 of the Government's Impact Assessment - Net Gain Delivery Costs (non-residential)) at £25/m ² intervals from £0 to up to £500 per sq. m.
CIL Rates testing scope	
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	6.5%
Sales, Lettings & Marketing Costs	
Purchaser's costs	5.75%
Marketing, letting & sales costs	3.00%
Developer Profit (% of GDV)	15%
Yields	Variable applicability - sensitivity tested across range at 4.5% to 8.0%
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

*BCIS Construction Duration Calculator

**BCIS Median - Aylesbury Vale Location Factor

¹assumes 65% occupancy and 50% management/operational/maintenance related fees.