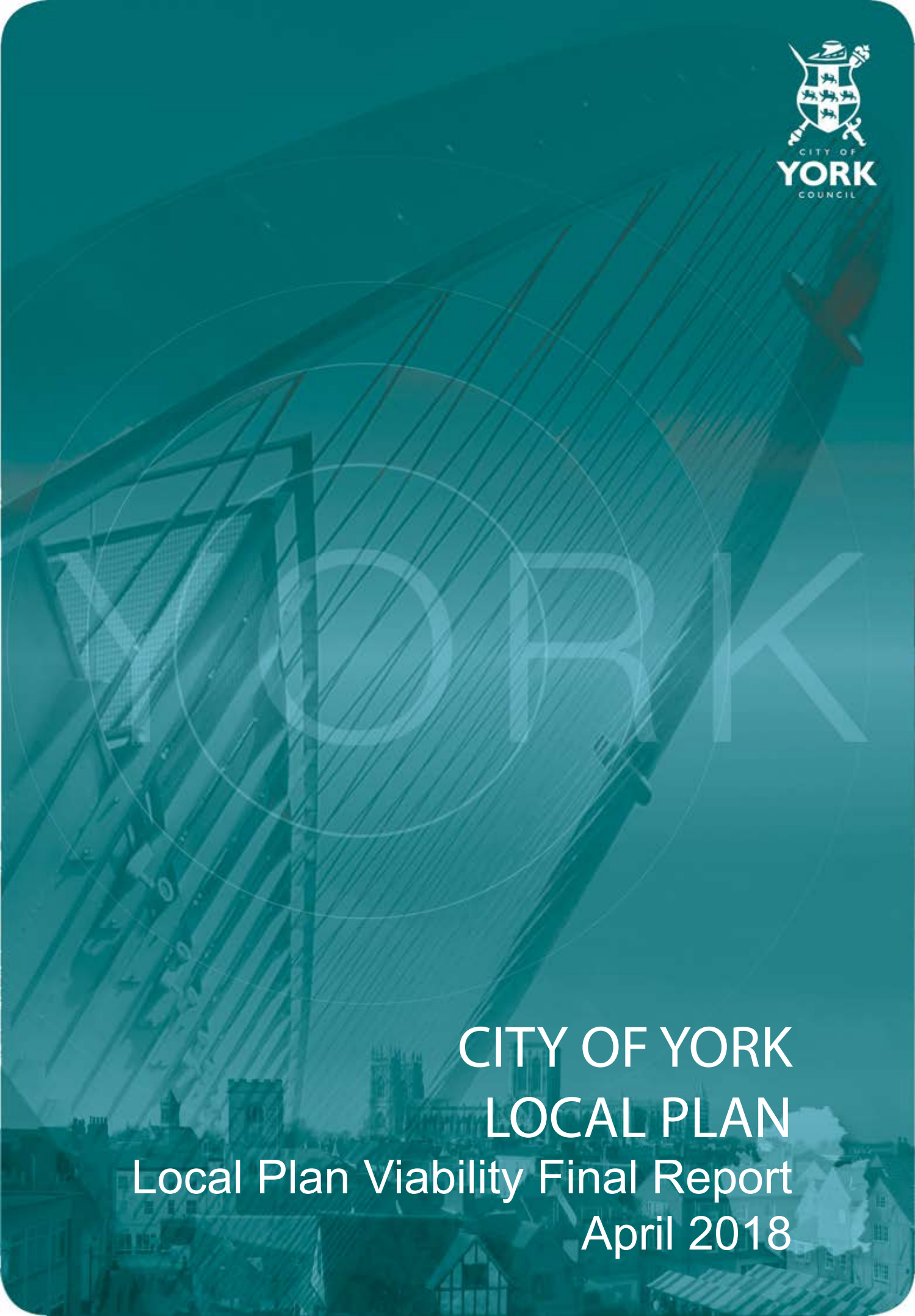

CITY OF YORK LOCAL PLAN

Local Plan Viability Final Report

April 2018

porterplanningeconomics

City of York Local Plan Viability Assessment Update Study

Final Report
April 2018

On Behalf of

CITY OF YORK COUNCIL

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1 Introduction

The Study Scope

1.1 Porter Planning Economics Ltd (PorterPE) has been commissioned by City of York Council (CYC) to provide high-level viability update advice relating to plan making in the City. The update is to provide evidence to inform the policy requirements in the City of York Local Plan Publication Draft 2018 Regulation 19 Consultation (hereon shortened to 'PDRC 2018'). In assessing the emerging Local Plan, this study will inform policy decisions based on the policy aspirations of achieving sustainable development and the realities of economic viability within the PDRC 2018 to be submitted to the Secretary of State.

1.2 This update report builds on the work undertaken for the Council by Peter Brett Associates (PBA) in their City of York Local Plan and CIL Viability Assessment Final Report September 2017. The PBA 2017 report assessed the viability of the Pre-Publication Draft Regulation 18 Local Plan Consultation document (PPDRC 2017), along with an assessment of introducing Community Infrastructure Levy (CIL) charges within the City.

1.3 This report by PorterPE updates the work undertaken by PBA to account for the following proposed changes in the PDRC 2018:

- Policy H1 changes in sites and the planned numbers of dwellings following the consultation on the PPDRC 2017. This includes changing the:
  - general site typology profiles to those used in an earlier PBA study (2014)[1], which better reflects the density and locations of sites in the Council's Strategic Housing Land Availability Assessment (SHLAA) (2017) informing the PDRC 2018.
  - strategic site areas and potential yields (residential unit numbers) in line with those being proposed in Table 5.1 of the PDRC 2018.
- Policy H10 in relation to off-site affordable housing financial contributions for sites with fewer than 15 units.

1.4 All other assumptions remain as tested in the PBA 2017 report; and where information in the PBA 2017 report remains relevant, it is reproduced in this report for ease of reference.[2] It is therefore important to note that this report replaces the City of York Local Plan and CIL Viability Assessment Final Report September 2017 (hereon referred to as the PBA 2017 report).

Study Approach

1.5 This report and the accompanying appraisals have been prepared in line with the Local Housing Delivery Group and chaired by Sir John Harman 'Viability Testing Local Plans' advice for planning practitioners, June 2012 (the Harman Report). The viability assessments have also been prepared in line with and the Royal Institute of Chartered Surveyors (RICS) valuation guidance. However, it is first and foremost a supporting

[1] PBA, *City of York Local Plan Viability Study Draft Report*, September 2014
[2] Through permission by PBA and CYC.

document to inform the Local Plan evidence base and planning policy, in particular policy concerned with the planning, funding and delivery of infrastructure needed to support delivery of the plan.

1.6 The approach to assessing plan viability in this report should be recognised as providing only a high-level assurance that the policies within the PDRC 2018 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 should be viable for most sites.

1.7 It should therefore be noted that as per ***Professional Standards 1 of the RICS Valuation Standards – Global and UK Edition, the advice expressly given in the preparation for, or during negotiations or possible litigation does not form part of a formal "Red Book" valuation and should not be relied upon as such. No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report for such purposes.***

Defining Local Plan Level Viability

1.8 The Harman Report defines local plan viability (on page 14) as follows:

'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.

At a Local Plan level, viability is very closely linked to the concept of deliverability. In the case of housing, a Local Plan can be said to be deliverable if sufficient sites are viable (as defined in the previous paragraph) to deliver the plan's housing requirement over the plan period.'

1.9 It should be noted that the approach to Local Plan level viability assessment does not require all sites in the Plan to be viable. The Harman Report says that a site typologies approach (i.e. assessing a range of example development sites likely to come forward) to understanding plan viability is sensible. Whole plan viability:

'does not require a detailed viability appraisal of every site anticipated to come forward over the plan period… (p.11)

[we suggest] rather it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan. (p.15)

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'. (p.11).

1.10 The Harman Report states that the role of the typologies testing is not required to provide a precise answer as to the viability of every development likely to take place during the plan period.

'No assessment could realistically provide this level of detail…rather, [the role of the typologies testing] is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan.' (p.18)

1.11 Indeed, the report also acknowledges that a:

'plan-wide test will only ever provide evidence of policies being 'broadly viable'. The assumptions that need to be made in order to carry out a test at plan level mean that any specific development site may still present a range of challenges that render it unviable given the policies in the Local Plan, even if those policies have passed the viability test at the plan level. This is one reason why our advice advocates a 'viability cushion' to manage these risks.' (p.18)

1.12 The report later suggests that once the typologies testing has been done:

'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'. (p.38)

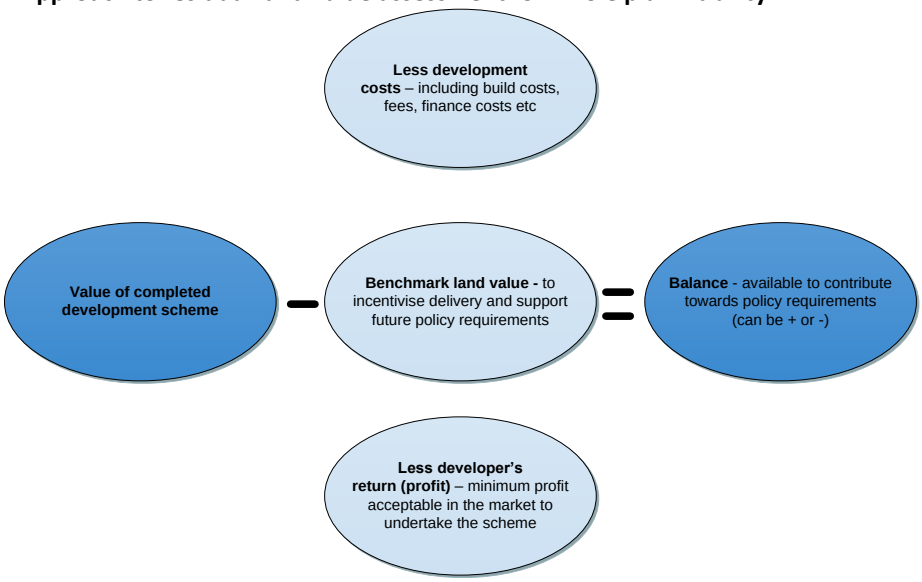
1.13 The Harman Report points out the importance of minimising risk to the delivery of the plan. Risks can come from policy requirements that are either too high or too low. So, planning authorities must have regard to the risks of damaging plan delivery with excessive policy costs - but equally, they need to be aware of lowering standards to the point where the sustainable delivery of the plan is not possible. Good planning in this respect is about *'striking a balance'* between the competing demands for policy and plan viability.

Local Plan Viability Methodology

1.14 The PorterPE development appraisal model has been used to test the potential policies in the PDRC 2018. The outcome is to identify Plan delivery based on viability and to ascertain a CIL charge for securing funding towards strategic infrastructure investment. In doing so this has involved 'high level' testing of many hypothetical schemes that represent the future allocation of development land in the City, including the identified strategic sites.

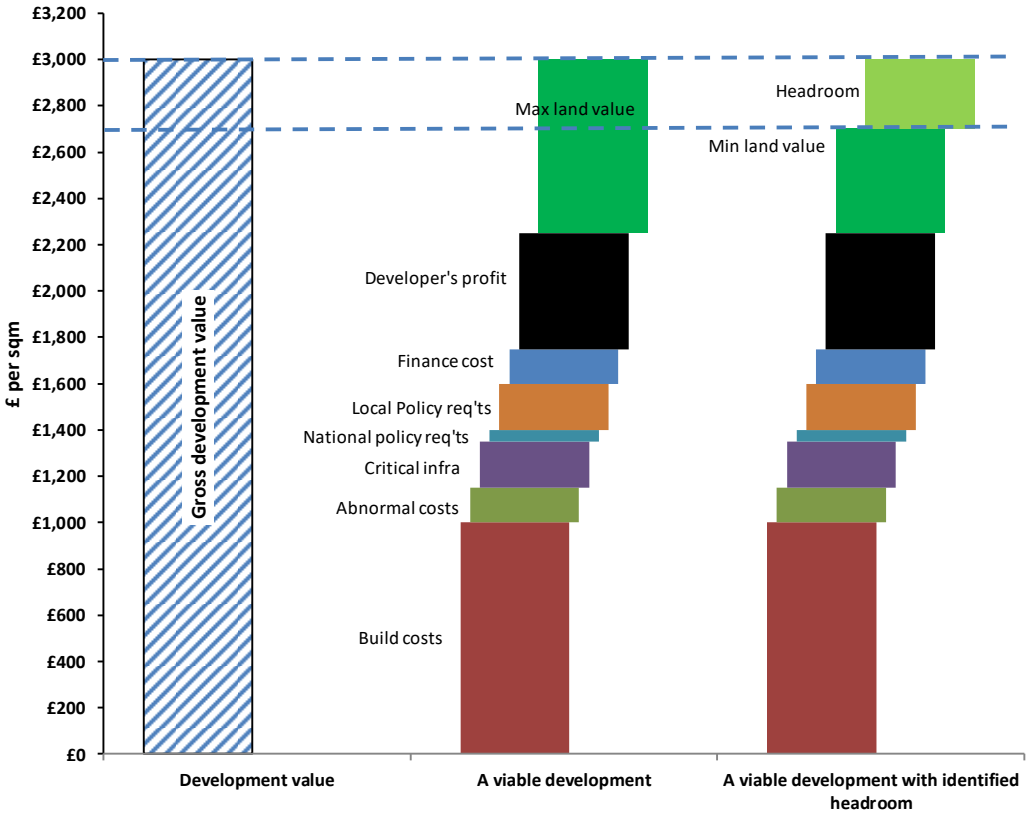
1.15 The viability testing and study results are based on establishing a residual land value for different land uses relevant to different parts of the Local Plan area. The approach takes the difference between development values and costs, and compares the 'residual value' (i.e. what is left over after the cost of building the site is deducted from the potential sales value of the completed site/buildings) with a benchmark/threshold land value (i.e. the value over and above the existing use value a landowner would accept to bring the site to market for development) The costs include allowances for policy requirements as illustrated in the **Figure 1.1**.

Figure 1.1 Approach to residual land value assessment for whole plan viability



1.16 From the viability testing and study results the 'residual value' headroom (i.e. what is left over after the cost of the minimum land purchase value and building the site is established) to determine the balance that could be available to support a CIL charge. This is a standard approach, which is advocated by the Harman Report. The broad method for establishing the headroom is illustrated in the **Figure 1.2**.

Figure 1.2 Approach to estimating the headroom for securing CIL



1.17 The arithmetic of residual land value assessment is straightforward (PorterPE use a bespoke spreadsheet model for the assessments). However, the inputs to the

calculation are hard to determine for a specific site (as demonstrated by the complexity of many S106 negotiations). The difficulties grow when making calculations that represent a typical or average site - which is what is required by CIL regulations for estimating appropriate CIL charges. Therefore, our viability assessments in this report are necessarily broad approximations, subject to a margin of uncertainty.

1.18 The viability methodology applied is appropriate for whole plan and CIL analysis purposes but should not be taken as the de facto approach for every individual development proposal which will be subject to its own site opportunities and constraints.

1.19 Examples of the residential and a non-residential site assessment sheets are set out in **Appendix 1**.

Consultation

1.20 The Council arranged a viability workshop for the local development industry to enable PBA to test the assumptions contained in their 2017 report which are included within this report. The workshop took place in September 2016 and was attended by a mix of property and development experts, including local agents, house builders and land promoters. Following the meeting, the Council circulated the meeting note to the attendees inviting comment on the assumptions but little further evidence to inform the assumptions in this report was submitted and therefore most of those assumptions presented at the time remain or have changed because of anecdotal commentary from the workshop and/or further research. A copy of the workshop meeting note is in **Appendix 2**.

Report Structure

1.21 The rest of this report is set out as follows:

- Chapter 2 sets out the policy and legal requirements relating to the Local Plan viability, affordable housing and CIL, which the study assessment must comply with;
- Chapter 3 sets out the PDRC 2018 policies, identifying any that may require testing for their potential impact on viability;
- Chapter 4 outlines the planning and development context describes the local residential and non-residential market and development context, including a review of past delivery;
- Chapters 5 outlines the development scenarios to be tested, the site typologies and assumptions informing their viability;
- Chapter 6 reviews the viability findings for residential and non-residential sites; and
- Chapter 7 translates the findings into recommendations for Local Plan policies and CIL charging.

2 National Policy Context

Introduction

2.1 The National Planning Policy Framework (NPPF) requires that "*Plans should be deliverable*" and that the cumulative effects of policy should not render plans unviable. It is necessary, therefore, to demonstrate that the emerging Local Plan is deliverable in the context of policy requirements. This chapter of the report summarises the relevant extracts of the NPPF in this regard.

2.2 The Community Infrastructure Levy (CIL) is a discretionary planning charge based on legislation that came into force on 6 April 2010 and has been amended through updated regulations. The levy allows local authorities in England and Wales to raise contributions from development to help pay for infrastructure that is needed to support planned development as a whole. Local authorities who wish to charge the levy must produce a draft charging schedule setting out CIL rates for their areas, which are to be expressed as pounds (£) per square metre, as CIL will be levied on the gross internal floorspace of the net additional liable development. Before it is approved by the Council, the draft charging schedule must be tested by an independent examiner.

2.3 Below, we summarise the key points from these various documents.

National Framework on Plan Viability

2.4 The National Planning Policy Framework (NPPF) recognises that the '*developer funding pot*' or residual value is finite and decisions on how this funding is distributed between affordable housing, infrastructure and other policy requirements, which must be considered as a whole and cannot be separated out.

2.5 The NPPF advises that cumulative effects of policy should not combine to render plans unviable:

'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'. [3]

2.6 Regarding non-residential development, the NPPF states that local planning authorities *'…should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should… understand their*

[3] DCLG (2012) National Planning Policy Framework (para 173)

changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.' [4]

2.7 The NPPF does not state that all sites must be viable now to appear in the plan. Instead, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs.

Deliverability and Developability Considerations in the NPPF

2.8 As noted above, the NPPF does not state that all sites must be viable now to appear in Local Plans. Nevertheless, sites identified for the first five-year period need to be available and achievable while meeting any Local Plan policy requirements, which are considered through the testing results in **Chapter 6** of this report. In addition, the national framework over the plan period as whole is concerned to ensure that the bulk of the development proposed in the plan is not rendered unviable by unrealistic policy costs.[5] Such policy costs, as set out in the PDRC 2018, are considered in **Chapter 3** of this report.

2.9 It is important to recognise that economic viability will be subject to economic and market variations over the Local Plan timescale. In a free market, where development is largely undertaken by the private sector, the Local Planning Authority can seek to provide suitable sites to meet the demand for sustainable development. It is not within the authority's control to ensure that delivery takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. So, in considering whether a site is deliverable with policy now or developable in the future, the assumptions underpinning our viability assessment should be informed by a review of local market conditions

2.10 Within these general principles, which apply to all development, the NPPF sets out more detailed policies relating to deliverability and viability, which vary between housing and employment uses. These two land uses are discussed in turn below.

Housing

2.11 In relation to housing development, the NPPF creates the two concepts of 'deliverability' (which applies to residential sites which are expected in years 0-5 of the plan) and 'developability' (which applies to year 6 of the plan onwards). The NPPF defines these two terms as follows:

- To be deliverable, *'sites should be available now, offer a suitable location for development now, and be achievable, with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.'* [6]

[4] Ibid (para 160)

[5] See para 173, which notes that plans should be deliverable, but importantly this goes onto state that the plans should not be subject to such a scale of obligation and policy burdens that their ability to be developed viably is threatened. This is clearly about ensuring that policy burden does not threaten viability and not necessarily that the development must be viable even if there is not a high policy burden. For example, infrastructure requirements are understood and will not impede delivery (see NPPF para 160).

[6] Ibid (para 47, footnote 12)

- To be developable, sites expected from year 6 onwards should be able to demonstrate a '*reasonable prospect that the site is available and could be viably developed at the point envisaged*'.[7]

2.12 The NPPF advises that a more flexible approach may be taken to the sites coming forward from year 6 onwards. These sites might not be viable now and might instead only become viable at a future point in time (e.g. when a lease for the land expires or property values improve). This recognises the impact of economic cycles, variations in values and policy changes over time. Consequently, some sites might be identified with marginal unviability however a small change in market conditions over the Plan may make them viable. Such sites could contribute to the Local Plan housing target in the later period of the Plan.

2.13 NPPF paragraph 14 makes very clear that there is a presumption in favour of sustainable development. Paragraph 49, also says that the relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Planning Practice Guidance (PPG) is clear that authorities should have an identified five-year housing supply at all points during the plan period, and that housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five-year land supply. However, where the evidence supporting that housing requirement has become outdated, the latest information provided in the assessment of housing needs should be considered or the latest household projections used as a starting point; but it is important to recognise that neither of these will have been tested.[8]

2.14 It will be important for the Council to ensure that all the sites identified to come forward within either the plan period or the 5-year period are viable in meeting Local Plan Policies as much as possible, to ensure that the plan is deliverable.

Economic uses

2.15 About economic land uses, the NPPF states that local planning authorities:

'…should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should… understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability'.

2.16 This is quite different to housing. Local authorities are expected to have a general understanding of possible obstacles to delivering employment uses, including viability. But they are not under specific requirements to predict the timing of delivery or demonstrate that sites are deliverable / developable according to precise criteria or within a given time frame.

2.17 In relation to employment uses specifically, the NPPF also advises that *'…planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose'*[9]. Again, this is a less demanding test than for housing. It implies that authorities should allocate sites

[7] Ibid
[8] NPPG – 3-030-20140306
[9] NPPF para 22.

for employment only if they expect those sites to be viable to develop (or, if already built up, viable to maintain) for employment uses. But for economic uses, unlike housing, this requirement relates to the plan period as a whole; there is no requirement that sites be viable now or in the next five years[10].

2.18 The commercial property market works differently to the residential market. Consequently, the achievability of non-residential sites remains important, but this requires a different method to the viability assessments which often suggest that speculative development for employment uses is not viable, because the open market value of the completed development would be below the cost of delivering it. The implication is that the development would not be worthwhile for an institutional investor. But for an owner-occupied or pre-let development, the same scheme may well be worthwhile. This may be because the property is worth more to the business than its open market price, for example because its location or other features are an especially good match to the requirements of a particular business. Such factors/considerations cannot be captured in a standard viability appraisal because they are specific to individual occupier businesses and individual sites.

2.19 The upshot is that many sites may be successfully developed for employment uses when a standard viability assessment would suggest that they are not viable for such development. Therefore, a standard viability assessment is not necessarily a helpful tool for predicting which sites will be successfully delivered in the future. To assess the prospects of individual sites, authorities use different evidence, comprising both market indicators and qualitative criteria.

2.20 In summary, non-residential development, including for employment uses, does not lend itself to standard viability assessment that is used for housing. There are two reasons for this. Firstly, the NPPF sets out specific requirements in relation to housing land supply that do not apply to other land uses. Secondly, non-residential property markets, including employment, work differently to housing markets. Therefore, the present report tests the impact of policies only on housing sites and not employment sites, which are considered through a separate exercise in the Council's Employment Land Review (2016) and Employment Land Review (2017).

National Policy on Affordable Housing

2.21 In informing future policy on affordable housing, it is important to understand national policy on affordable housing. The NPPF states:

'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should[11]:

- *Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*

[10] See NPPF para 47
[11] Ibid (para 50 and bullets)

- *Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time'.* [12]

2.22 The NPPF accepts that in some instances, off site provision or a financial contribution of a broadly equivalent value may contribute towards creating mixed and balanced communities.

2.23 Finally, the NPPF recognises that market conditions change over time, and so when setting long term policy on affordable housing, incorporating a degree of flexibility is sensible to reflect changing market circumstances.

Affordable housing exemption on 10 units or fewer

2.24 In November 2014, the Government introduced an exemption policy for small housebuilders (defined as developments of 10 dwellings or fewer) to exclude them from paying s106 and contribute to AH. Following a High Court ruling this was later quashed (West Berkshire District Council & Anr v The Secretary of State for Communities and Local Government, C1/2015/2559). However, in May 2016, the Government won a legal challenge against this, meaning that this threshold was to be upheld, and therefore the advice in this appraisal is based on smaller sites (10 units and fewer) being exempt from these contributions.

2.25 Despite the Government's successful legal challenge, the threshold is only a material consideration, albeit recommended by the Secretary of State, and there have been Examinations and cases where the minimum threshold is held not to apply based on supporting evidence.

Housing and Planning Act 2016

2.26 In July 2016, the Housing and Planning Act 2016 received Royal Assent. The Act is national policy and will eventually feed into Regulations. The Act sets out changes to the delivery of affordable housing in England, as below:

'The Secretary of State may by regulations provide that an English planning authority may only grant planning permission for a residential development of a specific description if the starter homes requirement is met.'

'The "starter homes requirement" means a requirement, specified in the regulations, relating to the provision of starter homes in England.'

Regulations under this section may, for example, provide that an England planning authority may grant planning permission only if a person has entered into a planning

[12] Ibid (p13, para 50)

obligation to provide a certain number of starter homes or to pay a sum to be used by the authority for providing starter homes.' [13]

2.27 This indicated that there will be a requirement for starter homes, set by Government, which relates to each local authority in England. However, the Housing White Paper was published in February 2017, and the plans to impose a legal duty on Local Authorities to ensure provision of at least 20% Starter Homes on all reasonably sized development sites was dropped.

2.28 Consequently, the implications of the Housing and Planning Act remain unclear at the time of reporting, and the Act does not provide any levels or thresholds relating to Starter Homes or density levels. However, the Council will need to be mindful of future changes in national planning policies or regulations which would impact on the viability of development and the overall Local Plan, which could be tested within the viability model as the detail will come within the secondary legislation and regulations.

Consultation on Draft NPPF (March 2018)

2.29 Just as this report was being published, the Government presented for consultation its draft amendments to the National Framework, with the expectation that the revised NPPF will be available with immediate effect sometime in the summer 2018. The amendments include a new approach to viability, through which plans are expected to be clear about the contributions expected in association with development. This will help ensure that requirements on developments set through plan policies are deliverable. Some of the key points worth noting, albeit briefly, here are:

- Para 58 notes that where proposals for development accord with all the relevant policies in an up-to-date development plan, no viability assessment should be required to accompany the application unless, at the discretion of the local planning authority, certain criteria are meet.
- In setting out the viability assessments for either plan making and/or planning permission (where the site fits the criteria that justifies submitting an alternative viability assessment) this must reflect the Government's recommended approach which is set out in draft revised national planning guidance (published at the same time as the draft NPPF). The draft planning practice guidance on viability states that any benchmark land value should be set at Existing Use Plus; and 20% profit on open market GDV and 6% on affordable market GDV should be sufficient. Where a viability appraisal is submitted with an application on the basis that it fits the criteria, then this must be prepared in the same way that is used for viability testing plan-making, including being transparent and publicly available.
- Para 65 expect at least 10% of the homes to be available for affordable home ownership on major housing sites. Also, the definition of affordable housing has changes (according the draft NPPF glossary) so that it also includes Starter homes, Build to Rent scheme discounted at 20% of market rent, discounted market sales housing sold at least 20% below local market value; other affordable routes to home

[13] Housing and Planning Act 2016 (para 5(1) (4) (5))

ownership such as the current shared ownership, relevant equity loans, other low cost homes for sale and rent to buy.

- Para 69 seeks to promote the development of a good mix of sites, so that local planning authorities should identify at least 20% of the sites for housing in their plans are of half a hectare or less; use tools such as area-wide design assessments and Local Development Orders to help bring small sites forward; and support the development of windfall sites through their policies and decisions.
- Paragraph 78 provides that authorities should consider imposing a planning condition to bring forward development within two years, except where a shorter timescale could hinder the viability or deliverability of a scheme.
- Para 123 seeks minimum density standards for city and town centres and other locations that are well served by public transport where there is a shortage of land for meeting identified housing needs, but this can be considered for other parts of the plan area too.

National Policy on Infrastructure

2.30 The NPPF requires local planning authorities to demonstrate that infrastructure will be available to support development:

'It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up.' [14]

2.31 It is not necessary for local planning authorities to identify all future funding of infrastructure when preparing planning policy. The NPPF states that standards and policies in Local Plans should '…*facilitate development across the economic cycle*,' [15] suggesting that in some circumstances it may be reasonable for a local planning authority to argue that viability is likely to improve over time, that policy costs may be revised, that some infrastructure is not required immediately, and that mainstream funding levels may recover.

National Space Standards for Housing

2.32 The Government published 'Technical Housing Standards – Nationally Described Space Standard' (NSS) in March 2015. The NSS replaces the existing different space standards used by local authorities. It is not a building regulation and remains solely within the planning system as a new form of technical planning standard.

2.33 The NSS deals with the internal space of new dwellings and sets out the requirement for Gross Internal Area (GIA). GIA is defined as the total floor space measured between the internal faces of perimeter walls. The standard is organised by number of bedrooms; number of bed spaces; number of storeys and provides an area for built-in storage.

[14] DCLG (2012) National Planning Policy Framework (p42, para 177)
[15] Ibid (p42, para 174)

2.34 NSS states that the minimum prescribed GIA:

'…will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.'[16]

The criteria for meeting accessible homes and wheelchair user homes categories, are now included within Building Regulations as Category M2 (Accessible and adaptable buildings) and Category M3 (wheelchair user dwellings) dwellings.

National Policy on Community Infrastructure Levy

2.35 The requirements which a CIL charging schedule must meet are set out in:

- The Planning Act 2008 as amended by the Localism Act 2011;
- The CIL Regulations 2010[17], as amended in 2011[18], 2012[19], 2013[20] and 2014[21]; and
- National Planning Practice Guidance on CIL (NPPG CIL).[22]

2.36 The 2014 CIL amendment Regulations have altered key aspects of setting the charge for charging authorities who publish a draft charging schedule for consultation.

Striking the appropriate balance

2.37 The revised Regulation 14 requires a charging authority to *'…strike…an appropriate balance between:*

The desirability of funding from CIL (in whole or in part) the… cost of infrastructure required to support the development of its area…; and

The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.'

2.38 A key feature of the 2014 Regulations is to give legal effect to the requirement in this guidance for a charging authority to '…*show and explain*…' their approach at examination. This explanation is important and worth quoting at length:

'The levy is expected to have a positive economic effect on development across a local plan area. When deciding the levy rates, an appropriate balance must be struck between additional investment to support development and the potential effect on the viability of developments.

This balance is at the center of the charge-setting process. In meeting the regulatory requirements (see Regulation 14(1)), charging authorities should be able to show and

[16] Para. 9, Technical Housing Standards, CLG (March 2015)
[17] http://www.legislation.gov.uk/ukdsi/2010/9780111492390/pdfs/ukdsi_9780111492390_en.pdf
[18] http://www.legislation.gov.uk/ukdsi/2011/9780111506301/pdfs/ukdsi_9780111506301_en.pdf
[19] http://www.legislation.gov.uk/uksi/2012/2975/pdfs/uksi_20122975_en.pdf
[20] http://www.legislation.gov.uk/uksi/2013/982/pdfs/uksi_20130982_en.pdf
[21] http://www.legislation.gov.uk/uksi/2014/385/pdfs/uksi_20140385_en.pdf
[22] DCLG (February 2014) Community Infrastructure Levy Guidance and DCLG (June 2014) National Planning Practice Guidance: Community Infrastructure Levy (NPPG CIL)

explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area.

As set out in the National Planning Policy Framework in England (paragraphs 173 – 177), the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The same principle applies in Wales.' [23]

2.39 In other words, the 'appropriate balance' is the level of CIL which maximises the delivery of development and supporting infrastructure in the area. If the CIL charging rate is above this appropriate level, there will be less development than planned, because CIL will make too many potential developments unviable. Conversely, if the charging rates are below the appropriate level, development will also be compromised, because it will be constrained by insufficient infrastructure.

2.40 Achieving an appropriate balance is a matter of judgement. It is not surprising, therefore, that charging authorities are allowed some discretion in this matter. For example, Regulation 14 requires that in setting levy rates, the Charging Authority:

'…must strike an appropriate balance…' i.e. it is recognised there is no one perfect balance;

'Charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.'

'A charging authority's proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence …… There is room for some pragmatism.' [24]

2.41 Thus, the guidance sets the delivery of development firmly within the context of implementing the Local Plan. This is linked to the plan viability requirements set out in the NPPF, particularly paragraphs 173 and 174. This point is given emphasis throughout the guidance. For example, in guiding examiners, the guidance makes it clear that the independent examiner should establish that:

'…evidence has been provided that shows the proposed rate (or rates) would not threaten delivery of the relevant Plan as a whole...' [25]

2.42 This also makes the point that viability is not simply a site-specific issue but one for the plan as a whole.

2.43 The focus is on seeking to ensure that the CIL rate does not threaten the ability to develop viably the sites and scale of development identified in the Local Plan. Accordingly, when considering evidence, the guidance requires that charging authorities should:

[23] DCLG (June 2014) NPPG CIL (para 009)
[24] Ibid (para 019)
[25] Ibid (para 038)

'…use an area based approach, involving a broad test of viability across their area', supplemented by sampling '…an appropriate range of types of sites across its area…' with the focus '...on strategic sites on which the relevant Plan relies and those sites where the impact of the levy on economic viability is likely to be most significant (such as brownfield sites).' [26]

2.44 This reinforces the message that charging rates do not need to be so low that CIL does not make any individual development schemes unviable (some schemes will be unviable with or without CIL). The levy may put some schemes at risk in this way, so long as, in striking an appropriate balance overall, it avoids threatening the ability to develop viably the sites and scale of development identified in the Local Plan.

The future of CIL

2.45 In the Autumn Budget 2017, the Government noted[27] that it is to consult on proposals to allow authorities to '*set rates which better reflect the uplift in land values between a proposed and existing use'*, with an '*option of a different rate for different changes in land use (agricultural to residential, commercial to residential, industrial to residential)*'. The Government will also be consulting on '*speeding up the process of setting and revising CIL to make it easier to respond to changes in the market*'. Another important element is that the Government may remove the S106 pooling restrictions where an authority has an adopted CIL.

2.46 While the changes may not be as radical as envisaged following the review of CIL by the Government's CIL panel, it is likely that CIL will remain as a key source for charging land owners for the benefits of infrastructure that CIL will be used to pay for. The Government has yet to publish its proposed changes, so for now CIL should be planned as set out in current regulations and guidance.

Summary

2.47 The NPPF requires councils to ensure that they 'do not load' policy costs onto development if it would hinder the site being developed. The key point is that policy costs will need to be balanced so as not to render a development unviable but should still be considered sustainable.

2.48 The Council should be aware that there could be potential impacts on viability testing from changes in national policy.

2.49 The infrastructure needed to support the plan over time will need to be planned and managed. Plans should be backed by a thought-through set of priorities and delivery sequencing that allows a clear narrative to be set out around how the plan will be delivered (including meeting the infrastructure requirements to enable delivery to take place). This study confines itself to the question of development viability. It is for other elements of the evidence base to investigate the other ingredients in the definition of deliverability (i.e. location, infrastructure and prospects for development). Though the

[26] Ibid (para 019)
[27] See HM Treasury Autumn Budget 2017 accessed online at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/661480/autumn_budget_2017_web.pdf

study will draw on infrastructure costs (prepared by the Council) to inform the impact on viability where relevant.

2.50 The introduction of a CIL charging schedule published as a draft for consultation must strike an appropriate balance between the desirability of funding (in whole or in part) infrastructure needed to support the development and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area. This means that the net effect of the levy on total development across the area should be positive.

2.51 CIL may reduce the overall amount of development by making certain schemes which are not plan priorities unviable. Conversely, it may increase the capacity for future development by funding infrastructure that would not otherwise be provided, which in turn supports development that otherwise would not happen. The law requires that the net outcome of these two impacts should be judged to be positive. This judgment is at the core of the charge-setting and examination process. Following the Autumn Budget 2017, it is likely that the Government will introduce is to some legislative modifications to CIL following a future consultation to make the CIL more focused on an uplift in land value and easier to implement.

3 Local Policy Impacts on Viability

Introduction

3.1 To assess the implications of local policy requirements on development viability, PBA reviewed the policy requirements within the PPDRC 2017 document. PorterPE have used this work by PBA, as copied into this chapter, and updated it to reflect changes in the PDRC 2018.

3.2 The policies were assessed by PBA and PorterPE to determine whether there is likely to be a cost implication over and above that required by the market to deliver the defined development. For those policies where there will be, or could be, a cost implication, we have undertaken a broad assessment of the nature of that cost, including whether the cost is likely to be district-wide or site specific, whether costs are related to specific timescales or apply for the entire life of the plan and whether costs are likely to be incurred directly by the developer through on site or off site development or via financial contributions made by the developer to other agencies or developers towards wider schemes within the city.

Local Plan Policies

3.3 A review of each PDRC 2018 policy's assessed impact on development is provided in **Table 3.1** using a 'traffic light' system.

3.4 A green colour indicates the assessed policy to have been assumed as incurring no cost and therefore negating a need to test, amber indicates either no impact or a slight impact able to be addressed through design with little bearing on viability, and red means that the policy would have some bearing on the viability of sites and should be tested.

Table 3.1 Viability Policy Matrix for the PDRC 2018

Key to 'policy cost implication' colour coding:

Unlikely to have any significant impact

May have an impact so needs to be considered and possibly tested

Expected to have an impact and will need to be tested

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
DP1	York Sub Area	20		
DP2	Sustainable Development	22		
DP3	Sustainable Communities	24		
DP4	Approach to Development Management	25		
SS1	Delivering Sustainable Growth for York	26	Sets out the overall type and volume of development expected in York which may affect the realised value of development	Typology sites shall reflect the number of homes for proposed allocations.
SS2	The Role of York's Green Belt	31		
SS3	York City Centre	32	Sets out the overall type and volume of development expected in York. Impact of higher quality design and materials on build costs Determine the likely non-residential uses in the city centre	Typology sites shall reflect the number of homes for proposed allocations costed based on build cost data for York. Other evidence (e.g. the Employment Land Review) is used to determine the required supply of non-residential uses over the life of the Local Plan.
SS4	York Central (ST5)	35	Refers to a key strategic site of: • Min 1,500 dwellings in plan period • 1,700 to 2,100 dwellings overall • 100,000 sqm of office space The amount of specified growth may affect the realised value of development Planning principles are set out in the PDRC 2018.	Site to be included as a strategic site in testing (i.e. consultation with stakeholders + Input from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)) to ascertain specific costs and values Planning principles as listed in PDRC 2018 to be embedded into viability assessment

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
SS5	Castle Gateway (ST20)	38	Planning principles are set out in the PDRC 2018	
SS6	British Sugar (ST1)	41	Refers to a key strategic site of: • 1,200 dwellings in plan period The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018.	Site to be included as a strategic site in testing (i.e. consultation with stakeholders + Input from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)) to ascertain specific costs and values
SS7	Former Civil Service Sports Ground (ST2)	43	Refers to a key strategic site of: • 266 dwellings in plan period The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018.	
SS8	Land adj. Hull Road (ST4)	44	Refers to a key strategic site of: • 211 dwellings in plan period The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018.	Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS9	Land East of Metcalfe Lane (ST7)	45	Refers to a key strategic site of: • 845 dwellings in plan period• The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018.	Site to be included as a strategic site in testing (i.e. consultation with stakeholders + Input from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)) to ascertain specific costs and values Key principles as listed in PDRC 2018 to be embedded into viability assessment

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
SS10	Land North of Monks Cross (ST8)	47	Refers to a key strategic site of: • 968 dwellings in plan period• The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018.	Site to be included as a strategic site in testing (i.e. consultation with stakeholders + Input from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)) to ascertain specific costs and values Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS11	Land North of Haxby (ST9)	49	Refers to a key strategic site of: • 735 dwellings in plan period The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018 document.	Site to be included as a strategic site in testing (i.e. consultation with stakeholders + Input from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)) to ascertain specific costs and values Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS12	Land West of Wigginton Road (ST14)	51	Refers to a key strategic site of: • 1,200 dwellings in plan period • 1,348 dwellings overall The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018 document.	Site to be included as a strategic site in testing (i.e. consultation with stakeholders + Input from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)) to ascertain specific costs and values Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS13	Land West of Elvington Lane (ST15)	53	A key strategic site of: • 2,200 dwellings in plan period • 3,339 dwellings overall Key principles regarding the strategic creation of a new 'garden' village are set out in the PDRC 2018. The specified demand amount of specified growth may affect the realised value of development.	Site to be included as a strategic site in testing (i.e. consultation with stakeholders + Input from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)) to ascertain specific costs and values Key principles as listed in PDRC 2018 to be embedded into viability assessment

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
SS14	Terry's Extension Sites	56	Refers to key strategic urban development sites of: • 111 dwellings in plan period, including: The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018 document.	
SS15	Nestle South (ST17)	58	Refers to a key strategic site of: • 863 dwellings in plan period The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018 document.	Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS16	Land at Tadcaster Road (ST31)	59	Refers to a key strategic site of: • 158 dwellings in plan period The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018 document.	Site to be included as a strategic site in testing (i.e. consultation with stakeholders + Input from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)) to ascertain specific costs and values. Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS17	Hungate (ST32)	60	Refers to a key strategic site of: • 328 dwellings in plan period The amount of specified growth may affect the realised value of development Planning principles are set out in the PDRC 2018 document.	

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
SS18	Station Yard, Wheldrake (ST33)	61	Refers to a key strategic site of: • 147 dwellings in plan period The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018 document.	Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS19	Queen Elizabeth Barracks (ST35)	63	Refers to a key strategic site of: • 500 dwellings over the plan period and beyond, with development anticipated to start in 2023 The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018 document.	Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS20	Imphal Barracks (ST36)	66	Refers to a key strategic site of: • 769 dwellings from the end of the plan period, with development anticipated to post 2031 The amount of specified growth may affect the realised value of development Key principles are set out in the PDRC 2018 document.	Key principles as listed in PDRC 2018 to be embedded into viability assessment
SS21	Land South of Elvington Airfield Business Park (ST22)	68	Employment site	Not tested within this appraisal –– see section below about Strategic Employment Sites
SS22	University of York Expansion (ST27)	70	Employment site	Not tested within this appraisal –– see section below about Strategic Employment Sites
SS23	Land at Northminster Business Park (ST19)	71	Employment site	Not tested within this appraisal –– see section below about Strategic Employment Sites
SS24	Whitehall Grange (ST37)	72	Employment site	Not tested within this appraisal –– see section below about Strategic Employment Sites

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
EC1	Provision of Employment Land	75	Sets out the requirement for employment land	Non-residential typology sites will be tested for potential CIL contributions based on the volume and type of floorspace expected
EC2	Loss of Employment Land	77		
EC3	Business and Industrial Uses within Residential Areas	78		
EC4	Tourism	78	Sets out the requirement for tourism	Tourism uses, such as a hotel, to be included in non-residential testing
EC5	Rural Economy	79		
R1	Retail Hierarchy and Sequential Approach	80		
R2	District and Local Centres and Neighbourhood Parades	82		
R3	York City Centre Retail	84		
R4	Out of Centre Retailing	87		
H1	Housing Allocations	90	Sets out the location for new development expected in York	Appraisal should be tailored to ensure typologies match these allocations.
H2	Density of Residential Development	100	Sets out the expectation for development to achieve: • 100 units/ha within the city centre • 50 units/ha within the York urban area • 40 units/ha within the suburban area and Haxby / Wiggington • 35 units/ha in the rural area and villages	Typologies to reflect these densities and other densities that are considered appropriate Bespoke strategic site densities as stated in the PDRC 2018 to override general typology densities
H3	Balancing the Housing Market	102	Requires that dwellings reflect the requirement set out in the latest SHMA and be informed by up to date evidence of need including at a local level and the nature of the development site and the character of the local surrounding area.	Typologies should reflect the local policy on mix/type/size of units
H4	Promoting and Custom House Building	103	The strategic sites will be required to make available for self-builders / custom build a minimum of 5% of the total housing delivered on site.	There is no evidence to support the minor requirement for self-build within development to increase cost on delivery.

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
H5	Gypsies and Travellers	106	To meet the accommodation needs of Gypsies and Travellers, provision will be made in the following ways: a) To meet the need of Gypsies and Travellers that meet the planning definition, 3 additional pitches will be identified within the existing three Local Authority sites. b) To meet the need of those 44 Gypsies and Traveller households that do not meet the planning definition Within Strategic Allocations The requirements for this policy (in strategic sites) will be based on the hierarchy below: • 100-499 dwellings – 2 pitches should be provided • 500-999 dwellings - 3 pitches should be provided • 1000-1499 dwellings - 4 pitches should be provided • 1500-1999 dwellings - 5 pitches should be provided • 2000 or more dwellings - 6 pitches should be provided	Sites in appraisal should make allowance for costs associated with this policy
H6	Travelling Showpeople Sites	107	To meet the need of Travelling Showpeople that meet the planning definition, 3 plots will be allocated SP1: The Stables, Elvington:	
H7	Student Housing	110	Indicates a need for student accommodation	Student housing to be included in non-residential testing
H8	Houses in Multiple Occupation	111		
H9	Older Persons Specialist Housing	114	Strategic sites should incorporate the appropriate provision of accommodation types for older persons within their site masterplanning. For sheltered/Extra-care accommodations a mix of tenures will be supported. Where development falls within Use Class C3 affordable housing will be required (in accordance with Policy H10 Affordable Housing)	Older person housing to be included in the residential testing and non-residential testing

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
H10	Affordable Housing	115	Support for residential schemes for two or more dwellings which provide the affordable housing in accordance with the following dwelling / size (gross) thresholds: • Brownfield sites = > 15 dwellings 20% • Greenfield sites = > 15 dwellings 30% For sites with 2 to 15 dwellings, an off site financial contribution (OSFC) equivalent to the following affordable housing percentages is targeted: • Urban, Suburban and Rural sites 11-14 dwellings 20% • Urban brownfield sites 5-10 dwellings 15% • Urban greenfield sites 5-10 dwellings 19% • Urban brownfield sites 2-4 dwellings 6% • Urban greenfield sites 2-4 dwellings 10% • Sub-urban brownfield sites 5-10 dwellings 10% • Sub-urban greenfield sites 5-10 dwellings 15% • Sub-urban brownfield sites 2-4 dwellings 2% • Sub-urban greenfield sites 2-4 dwellings 7% • Rural brownfield sites 5-10 dwellings 11% • Rural brownfield sites 2-4 dwellings that 3% • Rural greenfield sites 5-10 dwellings 17% • Rural greenfield sites 2-4 dwellings 8% The formula for the OSFC is as follows: • Average York Property price – Average York Fixed RP Price x % Target = OSFC per dwelling AH is based on the SHMA (2016) 80:20 ratio between social rented or affordable rented (80%) and intermediate (20%).	Policy taken into consideration in appraisal
HW1	Protecting Existing Facilities	120	Requiring proportionate new or improved facilities to accompany new residential development	Need to ascertain costs for such facilities, if required, in strategic sites

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
HW2	New Community Facilities	122	York's built sports facilities will, where appropriate, be enhanced	Need to ascertain costs for such facilities, if required, in strategic sites
HW3	Built Sports Facilities	123	Requiring proportionate new or improved facilities to accompany new residential development	Need to ascertain costs for such facilities, if required, in, primarily, the strategic sites
HW4	Childcare Provision	124	New childcare facilities may be required where there is an identified need, including strategic housing allocations	Need to ascertain costs for such facilities, if required, in strategic sites
HW5	Healthcare Services	127	New Primary healthcare facilities may be required to meet the needs of future occupants from new development, including strategic housing allocations	Need to ascertain costs for such facilities, if required, in strategic sites
HW6	Emergency Services	129	The following sites have been identified as requiring additional spoke facilities: • ST7: Land East of Metcalfe Lane • ST8: Land North of Monks Cross • ST9: Land North of Haxby • ST15: Land West of Wigginton Road • ST16: Terry's Extension Sites 1 and 2	Sufficient allowance is made in the assumed gross to net site area and S106/CIL headroom for supporting this policy
HW7	Healthy Places	130	Residential development design principles: • Well-designed streetscapes • Safe, attractive and easy to navigate footpaths / cycle paths • Good pedestrian and cyclist connections to neighbouring communities and green spaces • Spaces for communities to come together • Adaptations for those with limited mobility • Designing-out crime and improving perceived safety • Buildings that are adaptable to the changing needs of residents	Need to ascertain potential costs for meeting the design principles
ED1	University of York	133	Address the need for any additional student housing which arises because of its future expansion of student numbers.	Student housing to be included in non-residential testing
ED2	Campus West	134		

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
ED3	Campus East	135	Impact of Strategic Employment site ST27 key strategic site of 25ha university related space including research/science city and student accommodation Planning principles	Student housing to be included in non-residential testing
ED4	York St. John University Lord Mayor's Walk Campus	137	Address the need for any additional student housing which arises because of its future expansion of student numbers.	Student housing to be included in non-residential testing
ED5	York St. John University Further Expansion	139		
ED6	Preschool, Primary and Secondary Education	140	Provision of Preschool, Primary and Secondary Education, as required to support strategic and non-strategic housing allocations	Need to ascertain costs for such facilities based on financial contributions built into typologies and on-site provision for strategic sites where identified in the planning principles for the site
ED7	York College and Askham Bryan College	141		
ED8	Community Access to Sports and Cultural Facilities on Education Sites	142		Need to ascertain costs for retaining such facilities, if required
D1	Placemaking	145	Detailed design points (criteria) may affect build costs and realised levels of development	Allow sufficiently in the sales values and build costs for adhering to the detailed design points (criteria).
D2	Landscape and Setting	148	Impact on build costs for higher quality soft and hard landscaping etc. that make a positive contribution	Allow sufficiently in the build costs for higher quality soft and hard landscaping etc.
D3	Cultural Provision	150		
D4	Conservation Areas	151		
D5	Listed Buildings	152		
D6	Archaeology	154	Potential for significant archaeological desk-based studies and / or site surveys associated with the preparation of the heritage statement	Sufficient allowance is made in the professional fees assumptions for undertaking studies or surveys and potential mitigation costs

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
D7	The Significance of Non-Designated Heritage Assets	155		
D8	Historic Parks and Gardens	156		
D9	City of York Historic Environment Record	157		
D10	York City Walls and St Mary's Abbey Walls (York Walls)	158	Potential impacts of height restrictions on amount of development permitted and of higher quality design and materials on build costs	Sufficient allowance is made in build costs and sales values for the potential Impacts of height restrictions and higher quality design and materials, as required.
D11	Extensions and Alterations to Existing Buildings	160		
D12	Shopfronts	161		
D13	Advertisements	161		
D14	Security Shutters	162		
GI1	Green Infrastructure	164	Potential impacts of providing, maintaining or enhancing recreational open space and / or green corridors on sales values and build costs	Sufficient allowance is made in the assumed gross to net site area and S106/CIL headroom for supporting this policy
GI2	Biodiversity and Access to Nature	165	Potential impacts of retaining, managing and enhancing features that improve biodiversity and access to nature on sales values and build costs	Sufficient allowance is made in site opening costs, as required, to support this policy
GI3	Green Infrastructure Network	167	Potential impacts of maintaining and enhancing the integrity and management of green infrastructure on sales values and build costs	Sufficient allowance is made in site opening costs, as required, to support this policy
GI4	Trees and Hedgerows	168	Potential impacts of retaining or supplementing the existing tree stock / hedgerows on sales values and build costs	Sufficient allowance is made in site opening costs, as required, to support this policy
GI5	Protection of Open Space and Playing Pitches	169	Potential impacts of re-providing open space on build costs	Sufficient allowance is made in site opening costs, as required, to support this policy
GI6	New Open Space Provision	170	Impact providing new open space on sales values (due to effects on gross : net ratios) and build costs	Sufficient allowance is made in site opening costs, as required, to support this policy
GI7	Burial and Memorial Grounds	172		
GB1	Development in the Green Belt	173		
GB2	Development in Settlements "Washed Over" by the Green Belt	176		

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
GB3	Reuse of Buildings	177		
GB4	'Exception' Sites for Affordable Housing in the Green Belt	178	Policy sets out the guidelines associated with considering 'exception sites'	
CC1	Renewable and Low Carbon Energy Generation and Storage	180	New buildings must achieve a reasonable reduction in carbon emissions of at least 28% Strategic sites will be required to produce energy masterplans to ensure that the most appropriate low carbon, renewable and energy efficient technologies are deployed at each site	Appraisal will be required to test these policies based on information from the Carbon Trust
CC2	Sustainable Design and Construction	183	Policy sets out the requirements for • Sustainable Design and Construction of New Development • Conversion of Existing Buildings and Change of Use • Consequential Improvement to Existing Dwellings	Appraisal will be required to test these policies based on information from the Carbon Trust
CC3	District Heating and Combined Heat and Power Networks	186	All new developments will be required to connect to (C)CHP distribution networks where they exist or incorporate the necessary infrastructure for connection to future networks, unless demonstrated that doing so is not feasible or that using a different energy supply would be more sustainable.	Appraisal will be required to test these policies for strategic sites and, if required, in typologies.
ENV1	Air Quality	191		
ENV2	Managing Environmental Quality	196		
ENV3	Land Contamination	198		
ENV4	Flood Risk	200	The site selection methodology should have eliminated all sites that are at risk from flooding. However, some sites (e.g. brownfield sites) may still be in locations that require flood mitigation measures	Relevant typologies and strategic sites to be identified and 'abnormal costs' for mitigating flood risk to be tested, if necessary (specific costs sourced from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS))
ENV5	Sustainable Drainage	202	Potential additional costs Sustainable Drainage Systems (SuDS) instead of traditional piped SW drainage	Sufficient allowance is made, as required, in the sales values and development costs for providing, maintaining or enhancing SUDS

PPDRC Policy	Policy name	Page #	Nature of costs	How cost is treated
WM1	Sustainable Waste Management	205		
WM2	Sustainable Minerals Management	207		
T1	Sustainable Access	209	Potential provision of frequent high quality public transport Developments that for all modes provide safe, appropriate access, are permeable and provide secure covered cycle storage	Specific site costs sourced from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)
T2	Strategic Public Transport Improvements	212	Provision of stated improvements	Specific site costs sourced from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)
T3	York Railway Station and Associated Operational Facilities	214		
T4	Strategic Highway Network Capacity Improvements	218	Provision of stated improvements	Specific site costs sourced from Infrastructure Delivery Plan (IDP) / Infrastructure Delivery Schedule (IDS)
T5	Strategic Cycle and Pedestrian Network Links and Improvements	219	Provision of stated improvements	
T6	Development at or Near Public Transport Corridors, Interchanges and Facilities	221		Informed the tested site typologies.
T7	Minimising and Accommodating Generated Trips	223		
T8	Demand Management	224		
T9	Alternative Fuel Fuelling stations and Freight Consolidation	226		
CI1	Communications Infrastructure	227		
DM1	Infrastructure and Developer Contributions	232		

Strategic Employment Sites

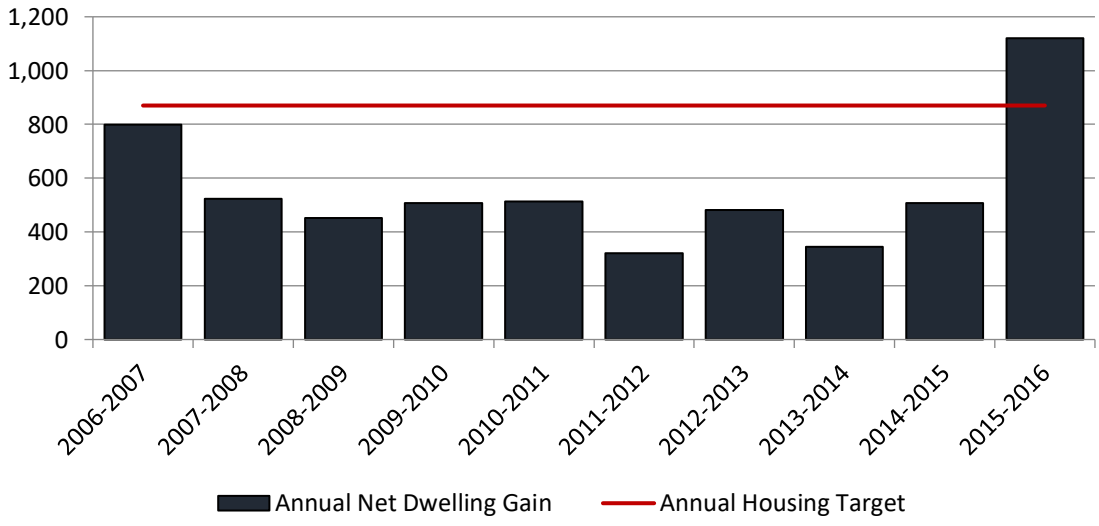
3.5 Regarding non-residential development, the NPPF states that local planning authorities '*should have a clear understanding of business needs within the economic markets operating in and across their area'*. To achieve this, they should… '*understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability*.' [28]

3.6 The PDRC 2018 includes strategic employment sites with respective planning principles. These specific sites have been viability tested for plan making purposes, but the emphasis here is not to identify viability for the reasons noted in **Chapter 2 para 2.15** to **2.20** of this report, but to identify where non-residential uses are viable under full policy compliance, whether there would be enough headroom to contribute towards infrastructure through CIL. For this reason, generic employment sites are discussed in **Chapter 5** and tested in **Chapter 6** for the purposes of identifying a potential headroom for setting CIL charges.

Past and Future Residential Development

3.7 Patterns of past development can often provide a guide to the likely patterns of future development. **Figure 3.1** shows the net delivery of dwellings in York according to the latest Housing Monitoring Report[29], which has varied considerably over the period 2006 to 2015. Other than the last monitoring year, 2015-16, the net dwelling gain has fallen below the target level.

Figure 3.1 Residential net annual completions in York



Source: City of York Council Housing Monitoring Report, 2016

3.8 The latest emerging an annual housing target is 923 (867 housing target plus 56 annualised shortfall) net dwellings per annum. To meet this housing target, the PDRC 2018 Policy H1 (Table 5.1) identifies the strategic sites and housing allocations that will

[28] NPPF page 39, para 160
[29] City of York Council (2016), Housing Monitoring Update for Monitoring Year 2015/16

contribute to achieving the figure. In total, it is estimated that the strategic sites listed in Table 5.1 of the PDRC 2018, copied in **Table 3.2** below, could provide approximately 15,191 dwellings towards this requirement, with the other housing allocations and windfalls providing around another 4,400 units.

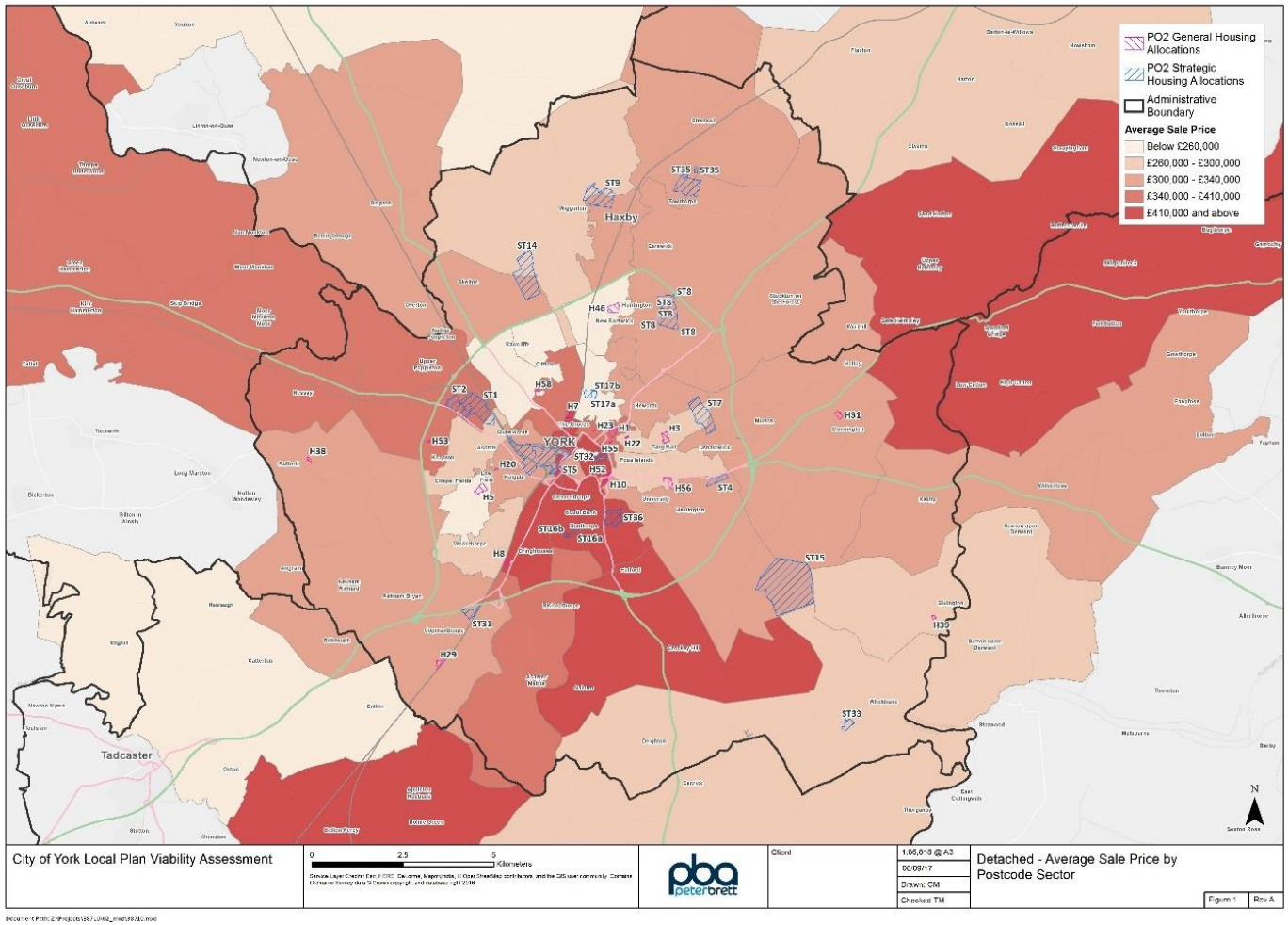
Table 3.2 Number of units to each type of housing allocation

Type of housing allocations (units)
Strategic areas
ST1 British Sugar (1,200)
ST2 Civil Service Sports Ground (266)
ST3 The Grain Stores Water Lane (175)
ST4 Land adj Hull Road (211)
ST5 York Central (1,700)
ST7 Land East of Metcalfe Lane (845)
ST8 Land North of Monks Cross (968)
ST9 Land North of Haxby (735)
ST14 Land to West of Wigginton Road (1,348)
ST15: Land to west of Elvington Lane (3,339)
ST16 Terrys (398)
ST17 Nestle South (863)
ST22 Germany Beck Site East of Fordlands Road (655)
ST23 Phase 3 Land to West of Metcalfe Lane Osbaldwick (192)
ST28 Land adj to and R/O Windy Ridge and Brecks Lane, Huntington (13)
ST31 Land South of Tadcaster Rd, (158)
ST32 Hungate (878)
ST33 Station Yard, Wheldrake (147)
ST35 Queen Elizabeth Barracks (500)
ST36 Imphal Barracks (600)

Housing allocations
H1 Former Gas Works (336)
H3 Burnholme School (72)
H5 Lowfield School (162)
H6 Land r/o The Square (older person housing)
H7 Bootham Crescent (86)
H8 Askham Bar Park and Ride (60)
H10 Barbican (187)
H20 Oakhaven EPH (56)
H22 Heworth Lighthouse (15)
H23 Former Grove House (11)
H29 Land at Moor Lane, Copmanthorpe (88)
H31 Eastfield Lane, Dunnington (76)
H38 Land RO Rufforth (33)
H39 North of Church Lane, Elvington (32)
H46 Land to North of Willow Bank and East of Haxby Rd, New Earswick (104)
H52 Willow House EPH (15)
H53 Land at Knapton Village (4)
H55 Land at Layerthorpe (20)
H56 Land at Hull Road (70)
H58 Clifton Without primary school (25)
H59 Queen Elizabeth Barracks (45)

3.9 **Figure 3.2** shows where the housing development is expected to be delivered. This includes a substantial delivery within central areas and fewer developments located outside the outer ring road. To gain an appreciation of expected values in delivering these sites, the allocations are plotted on a heatmap with current average sales values for detached houses (where darker colours symbolise areas of higher achieved values).

Figure 3.2 Future residential development overlaying average sales values



Source: PBA using Land Registry data

4 Local Development Context

Introduction

4.1 This chapter intends to provide a summary of the development context and market conditions within the City of York and surrounding areas. The information was collected and reviewed by PBA during the summer of 2017, and has been copied into this chapter supplemented with further analysis by PorterPE.

Residential Market Overview

4.2 Recent analysis by Experian[30] has identified[31] that the national housing market has been relatively volatile in recent months, with prices declining and rising monthly, with annual growth between 2.1% in May to 2.9% in July 2017. Recent RICS surveys have confirmed that overall market trends remain lacklustre, with new buyer enquiries declining in the second quarter of 2017, which is mostly likely to reflect a high degree of uncertainty around economic prospects and because relative income is being threatened by rising inflation. Consequently, potential buyers are increasingly less able to enter the housing market as affordability issues come to the fore. Also, nationally the number of new housing delivery instructions by developer institutions continues to fall in the face of economic uncertainty with the UK's future relationship with the EU, weakening the UK's credit rating and the sterling currency, higher transaction costs and falling incomes in real terms deterring potential sellers.

4.3 DCLG data shows that annual completions were around 148,000 in the year to 2017q1, significantly less than the 250,000-estimated needed to fulfil demand, suggesting that the supply crisis will remain a defining feature of the UK housing market in the years to come. Consequently, tight supply conditions have supported prices and prevented these from falling more steeply than they would have otherwise in a prolonged period of uncertainty.

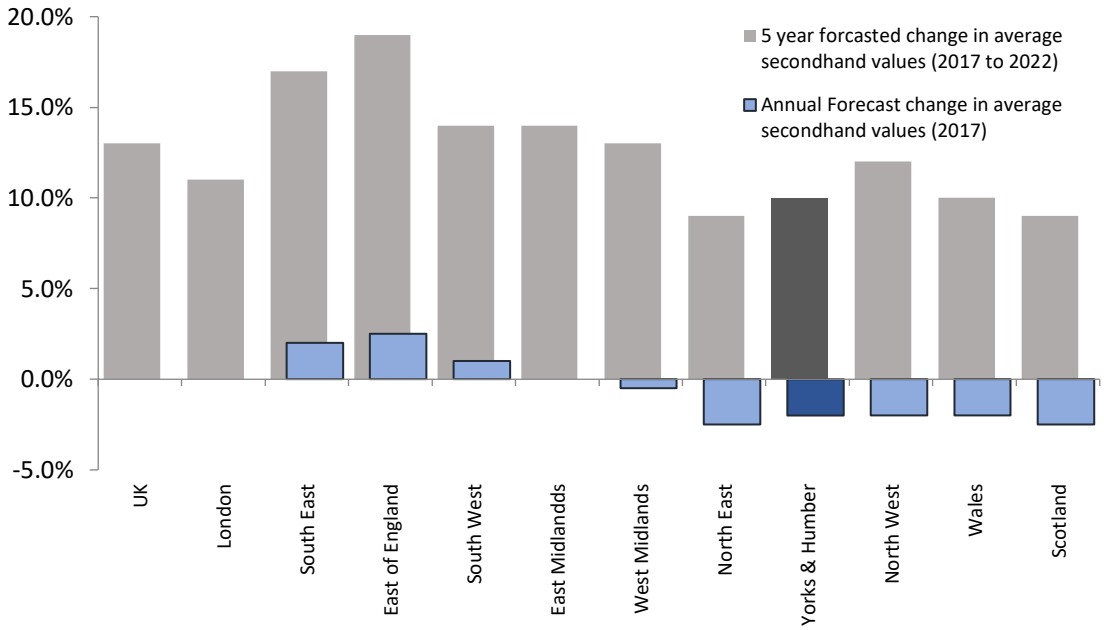
4.4 Activity levels, measured by the agreed sales indicator in the RICS survey, has also been either flat or negative since the beginning of 2017 and the latest survey shows no change in this trend. HM Revenue & Customs data shows that the seasonally adjusted estimate of the number of residential property transactions decreased by 3.3% between May 2017 and June 2017.

4.5 Whilst guidance on viability dictates that decisions on costs and values must be made on current data, it is also useful to gain an understanding of likely future residential values forecast. Looking forward in **Figure 4.1**, the latest projections of second hand house prices prepared by Savills in their Residential Property Focus[32] shows house price growth to slow next year as uncertainty weighs down the market. But Savills's research also points towards more growth later, albeit reduced by expectations relating to interest rate rises. This means that the UK house price growth is projected to be limited

[30] Experian, *UK Housing market round-up – August 2017* (online)
[31] Based on house price data from Nationwide.
[32] Residential Property Focus 2016 Q4, Savills Research (2016)

to 14% over the next five years, which is half the level experienced over the last five years. The Yorkshire and Humber region, which includes the City of York, is expected to grow over the next 5 years by around 10%, which is below Savills' expectation for national sales prices. However, the City of York tends to achieve better than the rest of the region, and is more likely to mirror the changes being experienced by regions at the top of the expected forecasts

Figure 4.1 Projected regional increases in average resale residential values



Source: Savills World Research (2017), Residential Property Focus 2017

Local Residential Market

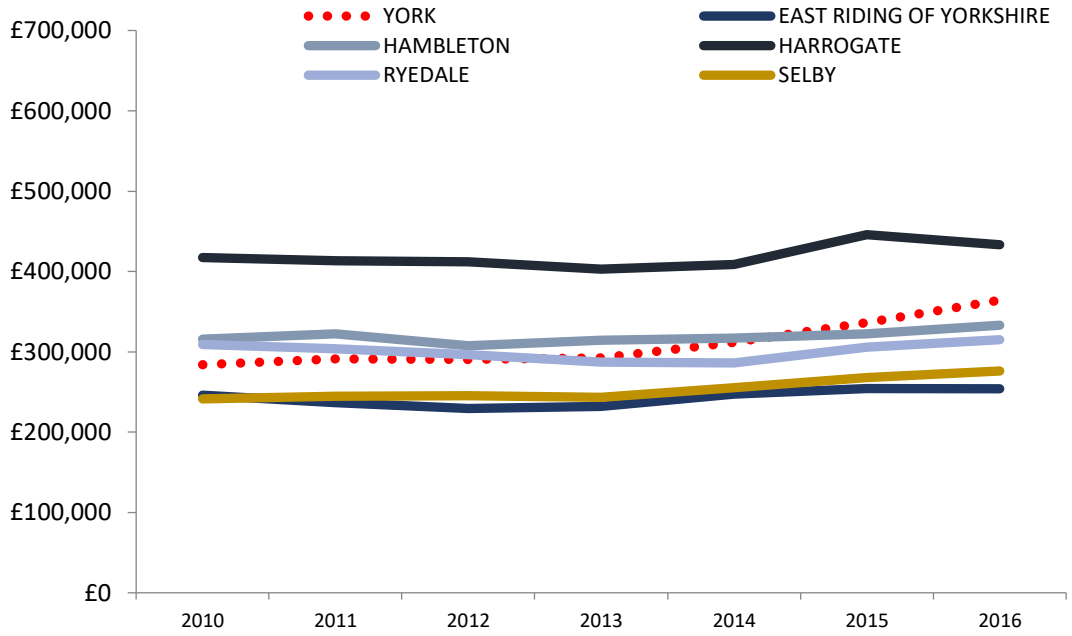
4.6 Using data of actual transactions of detached properties since 2010 from the HM Land Registry, **Figure 4.2** gives the average sales value for all detached residential property. To give a suitable comparison of values in York (shown by the dashed red line) against neighbouring authorities, only detached properties are reported to avoid skewing average values should one authority have a higher proportion of one type of housing.

4.7 Apart from Harrogate, **Figures 4.2** shows York to have marginally higher average sales values than its neighbours, with values rising the greatest, from around £300,000 in 2010 to around £350,000 in 2016.

4.8 For properties just within York, **Figure 4.3** provides achieved sales prices by type of dwelling for new and existing properties over the previous three years, 2014 to 2016. This shows that whilst the average for new detached properties is rather high, the average achieved sales values for new semi-detached, terraced and flats are similar.

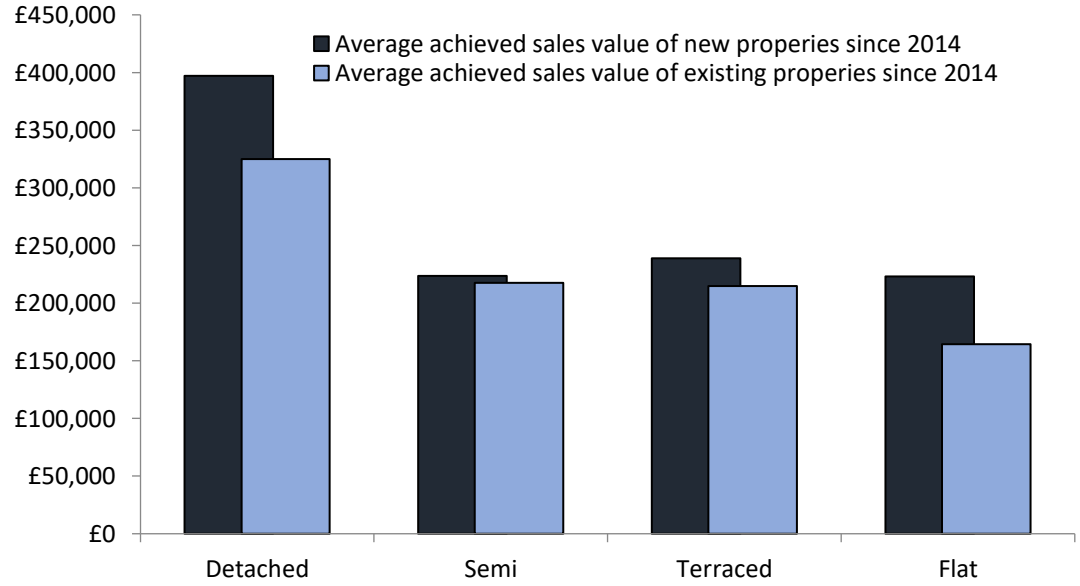
4.9 Additionally, **Figure 4.3** indicates that the premium for new builds is significant for both detached properties and flats, but comparatively small for semi-detached and terraced properties.

Figure 4.2 Average achieved sales price of detached properties since 2010



Source: Land Registry

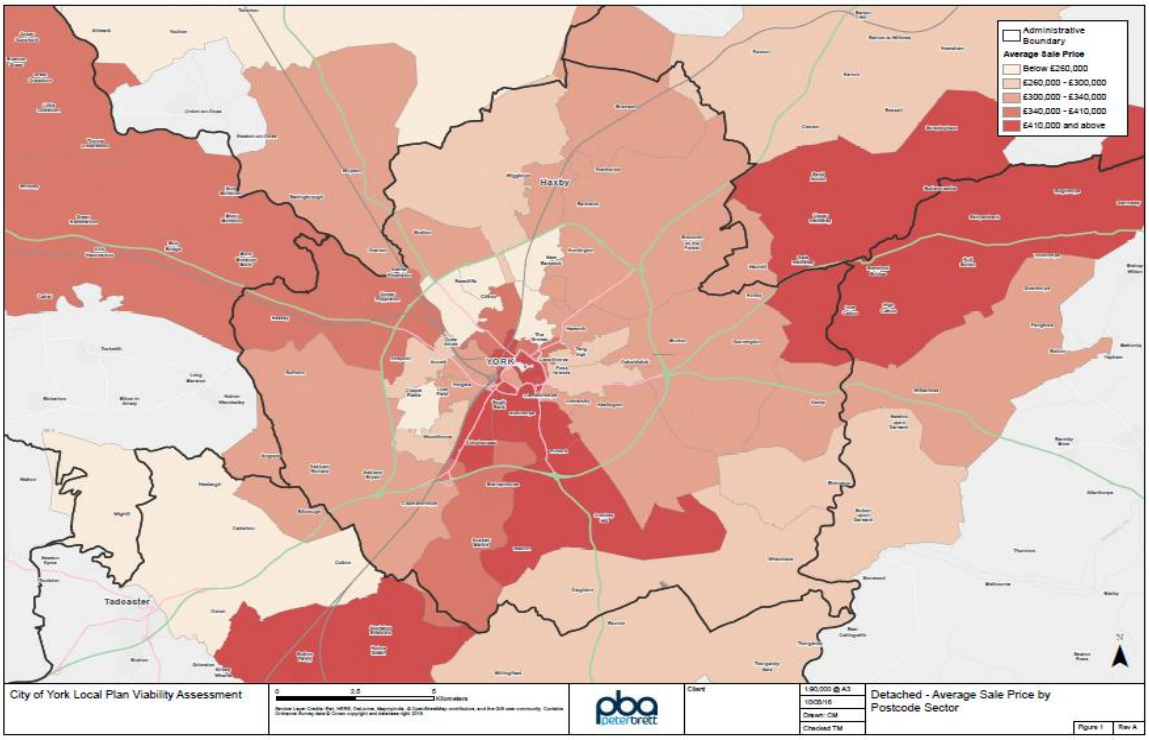
Figure 4.3 Average sales value by residential property type in York between 2014 and 2016



Source: Land Registry

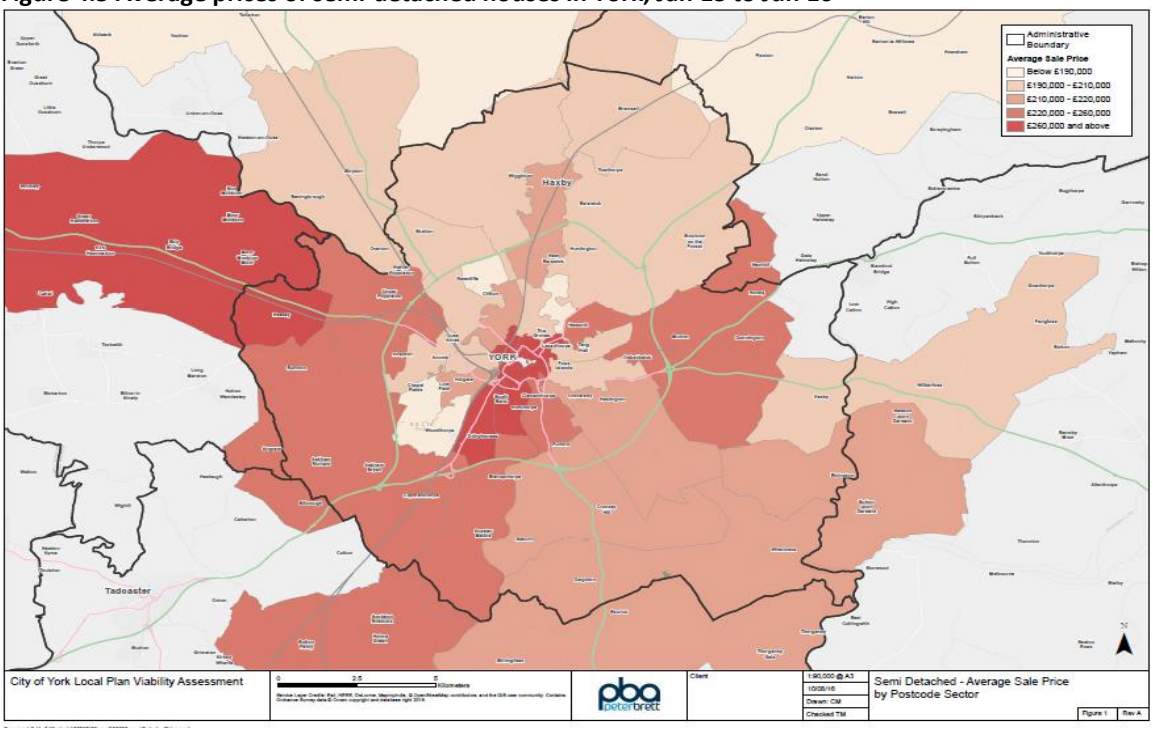
4.10 Within York, **Figure 4.4**, **Figure 4.5**, **Figure 4.6** and **Figure 4.7** look at achieved sales within York since January 2013 by different housing types so that the data is not skewed by an over representation of a particular type. These 'heatmaps' are used to indicate where values may differ by mapping average price values based on postcode sectors across the city. Postcodes with lighter shading refer to areas where values are lower compared with darker areas where the average is higher.

Figure 4.4 Average prices of detached houses in York, Jan'13 to Jun'16



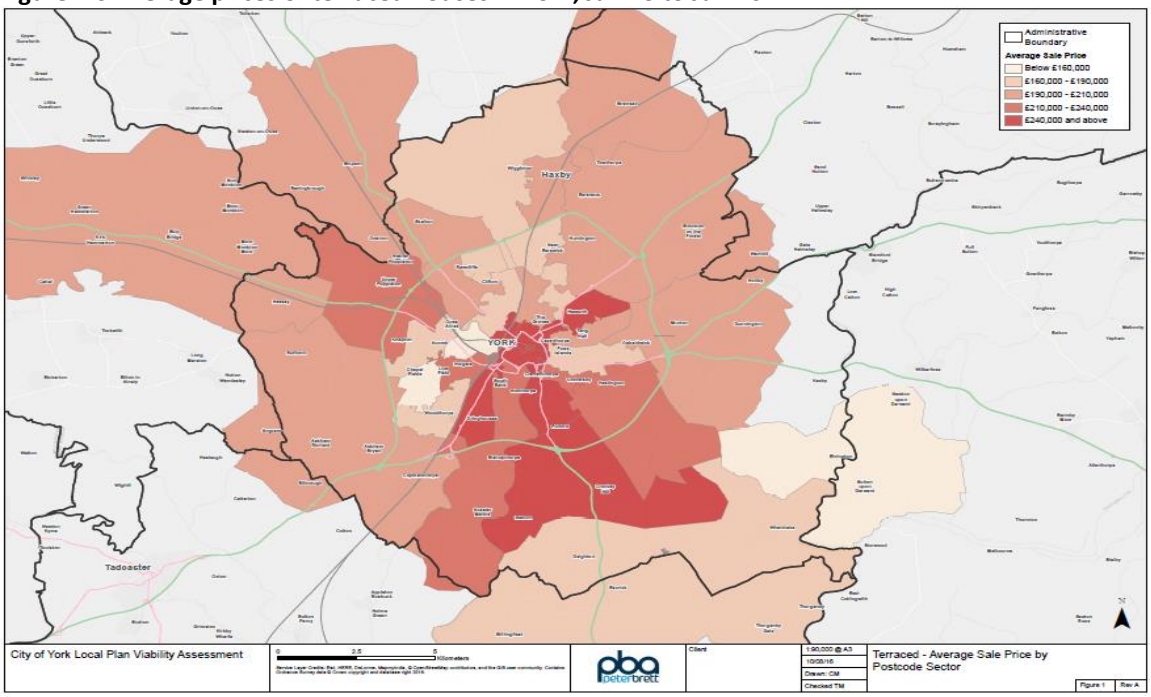
Source: PBA prepared using Land Registry data

Figure 4.5 Average prices of semi-detached houses in York, Jan'13 to Jun'16



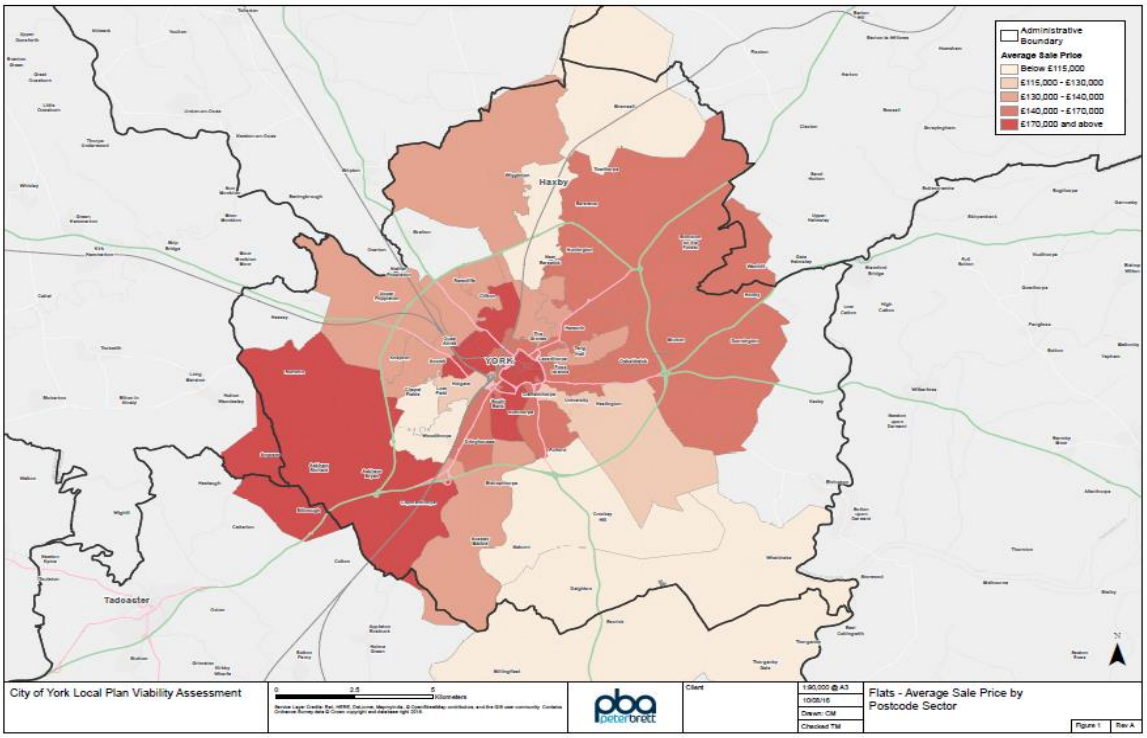
Source: PBA prepared using Land Registry data

Figure 4.6 Average prices of terraced houses in York, Jan'13 to Jun'16



Source: PBA prepared using Land Registry data

Figure 4.7 Average prices of flatted developments in York, Jan'13 to Jun'16



Source: PBA prepared using Land Registry data

4.11 This exercise is important regarding Local Plan testing and/or identifying a scope for CIL as clearly defined locations where there are significantly different sales values could necessitate a requirement for different policies or CIL rates. Guidance states that "*Charging authorities can set differential rates for different geographical zones provided that those zones are defined by reference to the economic viability of development*

within them."[33] Based on the values, there is no clearly defined pattern where values are notably different across all four heatmaps. There are instances where a postcode is considered a higher value area on one heatmap for one type of dwelling also appears to be a lower value area for a different type.

4.12 To test these findings, PBA presented these heatmaps to the developer workshop in September 2016. The attendees suggested that this was an accurate conclusion, and that there was no suggestion that values would be distinctly different between locations. The conclusion from this analysis, therefore, is that there is not sufficient evidence to support an approach where multiple value areas are considered.

York residential sales value per square metre

4.13 The analysis up until now has been based on the full average prices achieved for residential units. Whilst this analysis is useful it only tells part of the picture. Land Registry data is useful in providing the average sales value of a property but does not adequately take into consideration the size of the property. For instance, it would be reasonable to assume that, all things being equal, larger properties attract higher values than smaller ones. It is also reasonable to assume that property sizes are likely to be larger, in general, in rural areas compared to their urban counterparts.

4.14 Therefore, it is also useful to gain an understanding of the sales values per square metre of these properties. By using Land Registry data of new property transactions, and by obtaining the corresponding floorspace data for each property from their Energy Performance Certificate (EPC), it is possible to derive the achieved per square metre sales value for each transaction. From a sample of over 320 new build transactions that have taken place between January 2015 and May 2016, which are listed in **Appendix 3**, the average value in the City of York is £2,621 per sqm for houses and £3,514 per sqm for flats.

Sales values for older person/specialist care private housing

4.15 Sales values of older persons' housing on the market at November 2016 are shown in **Table 4.1**. Most of these recent transactions are for re-sale properties, which are likely to be substantially lower than new builds that achieve a premium. Additionally, the data in **Table 4.1** reflects the marketed price and it is acknowledged that the transactional price can often be different, often under the market price.

4.16 Owing to the lack of extra-care units currently on the market, the values in **Table 4.1** are all for retirement properties. In general, from these recent transactions, it can be taken that sales values for existing properties could be considered as being in the region of £2,900 per sqm. But there will be a significant premium for new properties over the resale of these properties. Similarly, there will be further sales premiums for open market specialist care products owing to the increased adaptability of these homes and shared facilities.

[33] DCLG (2016) Community Infrastructure Levy Guidance (para 34)

Table 4.1 Sales values for retirement properties currently on the market (as of Nov 2016)

Scheme	Type	Sales value	Sales value per sqm	New or existing
Belfry Court	Retirement Living	£199,950	£2,652	Existing
The Village, Wiggington	Retirement Living	£199,950	£2,702	Existing
The Village, Haxby	Retirement Living	£169,500	£3,198	Existing
William Plows Avenue	Retirement Living	£145,000	£2,900	Existing
Fairfax Court, Acombe Road	Retirement Living	£120,000	£2,885	Existing
Stillington Oaks 1 bedroom	Retirement Living	£181,999	Unknown	New
Stillington Oaks 2 bedroom	Retirement Living	£320,499	Unknown	New
Stillington Oaks 3 bedroom	Retirement Living	£385,999	Unknown	New

Source: Rightmove/Zoopla

Non-residential Market

4.17 Data on non-residential transactions is more limited than residential transactions, and there are varieties in development types. This section has therefore considered historical comparable evidence for new values at a local, regional and national level based on the work carried out by PBA in the summer of 2017. The full list of market data for different non-residential units is shown in **Appendix 4**.

Employment Uses

City centre offices and business parks

4.18 Owing to the constraints of the city centre's historical core, recent new build offices in York have been developed in edge of centre locations. This has left a limited supply of new build office units within the city centre.

4.19 Consultation with local agents revealed that the office market is not particularly strong, and that York has several vacant units. However, according to data from the commercial property information service, CoStar, vacancy rates for office units have fallen from 9% in 2012 to approximately 7% at the time of the report. Asking rents increased from £12 per sqft (£129 per sqm) in 2012 to almost £14.50 per sqft (£156 per sqm) at the start of 2016, but since then rents have fallen back to just over £12.50 per sqft (£135 per sqm). Between 2011 and 2016, average yields predominantly fluctuated around 8%.

4.20 **Table 4.2** shows a sample of second-hand office units currently listed on commercial property websites (for instance Rightmove and Zoopla). Research and consultation indicates that rental values differ considerably based on the quality of the unit. In summary, acceptable rental values were thought to be in the region of £160 per sqm, with business parks achieving marginally higher rents.

Table 4.2 Office units recently on the market

Type	Scheme	Annual rent per sqm
Business Park	Lancaster House	£128
Business Park	Melrosegate	£139
Business Park	Skipworth Rd	£108
Business Park	Rose Avenue	£279
Business Park	Audax Rd	£280
Business Park	Innovation Centre	£323
Business Park	London Ebor Business Park	£146
Business Park	Aviator Court	£124
City centre office	Merchant House	£89
City centre office	Clifton Park	£129
City centre office	Lavender grove	£123
City centre office	Goodramgate	£91

Source: CoStar

4.21 In terms of transactional data, the sample in **Tables 4.3** and **4.4** indicates that rental rates of around £160 to £180 per sqm are considered appropriate and yields average in the region of 8%.

Table 4.3 Transactional data of offices – rents

Type	Scheme	Annual rent per sqm
Business Park	Fulford Industrial Estate	£172
Business Park	Holgate Business Park	£129
Business Park	Holgate Business Park	£129
Business Park	Centurion House	£145
Business Park	Wellington Row	£178
City centre	12 George Hudson St	£209
City centre	12 George Hudson St	£123
City centre	12 George Hudson St	£188
City centre	Stamford House	£144
City centre	37 Tanner Row	£172
City centre	George Hudson St	£178
City centre	Rougier St	£140
City centre	Mill House, North St	£172
City centre	East Coast House	£135
City centre	16 Toft Green	£124

Source: CoStar

Table 4.4 Transactional data of offices – yields

Type	Scheme	All in yield
Business Park	Fulford Industrial Estate	9.6%
Business Park	Holgate Business Park	9.2%
Business Park	Holgate Business Park	8.2%
Business Park	Centurion House	6.5%
Business Park	James House - James St	5.7%
Business Park	Wellington Row	5.2%
City centre	12 George Hudson St	11.4%
City centre	Stamford House	10.0%
City centre	37 Tanner Row	8.8%
City centre	Saxby House	8.5%
City centre	Rowntree Wharf	8.4%
City centre	George Hudson St	7.8%
City centre	Rougier St	7.2%
City centre	Mill House, North St	7.0%
City centre	East Coast House	6.4%

Source: CoStar

Industrial/warehousing units

4.22 Industrial and warehouse spaces are treated as a single use, covering Use Classes B1c (light industrial), B2 (general industrial) and B8 (warehousing and distribution). Most of the new space is likely to be small units, largely occupied by services and light industry rather than traditional heavy manufacturing.

4.23 There are four main areas where most transactions have taken place. These are at York Business Park, Clifton Moor, Stirling Park and Hazel Court. From consultation it is noted that York Business Park has achieved £60 and £85 per sqm in rents in recent years.

4.24 **Table 4.5** displays several recent transactions, indicating that a figure between £60 and £85 per sqm is a reasonable assumption for this type of unit. The yields for this type of development are in the region of 8%.

Table 4.5 Industrial units recently on the market

Type	Scheme	Annual rent per sqm
Industrial	Mansfield St	£70
Industrial	Unit 7-8 - Ebor Industrial Estate	£67
Industrial	Unit 7-8 - Ebor Industrial Estate	£69
Industrial	Unit 1-4 - Hazel Court, James St	£99
Industrial	Unit 5-7 - Hazel Court, James St	£81
Industrial	9 The Crescent	£74
Industrial	Leeman Rd	£56
Industrial	Pyramid Court, Rosetta Way	£86
Industrial	Units 1-6A - The Rose Centre Business Park	£91

Source: CoStar

Retail

City centre retail

4.25 Many consultees at the PBA workshop noted a significant degree of variance in rental values by location. This is seen in **Table 4.6** which shows a sample of high street units being marketed on various commercial property websites (such as Rightmove).

Table 4.6 Retail units currently on the market

Type	Scheme	Annual rent per sqm
City centre retail	Front Street, York	£105
City centre retail	Blossom Street, York	£173
City centre retail	York Road, York	£164
City centre retail	Lendal Rd, York	£667
City centre retail	Feasegate, York	£196

Source: CoStar

4.26 The sample of transactional data in **Table 4.7** indicates a similar variation in retail values, ranging from £100 to £890 per sqm. City centre retail units sold achieve yields of around 7.5%, which is considered as an appropriate benchmark in the viability testing.

Table 4.7 City centre retail rents in York

Type	Scheme	Annual asking rent	Size (Sqm)	Annual rent per sqm
City centre retail	72 Low Petergate	£57,500	187	£307
City centre retail	12A Coney St	£97,000	674	£144
City centre retail	99 Low Petergate	£46,000	99	£466
City centre retail	11 Coney St	£105,000	117	£898
City centre retail	50A York Rd	£20,000	87	£230
City centre retail	28 Back Swinegate	£13,950	29	£480
City centre retail	74 Goodramgate	£39,500	248	£159
City centre retail	19 Market St	£60,000	180	£333
City centre retail	68 Mickelgate	£7,500	72	£104
City centre retail	12 Hudson Street	£30,000	160	£188
City centre retail	50 Low Petergate	£50,000	72	£695

Source: CoStar

4.27 Consultation revealed that the retail market in York is "healthy" in relation to other city centres across the UK. The city centre offers high quality and provides an attractive shopping environment which has remained comparatively buoyant over recent years.

4.28 This is corroborated by information by CoStar, which notes that vacancy rates in York also have fallen in recent years, from 3% in 2011 to just under 1% in 2016. Unsurprisingly, asking rents have risen during this time from £25 per sqft (£269 per sqm) in 2011 to just over £35 per sqft (£377 per sqm). Retail yields, whilst varying considerably by type and location, are averaging around 7%.

Out of city centre retail

4.29 York has several large retail parks including Monks Cross, Clifton Moor and Foss Island. These parks contain leading national multiples that are expected of retail centres in these locations.

4.30 PBA's reported discussions with local agents provided mixed and varied views with respect to the out of town retail market sector within York. Appropriate rental levels, with respect to stand alone out of town retail units were thought to be in the range of £170 per sqm, whilst incentives offered to tenants often range from 9 to 18 month rent free periods. Yields were believed to be very dependent on tenant covenant strength

and length of leases, but with many notable failures amongst out of centre retailers, yields have risen in recent years typically ranging from 7% to 8.25%.

4.31 Interestingly, sales value data appeared to contradict discussions with local agents. **Tables 4.8** and **4.9** set out rental values and yields for recent transactions. The tables indicate that rental values have been consistently between £160 and £200 per sqm with yields closer to 6%.

Table 4.8 Out of town retail units in York - Rents

Type	Scheme	Annual rent per sqm
Retail Warehouse	Suite Unit 5 - Stirling Rd	£161
Retail Warehouse	Vangarde Shopping Park - Jockey Ln	£597
Retail Warehouse	Unit 14B Phase 2 - Stirling Rd	£135
Retail Warehouse	Unit 2 Phase 4 - Stirling Rd	£91
Retail Warehouse	Unit 1 - Foss Islands Rd	£215
Retail Warehouse	Unit 18 Monks Cross Shopping Park	£538
Retail Warehouse	Units 8-9 Phase 3 - Hurricane Way	£280
Retail Warehouse	Suite Unit 3 - Foss Islands Rd	£219
Retail Warehouse	Unit 1 B&M - Stirling Rd	£166
Retail Warehouse	Units 1-9 Phase 1 - Stirling Rd	£205

Source: CoStar

Table 4.9 Out of town retail units in York – Yields

Type	Scheme	Annual rent per sqm
Retail Warehouse	Clifton Moor Retail Park	5.6%
Retail Warehouse	Foss Islands Rd	5.9%
Retail Warehouse	Stirling Rd, York	6.4%
Retail Warehouse	Stirling Rd, York	5.2%
Retail Warehouse	Stirling Rd, York	7.9%

Source: CoStar

Convenience stores and supermarkets

4.32 Convenience retail operates in a different market to comparison retailing. While both have been influenced by the increasing popularity of online shopping, the convenience sector continues to undergo significant structural change because of an increasingly competitive market and a fundamental change in the way customers shop. This has affected the type of units that are being developed, as seen by the increasing prominence of budget retailers (such as Aldi and Lidl) and smaller format stores.

4.33 **Tables 4.10** and **4.11** show samples of rental values and yields transactional data for properties sold in the past ten years. It is worth noting that the sample contains predominantly second-hand units, and it is thought that a rental premium could be achieved above these for new units.

Table 4.10 Convenience Retail in and around York – Rent

Type	Location	Tenant	Annual rent per sqm
Small Convenience	Penley Grove, York	Londis	£195
Small Convenience	The Square, Hessle	Somerfield	£169
Small Convenience	Grandale, Hull	Sainsbury Local	£83
Small Convenience	Pontefract	Sainsbury Local	£116

Type	Location	Tenant	Annual rent per sqm
Small Convenience	Leeds	Tesco Express	£94
Smaller supermarket	High St, Doncaster	Iceland	£111
Smaller supermarket	Kirkstall, Leeds	Poundland	£169
Smaller supermarket	Beckett Rd, Doncaster	Cooperative	£144
Large Supermarket	Foss Island, York	Waitrose	£95
Large Supermarket	Abbey Walk, Selby	Sainsburys	£183
Large Supermarket	Drummond St, Rotherham	Tesco Extra	£199

Source: CoStar

Table 4.11 Convenience Retail – Yields

Type	Location	Tenant	Annual rent per sqm
Small Convenience	The Square, Hessle	Somerfield	6.5%
Smaller supermarket	High St, Doncaster	Iceland	6.5%
Large Supermarket	Foss Island, York	Waitrose	4.5%
Large Supermarket	Drummond St, Rotherham	Tesco Extra	5.1%
Large Supermarket	Bond Gate, Otley	Sainsburys	4.5%
Large Supermarket	Southgate, Huddersfield	Sainsburys	4.5%
Large Supermarket	Hessle	Sainsburys	5.2%
Large Supermarket	Morton Park, Darlington	Morrisons	5.7%

Source: CoStar

Hotels, Student accommodation and Care homes

4.34 Transactional data and responses from consultees about hotel, student accommodation and care home development are relatively less abundant. Where possible PBA, in their 2017 report, endeavoured to use local data but where this was not available they used research from a wider location to establish trends and typical values.

Hotels

4.35 A transaction for a 142-bed Holiday Inn on Tadcaster Road recently leased for £3,150 per room.

4.36 Yields in York for hotels were considered to vary considerably. For instance, the Premier Inn on Blossom Street traded at a yield of 5.85%, the sale of the Holiday Inn on Tadcaster Road represented a yield of 9.25% and the Mercure Fairfield Manor Hotel achieved a yield of 7.2%.

Student accommodation

4.37 Research conducted by Knight Frank[34] noted that 2015 was a record year for the student accommodation investment market. In terms of rental values, research conducted by Bilfinger GVA[35] indicates that the average weekly rent in York was £133 per week. Based on the assumption that rent is paid for 40 weeks (as student accommodation is rarely occupied for the full year) and allowing for management costs (assumed at 35%), this equates to a figure in the region of £3,500 per bed.

[34] Knight Frank research (2015), Student Market review.
[35] Bilfinger GVA (2015), Student Housing review, Research report, Autumn 2015

4.38 Knight Frank provides evidence to demonstrate that yields for regional student accommodation has fallen from 6.5% on 2009 to between 5.5% and 6% in December 2015.

Care homes and other specialist housing

4.39 Research, also by Knight Frank[36], indicated that care homes in the Yorkshire and Humber area achieved values of just under £8,000 per bed space.

4.40 In another research document by Knight Frank[37], it was suggested that prime care homes traded at yields of between 5% and 6%, with secondary quality assets trading with yields at 7.5% to 8%.

[36] Knight Frank research (2015), 2015 Care Homes Trading Performance Review
[37] Knight Frank research (2015), Healthcare Capital Markets 2015

5 Residential Viability: Assumptions

Introduction

5.1 It is not always possible to get a perfect fit between a site, the site profile and cost/revenue categories but a best fit in the spirit of the Harman Report. For this, the viability testing requires a series of assumptions about site typologies, the site coverage and floorspace mix to generate an overall sales turnover and value of land, which along with viability assumptions are discussed here for residential testing.

5.2 The viability testing is for whole plan purposes and not for individual site viability assessments, and has been informed by the work in the PBA September 2017 Report with further updates by PorterPE in this report. Additionally, PBA had consulted with the development industry to check and challenge the appropriateness and suitability of these assumptions based on their own evidence. A copy of the meeting notes for this event is provided in **Appendix 2**.

Residential Typologies

Generic typologies

5.3 The objective of this section is to formulate a list of typologies, or hypothetical developments, that are likely to be brought forward in the plan period and assign them to broad locations within the City. The starting point is understanding where development is likely to take place. After consultation with the Council and with reference to an earlier study undertaken by PBA in 2014[38], this study used the broad typologies as set out in **Table 5.1**. Although determined by the characteristics of known developments sites, most of the typologies are hypothetical which allows the study to deal efficiently with the very high level of detail that would otherwise be generated by an attempt to viability test each site. This approach is set out in the CIL guidance (2014), which suggests that:

'…a charging authority should directly sample an appropriate range of types of sites across its area, in order to supplement existing data. This will require support from local developers. The exercise should focus on strategic sites on which the relevant Plan relies, and those sites where the impact of the levy on economic viability is likely to be most significant (such as brownfield sites). The sampling should reflect a selection of the different types of sites included in the relevant Plan, and should be consistent with viability assessment undertaken as part of plan-making.'[39]

5.4 The Harman Report states that the role of the typologies testing is not required to provide a precise answer as to the viability of every development likely to take place during the plan period:

'No assessment could realistically provide this level of detail…rather, [the role of the typologies testing] is to provide high level assurance that the policies within the plan are

[38] PBA, *City of York Local Plan Viability Study Draft Report*, September 2014.
[39] DCLG CIL Guidance 2014 page 16.

set in a way that is compatible with the likely economic viability of development needed to deliver the plan.'[40]

5.5 Indeed, the Report also acknowledges that a:

'plan-wide test will only ever provide evidence of policies being 'broadly viable.'[41]

5.6 The assumptions that need to be made to carry out a test at Plan level mean that any specific development site may still present a range of challenges that render it unviable given the policies in the Local Plan, even if those policies have passed the viability test at the plan level. This is one reason why a '*viability cushion*' is used to manage these risks.

5.7 Taking the Harman guidance into consideration, the starting point is understanding where, and at what scale, development is likely to take place. These typologies that have been chosen are the same as those which informed the PBA 2014 report. They differ slightly from the typologies tested in the PBA 2017 report because following consultation with the Council, it was agreed that these revisions would better reflect the housing allocations in the emerging Local Plan, and therefore where future development is to be expected.

5.8 East site typology's net to gross land area and associated density of units per net hectare are based on the ratios taken from an earlier PBA 2014 report, which also informed CYC's SHLAA (2017).

5.9 Where sites have 15 or more units, the PDRC 2018 has a basic affordable housing policy based on land type, with an expectation of 20% on brownfield and 30% on greenfield sites. Both land types also come with different potential site costs, which are also considered in the viability testing. Therefore, the typologies are split into greenfield and brownfield sites.

5.10 The tested typology site profiles are listed in **Table 5.1**.

Table 5.1 Residential typologies to be tested

Typology and broad location	Land type	Gross area (ha)	Gross: net ratio	Net area (ha)	No of units	Density (dph)
Centre/ City Centre Extension - Large	Greenfield	1.00	95%	0.95	95	100
Centre/ City Centre Extension - Medium	Greenfield	0.50	100%	0.50	50	100
Centre/ City Centre Extension - Small	Greenfield	0.20	100%	0.20	20	100
Urban - Large	Greenfield	1.00	90%	0.90	45	50
Urban - Medium	Greenfield	0.50	100%	0.50	25	50
Urban - Small	Greenfield	0.20	100%	0.20	10	50
Suburban - Large	Greenfield	4.00	88%	3.50	140	40
Suburban - Medium	Greenfield	1.00	95%	0.95	38	40
Suburban - Small	Greenfield	0.20	100%	0.20	8	40
Rural - Village - 122 dwellings - Greenfield	Greenfield	5.00	70%	3.50	122	35
Rural - Large	Greenfield	1.00	95%	0.95	33	35

[40] Local Housing Delivery Group (2012), op cit (para 15).
[41] Ibid (para 18).

Typology and broad location	Land type	Gross area (ha)	Gross: net ratio	Net area (ha)	No of units	Density (dph)
Rural - Medium	Greenfield	0.20	100%	0.20	7	35
Rural - Small	Greenfield	0.03	100%	0.03	1	35
Centre/ City Centre Extension - Large	Brownfield	1.00	95%	0.95	95	100
Centre/ City Centre Extension - Medium	Brownfield	0.50	100%	0.50	50	100
Centre/ City Centre Extension - Small	Brownfield	0.20	100%	0.20	20	100
Urban - Large	Brownfield	1.00	95%	0.95	45	47
Urban - Medium	Brownfield	0.50	100%	0.50	25	50
Urban - Small	Brownfield	0.20	100%	0.20	10	50
Suburban - Large	Brownfield	4.00	88%	3.50	140	40
Suburban - Medium	Brownfield	1.00	95%	0.95	38	40
Suburban - Small	Brownfield	0.20	100%	0.20	8	40
Rural - Village	Brownfield	5.00	70%	3.50	122	35
Rural - Large	Brownfield	1.00	95%	0.95	33	35
Rural - Medium	Brownfield	0.20	100%	0.20	7	35
Rural - Small	Brownfield	0.03	100%	0.03	1	35

Strategic Sites

5.11 The Council are considering many strategic sites for inclusion within their PDRC 2018, which have been already been listed in **Table 3.2** in **Chapter 3**. High-level viability assessments have been carried out on them to identify whether these sites may be deliverable with the PDRC 2018 policies, and whether they would be able to support a CIL charge.

5.12 The strategic site assessments have been informed by each site's areas, yields (number of units) and expected delivery rates provided by the Council. Where the net areas have not been provided, the site densities for the different locations in Table 5.1 has been applied. Additionally, other generic allowances for items such as site opening costs, brownfield site costs and policy requirements have been applied based on the generic assumptions that are discussed in the rest of this chapter. The list of tested strategic sites and site profiles are summarised in **Table 5.2**.

Table 5.2 Strategic sites in York

Strategic site	Location	Land type	Site area (ha)		No of units	Density (dph)	Build (yrs)
			Gross	Net			
ST1 British Sugar	Urban	Brownfield	46.3	26.1	1,200	46	9
ST2 Civil Service Sports Ground	Suburban	Greenfield	10.4	6.7	266	40	8
ST4 Land adj Hull Road	Suburban	Greenfield	7.5	5.3	211	40	6
ST5 York Central	City Centre Extn	Brownfield	35.0	17.0	1,700	100	14
ST7 Land East of Metcalfe Lane	Rural	Greenfield	34.5	24.1	845	35	14
ST8 Land North of Monks Cross	Rural	Greenfield	39.5	27.7	968	35	11
ST9 Land North of Haxby	Rural	Greenfield	35.0	21.0	735	35	12
ST14 Land to West of Wigginton Road	Rural	Greenfield	55.0	38.5	1,348	35	14
ST15: Land to west of Elvington Lane	Rural	Greenfield	159.0	95.4	3,339	35	17

Strategic site	Location	Land type	Site area (ha)		No of units	Density (dph)	Build (yrs)
			Gross	Net			
ST16 Terrys Extn Site	Urban	Brownfield	2.2	2.2	111	50	6
ST17 Nestle South	Urban	Brownfield	7.1	7.1	863	122	13
ST31 Land South of Tadcaster Rd, Copmanthorpe	Rural	Greenfield	8.1	4.5	158	35	5
ST32 Hungate (Phases 5+)	City Centre	Brownfield	2.2	2.2	328	149	3
ST33 Station Yard, Wheldrake	Rural	Mixed	6.0	4.2	147	35	5
ST35 Queen Elizabeth Barracks	Rural	Mixed	28.8	14.4	500	35	9
ST36 Imphal Barracks (MOD)	Urban	Mixed	18.0	15.4	769	50	8

Developing dwelling type profile categories

5.13 Each typology is closely based on a mix of the dwelling types prescribed in the latest SHMA (2016), as identified in **Table 5.3**.

Table 5.3 Mix of units proposed in latest SHMA

Housing type	1 bed	2 beds	3 beds	4+ beds
Market	5-10%	35-40%	35-40%	15-20%
Affordable	35-40%	30-35%	20-25%	5-10%
All dwellings	15%	35%	35%	15%

Source: City of York SHMA (2016)

5.14 Based on the findings of the SHMA, for the tested generic typologies and strategic sites, the following housing mixes have been applied based on the density of each site:

- Sites with fewer than 100 dwellings per net hectare:
  - Open Market: 45% 2 bed houses, 37.5% 3 bed houses and 17.5% 4+ bed houses
  - Affordable: 70% 2 bed houses, 22.5% 3 bed houses and 7.5% 4+ bed houses
- Site with 100+ dwellings per net hectare:
  - Open Market: 100% 1-2 bed flats
  - Affordable: 100% 1-2 bed flats

5.15 While there is no specific policy relating to dwelling size standards, the tested unit sizes are shown in **Table 5.4**, which are informed by the minimum size national space standards for future development and the developer consultation workshop. **Table 5.4** includes sizes for the net lettable areas for flatted developments for estimating sales values, and the gross area to account for the additional shared circulation space such as stairwells etc., which have no direct value but do have a cost.

Table 5.4 Average saleable floorspace by unit type and location

Type	Unit size (sqm)
1-2 bed flats	55 NIA; 63 GIA
2 bed house	75
3 bed house	93
4+ bed house	117

Older person and supported living accommodation

5.16 It is important to define what types of specialist accommodation will be tested. Different types of provision will have different characteristics and values. The types of specialist homes tested within this report include accommodation for care, assisted living and retirement living. These have been informed by recent new build schemes or planning applications either in City of York or in similar places elsewhere in the region and are defined as follows:

- **Retirement dwellings** – also known as sheltered housing, these are defined as groups of dwellings, often flats and bungalows, which provide independent, self-contained homes. In addition to this, there will likely be some element of communal facilities, such as a lounge or warden. A service charge will be in place to cover the normal ongoing costs but also incur additional costs to upkeep communal facilities as described.
- **Extra care** – also known as assisted living by the private sector. It is provided across a range of tenures (owner occupied, rented, shared ownership/equity). This is housing with care whereby people live independently in their own flats but have access to 24-hour care and support. These are defined as schemes designed for an elderly population that may require further assistance with certain aspects of their day to day life. Arrangements for care provision vary between care provided according to eligible assessed need by the local authority and people purchasing privately who may not have such a high level of need which is on site and is purchased according to need. For private sector developments the care facilities are normally part of a care package with additional fees to pay for the service and facilities, which are on top of normal service charges and the cost of purchasing the property. The schemes will often have their own staff and may provide one or more meals per day. These schemes have a greater proportion of communal space than retirement homes and are likely to be built to standards suitable for wheelchair access and better designed bathroom facilities.
- **Care homes** – residential or nursing homes where 24-hour personal care and/or nursing care are provided together with all meals. People occupy under a license arrangement. These are considered within the non-residential viability appraisals as many of their properties are more akin to these types of development.

5.17 A 60-unit retirement home and a 50-unit Extra-care development, which is a standard size for new schemes in the specialist housing market, has been tested. The retirement homes have an assumed density of 120 dph and extra-care developments at 100 dph, which have been informed by guidance from the Retirement Housing Group (RHG)[42].

5.18 The saleable net internal area of the units for specialist housing is 60 sqm for retirement homes and 71 sqm for extra care schemes, which are based on appropriate sizes for 1 and 2 bed properties and based on a 60:40 split between the two. Additionally, the build costs include additional floorspace considered as non-chargeable functions and communal space. The appraisals allow for 25% additional gross area for retirement

[42] Community Infrastructure Levy and Sheltered Housing/Extra-care Developments, A Briefing Note On Viability, prepared for Retirement Housing Group by Three Dragons, May 2013, Amended February 2016.

properties and 35% for extra care schemes. It is therefore assumed that the gross internal floorspace per unit is 80 sqm for retirement properties and 109 sqm for extra care units. Again, these sizes have been informed by the RHG guidance.

Residential Values and Cost Assumptions

Sales values

5.19 Current residential revenues and other viability variables are obtained from a range of sources, including:

- Land Registry matched with EPC records, as discussed in **Chapter 4**, provides a wealth of transactional data for a local area for new properties[43];
- Direct research with developers and agents operating in the area.

5.20 From these sources discussed in **Chapter 4**, the sales values per square metre were derived as an average for 320 new build transactions that have taken place between January 2015 and May 2016, which are listed in **Appendix 3**. These values have been used for testing open market sales values in the viability assessment and are identified as a rounded value in **Table 5.5**.

Table 5.5 Tested Open Market residential sales values

Type	£ per sqm
Houses	£2,650
Flats	£3,300

Source: PBA derived from 320 Land Registry and EPC records

Sales values for older person and specialist accommodation

5.21 PBA researched sales values of specialist housing that were on the market at the end of 2016, which are shown in **Table 5.6**. Owing to the lack of extra-care units currently on the market, the figures below are all for retirement properties. Most of the recent transactions are for re-sale properties, which are likely to be substantially lower than new builds that achieve a premium. Additionally, the values in **Table 5.6** reflect the marketed price, and it is acknowledged that the transactional price can often be different, often under the market price. In general, from these recent transactions, it can be inferred that sales values for existing properties could be considered as being in the region of £2,900 per sqm, with a significant premium for new properties over resale properties, and further still for extra-care properties which tend to have higher values to account for the additional facilities associated with them.

Table 5.6 Sales values for retirement properties on the market (as of Nov 2016)

Scheme	Type	Sales value	Sales value per sqm	New or existing
Belfry Court	Retirement Living	£199,950	£2,652	Existing
The Village, Wiggington	Retirement Living	£199,950	£2,702	Existing

[43] Using average new build values for the past two years and floorspace from the Energy Performance Certificate to ascertain an average sales value per square metre.

Scheme	Type	Sales value	Sales value per sqm	New or existing
The Village, Haxby	Retirement Living	£169,500	£3,198	Existing
William Plows Avenue	Retirement Living	£145,000	£2,900	Existing
Fairfax Court, Acombe Road	Retirement Living	£120,000	£2,885	Existing
Stillington Oaks 1 bedroom	Retirement Living	£181,999	Unknown	New
Stillington Oaks 2 bedroom	Retirement Living	£320,499	Unknown	New
Stillington Oaks 3 bedroom	Retirement Living	£385,999	Unknown	New

5.22 To corroborate these findings, PBA also followed the RHG guidance that suggests that the sales prices for 1-bed retirement homes are in the region of 75% of the average price for existing 3-bed semi-detached houses in that location, with 2-bed retirement properties equal to the full value of a 3-bed semi-detached house. Assuming a scheme comprised an equal number of 1 and 2-bed units, this would indicate a value of 87.5% of the average 3-bed semi-detached houses. The RHG guidance assumes that the sales values for extra-care schemes are on average 25% higher.

5.23 The PBA 2017 report noted the Rightmove average value for a semi-detached property in York was £230,000. Applying the same 60:40 weighting between 1 bed and 2 bed dwellings to the RHG guidance, this suggests that retirement housing should be considered in the region of 85% of the total value, which in this case is £195,500.

5.24 PBA also followed the RHG guidance for extra-care properties and applied a 25% uplift on Retirement homes to calculate a value for extra-care schemes. PBA therefore based their assumed values on a sales value of £287,500.

5.25 Using the same method set out in the PBA 2017 report, the sales values used in testing older person and specialist open market accommodation in the City of York are shown in **Table 5.6**.

Table 5.6 Tested older person and specialist accommodation values

Type	£ per sqm
Retirement homes	£3,250
Extracare / assisted living homes	£3,440

Residential Build Costs

5.26 Residential build costs are based on actual tender prices for new builds in the market place over a 15-year period from the Build Cost Information Service (BCIS), which is published by the Royal Institution of Chartered Surveyors (RICS). The data used by PBA was derived from the 3rd quarter 2015 median average figures and reflects actual construction data as opposed to later figures that are based on estimated figures.

5.27 While later figures were available these would have been forecast estimates and therefore less reliable. In addition, the tested (actual) build costs are more comparable

with the tested sales values in **Tables 5.5** and **5.6** which are taken from prices between January 2015 and May 2016, and therefore the average is probably likely to reflect the mid-point around values around the 3rd quarter 2015.

5.28 The tender price data is also rebased to York prices using BCIS defined adjustments, to give the median build costs for small, medium and large schemes, and specialist accommodation, as shown in **Table 5.7**.

Table 5.7 Tested build costs in York at Q3 2015 tender prices

Type	£ per sqm
Flats / Apartments	£1,124
Houses (small house builder 3 and under)	£1,214
Houses (medium house builder 4 to 14)*	£1,086
Houses (large house builder 15 and above)	£958
Retirement homes	£1,226
Extracare homes / assisted living	£1,271

Source: BCIS; * PBA derived

5.29 Based on experience, volume and regional house builders (typically building schemes with 50+ houses) can comfortably operate within the median cost figures in **Table 5.7**, especially given that they are likely to achieve significant economies of scale in the purchase of materials and the use of labour. Many smaller and medium sized developers of houses are usually unable to attain the same economies, so their construction costs may be higher, which reflects the higher costs for schemes with 3 or fewer houses (from BCIS) and for 4-14 houses (taken as a mid-point between the larger and small schemes).

5.30 The BCIS build costs are exclusive of external works, fees, contingencies, VAT and finance charges, plus other revenue costs. These additional costs are discussed below.

Other Development Costs

External works

5.31 This input incorporates all additional costs associated with the site curtilage of the built area. These include incidental landscaping costs including trees and hedges, soft and hard landscaping, estate access roads and connections to the site infrastructure such as sewers and utilities.

5.32 The external works variable had been set at a rate of 10% of build cost.

Professional fees

5.33 This input incorporates all professional fees associated with the build, including fees for designs, planning, surveying, project managing, etc, at 8% of build cost plus externals.

Contingency

5.34 For site specific viability studies, it is standard to allow a contingency for the risk associated with each site. But for high level policy informing studies such as this, where the assumptions are generic and will vary up or down in value, it might not be necessary to allow for any contingencies.

5.35 However, for consistency in testing the typologies and sample of strategic sites, a contingency applied at 4% of build cost plus externals has been used based on industry standards.

Greenfield site costs

5.36 On larger greenfield sites there may be a need to allow for opening costs such site service installations and strategic infrastructure such as drainage, strategic landscaping, and public open space, etc. The assumptions in **Table 5.8** are applied to identify scale of site infrastructure based on the number of units per scheme.

5.37 For sites classified as 'mixed', costs are reduced by half the values shown in **Table 5.8**.

Table 5.8 Tested opening costs on Greenfield sites

No. of units per scheme	Cost per unit
50 - 199	£5,000
200 - 499	£10,000
500 +	£17,000

5.38 The Council informs us that the approach to infrastructure requirements on the strategic sites will vary and could be considered through both S106 and CIL. However, at this stage the specific requirements are unknown, so when determining a suitable level of CIL, a sufficient headroom needs to be available to fund other likely infrastructure requirements on the strategic sites.

Brownfield site costs

5.39 Brownfield sites may have costs associated with them such as site clearance and remediation, which does vary significantly depending on the site's specific characteristics. The additional costs associated with residential site development on brownfield sites are assumed on a per hectare basis, as shown in **Table 5.9**.

Table 5.9 Tested Brownfield site abnormal costs

Site abnormal costs	**Per net hectare**
Brownfield	£300,000
Mixed	£150,000

Land purchase costs

5.40 The land value needs to reflect additional purchase cost assumptions, shown in **Table 5.10**. These are based on surveying costs and legal costs to a developer in the acquisition of land and the development process itself, which we have established from discussions with developers and agents and are also reflected in the Harman Report (2012) as industry standard rates.

Table 5.10 Tested land purchase costs

Land purchase costs	Rate	Unit
Surveyor's fees	1.00%	land value
Legal fees	0.75%	land value
Stamp Duty Land Tax	HMRC rate	land value

5.41 A Stamp Duty Land Tax is payable by a developer when acquiring development land. This factor has been recognised and applied to the residual valuation as percentage cost based on the HM Customs & Revenue variable rates against the residual land value.

Sales fees

5.42 The Gross Development Value (GDV) on open market housing units needs to reflect additional sales cost assumptions relating to the disposing of the completed residential units. This will include legal, agents and marketing fees at the rate of 3% of the open market unit GDV, which is based on industry accepted scales established from discussions with developers and agents.

Delivery rates and finance

5.43 For the generic testing, the scheme delivery rates, and therefore phasing of costs, follows a formula based on the number of units and site areas. For the strategic sites, the delivery rates reflect the Council's trajectory, with delivery times shown in **Table 5.2**.

5.44 A monthly cashflow is used, based on a finance cost of 6.5% pa on negative revenue throughout the site appraisals. This is used to account for the cost of borrowing and the risk associated with the current economic climate and the near-term outlook and associated implications for the housing market.

Developer profit

5.45 The developer's profit is the expected and reasonable level of return that a private developer would expect to achieve from a specific development scheme. For open market residential sales, profit is assumed to be 20% of open market values. This also allows for internal central overheads.

5.46 For the affordable housing element, because they will have some, albeit much lower, risks to the developer, profit is assumed to be 6% of the affordable housing transfer value.

Tested Policy Costs

5.47 In the policy testing the impact of different policies, including S106, affordable housing and improved sustainability standards are assessed. The assessed policies are discussed here.

S106 costs (excluding affordable housing)

5.48 Aside from affordable housing, the Council is likely to continue to seek S106 costs to mitigate the impacts from future developments. The Council has provided details of S106 contributions received from around 30 sites in recent years. From this sample, S106 receipts have averaged around £3,300 per unit, however this will vary based on the individual sites. For policy testing we rely on the mean average across the range where a S106 has been applied.

Policy H10 Affordable Housing

5.49 One of the most significant items of S106 sought from residential development sites is affordable housing, which cannot be paid for through CIL. The PDRC 2018 sets out a

requirement for the following affordable housing requirements, which have informed the site appraisals:

- Brownfield sites of 15 units and over: 20%
- Greenfield sites of 15 units and over: 30%

5.50 For sites with 2 to 15 units, the offsite financial contributions (OSFC) in **Table 5.11** have been tested. This is equal to the affordable percentages set out in policy H10 based on the formula that is also prescribed in policy H10, which are referred to in **Chapter 3 Table 3.1**. the OSFC have been informed by a separate exercise undertaken by Porter PE for the Council, which is shown in **Appendix 5**.

Table 5.11 Tested Off Site Financial Contributions for Affordable Housing

No. of units	Location	Land type	AH target	OSFC per unit
11-14	Urban	Brownfield	20%	£33,208
11-14	Urban	Greenfield	20%	£33,208
5-10	Urban	Brownfield	15%	£24,906
5-10	Urban	Greenfield	15%	£24,906
2-4	Urban	Brownfield	6%	£9,963
2-4	Urban	Greenfield	6%	£9,963
5-10	Suburban	Brownfield	10%	£16,604
5-10	Suburban	Greenfield	15%	£24,906
5-10	Village/Rural	Brownfield	11%	£18,265
5-10	Village/Rural	Greenfield	17%	£28,227
2-4	Village/Rural	Brownfield	3%	£4,981
2-4	Village/Rural	Greenfield	8%	£13,283

5.51 The policy also requires affordable housing tenures to align with the SHMA (2016) recommendations, and therefore the following affordable housing tenure types are tested:

- 20% Intermediate
- 80% Social and Affordable Rented housing (equally split in testing)

5.52 The appraisal assumes that affordable housing will command a transfer value to a Registered Provider at lower than market rates. The values had been confirmed by the Council Housing team but updated to reflect national changes in affordable housing provision, such as the rent review. The testing applies the transfer values set out in **Table 5.12**.

Table 5.12 Tested transfer values by Affordable Housing tenure

Housing tenure	Value of open market units	House	Flat
Social rent	40% =	£1,060	£1,320
Affordable rent	50% =	£1,325	£1,650
Intermediate/ shared ownership	70% =	£1,855	£2,310

Policy CC1, CC2 & CC3 costs associated with Sustainable Design and Construction

5.53 As noted in **Chapter 3**, through the PDRC 2018 policies CC1 to CC3, the Council is seeking higher design standards. As a minimum, residential development will need to

comply with the energy performance standards set in the building regulations. A report by the Carbon Trust for CYC[44] identifies the potential average cost of the three policies, and these costs have been tested in the following assumptions:

- Policy CC1 Renewable and Low Carbon Energy Generation – No costs have been provided since the Carbon Trust notes that further work is required. Potentially this will be a wider infrastructure cost that could be supported through CIL charging rather than a specific scheme contribution.
- Policy CC2 Energy efficiency and water policy and Policy CC3 District Heating and CHP Networks connection have been costed by the Carbon Trust, as summarised in **Table 5.13**

Table 5.13 Tested costs associated with policies CC1, CC2 & CC3

Policy	Per unit 'process' cost to developer			Per unit build costs			
	Small scheme (5 homes)	Medium scheme (50 homes)	Large scheme (100 homes)	Flats	2-bed	3-bed	4-bed
CC2 Energy efficiency: 19% reduction in carbon energy*	£686	£136	£96	£345	£703	£812	£1,150
CC2: Water policy: 110 litres per person per day	£37	£6	£6	£6	£6	£9	£9
CC3: District Heating and CHP Networks connection	£0	£0	£0	£0	£2,575	£2,575	£2,575
Total	**£723**	**£142**	**£102**	**£351**	**£3,284**	**£3,396**	**£3,734**

Source: Carbon Trust, Climate Change section of the City of York PDRC 2018

Policy H5 Gypsy & Travellers

5.54 Policy H5 includes a requirement for the provision of Gypsy and Traveller sites. This is based on a hierarchy of the number of dwellings in the development set out in the policy, as follows:

- 100-499 dwellings – 2 pitches should be provided
- 500-999 dwellings – 3 pitches should be provided
- 1000-1499 dwellings – 4 pitches should be provided
- 1500-1999 dwellings – 5 pitches should be provided
- 2000 or more dwellings – 6 pitches should be provided

5.55 The cost of providing a serviced and 'ready to go' plot varies depending on specification, however an average may be around £150,000 per pitch. This figure has been informed by consultation with providers who have tendered for these types of development based on schemes of between 3 and 20 pitches, which have been accounted for in the appraisals.

[44] Climate Change section of the City of York Local Plan, Carbon Trust report, Draft version: 01/06/2017

Residential Benchmark Land Values

5.56 After systematically removing the various costs detailed above from the sales values, the result is the residual land value. To ascertain the level of likelihood towards delivery and the level of risk associated with development viability, the resulting residual land values are measured against a benchmark value which reflects a value range that a landowner would reasonably be expected to sell/release their land for development.

5.57 In setting a benchmark at which a landowner is prepared to sell to enable a consideration of viability can be a complex process. There are a wide range of site specific variables which affect land sales (e.g. position of the landowner – are they requiring a quick sale or is it a long-term land investment?). There are a wide range of permutations here where the land values on future individual sites are unknown, so a pragmatic approach is required. For the scope of this exercise, which is for policy purposes, the viability assessments are assumed as being planning led, i.e. as set out in national planning guidance which advises "…*land or site value should reflect policy requirements, planning obligation requirements, and where applicable the CIL*."[45]

5.58 Whilst the assessments seek to test a range of likely market conditions evident within the City of York, we also seek to ensure that, as far as is possible in all other respects, we are comparing like with like. For this purpose, it is assumed that the benchmark land value should be the minimum value that a reasonable landowner would accept for their site based on the existing use (pre-planning consent, pre-site preparation, pre-policy costs, etc,) plus a premium for the inconvenience in selling for an alternative use. This differs to a market value that may be achieved, say through an auction, where by the price is the demand value of the site rather than the minimal price that a landowner would be willing to accept.

5.59 PBA consulted many sources to determine what could be a suitable value in which a landowner could reasonably be willing to sell the land for. For instance, PBA reviewed websites such as CoStar, confidential appraisals held by the local council and websites of local land agents to identify an approximate sales value, albeit accepting that most of this data would reflect the market value rather than minimum value.

5.60 From this, a sample of data from CoStar indicated that brownfield land values averaged around £1,000,000 per hectare, although there were some exceptions. For instance, a site of almost half a hectare in York recently sold for £1.05m per hectare and two other sites of approximately 1.5 hectares in nearby Knaresborough which sold for almost £900,000.

5.61 Some of the land where larger, new residential development will take place is likely to be agricultural. The VOA's 2011 Property Market Report indicates that the highest average value agricultural land in North Yorkshire is worth approximately £21,000 per hectare. To inform residential land values, a multiplier of between 15 and 20 times is often applied. This would suggest that residential land values on large greenfield sites should be in the region of £315,000 per ha and £420,000 per ha.

[45] NPPG 2014 ("Viability and decision taking" paragraph 023)

5.62 In coming to a view on the benchmark land value, PBA also considered available evidence in other comparable locations in the sub-region and the residential values being achieved there and their relative strength or weakness as a residential location in comparison to York. **Table 5.14** shows a sample of benchmark land values used in recent appraisals in neighbouring areas.

Table 5.14 Land values in neighbouring authorities' CIL and/or plan viability studies

Location	Benchmark Land value per ha	Appraisal date
Selby	Low areas: £450,000 Moderate areas: £650,000 High areas: £900,000	2014
Leeds	High Density: £1,684,227 Medium Density: £1,012,330 Low Density: £365,247	2013
Ryedale	Low areas: £600,000 Moderate areas: £750,000 High areas: £900,000	2013

5.63 This uncertainty is considered when drawing conclusions and recommendations. From PBA's research, it is concluded that the values in **Table 5.15** are appropriate benchmarks for policy testing. For older person properties, developers tend to prefer city centre locations and therefore we apply a city centre rate for older person and specialist accommodation schemes.

Table 5.15 Benchmark land values for residential sites without planning

Site location/type	Per hectare
City centre/extension	£1,500,000
Urban & suburban	£1,000,000
Village /rural	£800,000
Strategic site	£400,000
Older person/specialist housing schemes	£1,500,000

5.64 It is important to appreciate that assumptions on benchmark/threshold land values can only be broad approximations subject to a wide margin of uncertainty.

Non-residential Testing Assumptions

5.65 The review of the PDRC 2018 identified few policies that would likely to be burdensome to non-residential development, so the primary purpose for looking at the current viability of non-residential uses is to identify any headroom that might be used for supporting infrastructure funding through CIL and/or S106/S278.

5.66 Non-residential viability testing requires a series of assumptions about site typologies based on different use types, along with site coverage, rents and yields to generate an overall sales turnover and value of land, which along with viability assumptions are discussed here for non-residential testing. Therefore, the previous work by PBA has been copied into this report to be considered in the recommendations in **Chapter 7**.

Non-residential Site Typologies

5.67 For identifying a potential for CIL, the typologies shown in **Table 5.16** are to be tested. These have been agreed with the Council and were sense checked against the views of the development industry to ensure they reflect the character of development likely to come forward in the plan period.

Table 5.16 Non-residential use typologies for testing

Use	GIA (sqm)	NIA (sqm)	Site area (ha)	Site cover
1: City centre office	1,000	900	0.067	150%
2: Business park	2,500	2,250	0.313	80%
3: Industrial / warehouse	1,500	1,425	0.375	40%
4: Small local convenience	280	266	0.031	90%
5: Smaller supermarket	1,000	950	0.167	60%
6: Supermarket	2,500	2,375	0.625	40%
7: Retail warehouse	2,000	1,900	0.500	40%
8: City/town centre retail	200	190	0.020	100%
9: Hotel (60 beds)	1,500	1,350	0.300	50%
10: Student accommodation (100 bed)	2,400	1,800	0.240	100%
11: Care home (40 bed)	2,000	1,400	0.250	80%

Non-residential Values and Cost Assumptions

Establishing gross development value (GDV)

5.68 In establishing the GDV for non-residential uses for the variety of development types, PBA had considered historical comparable evidence for new values on a local, regional and national scale, as discussed in **Chapter 4**. The tested value assumptions for a variety of non-residential uses, expressed in square metres of net rentable floorspace, are summarised in **Table 5.17**.

Table 5.17 Tested non-residential rents and yields

Use	Rents (per sqm*)	Yield
1: City centre office	£160	8.0%
2: Business park	£170	8.0%
3: Industrial / warehouse	£75	8.5%
4: Small local convenience	£180	6.5%
5: Smaller supermarket	£180	6.0%
6: Supermarket	£165	5.3%
7: Retail warehouse	£160	6.5%
8: City centre retail	£195	7.8%
9: Hotel (60 beds)	£3,300 per bed	8.0%
10: Student accommodation (100 unit)	£3,500 per bed	6.0%
11: Care home (40 bed)	£8,000 per bed	8.0%

*apart from hotels, student accommodation and care homes, which are based on a per bed value

Source: PBA research

Build cost assumptions

5.69 Build cost inputs have been established from the BCIS values, rebased to City of York prices at 2015 Q3 at the following values shown in **Table 5.18**.

Table 5.18 Tested non-residential build costs in York at Q3 2015

Use	Cost per sqm
1: City centre office	£1,313
2: Business park	£1,246
3: Industrial / warehouse	£773
4: Small local convenience	£1,109
5: Smaller supermarket	£1,269
6: Supermarket	£1,317
7: Retail warehouse	£641
8: City centre retail	£1,103
9: Hotel (60 beds)	£1,030
10: Student accommodation (100 unit)	£1,473
11: Care home (40 bed)	£1,287

Source: BCIS

Other development assumptions

5.70 **Table 5.19** sets out the other development assumptions that are used for high level testing. The assumptions remain identical to those used in the PBA September 2017 Report. Developer contributions also have an impact on the viability of a project, but rather than including a specific figure within the appraisal, this is considered when looking at the potential CIL rate from the viability headroom at the final stage of the appraisal.

Table 5.19 Tested other development cost assumptions

Cost	Description	Rates used in appraisal
Externals	These covers external build costs for site preparation and includes items such as internal access roads, car parking, landscaping, drainage, utilities and services within the site.	15% of build costs
Professional fees	Professional fees are based upon accepted industry standards.	10% of build costs.
Contingency	Contingency is based upon the risk associated with each site.	4% of construction cost.
Sale costs	This is an allowance for legal, surveyor and marketing fees and based on industry accepted scales.	3% of gross development value
Finance costs	Based upon the likely cost of development finance we have used current market rates of interest.	7% of negative cashflow
Profit	Gross development profit (including central overheads).	20% of total development costs
Professional fees on land purchase	This input represents the fees associated with the lands purchase and are based upon the following industry standards.	1% for surveyors and 0.75% for legal costs of the residual land value
Stamp duty	A Stamp Duty Land Tax is payable by a developer when acquiring development land.	Standard variable rates set out by HMRC depending on size of the residual land value

Tested Policy Costs

Policy CC2: Sustainable Design and Construction

5.71 As identified in the policy matrix in **Chapter 3**, the PDRC 2018 indicates that all new non-residential buildings should achieve BREEAM Excellent (or equivalent). Based on a report from the Carbon Trust[46], the following assumptions apply for meeting standard:

- 0.77% for office development;
- 0.4% for warehouse development; and
- 0.24% for supermarket development.

5.72 For all other uses, 0.5% has been added to the build cost.

Non-residential Benchmark Land Values

5.73 PBA consulted several sources to determine what could be a suitable existing use value in which a landowner could reasonably be willing to sell the land for. For instance, PBA reviewed websites such as CoStar, confidential appraisals held by the local council and websites of local land agents to gain an approximate sales value. The benchmark values are given in **Table 5.20**.

Table 5.20 Benchmark land values for non-residential existing uses

Use	Per net ha
1: City centre office	£1,500,000
2: Business park	£1,000,000
3: Industrial / warehouse	£850,000
4: Small local convenience	£2,000,000
5: Smaller supermarket	£2,000,000
6: Supermarket	£2,000,000
7: Retail warehouse	£2,000,000
8: City centre retail	£4,000,000
9: Hotel (60 beds)	£2,000,000
10: Student accommodation (100 unit)	£2,000,000
11: Care home (40 bed)	£2,000,000

[46] Climate Change section of the City of York Local Plan, Carbon Trust report, Draft version: 01/06/2017

6 Viability: Results

Introduction

6.1 This chapter sets out the viability assessments of PDRC 2018 policies to identify and assess their burden on future development within the City of York. This is based on running iterative viability appraisals, introducing PDRC 2018 policies including the cumulative impacts of S106, the affordable housing policies and renewable energy standards on future residential development.

6.2 In addition, the potential viability headroom for different uses for introducing CIL charging, and the maximum value of any charges, is considered in balance with local policies on residential and non-residential developments, which are considered in turn.

6.3 **Appendix 1** includes full policy compliant viability appraisals examples for a 20 dwellings typology in the City of York and a non-residential appraisal using a supermarket typology.

PDRC 2018 Policies Testing on Residential Development

6.4 Each residential typology site has been tested through a detailed development appraisal with cashflow analysis. The impacts of policy costs impacts are considered by adding further policy 'layers' to judge the cumulative impact of policies. These are tested as follows:

- Policy layer 1 – This is a base layer, which includes open space and design cost allowances, but no policy layer applied;
- Policy layer 2 – This layer adds an S106 contribution at £3,300 per unit to the Policy layer 1;
- Policy layer 3 – This layer includes Policy layer 2 and the policy requirement for affordable housing as set out in the PDRC 2018 policy H10.
- Policy layer 4 – This includes Policy layer 3 and the requirement for meeting sustainable construction standards as set out in the PDRC 2018 policy CC2 and CC3.
- Policy layer 5 – This includes Policy layer 4 and an allowance for Gypsy and Traveller pitches as set out in PDRC 2018 policy H5. This only applies to sites with 100 or more units.

Residential Testing Viability Results

6.5 The following tables present the cumulative policy viability findings for the site typologies (**Table 6.1**) and the tested strategic sites (**Table 6.2**). The tables use a 'traffic light' system, as follows:

- Green colour means that the development is viable with financial headroom that could be used for further planning gain;
- Amber is marginal in that they fall within a 20% range around (i.e., 10% above or below) the benchmark land value; and
- Red colour means it is unviable if required to be policy compliant.

6.6 In addition to identifying the viability outcome required to deliver the tested site typologies, the potential positive financial headroom per CIL liable square metre of development above this level is also shown. That is the headroom between value and all costs, including the cost of the land, associated with each typology, and is derived by dividing the total headroom by the CIL liable floorspace (i.e. for open market uses only because affordable housing floorspace is exempt).

6.7 **Table 6.1** shows that there is viability across nearly all residential site typologies with the imposition of the key PPDRC policies (i.e. at cumulative policy layer 4 or 5). The exceptions are for the smaller site typologies (with 10, 8 or 7 units) outside of the City Centre, where the full cumulative burden gives marginal viability. However, this is marginal and therefore unlikely to put at serious risk the bulk of smaller sites coming forward since a minor change in market conditions or, for example, the tested average S106 policy requirements, will bring these sites forward with a positive headroom.

6.8 **Table 6.1** also shows that Retirement homes sites achieve negative viability beyond the s106 requirements from Policy layer 3 onwards, while Extra-care dwelling sites has negative viability even before the imposition of PDRC 2018 policies. However, this does not suggest that such sites will not come forward because the value that can be achieved by retirement/Extra-care home developers who are also the providers, like McCarthy and Stone, is increased through on-going service charges for facilities and services that are typically charged on the occupiers of these developments. Also, each site's planning obligations should be considered on an individual case basis.

6.9 The high-level viability impact of each cumulative policy layer scenario on the strategic sites is shown in **Table 6.2**. Based on the general assumptions that have been applied, **Table 6.2** shows that it would be viable to require full policy compliance (at cumulative policy layer 5) on all the strategic sites. However, this finding is based on generic assumptions and therefore will be subject to further detail in relation to specific site costs and S106 requirements to make these larger sites acceptable in planning terms.

Table 6.1 Viability and available CIL headroom (sqm) of typology sites under cumulative policy layers

Site typology	Cumulative policy layers				
	Policy layer 1	Policy layer 2	Policy layer 3	Policy layer 4	Policy layer 5
Centre/ City Centre Extension - Large - 95 dwellings - Greenfield	£397	£348	£165	£155	
Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	£398	£349	£166	£156	
Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	£476	£427	£277	£255	
Urban - Large - 45 dwellings - Greenfield	£520	£485	£385	£325	
Urban - Medium - 25 dwellings - Greenfield	£523	£488	£389	£328	
Urban - Small - 10 dwellings - Greenfield	£384	£350	£87	£44	
Suburban - Large - 140 dwellings - Greenfield	£410	£375	£229	£179	£148
Suburban - Medium - 38 dwellings - Greenfield	£465	£430	£306	£246	
Suburban - Small - 8 dwellings - Greenfield	£330	£295	£32	-£12	
Village - Village - 122 dwellings - Greenfield	£433	£399	£262	£212	£176
Village - Large - 33 dwellings - Greenfield	£487	£452	£338	£278	

Site typology	Cumulative policy layers				
	Policy layer 1	Policy layer 2	Policy layer 3	Policy layer 4	Policy layer 5
Village - Medium - 7 dwellings - Greenfield	£356	£321	£20	-£24	
Village - Small - 1 dwellings - Greenfield	£217	£180	£180	£143	
Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	£427	£377	£278	£270	
Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	£428	£379	£280	£271	
Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	£431	£382	£284	£264	
Urban - Large - 45 dwellings - Brownfield	£441	£406	£328	£275	
Urban - Medium - 25 dwellings - Brownfield	£460	£425	£351	£298	
Urban - Small - 10 dwellings - Brownfield	£321	£286	£23	-£21	
Suburban - Large - 140 dwellings - Brownfield	£384	£349	£257	£213	£186
Suburban - Medium - 38 dwellings - Brownfield	£386	£351	£259	£207	
Suburban - Small - 8 dwellings - Brownfield	£251	£216	£40	-£3	
Village - Village - 122 dwellings - Brownfield	£395	£361	£272	£227	£196
Village - Large - 33 dwellings - Brownfield	£396	£361	£272	£219	
Village - Medium - 7 dwellings - Brownfield	£266	£231	£36	-£8	
Village - Small - 1 dwellings - Brownfield	£122	£86	£86	£48	
Extra-care Brownfield	-£72	-£100	-£284	-£294	
Retirement Home Brownfield	£97	£58	-£92	-£99	
Extra-care Greenfield	-£43	-£71	-£374	-£387	
Retirement Home Greenfield	£70	£32	-£240	-£248	

Table 6.2 Viability of typology sites under cumulative policy layers

Site typology	Cumulative policy layers				
	Policy layer 1	Policy layer 2	Policy layer 3	Policy layer 4	Policy layer 5
ST1 British Sugar	£565	£530	£488	£447	£441
ST2 Civil Service Sports Ground	£345	£310	£143	£96	£81
ST4 Land adj Hull Road	£352	£317	£150	£102	£82
ST5 York Central	£587	£537	£487	£480	£473
ST7 Land East of Metcalfe Lane	£413	£378	£246	£202	£195
ST8 Land North of Monks Cross	£419	£385	£252	£207	£200
ST9 Land North of Haxby	£417	£382	£250	£205	£197
ST14 Land to West of Wigginton Road	£413	£378	£246	£202	£196
ST15 Land to west of Elvington Lane	£406	£371	£240	£197	£193
ST16 Terrys	£453	£419	£346	£304	£271
ST17 Nestle South	£529	£480	£414	£407	£399
ST31 Land South of Tadcaster Rd, Copmanthorpe	£432	£397	£263	£214	£187
ST32 Hungate (Phases 5+)	£573	£524	£462	£454	£437
ST33 Station Yard, Wheldrake	£412	£377	£235	£186	£157
ST35 Queen Elizabeth Barracks	£467	£432	£318	£271	£259
ST36 Imphal Barracks (MOD)	£522	£488	£396	£349	£341

Potential for Residential CIL rates

6.10 To assess the scope for charging a CIL rate within the City of York, the analysis in this section looks at the headroom, which is the difference between the benchmark land value and the residual land value, per CIL liable square metre of floorspace (i.e. for open market uses only because affordable housing floorspace is CIL exempt).

6.11 The headrooms shown in **Tables 6.1** and **Table 6.2** are the maximum amount after all costs, including policy costs, have been considered under current market conditions. As this effectively shows the maximum amount that could contribute to a CIL charge it is prudent that a financial buffer is adopted to avoid setting a CIL charge at the margins of viability.

6.12 A key finding from **Table 6.1** is that the viability headrooms vary but not substantially. The main differences are summarised in **Table 6.3**, which shows the average headrooms for the typologies by area type and sizes. Most of the tested sites can support a CIL rate up to a maximum of almost £200. For this reason, we would recommend that a CIL rate of £130 per sqm, which is at most two-thirds of the average headroom, would be achievable without putting the bulk of sites within the City of York at risk of delivery.

6.13 The exception may be for small sites outside of the City Centre, where small urban and suburban sites, and medium and small sites in village areas, with around 10 or fewer units, and any sites identified for retirement homes and Extra-care, where there is limited or no headroom for CIL, and therefore these should be zero rated on viability grounds within the current market conditions.

Table 6.3 Average headrooms by area type and site size

	Centre/City Centre	Urban	Suburban	Village
Large sites	£212	£300	£196	£234
Medium sites	£213	£313	£226	-£16
Small sites	£259	£12	-£8	£96

6.14 Whether the recommended CIL rates based on the tested site typologies would undermine the delivery of the strategic sites is considered based on the headrooms in **Table 6.2**. In doing so, it is assumed that the sites will be prioritised to meet the full policy level, and therefore the potential headroom for charging CIL is considered at the cumulative policy layer 5. This shows that the suggested CIL rate of £130 per sqm would comfortably be able to be afforded by most of the strategic sites subject to any significant requirements sought through S106 or significant abnormal site costs.

PDRC 2018 Policies Testing on Non-Residential Development

6.15 Each non-residential typology site has been subjected to a detailed appraisal, complete with cashflow analysis. The only policy that is considered to have some impact on the viability of delivery is Policy CC2: Sustainable Design and Construction, which requires a BREEAM 'excellent' rating in new non-residential buildings, as discussed in **Chapter 3** and **Chapter 5**. This has been considered through as an added policy layer to judge the impact of this policy when setting a CIL charge by using the following policy layer testing:

- Policy layer 1 – This is a base layer, where no policies are applied; and

- Policy layer 2 – This layer includes the requirement for achieving a BREEAM 'excellent' delivery in line with Policy CC2: Sustainable Design and Construction.

6.16 The tests have not accounted for s106/s278 contributions to mitigate direct impacts of the development. This is because s106/s278 agreements are likely to vary more than they do for residential schemes owing to the specifics of individual developments which are not yet known. These payments will often centre on highways improvements but could also relate to design and access. This potential cost needs factoring in when considering the headroom to support a CIL charge.

6.17 The results of each policy layer's impact on the tested non-residential 'typology' sites are displayed using a traffic-light system along with the estimate financial headroom. This headroom can be used to determine the scope for a contribution towards CIL or other planning gain through S106/S278. An example of a non-residential site appraisal is provided in **Appendix 1**.

PDRC 2018 testing results

6.18 As noted in **Chapter 2**, unlike housing sites, the viability of non-residential uses is not necessary for supporting non-residential allocations in the PDRC (2018). However, Local Plans must be realistic and not generate barriers to investment when identifying non-residential allocations and setting policies.

6.19 As shown in **Table 6.4**, based on current values and costs, retail uses are the only non-residential uses that can show viability with or without meeting the proposed policy CC2 Sustainable Design and Construction. **Table 6.4** appraises the different uses, considering the costs for meeting this policy, which shows the impact is low at a cost of around £4 per sqm. This doesn't change any viability conclusions, but it does reduce the positive financial headroom of retail slightly.

6.20 It is important to note that the results only tests development that might be built for subsequent sale or rent to a commercial tenant. But, in today's market in York, most non-residential developments are undertaken through pre-lets or self-build for specific commercial operators that see greater benefit in the site than might be valued by the market for open sale. Given the small impact of policy CC2 Sustainable Design and Construction that is identified in **Table 6.4**, then we would not expect the application of Policy CC2 to affect the delivery of non-residential uses through self-build or pre-let conditions in any significant way.

Potential for a Non-residential CIL rate

6.21 As discussed above, the only non-residential developments within the City of York that can be considered viable at today's costs and values is retail. Therefore, only retail uses should be liable for a positive CIL charge because the retail headrooms shown in **Table 6.4** indicate that there is scope to introduce a CIL charge without undermining future delivery. For this we would recommend that at least a 50% buffer is used to suitably allow for other potential S106 contribution, before considering the headroom for identifying a potential CIL rate.

Table 6.4 Non-residential uses viability and financial headroom for CIL

Use	Policy layer 1 - no specific policy costs	Policy layer 1 - CC2 Sustainable Design and Construction
1: City centre office	-£351	-£364
2: Business park	-£199	-£211
3: Industrial / warehouse	-£539	-£543
4: Small local convenience	£469	£466
5: Smaller supermarket	£348	£344
6: Supermarket	£238	£234
7: Retail warehouse	£614	£610
8: City centre retail	£101	£93
9: Hotel (60 beds)	-£415	-£422
10: Student accommodation	-£165	-£175
11: Care home	-£307	-£315

6.22 Since supermarkets, smaller supermarkets and retail warehouses are most likely to occur in out of town locations, the results of the commercial testing would therefore indicate that a city centre CIL rate and an out of city centre CIL rate would be appropriate for the City of York.

6.23 For retail outside the city centre, the testing shows that a substantial CIL charge could be afforded at the full policy level. But this does range from £234 for out of centre supermarkets to £466 for retail warehouses. After considering the need for s106/s278 contributions to be applied to such uses in addition to any CIL, then a potential CIL rate at about £200 per sqm should leave enough headroom for other site mitigations costs without putting at risk most retail developments outside the York city centre.

6.24 The £200 CIL rate might be difficult for the larger supermarkets in out of centre areas which have the lowest headroom. However, the market is preferring central locations in smaller formats stores and therefore not delivering out of centre large supermarkets. Also, the PDRC 2018 is not dependent on these schemes coming forward to support the aims of the emerging Plan. Therefore, a single rate set at £200 per sqm is not likely to undermine the bulk of retail delivery on out of centre sites, and would be appropriate for keeping CIL simple, which is it original purpose.

6.25 Conversely, the viability results show that retail warehouses potentially are able to afford much more than £200 per sqm in CIL, but recently there has been doubts over the covenants of national occupiers that tend to occupy such stores like Toys R Us and Mothercare, which have not kept abreast of changing consumer trends, and therefore it may be safer to apply a low CIL but keep this under close review. Again, this adds to the simplicity of implementing a CIL charge.

6.26 For retail within the city centre, the viability headroom is much lower at £93 per CIL liable sqm, which would suggest that a much lower CIL rate would need to be set.

Therefore, based on the typology viability testing, it is recommended that a CIL rate for all retail floorspace inside the city centre is charged at £45 per square metre.

7 Conclusions and Recommendations

Testing of the City of York PDRC 2018 Viability

7.1 The final stage of this viability assessment is to draw broad conclusions on whether the emerging Local Plan is deliverable in terms of viability. A key finding of this report is that the viability testing results imply that the cumulative impact of the policies in the PDRC 2018 document do not put implementation of the emerging plan at serious risk.

7.2 So, it is concluded that in accordance with the National Planning Policy Framework (NPPF) paragraph 173, the PDRC 2018 would not unduly burden the delivery of residential and non-residential development in the City of York.

Recommendation for CIL Charging in the City of York

7.3 The assessment can draw conclusions for introducing a Community Infrastructure Levy (CIL) that may be affordable in the City of York. It is considered that the recommended residential and non-residential CIL rates in **Table 7.1** would be affordable without putting at risk the bulk of development sites in most parts of the unitary authority area.

Table 7.1 Recommended maximum CIL charges

Use/location	Rate per liable sqm
Residential sites in the City Centre	£130
Residential sites outside of the City Centre with 11 or more units	£130
Residential sites outside of the City Centre with 10 or fewer units	zero
Older person and specialist housing (supported/extra-care, etc)	zero
All retail units inside the city centre / central area	£45
All retail units outside the city centre / central area	£150
All other forms of non-residential floorspace	zero

APPENDIX 1

Example Appraisals

Development Viability Appraisal of a 20 unit Flatted Residential Scheme

Centre/ City Centr	Value area 1		20 Units								
ITEM											**TIMING**
				Residual Value				**Technical Checks:**			
Net area (ha)	0.20	Greenfield	City centre	**£2,622,336**	**per net ha**			**Sqm/ha**	**5,475**		
Stamp Duty	Commercial land							**Dwgs/ha**	**100**		
								Units/pa	**13**		
	Private	**Affordable**		**Social rent**	**Affordable ren**	**Intermediate**		**GDV=Total costs**	**(0)**		
Nr of units	14.00	6.00		2.40	2.40	1.20					

									Start	**Finish**
1.0	**Development Value**									
1.1	**Private units**		**No. of units**	**Size sq.m**	**Total sq.m**	**£psm**	**Total Value**			
1.1.1		Flats (NIA)	14.00	55	767	£3,300	£2,529,450		**Jul-19**	**Feb-21**
1.1.2		2 bed house	0.00	75	0	£2,650	£0		Jul-19	Feb-21
1.1.3		3 bed house	0.00	93	0	£2,650	£0		Jul-19	Feb-21
1.1.4		4+ bed house	0.00	117	0	£2,650	£0		Jul-19	Feb-21
			14.0		767					
1.2	**Social rent**		**No. of units**	**Size sq.m**	**Total sq.m**	**£psm**	**Total Value**			
1.2.1		Flats (NIA)	2.40	55	131	£1,320	£173,448		Jul-19	Feb-21
1.2.2		2 bed house	0.00	75	0	£1,060	£0		Jul-19	Feb-21
1.2.3		3 bed house	0.00	93	0	£1,060	£0		Jul-19	Feb-21
1.2.4		4+ bed house	0.00	117	0	£1,060	£0		Jul-19	Feb-21
			2.4		131					
1.3	**Affordable rent**		**No. of units**	**Size sq.m**	**Total sq.m**	**£psm**	**Total Value**			
1.3.1		Flats (NIA)	2.40	55	131	£1,650	£216,810		Jul-19	Feb-21
1.3.2		2 bed house	0.00	75	0	£1,325	£0		Jul-19	Feb-21
1.3.3		3 bed house	0.00	93	0	£1,325	£0		Jul-19	Feb-21
1.3.4		4+ bed house	0.00	117	0	£1,325	£0		Jul-19	Feb-21
			2.4		131					
1.4	**Intermediate**		**No. of units**	**Size sq.m**	**Total sq.m**	**£psm**	**Total Value**			
1.4.1		Flats (NIA)	1.20	55	66	£2,310	£151,767		Jul-19	Feb-21
1.4.2		2 bed house	0.00	75	0	£1,855	£0		Jul-19	Feb-21
1.4.3		3 bed house	0.00	93	0	£1,855	£0		Jul-19	Feb-21
1.4.4		4+ bed house	0.00	117	0	£1,855	£0		Jul-19	Feb-21
			1.2		66					
	Gross Development value						**£3,071,475**			
2.0	**Developer's Profit**									
2.1	Private units			20.0%	on OM GDV		£505,890		Feb-21	Mar-21
2.1	Starter Home			10.0%	on Starter Home value		£0		Feb-21	Mar-21
2.2	Affordable units			6%	on AH transfer values		£32,522		Feb-21	Mar-21
	Total Developer's Profit						**£538,412**			
3.0	**Development Costs**									
3.1	**Sale cost**									
3.1.1	Private units only			3.00%	on OM GDV		£75,884		Jul-19	Feb-21
							£75,884			
3.2	**Build Costs**									
3.2.1	**Private units**		**No. of units**	**Size sq.m**	**Total sq.m**	**Cost per sq.m**	**Total Costs**			
3.2.1.1		Flats (GIA)	14.00	63	881	£1,124	£990,778		Jan-19	**Aug-20**
3.2.1.2		2 bed house	0.00	75	0	£958	£0.00		Jan-19	Aug-20
3.2.1.3		3 bed house	0.00	93	0	£958	£0.00		Jan-19	Aug-20
3.2.1.4		4+ bed house	0.00	117	0	£958	£0		Jan-19	Aug-20
			14		881					
3.2.2	**Affordable units**		**No. of units**	**Size sq.m**	**Total sq.m**	**Cost per sq.m**	**Total Costs**			
3.2.2.1		Flats (GIA)	6.00	63	378	£1,124	£424,619.10		Jan-19	Aug-20
3.2.2.2		2 bed house	0.00	75	0	£958	£0.00		Jan-19	Aug-20
3.2.2.3		3 bed house	0.00	93	0	£958	£0.00		Jan-19	Aug-20
3.2.2.4		4+ bed house	0.00	117	0	£958	£0.00		Jan-19	Aug-20
			6		378					
	Total build costs		**20**				**£1,415,397**			
3.3	**Extra over construction costs**									
3.3.1	Externals			10%	extra-over on build cost		£141,539.70		Jan-19	Aug-20
3.3.2	Site abnormals (remediation/demolition)			£0	per net ha		£0		Jan-19	Oct-19
3.3.3	Site opening up costs			£0	per unit		£0		Jan-19	Oct-19
	Total extra over construction costs						**£141,540**			

Cont'd

3.4	**Professional fees**					
3.4.1	Professional fees	8%	on build costs (incl: externals)	£124,555	Jan-19	Aug-20
	Total professional fees			**£124,555**		
3.5	**Contingency**					
3.5.1	Contingency	4%	on build costs (incl: externals)	£67,260	Jan-19	Aug-20
	Total contingency			**£67,260**		
3.6	**Developer contributions**					
3.6.1	AH Commuted Sum	£0	per unit	£0	Jan-19	Oct-19
3.6.2	Policy X Sustainable construction and design			£21,480	Jan-19	Aug-20
3.6.3	Gypsy & Traveller	£150,000	per pitch	£0	Jan-19	Aug-20
3.6.4	S106 contribution	£3,300	per unit	£66,000	Jan-19	Oct-19
	Total developer contributions			**£87,480**		
	TOTAL DEVELOPMENT COSTS			**£1,912,115**		
4.0	**Site Acquisition**					
4.1	Net site value (residual land value)			£524,467	**Jan-19**	Oct-19
4.2	Stamp Duty			£0 £15,723	Jan-19 Jan-19	Oct-19 Oct-19
4.3	Purchaser costs	1.80%	on land costs	£9,440	Jan-19	Oct-19
	Total site costs			**£549,631**		
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]			**£3,000,157**		
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£71,318		
5.0	**Finance Costs**					
5.1	Finance	APR 6.50%	on net costs	PCM 0.526%	-£71,318	Opening Balance **Interest** Net Cashflow in month Closing Balance
	TOTAL PROJECT COSTS [INCLUDING INTEREST]				**£3,071,475**	

This appraisal has been prepared for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

Development Viability Appraisal of a Supermarket Scheme

6: Supermarket									
ITEM								**TIMING**	
Net Site Area	0.63	**Residual value** £2,934,334.63	**per ha**						
								Start	**Finish**
1.0	**Development Value**								
		No. of units	**Size sq.m**	**Rent**	**Yield**	**Value per unit**	**Capital Value**		
1.1	6: Supermarket	1	2375	165	5.3%	£7,464,286	£7,464,286		
					Rent free period		**Adjusted for rent free**		
					No. of months	0	7,464,286	May-17	May-17
	Total development value						**£7,464,286**		
2.0	**Development Cost**								
2.1	**Site Acquisition**								
2.1.1	Site value (residual land value)						£1,833,959	Aug-16	Aug-16
			Purchaser costs				£113,292		
							£1,720,666.90		
2.2	**Build Costs**								
		No. of units	**Size sq.m**	**Cost per sq.m**			**Total Costs**		
2.2.1	6: Supermarket	1	2,500	£1,317			£3,292,500	Sep-16	May-17
2.2.2	BREEAM		0.24%				£7,902	Sep-16	May-17
							£3,300,402		
2.3	**Externals**								
2.3.1	external works as a percentage of build costs		15.0%				£495,060	Sep-16	May-17
							£495,060		
2.4	**Professional Fees**								
2.4.1	as percentage of build costs & externals		10%				£379,546		
							£379,546		
2.5	**Total construction costs**						**£4,175,009**		
3.0	**Contingency**								
3.1.1	as a percentage of total construction costs		4%				£167,000.34		
							£167,000		
	TOTAL DEVELOPMENT COSTS (including land payment)						**£6,062,676**		
4.0	**Developers' Profit**								
			Rate						
4.1	as percentage of total development costs		20%				£1,212,535	Apr-17	May-17
							£1,212,535		
	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						**£7,275,211**		
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£189,075		
5.00	**Finance Costs**		APR			PCM		Opening Balance	
			7.00%			0.565%	-£189,075	**Interest**	
								Net Cashflow in month	
								Closing Balance	
	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£7,464,286		

inform Council as to the impact of planning policy has on viability at a strategic borough level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

APPENDIX 2

Developer Workshop Note

Meeting Title: City of York Plan Viability Developer Workshop

Signed in attendees: *PBA*: Russell Porter (**RP**) and Tom Marshall (**TM**); *CYC*: Ian Stokes (**IS**), Martin Grainger, Derek Gauld, Ben Murphy; *Barratt Homes*: Daniel Starkey; *O'Neill Associates*: Eamonn Keogh; *National Railway Museum*: Tom Devine; *Taylor Wimpey*: Jennie Walker and Rob McLackland; *Redrow Homes*: Lindsey Ramsden; *Johnson Mowat*: Mark Johnson; *PB Planning*: Paul Butler; *Persimmon Homes*: John Kirkham; *Planning Prospects*: Jason Tait; *Rapleys*: Neil Jones.

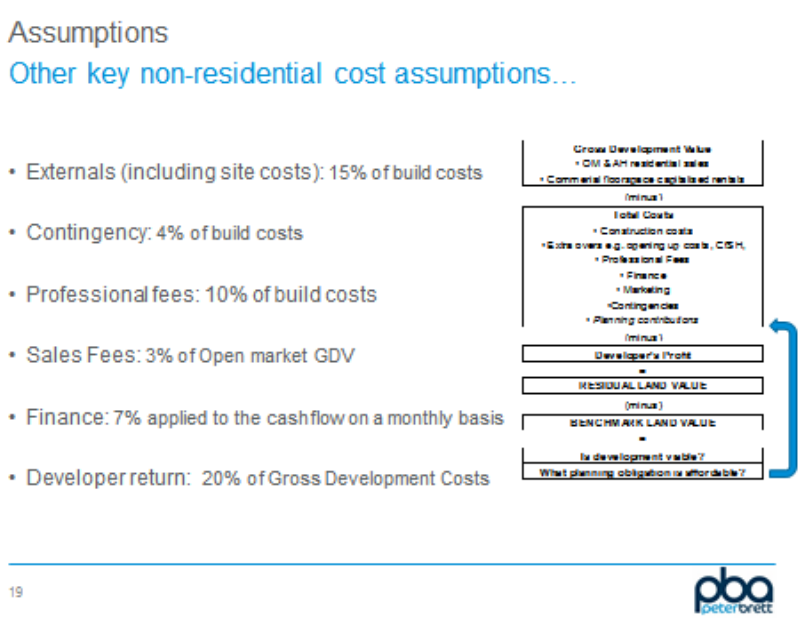
Date of Meeting: 22nd September 2016

Comment	Actions
1.Introduction IS introduced the workshop and explained how the study fitted with the preparation of the emerging York Local Plan and a potential CIL (if found to be feasible)	N/A
2. Purpose of the Workshop RP explained the background to PBA's commission and its experience in this type of work. RP explained that PBA is assessing viability in terms of whole plan viability test including any potential Community Infrastructure Levy (CIL). RP explained that the purpose of the workshop is to find out about local experience of development, including CIL, and approaches to testing viability in York. RP added that PBA is willing to follow-up today's 'interactive' workshop with further dialogue with delegates as necessary	N/A N/A RP / TM / delegates (as necessary)
3. Approach RP explained the approach to viability testing using the slide copied below, in particular noting that it followed a residual land value approach, as recommended in government, RTPI and RICS guidance notes, and that it would be applied with iterations (scenarios) in testing for an appropriate balance between plan policies and infrastructure funding. RP discussed the legislative background underpinning PBA's approach to Viability involving the Harman Report, RICS Guidance and the PPG.	No comments were made, so it assumed that the approach is acceptable.

Comment	Actions
Viability modelling An iterative approach… Peter Brett Associates LLP **Gross Development Value** • OM & AH residential sales • Business space sales • Retail space sales (minus) **Total Costs** • Construction costs • Extra overs e.g. opening up costs, CfSH • Professional fees • Finance • Marketing •Contingencies • *Planning contributions* (minus) **Developers' Profit** = **RESIDUAL LAND VALUE** (minus) **BENCHMARK LAND VALUE** = **Is development viable?** **What planning obligation is affordable?** **Note** Benchmark land value = current market value + uplift to encourage a willingness to bring land forward for development	
4. Sites for non-residential uses to be tested TM explained that there is a need for identifying suitable and appropriate development typologies for testing the impact of Local Plan policies and CIL on the future land supply and development, which should be discussed and generally agreed by stakeholders at this workshop. There was general agreement that those identified in the workshop slide (copied below) broadly reflected future development typologies in the city, but one consultee suggested the potential for A3 leisure uses such as out-of-town trampoline centres and gyms, and A4 uses such as Pubs and Restaurants should be considered. 	Use	GIA (sqm)	Size (Ha)	Size (Acres)	Coverage
---	---	---	---	---
1: Town centre office	1,000	0.067	0.16	150%
2: Business park	2,500	0.313	0.77	80%
3: Industrial / warehouse	1,500	0.375	0.93	40%
4: Small local convenience	280	0.031	0.08	90%
5: Smaller supermarket	1,000	0.167	0.41	60%
6: Supermarket	2,500	0.625	1.54	40%
7: Retail warehouse	2,000	0.500	1.24	40%
8: Town centre retail	200	0.020	0.05	100%
9: Hotel (60 beds)	1,500	0.300	0.74	50%
10: Student Accommodation (100 bed)	2,400	0.240	0.59	100%
11: Care Home (40 bed)	2,000	0.250	0.62	80%		PBA to review the need to consider A3 and A4 uses in the appraisals

Comment	Actions
5. Non-residential sales values - rents and yields assumptions TM set out the recent average data on non-residential transactions in and around York (slide copied below). TM explained that these were sought from recent transaction from sites such as COSTAR. Properties currently being advertised (on sites such as Right Move) and research documents from commercial agents such as Savills, Knight Frank etc. One response noted a belief that the yields were a little low. TM and RP have requested further information regarding this. It was noted that many of the attendees had a greater understanding on the residential sector, as opposed to the non-residential, and that many attendees would like to circulate the slides around colleagues for more info. Otherwise, no further comments.	Comments were noted, and further evidence was asked for. PBA would look in more details at the non-residential yields and ensure evidence is fully set out in the report.
6. Non-residential build costs TM set out the build costs in the slide copied below and confirmed that these were based on BCIS median averages, rebased to York in Q3 2015.	No comments were made. PBA will await any further feedback following the workshop.

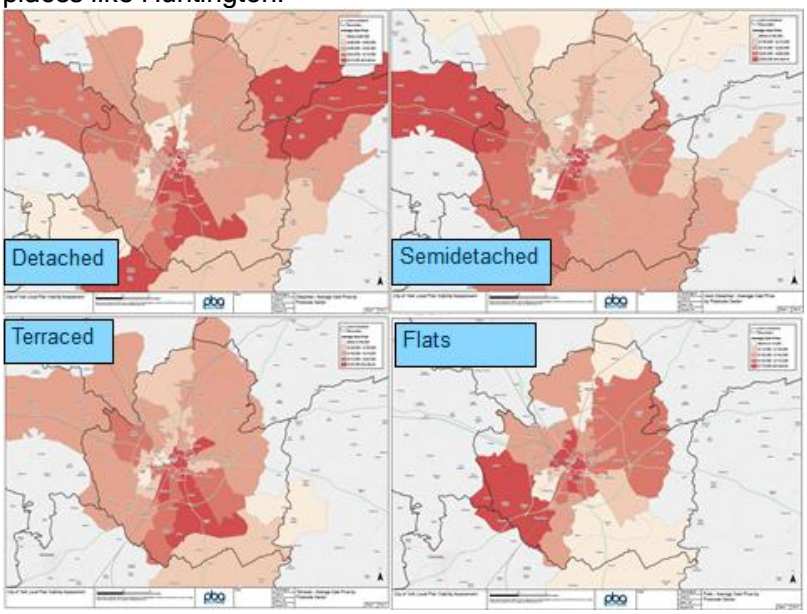
Use	Rent (£ per sqm p.a.)	Rent (£ per sqft p.a.)	Yield	Land Values (£ per hectare)
1: Town centre office	£160	£14.9	8.00%	£1,500,000
2: Business park	£170	£15.8	8.00%	£1,000,000
3: Industrial / warehouse	£75	£7.0	8.50%	£850,000
4: Small local convenience	£180	£16.7	6.50%	£2,000,000
5: Smaller supermarket	£180	£16.7	6.00%	£2,000,000
6: Supermarket	£165	£15.3	5.25%	£2,000,000
7: Retail warehouse	£160	£14.9	6.50%	£2,000,000
8: Town centre retail	£195	£18.1	7.75%	£4,000,000
9: Hotel (60 bed)	£3,300 per bed		8%	£2,000,000
10: Student accommodation (100 bed)	£3,500 per bed		6%	£2,000,000
11: Care Home (40 bed)	£8,000 per bed		8%	£2,000,000

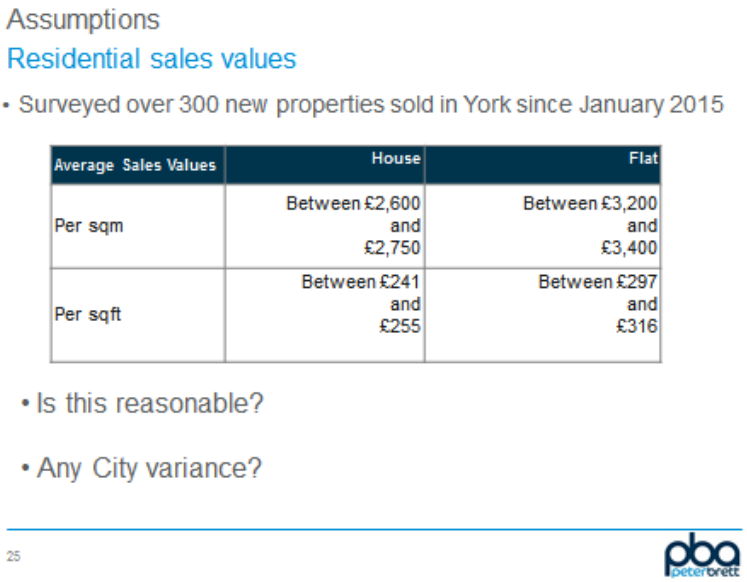
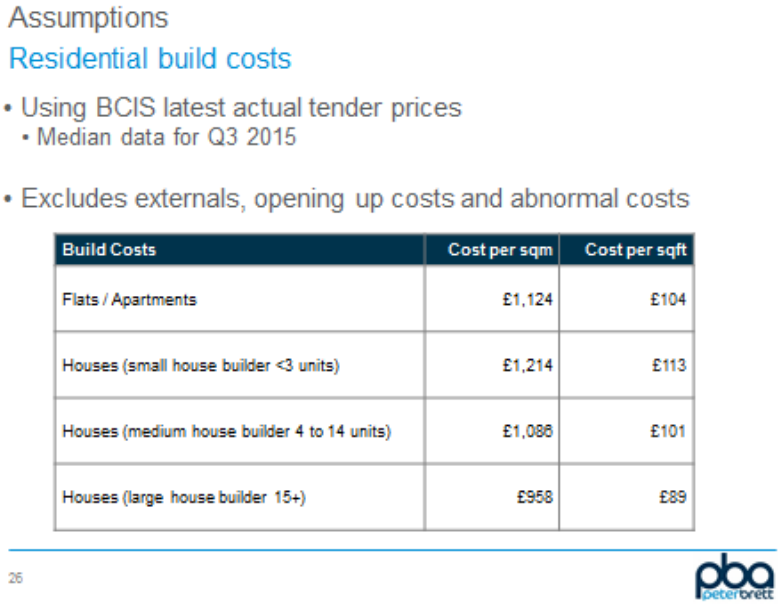
Comment	Actions
<table><tr><th>Use</th><th>Build cost (£ per sqm)</th><th>Build cost (£ per sqft)</th></tr><tr><td>1: Town centre office</td><td>£1,313</td><td>£122</td></tr><tr><td>2: Business park</td><td>£1,246</td><td>£116</td></tr><tr><td>3: Industrial / warehouse</td><td>£773</td><td>£72</td></tr><tr><td>4: Small local convenience</td><td>£1,109</td><td>£103</td></tr><tr><td>5: Smaller supermarket</td><td>£1,269</td><td>£118</td></tr><tr><td>6: Supermarket</td><td>£1,317</td><td>£122</td></tr><tr><td>7: Retail warehouse</td><td>£641</td><td>£60</td></tr><tr><td>8: Town centre retail</td><td>£1,103</td><td>£103</td></tr><tr><td>9: Hotel (60 beds)</td><td>£1,030</td><td>£96</td></tr><tr><td>10: Student Accommodation (100 bed)</td><td>£1,473</td><td>£137</td></tr><tr><td>11: Care Home (40 bed)</td><td>£1,287</td><td>£120</td></tr></table> No comments were given regarding this slide	
7. Non-residential other development assumptions TM presented other development costs assumptions for non-resi that are listed in the workshop slide copied below. It was commented that externals were set high at 15% because to include all site costs, including car parking and access.  No comments were given regarding this slide	No comments were made. PBA will await any further feedback following the workshop.
8. Sites for Residential uses to be tested TM presented the proposed residential typologies in the slide below to be tested, explaining that there are two sets of residential testing: one covering a typology of sites and the other being more specific to strategic sites.	PBA/CYC to review recent submitted reps regarding different land

Comment	Actions
TM explained PBA's approach to testing the following 'typology' sites, and that they were formed by analysis of the housing allocations report. However, TM also requested feedback that the scale, 'broad locations' and the mix of greenfield and brownfield land match those likely to come forward within York. One respondent asked if the strategic sites included the land required for public open space (POS) planning obligations. RP said he that this would be allowed for in converting the gross land to net land area plus contributions to POS will be identified in the S106 or through an appropriate allowance of headroom in the residual value testing. A point was raised that the Suburban densities tend to be plotting out on 35-40 dph rather than at the levels presented in the slide below because the densities shown are 'a little aspirational'. It was also suggested that densities in York may be lower to allow for on-site water retention/attenuation owing to York's flood risks, which was reflected in the reps to the site allocation consultations. Assumptions Identifying a suitable typology of sites… • To test the **suitability of the plan policies (incl: CIL)** we are testing a number of 'typology' sites • 'Typologies' designed to reflect hypothetical schemes representing sites likely to come forward • Covering four 'Broad Locations' • Based on City of York's policy regarding density • Informed by previous viability evidence Typology / Land type / Broad location / Gross Area (h.a) / Net Area (ha) / No of units / Density (d.p.h) 3 units village/rural (Greenfield) / Greenfield / Village/Rural / 0.09 / 0.09 / 3 / 35 3 units village/rural (Brownfield) / Brownfield / Village/Rural / 0.09 / 0.09 / 3 / 35 9 units village/rural (Greenfield) / Greenfield / Village/Rural / 0.26 / 0.26 / 9 / 35 9 units village/rural (Brownfield) / Brownfield / Village/Rural / 0.26 / 0.26 / 9 / 35 10 units village/rural (Greenfield) / Greenfield / Village/Rural / 0.29 / 0.29 / 10 / 35 10 units village/rural (Brownfield) / Brownfield / Village/Rural / 0.29 / 0.29 / 10 / 35 20 units village/rural (Greenfield) / Greenfield / Village/Rural / 0.73 / 0.57 / 20 / 35 20 units village/rural (Brownfield) / Brownfield / Village/Rural / 0.73 / 0.57 / 20 / 35 3 units Suburban (Greenfield) / Greenfield / Suburban / 0.07 / 0.07 / 3 / 40 3 units Suburban (Brownfield) / Brownfield / Suburban / 0.07 / 0.07 / 3 / 40 9 units Suburban (Greenfield) / Greenfield / Suburban / 0.23 / 0.23 / 9 / 40 9 units Suburban (Brownfield) / Brownfield / Suburban / 0.23 / 0.23 / 9 / 40 10 units Suburban (Greenfield) / Greenfield / Suburban / 0.25 / 0.25 / 10 / 40 10 units Suburban (Brownfield) / Brownfield / Suburban / 0.25 / 0.25 / 10 / 40 20 units Suburban (Greenfield) / Greenfield / Suburban / 0.64 / 0.50 / 20 / 40 20 units Suburban (Brownfield) / Brownfield / Suburban / 0.64 / 0.50 / 20 / 40 50 units Suburban (Greenfield) / Greenfield / Suburban / 1.71 / 1.25 / 50 / 40 150 units Suburban (Greenfield) / Greenfield / Suburban / 5.60 / 3.75 / 150 / 40 3 units Urban (Brownfield) / Brownfield / Urban / 0.06 / 0.06 / 3 / 50 9 units Urban (Brownfield) / Brownfield / Urban / 0.18 / 0.18 / 9 / 50 10 units Urban (Brownfield) / Brownfield / Urban / 0.20 / 0.20 / 10 / 50 20 units Urban (Greenfield) / Greenfield / Urban / 0.51 / 0.40 / 20 / 50 20 units Urban (Brownfield) / Brownfield / Urban / 0.51 / 0.40 / 20 / 50 50 units Urban (Brownfield) / Brownfield / Urban / 1.37 / 1.00 / 50 / 50 150 units Urban (Brownfield) / Brownfield / Urban / 4.46 / 3.00 / 150 / 50 50 units City centre (Brownfield) / Brownfield / City centre / 0.65 / 0.50 / 50 / 100 150 units City centre (Brownfield) / Brownfield / City centre / 2.24 / 1.50 / 150 / 100 350 units City centre (Brownfield) / Brownfield / City centre / 5.59 / 3.50 / 350 / 100 1,000 units (Brownfield) / Brownfield / City centre / Urban / 21.7 / 12.50 / 1,000 / 80 1,000 units (Greenfield) / Greenfield / Village/Rural / 42.7 / 28.57 / 1,000 / 35 3,000 units (Greenfield) / Greenfield / Village/Rural / 162.6 / 85.71 / 3,000 / 35 20 TM introduced the second suite of typology sites, and that these were 'strategic sites' as set out in the preferred sites consultation document (July 2016). TM stated that PBA would be issuing proformas to site representatives to collect information about site and scheme details to ensure that the appraisals are as accurate as possible.	area and unit sizes.

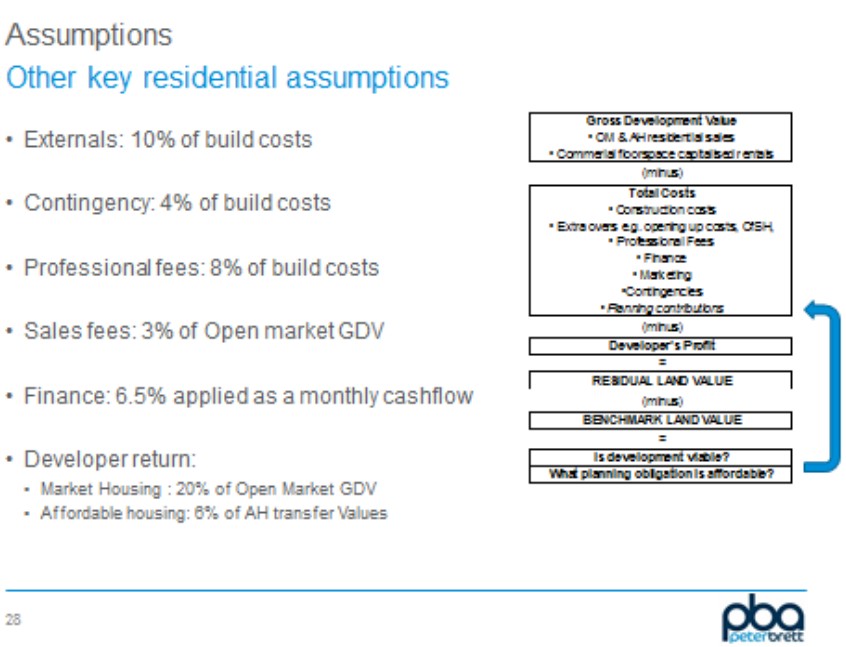
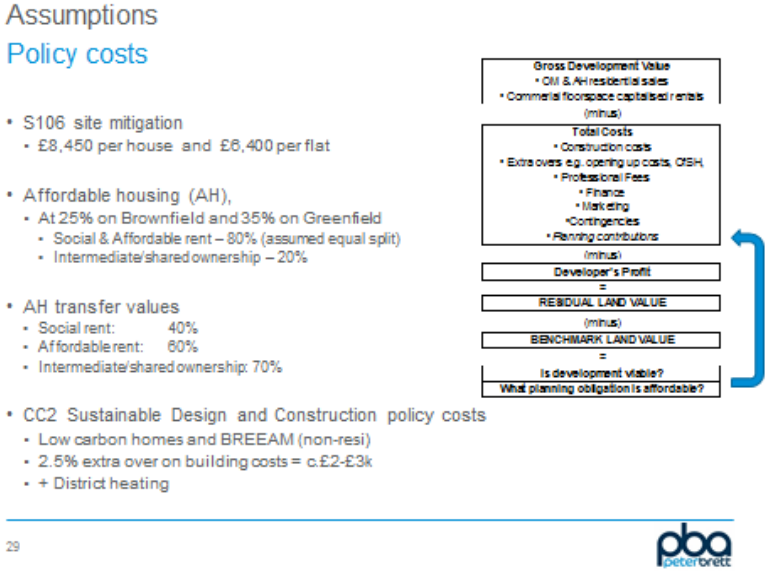
Comment	Actions
Assumptions Identifying a suitable typology of residential sites • To test **suitability of the plan policies (incl: CIL)** we're testing 14 strategic sites • Consulting with site promoters  21 pba peterbrett	
9. Floorspace TM presented two sources of floorspace data noting that the left hand column outlined data by house type from over 300 new build properties within York. The right hand column broadly outlined the minimum National Space Standards floorspaces by number of bedrooms. TM explained that terraced properties appeared larger relative to other location in the UK. Assumptions Residential - saleable areas • Floorspace is important because this informs overall revenue: Floorspace (sqm) Type / Recent new builds / National Space Standards (min) Flats (NIA) 56 55 Flats (GIA) 66 63 Terraced / 2-3 bed 105 75 Semi- detached / 3-4 bed 97.3 93 Detached / 4+ bed house 135.6 117  22 pba peterbrett One respondent suggested that it would be better to obtain data from a wider timeframe and geography beyond York. Another expressed the view that using the NSS would be the best approach. RP asked stakeholders to provide any evidence to demonstrate why this might be the case for their schemes	Comments were noted, and further evidence was asked for.

Typology	Land type	Gross Area (ha)	Net Area (Ha)	No of units	Density (units per ha)
ST1 British Sugar	Brownfield	40.70	26.12	1,140	44
ST2 Civil Service Sports Ground	Mixed	10.40	7.28	292	40
ST4 Land adjHull Road	Greenfield	7.54	3.02	211	70
ST5 York Central	Brownfield	35.00	15.00	1,500	100
ST7 Land East of Metcalfe Lane	Greenfield	34.50	24.15	845	35
ST8 Land North of Monks Cross	Greenfield	39.50	27.65	968	35
ST9 Land North of Haxby	Greenfield	35.00	21.00	735	35
ST14 Land to West of Wigginton Road	Greenfield	55.00	38.50	1,348	35
ST15: Land to west of Elvington Lane	Greenfield	159.00	95.40	3,339	35
ST16 Terrys	Brownfield	2.04	1.94	89	46
ST17 Nestle South	Brownfield	6.80	3.15	315	100
ST31 Land South of Tadcaster Rd, Copmanthorpe	Greenfield	8.10	4.86	170	35
ST32 Hungate (Phases 5+)	Brownfield	4.87	3.05	305	100
ST33 Station Yard, Wheldrake	Mixed	6.00	4.20	147	35

Comment	Actions
10. Residential sales values TM presented a number of slides to set out PBA's approach to residential values. The first 'set the scene' in terms of trend data of how York compares to neighbouring areas and the average sales price by type of dwelling for new and existing sales. Secondly, TM presented sales values mapped across York using the slide below, explaining that PBA did this to establish higher and lower value areas. TM noted that the four maps indicated a lack of consistency, and concluded that the heat maps did not show a distinct difference of value areas. TM and RP sought feedback as to whether this was consistent with the views of the development industry. There were no comments to suggest value areas were significantly different across the city except one comment that values can be notably dissimilar at the local street level. It was also commented that values at street level would tend to be more homogenous in the suburbs and outside in places like Huntington.  TM then presented the **current** average values per square metre values for York as a whole (shown below), which would inform the viability testing.	No comments were made. PBA will await any further feedback following the workshop.

Comment	Actions
 There was no opposition to using these values.	
11. Residential Build costs TM presented build costs to be tested in the residential appraisals, explaining that these were from actual tender prices using median BCIS data rebased to Q32015.  One stakeholder commented that the median BCIS values would be appropriate for York rather than the often seen lower quartile averages often used in these studies because of the high quality design standards expected and therefore achieved on new builds in York.	PBA will continue to use median data from BCIS as the most appropriate source of build cost data.

Comment	Actions
One respondent asked why Q3 2015 data was used as opposed to later data. RP explained that this is the latest data available that is based on an actual tender price sample as opposed to a forecast tender price. TM explained that because of various changes in the macroeconomic climate, particularly BREXIT, BCIS's forecasts were open to a large degree of uncertainty. RP also explained that sales values are also sourced from the last few years and therefore the build costs and values are form similar periods.	
12. Benchmark land values and site infrastructure costs TM presented a slide setting out benchmark land values, abnormal costs and opening up costs. Assumptions Benchmark land values and site costs • Assumed as clean, 'ready to go' sites without planning Type of site / per net hectare / per net acre City Centre: £1,500,000 / £607,000 Urban, suburban or village /rural: £1,000,000 / £405,000 Strategic site: £400,000 / £162,000 • Plus • Any abnormal costs per net ha: • Brownfield: £300,000 • Part brownfield: £150,000 • Opening up costs per unit for greenfield: • <200 units: £5,000 • 200 to 500: £10,000 • 500+: £17,000 • Part greenfield sites = half the above 27 One stakeholder suggested the difference between Urban' and 'Strategic' land values may be too large. TM reiterated that these were broad brush assumptions and that strategic site representatives would be encouraged to provide specific costs regarding infrastructure items in the forthcoming proformas. It was asked if viability assessment would include a cashflow. RP confirmed that the testing would be run on a monthly cashflow based on broad assumptions regarding all developments starting now but would be phased to appropriate build and sales rates. RP asked for any suggestions regarding build out rates and was pointed to review some of the reps submitted to the site allocation consultations which included phasing plans.	PBA will review the reps and await any further feedback following the workshop
13. Other residential development cost assumptions TM presented a slide setting out other key assumptions relating to externals, contingency, professional fees, sales fees, finance and developer return.	PBA will await any further feedback following the workshop

Comment	Actions
 One respondent suggested that it was typical to apply 3 to 5% on build costs to provide a contingency. An attendee from the council had suggested that 20% profit on cost and 17% on GDV was normally expected to be achieved rather than the 20% on GDV being assumed by the consultants.	
14. Policy assumptions For the final slide regarding assumptions TM presented a slide setting out various indicative policy costs including s106, affordable housing and sustainable design. IS added that policies and hence policy costs would be reviewed and assessed to set the policies in the Local plan Publications Draft 	PBA to check latest planning obligation requirements with CYC

Comment	Actions
IS also referred to two Supplementary Planning Guidance available on CYC's website pertaining to developer contributions towards: • Educational facilities • Open Space	
15. What happens next and conclusion RP outlined the remainder of the work timetable. RP also ran through the strategic sites information proforma that is to be issued following the workshop for subsequent completion by delegates. IS discussed the timetable for the preparation and adoption of the City of York Local plan and CIL as set out in the Local Development Scheme, 2016. Finally, RP thanked the attendees for coming and provided email addresses for attendees to get in touch if further information is required.	PBA to circulate meeting notes and strategic sites information proforma.

APPENDIX 3

New Build Residential Property Transactions

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
Bakery Yard	Apr-15	Detached	127	£2,087	£265,000	101.68	114.87	£2,358
Lotherington Avenue	Dec-15	Detached	168	£2,470	£414,995	105.88	116.32	£2,714
Lotherington Mews	May-16	Detached	181	£2,624	£474,995	107.15	116.32	£2,849
Lotherington Mews	May-16	Detached	181	£2,630	£475,995	107.15	116.32	£2,855
Lotherington Avenue	Feb-16	Detached	93	£2,752	£255,955	108.42	116.32	£2,953
Lotherington Avenue	Dec-15	Detached	93	£2,849	£264,995	105.88	116.32	£3,130
Smary Lane	Feb-15	Detached	219	£2,260	£495,000	100.57	116.32	£2,614
Blackberry Gardens	Apr-14	Detached	204	£2,647	£540,000	93.8	116.32	£3,283
Blackberry Gardens	Apr-14	Detached	104	£2,875	£299,000	93.8	116.32	£3,565
Hardgraves Mews	Dec-14	Detached	284	£3,310	£940,000	99.42	116.32	£3,873
Hardgraves Mews	Jan-15	Detached	266	£3,346	£890,000	100	116.32	£3,892
Church Lane	Dec-14	Detached	267	£3,446	£920,000	99.42	116.32	£4,032
Hardgraves Mews	Nov-14	Detached	265	£3,585	£950,000	98.87	116.32	£4,218
Bursary Court	Nov-14	Detached	160	£2,500	£399,995	98.87	116.32	£2,941
Bursary Court	Mar-14	Detached	200	£2,500	£499,995	93.42	116.32	£3,113
Bursary Court	Dec-14	Detached	199	£2,513	£499,995	99.42	116.32	£2,940
Bursary Court	Jun-14	Detached	197	£2,538	£500,000	93.57	116.32	£3,155
Bursary Court	Jun-14	Detached	197	£2,538	£500,000	93.57	116.32	£3,155
College Court	Jun-14	Detached	200	£2,700	£539,995	93.57	116.32	£3,356
Academy Drive	Nov-14	Detached	148	£2,703	£399,995	98.87	116.32	£3,180
Bursary Court	Aug-14	Detached	156	£2,740	£427,495	97.41	116.32	£3,272
Bursary Court	Jun-14	Detached	200	£2,750	£549,995	93.57	116.32	£3,419
Bursary Court	Aug-14	Detached	156	£2,862	£446,500	97.41	116.32	£3,418
Hardwicke Close	Mar-14	Detached	106	£2,632	£279,000	93.42	116.32	£3,277
Clifton	Aug-14	Detached	101	£2,475	£250,000	97.41	116.32	£2,955
Hornbeam Close	Nov-15	Detached	91	£2,747	£249,999	105.4	116.32	£3,032
Hornbeam Close	Nov-15	Detached	91	£2,747	£250,000	105.4	116.32	£3,032
Hornbeam Close	Dec-15	Detached	91	£2,747	£250,000	105.88	116.32	£3,018
Hornbeam Close	Oct-15	Detached	111	£2,928	£325,000	105.16	116.32	£3,239
Hornbeam Close	Dec-15	Detached	111	£2,928	£325,000	105.88	116.32	£3,217
Hornbeam Close	Mar-16	Detached	111	£2,928	£325,000	108.78	116.32	£3,131
Hornbeam Close	Oct-15	Detached	111	£2,973	£330,000	105.16	116.32	£3,289
Seebohm Mews	Apr-15	Detached	116	£2,414	£279,995	101.68	116.32	£2,762
Derwent Way	Apr-14	Detached	93	£2,419	£224,995	93.8	116.32	£3,000
Seebohm Mews	May-16	Detached	189	£2,481	£468,995	107.15	116.32	£2,693
Derwent Way	Dec-15	Detached	84	£2,857	£239,995	105.88	116.32	£3,139
Dales Court	Jun-14	Detached	176	£2,841	£499,950	93.57	116.32	£3,532
Dales Court	Jun-14	Detached	139	£2,896	£402,500	93.57	116.32	£3,600
Dales Court	Oct-14	Detached	108	£3,009	£325,000	99.38	116.32	£3,522
Dales Court	Jul-14	Detached	138	£3,261	£449,950	94.92	116.32	£3,996
Dales Court	Jun-14	Detached	91	£3,571	£325,000	93.57	116.32	£4,439

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
Dodsworth Avenue	Mar-16	Detached	100	£3,250	£325,000	108.78	116.32	£3,475
Turner Close	May-14	Detached	78	£2,563	£199,950	92.82	116.32	£3,212
Turner Close	May-14	Detached	78	£2,628	£204,950	92.82	116.32	£3,293
Turner Close	Mar-14	Detached	78	£2,692	£209,995	93.42	116.32	£3,352
Royal Avenue	Dec-14	Detached	185	£2,784	£514,950	99.42	116.32	£3,257
Forest Walk	Jun-14	Detached	130	£2,846	£369,950	93.57	116.32	£3,538
Forest Walk	Jun-14	Detached	130	£2,846	£369,950	93.57	116.32	£3,538
Forest Walk	Jun-14	Detached	133	£2,894	£384,950	93.57	116.32	£3,598
Forest Walk	Jun-14	Detached	130	£2,923	£379,950	93.57	116.32	£3,634
Royal Avenue	Nov-14	Detached	130	£2,923	£379,950	98.87	116.32	£3,439
Royal Avenue	Dec-14	Detached	130	£2,923	£379,950	99.42	116.32	£3,420
Huntington Road	Dec-14	Detached	94	£2,925	£274,950	99.42	116.32	£3,422
Royal Avenue	Sep-14	Detached	110	£2,954	£324,950	98.89	116.32	£3,475
Royal Avenue	Sep-14	Detached	107	£3,644	£389,950	98.89	116.32	£4,286
Forest Walk	Jun-14	Detached	130	£3,846	£499,950	93.57	116.32	£4,781
The Willows	Jul-15	Detached	213	£2,770	£589,950	102.64	116.32	£3,139
Royal Avenue	Jun-15	Semi	94	£2,627	£246,950	101.76	115.68	£2,986
Turner Close	May-14	Semi	78	£2,628	£204,950	93.26	115.68	£3,260
Turner Close	May-14	Semi	78	£2,628	£204,995	93.26	115.68	£3,260
Turner Close	Apr-14	Semi	60	£2,666	£159,950	93.95	115.68	£3,283
Turner Close	Apr-14	Semi	60	£2,666	£159,950	93.95	115.68	£3,283
Turner Close	Apr-14	Semi	60	£2,666	£159,950	93.95	115.68	£3,283
Turner Close	Apr-14	Semi	60	£2,666	£159,950	93.95	115.68	£3,283
Turner Close	May-14	Semi	78	£2,692	£209,950	93.26	115.68	£3,339
Turner Close	Mar-14	Semi	78	£2,692	£209,995	93.4	115.68	£3,334
Turner Close	May-14	Semi	60	£2,749	£164,950	93.26	115.68	£3,410
Huntington Road	Feb-16	Semi	91	£2,923	£266,000	108.33	115.68	£3,121
Huntington Road	Dec-15	Semi	91	£2,967	£270,000	105.49	115.68	£3,254
Toremill Close	Nov-14	Semi	120	£2,533	£304,000	98.89	115.68	£2,963
Fossview Close	Dec-14	Semi	116	£2,198	£255,000	99.31	115.68	£2,560
Fossview Close	Dec-14	Semi	116	£2,233	£258,995	99.31	115.68	£2,601
Fossview Close	Feb-15	Semi	67	£2,836	£189,995	100.57	115.68	£3,262
Fossview Close	Sep-14	Semi	63	£2,936	£184,995	99.08	115.68	£3,428
Heathside	Dec-15	Semi	102	£2,922	£297,995	105.49	115.68	£3,204
Heathside	May-16	Semi	77	£2,987	£229,995	107.36	115.68	£3,218
Heathside	Apr-16	Semi	89	£3,090	£274,995	108.33	115.68	£3,300
Lotherington Avenue	Dec-14	Terraced	118	£1,907	£224,995	99.32	114.49	£2,198
Lotherington Mews	Jun-14	Terraced	115	£2,000	£229,995	94.68	114.49	£2,418
Lotherington Mews	Jun-14	Terraced	115	£2,000	£229,995	94.68	114.49	£2,418
Lotherington Mews	Mar-16	Terraced	129	£2,132	£274,995	107.78	114.49	£2,265
Lotherington Mews	Mar-16	Terraced	129	£2,132	£274,995	107.78	114.49	£2,265

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
Lotherington Avenue	Jun-15	Terraced	141	£2,177	£306,995	101.91	114.49	£2,446
Lotherington Avenue	Jun-15	Terraced	141	£2,177	£306,995	101.91	114.49	£2,446
Lotherington Avenue	Jun-15	Terraced	141	£2,177	£306,995	101.91	114.49	£2,446
Lotherington Avenue	Jun-15	Terraced	141	£2,177	£306,995	101.91	114.49	£2,446
Lotherington Avenue	Jun-15	Terraced	141	£2,177	£306,995	101.91	114.49	£2,446
Lotherington Avenue	Jun-15	Terraced	141	£2,191	£308,995	101.91	114.49	£2,461
Lotherington Avenue	Mar-16	Terraced	141	£2,234	£314,995	107.78	114.49	£2,373
Lotherington Avenue	Jun-15	Terraced	140	£2,236	£312,995	101.91	114.49	£2,512
Lotherington Mews	Dec-15	Terraced	129	£2,271	£292,995	104.95	114.49	£2,477
Lotherington Avenue	May-16	Terraced	141	£2,284	£321,995	107.14	114.49	£2,441
Lotherington Avenue	Mar-16	Terraced	141	£2,340	£329,995	107.78	114.49	£2,486
Lotherington Avenue	Mar-16	Terraced	141	£2,340	£329,995	107.78	114.49	£2,486
Lotherington Mews	Apr-16	Terraced	140	£2,343	£327,995	107.9	114.49	£2,486
Lotherington Avenue	Dec-15	Terraced	140	£2,357	£329,995	104.95	114.49	£2,571
Lotherington Avenue	Nov-15	Terraced	140	£2,357	£329,995	104.37	114.49	£2,586
Lotherington Avenue	Mar-16	Terraced	109	£2,358	£256,995	107.78	114.49	£2,505
Lotherington Mews	Dec-14	Terraced	84	£2,440	£204,995	99.32	114.49	£2,813
Lotherington Mews	Nov-14	Terraced	84	£2,440	£204,995	98.95	114.49	£2,823
Lotherington Avenue	Dec-15	Terraced	109	£2,523	£274,995	104.95	114.49	£2,752
Lotherington Mews	Jun-15	Terraced	93	£2,613	£242,995	101.91	114.49	£2,936
Lotherington Avenue	Sep-15	Terraced	93	£2,656	£246,995	104.69	114.49	£2,905
Lotherington Avenue	Sep-15	Terraced	84	£2,702	£226,995	104.69	114.49	£2,955
St Benedict Road	Apr-14	Terraced	113	£2,212	£250,000	94.35	114.49	£2,684
St Benedict Road	Mar-14	Terraced	113	£2,212	£250,000	93.52	114.49	£2,708
St Benedict Road	Mar-14	Terraced	113	£2,212	£250,000	93.52	114.49	£2,708
St Benedict Road	Mar-14	Terraced	103	£2,214	£228,000	93.52	114.49	£2,710
St Benedict Road	Jan-14	Terraced	103	£2,223	£229,000	92.37	114.49	£2,755
St Benedict Road	Feb-14	Terraced	88	£2,489	£219,000	93	114.49	£3,064
Lower Ebor Street	May-14	Terraced	54	£3,148	£170,000	93.95	114.49	£3,836
Masters Mews	Jul-14	Terraced	126	£2,381	£300,000	95.97	114.49	£2,840
The Square	Sep-14	Terraced	192	£3,047	£585,000	99.46	114.49	£3,507
Aldersyde Mews	Sep-14	Terraced	61	£3,164	£193,000	99.46	114.49	£3,642
Jervis Road	Jun-14	Terraced	60	£2,499	£149,950	94.68	114.49	£3,022
Jervis Road	May-14	Terraced	60	£2,533	£152,000	93.95	114.49	£3,087
Jervis Road	Sep-14	Terraced	60	£2,917	£175,000	99.46	114.49	£3,358
Jervis Road	Dec-14	Terraced	60	£2,917	£175,000	99.32	114.49	£3,363
Jervis Road	Feb-15	Terraced	60	£2,917	£175,000	100.88	114.49	£3,311
Carleton Street	Oct-14	Terraced	69	£2,464	£170,000	99.69	114.49	£2,830
Carleton Street	Oct-14	Terraced	69	£2,536	£174,950	99.69	114.49	£2,912
Carleton Street	Oct-14	Terraced	69	£2,536	£174,950	99.69	114.49	£2,912
Carleton Street	Oct-14	Terraced	69	£2,536	£174,950	99.69	114.49	£2,912

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
Carleton Street	Nov-14	Terraced	46	£2,935	£135,000	98.95	114.49	£3,396
Carr Lane	May-14	Terraced	81	£1,975	£160,000	93.95	114.49	£2,407
Le Tour Way	Jul-15	Terraced	86	£2,151	£185,000	103.08	114.49	£2,389
Beckfield Lane	May-15	Terraced	89	£2,157	£192,000	102.3	114.49	£2,414
Pulleyn Mews	Oct-15	Terraced	134	£3,993	£535,000	104.45	114.49	£4,377
Newborough Street	May-14	Terraced	112	£1,920	£215,000	93.95	114.49	£2,340
Newborough Street	May-14	Terraced	112	£1,920	£215,000	93.95	114.49	£2,340
Newborough Street	Apr-14	Terraced	110	£2,073	£228,000	94.35	114.49	£2,516
Newborough Street	May-14	Terraced	110	£2,136	£235,000	93.95	114.49	£2,603
Bootham Green	Apr-14	Terraced	74	£2,162	£160,000	94.35	114.49	£2,624
Newborough Street	May-14	Terraced	59	£2,331	£137,500	93.95	114.49	£2,841
Newborough Street	Apr-14	Terraced	75	£2,333	£175,000	94.35	114.49	£2,831
Bootham Green	May-14	Terraced	51	£2,353	£120,000	93.95	114.49	£2,867
Newborough Street	May-14	Terraced	75	£2,367	£177,500	93.95	114.49	£2,884
Newborough Street	Apr-14	Terraced	105	£2,381	£250,000	94.35	114.49	£2,889
Bootham Green	May-14	Terraced	67	£2,388	£160,000	93.95	114.49	£2,910
Newborough Street	May-14	Terraced	75	£2,400	£180,000	93.95	114.49	£2,925
Newborough Street	May-14	Terraced	91	£2,637	£240,000	93.95	114.49	£3,214
Newborough Street	Apr-14	Terraced	94	£2,660	£250,000	94.35	114.49	£3,228
Newborough Street	Apr-14	Terraced	91	£2,692	£245,000	94.35	114.49	£3,267
Bootham Green	May-14	Terraced	62	£2,823	£175,000	93.95	114.49	£3,440
Bellerby Court	Mar-15	Terraced	108	£1,991	£215,000	101.99	114.49	£2,235
Derwent Way	Sep-14	Terraced	115	£2,000	£229,995	99.46	114.49	£2,302
Derwent Way	Jul-14	Terraced	141	£2,057	£289,995	95.97	114.49	£2,454
Derwent Way	Dec-14	Terraced	141	£2,113	£297,995	99.32	114.49	£2,436
Derwent Way	Dec-14	Terraced	141	£2,113	£297,995	99.32	114.49	£2,436
Derwent Way	Dec-14	Terraced	141	£2,135	£300,995	99.32	114.49	£2,461
Derwent Way	Dec-14	Terraced	141	£2,163	£304,995	99.32	114.49	£2,493
Derwent Way	Mar-15	Terraced	141	£2,163	£304,995	101.99	114.49	£2,428
St Aelreds Mews	Dec-14	Terraced	140	£2,214	£309,995	99.32	114.49	£2,552
Derwent Way	Nov-15	Terraced	141	£2,220	£312,995	104.37	114.49	£2,435
Derwent Way	Dec-15	Terraced	141	£2,234	£314,995	104.95	114.49	£2,437
Derwent Way	Jun-15	Terraced	141	£2,269	£319,995	101.91	114.49	£2,549
St Aelreds Mews	Jan-16	Terraced	140	£2,321	£324,995	105.94	114.49	£2,508
Bellerby Court	Jul-15	Terraced	71	£2,324	£165,000	103.08	114.49	£2,581
Derwent Way	Nov-15	Terraced	115	£2,348	£269,995	104.37	114.49	£2,576
Seebohm Mews	Nov-15	Terraced	118	£2,356	£277,995	104.37	114.49	£2,584
St Aelreds Mews	Mar-16	Terraced	109	£2,394	£260,995	107.78	114.49	£2,543
Derwent Way	Feb-16	Terraced	115	£2,435	£279,995	107.54	114.49	£2,592
Seebohm Mews	Oct-15	Terraced	84	£2,702	£226,995	104.45	114.49	£2,962
Seebohm Mews	Jul-15	Terraced	84	£2,786	£233,995	103.08	114.49	£3,094

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
Emmerson Street	May-15	Terraced	58	£2,810	£163,000	102.3	114.49	£3,145
Seebohm Mews	Aug-15	Terraced	84	£3,571	£299,995	104.12	114.49	£3,927
Mill Lane	Jul-15	Terraced	125	£3,160	£395,000	103.08	114.49	£3,510
Mill Lane	Jul-15	Terraced	125	£3,160	£395,000	103.08	114.49	£3,510
Mill Lane	Jul-15	Terraced	125	£3,160	£395,000	103.08	114.49	£3,510
Mill Lane	Jul-15	Terraced	125	£3,160	£395,000	103.08	114.49	£3,510
Huntington Road	Jun-15	Terraced	107	£2,261	£241,950	101.91	114.49	£2,540
Upperdale Park	Jun-15	Terraced	81	£2,284	£185,000	101.91	114.49	£2,566
Forest Walk	Jun-14	Terraced	94	£2,393	£224,950	94.68	114.49	£2,894
Huntington Road	Sep-15	Terraced	88	£2,443	£215,000	104.69	114.49	£2,672
Forest Walk	Jun-14	Terraced	94	£2,446	£229,950	94.68	114.49	£2,958
Forest Walk	Jun-14	Terraced	94	£2,446	£229,950	94.68	114.49	£2,958
Forest Walk	Jun-14	Terraced	94	£2,499	£234,950	94.68	114.49	£3,022
Turner Close	Feb-14	Terraced	78	£2,500	£195,000	93	114.49	£3,078
Turner Close	Feb-14	Terraced	78	£2,538	£197,950	93	114.49	£3,124
Turner Close	Mar-14	Terraced	60	£2,583	£154,950	93.52	114.49	£3,162
Upperdale Park	Jul-15	Terraced	81	£2,593	£210,000	103.08	114.49	£2,880
Upperdale Park	Jul-15	Terraced	81	£2,654	£215,000	103.08	114.49	£2,948
Upperdale Park	Jun-15	Terraced	81	£2,654	£215,000	101.91	114.49	£2,982
Turner Close	May-14	Terraced	60	£2,666	£159,950	93.95	114.49	£3,249
Turner Close	Jun-14	Terraced	60	£2,666	£159,950	94.68	114.49	£3,224
Turner Close	Mar-14	Terraced	60	£2,666	£159,950	93.52	114.49	£3,264
Turner Close	May-14	Terraced	60	£2,749	£164,950	93.95	114.49	£3,350
Turner Close	Jun-14	Terraced	60	£2,749	£164,950	94.68	114.49	£3,324
Upperdale Park	Mar-16	Terraced	78	£2,853	£222,500	107.78	114.49	£3,031
Upperdale Park	Apr-15	Terraced	87	£2,874	£250,000	101.74	114.49	£3,234
Upperdale Park	Aug-15	Terraced	78	£2,885	£225,000	104.12	114.49	£3,172
Upperdale Park	Jul-15	Terraced	79	£2,911	£230,000	103.08	114.49	£3,233
Huntington Road	Jun-15	Terraced	65	£2,999	£194,950	101.91	114.49	£3,369
Huntington Road	Jun-15	Terraced	65	£3,645	£236,950	101.91	114.49	£4,095
South Lane	May-14	Terraced	77	£2,273	£175,000	93.95	114.49	£2,770
South Lane	May-14	Terraced	70	£2,400	£168,000	93.95	114.49	£2,925
South Lane	May-14	Terraced	66	£2,500	£165,000	93.95	114.49	£3,047
Fossview Close	Jun-14	Terraced	103	£2,282	£234,995	94.68	114.49	£2,759
Fossview Close	Jun-14	Terraced	103	£2,349	£241,995	94.68	114.49	£2,840
Fossview Close	Jun-14	Terraced	67	£2,746	£183,995	94.68	114.49	£3,321
Fossview Close	Jun-14	Terraced	67	£2,761	£184,995	94.68	114.49	£3,339
Fossview Close	Jun-14	Terraced	63	£2,857	£179,995	94.68	114.49	£3,455
Huntsmans Court	Jan-14	Terraced	79	£2,342	£185,000	92.37	114.49	£2,903
Huntsmans Court	Jan-14	Terraced	79	£2,354	£186,000	92.37	114.49	£2,918
Huntsmans Court	Jan-14	Terraced	60	£2,642	£158,500	92.37	114.49	£3,275

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
New Lane	Jul-14	Terraced	91	£2,720	£247,500	95.97	114.49	£3,245
New Lane	Sep-14	Terraced	91	£2,720	£247,500	99.46	114.49	£3,131
New Lane	Jun-14	Terraced	91	£2,747	£250,000	94.68	114.49	£3,322
Heathside	Mar-16	Terraced	89	£2,977	£264,995	107.78	114.49	£3,162
Heathside	Dec-15	Terraced	89	£3,011	£267,995	104.95	114.49	£3,285
Heathside	Mar-16	Terraced	77	£3,013	£231,995	107.78	114.49	£3,201
Heathside	May-16	Terraced	68	£3,015	£204,995	107.14	114.49	£3,222
Heathside	Dec-15	Terraced	77	£3,039	£233,995	104.95	114.49	£3,315
Heathside	Apr-16	Terraced	68	£3,059	£207,995	107.9	114.49	£3,246
Heathside	Apr-16	Terraced	68	£3,088	£209,995	107.9	114.49	£3,277
Heathside	May-16	Terraced	68	£3,088	£209,995	107.14	114.49	£3,300
Heathside	May-16	Terraced	68	£3,088	£209,995	107.14	114.49	£3,300
Bishophill Senior	Jun-14	Flat	43	£2,907	£125,000	94.25	114.53	£3,533
Micklegate	Jan-15	Flat	25	£3,000	£75,000	100	114.53	£3,436
Terry Avenue	Jun-14	Flat	209	£4,785	########	94.25	114.53	£5,815
Terry Avenue	Sep-14	Flat	131	£4,962	£650,000	98.4	114.53	£5,775
St Saviours Place	Feb-16	Flat	44	£4,091	£180,000	106.48	114.53	£4,400
St Saviours Place	Nov-15	Flat	45	£4,133	£186,000	103.39	114.53	£4,578
St Saviours Place	Nov-15	Flat	43	£4,326	£186,000	103.39	114.53	£4,792
St Saviours Place	Mar-16	Flat	39	£4,359	£170,000	107.07	114.53	£4,663
St Saviours Place	Sep-15	Flat	35	£4,771	£167,000	103.79	114.53	£5,265
St Saviours Place	Aug-15	Flat	22	£4,773	£105,000	102.89	114.53	£5,313
St Saviours Place	Aug-15	Flat	23	£4,957	£114,000	102.89	114.53	£5,518
St Saviours Place	Nov-15	Flat	116	£5,345	£620,000	103.39	114.53	£5,921
St Saviours Place	Sep-15	Flat	133	£5,639	£750,000	103.79	114.53	£6,223
St Saviours Place	Oct-15	Flat	95	£5,768	£548,000	103.38	114.53	£6,390
St Saviours Place	Aug-15	Flat	75	£5,800	£435,000	102.89	114.53	£6,456
St Saviours Place	Sep-15	Flat	185	£5,838	########	103.79	114.53	£6,442
St Saviours Place	Sep-15	Flat	101	£6,436	£650,000	103.79	114.53	£7,102
Rowntree Wharf	Dec-15	Flat	81	£2,778	£225,000	103.77	114.53	£3,066
Rowntree Wharf	Dec-15	Flat	81	£2,778	£225,000	103.77	114.53	£3,066
Coppergate	Mar-14	Flat	41	£3,049	£125,000	93.65	114.53	£3,729
Merchant Gate	Sep-14	Flat	64	£3,875	£248,000	98.4	114.53	£4,510
Merchant Gate	Dec-14	Flat	80	£3,875	£310,000	99.14	114.53	£4,477
Merchant Gate	Jul-14	Flat	62	£4,031	£249,950	95.19	114.53	£4,850
Merchant Gate	Jul-14	Flat	62	£4,242	£263,000	95.19	114.53	£5,104
Merchant Gate	Apr-15	Flat	63	£4,254	£268,000	101.77	114.53	£4,787
Merchant Gate	Oct-14	Flat	62	£4,323	£268,000	98.77	114.53	£5,013
Piccadilly	Sep-15	Flat	78	£4,385	£342,000	103.79	114.53	£4,839
Merchant Gate	Aug-14	Flat	64	£4,484	£286,950	97.14	114.53	£5,287
Merchant Gate	Jul-14	Flat	80	£4,563	£365,000	95.19	114.53	£5,490

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
Merchant Gate	Mar-15	Flat	68	£4,779	£325,000	102.19	114.53	£5,356
Merchant Gate	Mar-15	Flat	64	£4,844	£310,000	102.19	114.53	£5,429
Merchant Gate	Aug-14	Flat	49	£5,000	£245,000	97.14	114.53	£5,895
Piccadilly	Jul-15	Flat	78	£5,769	£450,000	102.39	114.53	£6,453
Fishergate	May-16	Flat	51	£2,941	£150,000	106.58	114.53	£3,160
Fishergate	Jan-16	Flat	68	£2,978	£202,500	104.94	114.53	£3,250
Fishergate	Jan-16	Flat	61	£3,070	£187,250	104.94	114.53	£3,351
Fishergate	Mar-16	Flat	56	£3,393	£190,000	107.07	114.53	£3,629
Fishergate	Mar-16	Flat	44	£3,523	£155,000	107.07	114.53	£3,768
Fishergate	Jan-16	Flat	36	£3,681	£132,500	104.94	114.53	£4,017
Fishergate	Feb-16	Flat	42	£3,690	£155,000	106.48	114.53	£3,969
Fishergate	Dec-15	Flat	55	£4,545	£250,000	103.77	114.53	£5,016
Joseph Terry Grove	Nov-15	Flat	58	£3,103	£179,995	103.39	114.53	£3,437
Joseph Terry Grove	Nov-15	Flat	58	£3,190	£184,995	103.39	114.53	£3,534
Joseph Terry Grove	Oct-15	Flat	97	£3,402	£329,995	103.38	114.53	£3,769
Joseph Terry Grove	Dec-15	Flat	48	£3,583	£171,995	103.77	114.53	£3,955
Joseph Terry Grove	Dec-15	Flat	46	£3,696	£169,995	103.77	114.53	£4,079
Joseph Terry Grove	Nov-15	Flat	46	£3,696	£169,995	103.39	114.53	£4,094
Joseph Terry Grove	Feb-16	Flat	81	£3,704	£299,995	106.48	114.53	£3,984
Joseph Terry Grove	Mar-16	Flat	77	£3,766	£289,995	107.07	114.53	£4,028
Joseph Terry Grove	Mar-16	Flat	77	£3,831	£294,995	107.07	114.53	£4,098
Joseph Terry Grove	Jan-16	Flat	70	£3,857	£269,995	104.94	114.53	£4,209
Joseph Terry Grove	Dec-15	Flat	49	£3,878	£190,000	103.77	114.53	£4,280
Joseph Terry Grove	Mar-16	Flat	70	£3,886	£271,995	107.07	114.53	£4,157
Joseph Terry Grove	Mar-16	Flat	77	£3,896	£299,995	107.07	114.53	£4,167
Joseph Terry Grove	Mar-16	Flat	74	£4,086	£302,383	107.07	114.53	£4,371
Joseph Terry Grove	Feb-16	Flat	74	£4,122	£304,995	106.48	114.53	£4,434
Joseph Terry Grove	Mar-16	Flat	67	£4,246	£284,496	107.07	114.53	£4,542
Joseph Terry Grove	Oct-15	Flat	81	£4,321	£349,995	103.38	114.53	£4,787
Joseph Terry Grove	Nov-15	Flat	77	£4,325	£332,995	103.39	114.53	£4,791
Joseph Terry Grove	Dec-15	Flat	69	£4,493	£309,995	103.77	114.53	£4,959
Joseph Terry Grove	Oct-15	Flat	77	£4,545	£349,995	103.38	114.53	£5,035
Joseph Terry Grove	Feb-16	Flat	67	£4,616	£309,246	106.48	114.53	£4,965
Joseph Terry Grove	Dec-15	Flat	70	£4,757	£332,995	103.77	114.53	£5,250
Top Lane	Aug-15	Flat	74	£2,973	£219,999	102.89	114.53	£3,309
Top Lane	Oct-15	Flat	73	£3,705	£270,499	103.38	114.53	£4,105
Top Lane	Sep-15	Flat	62	£3,758	£232,999	103.79	114.53	£4,147
Top Lane	Oct-15	Flat	73	£3,767	£274,999	103.38	114.53	£4,173
Top Lane	Jul-15	Flat	76	£3,921	£297,999	102.39	114.53	£4,386
Top Lane	Aug-15	Flat	51	£3,922	£199,999	102.89	114.53	£4,366
Top Lane	Jul-15	Flat	51	£3,922	£199,999	102.39	114.53	£4,387

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
Top Lane	Jul-15	Flat	51	£4,020	£205,000	102.39	114.53	£4,497
Top Lane	Jul-15	Flat	74	£4,257	£314,999	102.39	114.53	£4,762
Top Lane	Jul-15	Flat	49	£4,286	£209,999	102.39	114.53	£4,794
Top Lane	Aug-15	Flat	74	£4,392	£324,999	102.89	114.53	£4,889
Top Lane	Nov-15	Flat	49	£4,449	£217,999	103.39	114.53	£4,928
Top Lane	Aug-15	Flat	62	£4,718	£292,499	102.89	114.53	£5,252
Top Lane	Jul-15	Flat	62	£4,758	£294,999	102.39	114.53	£5,322
Masters Mews	Jun-14	Flat	143	£2,014	£287,995	94.25	114.53	£2,447
Masters Mews	Mar-14	Flat	66	£2,114	£139,495	93.65	114.53	£2,585
Masters Mews	Mar-14	Flat	66	£2,182	£143,995	93.65	114.53	£2,668
Masters Mews	Mar-14	Flat	66	£2,348	£154,995	93.65	114.53	£2,872
Masters Mews	May-14	Flat	66	£2,348	£154,995	93.72	114.53	£2,869
Masters Mews	Mar-14	Flat	66	£2,348	£154,995	93.65	114.53	£2,872
Masters Mews	May-14	Flat	66	£2,348	£154,995	93.72	114.53	£2,869
Masters Mews	Mar-14	Flat	66	£2,348	£154,995	93.65	114.53	£2,872
Masters Mews	Mar-14	Flat	67	£2,418	£161,995	93.65	114.53	£2,957
Masters Mews	Mar-14	Flat	53	£2,491	£132,000	93.65	114.53	£3,046
Masters Mews	Mar-14	Flat	63	£2,571	£161,995	93.65	114.53	£3,144
Masters Mews	Mar-14	Flat	63	£2,571	£161,995	93.65	114.53	£3,144
Masters Mews	Mar-14	Flat	63	£2,571	£161,995	93.65	114.53	£3,144
Masters Mews	Mar-14	Flat	63	£2,571	£161,995	93.65	114.53	£3,144
Masters Mews	Mar-14	Flat	63	£2,571	£161,995	93.65	114.53	£3,144
Masters Mews	Mar-14	Flat	53	£2,623	£138,995	93.65	114.53	£3,208
Masters Mews	Mar-14	Flat	63	£2,651	£166,995	93.65	114.53	£3,242
Masters Mews	Mar-14	Flat	52	£2,683	£139,495	93.65	114.53	£3,281
Masters Mews	Mar-14	Flat	52	£2,769	£143,995	93.65	114.53	£3,386
Masters Mews	Mar-14	Flat	52	£2,769	£143,995	93.65	114.53	£3,386
Masters Mews	Mar-14	Flat	52	£2,769	£143,995	93.65	114.53	£3,386
Masters Mews	Mar-14	Flat	52	£2,769	£143,995	93.65	114.53	£3,386
Masters Mews	Mar-14	Flat	52	£2,769	£143,995	93.65	114.53	£3,386
Masters Mews	Mar-14	Flat	52	£2,769	£143,995	93.65	114.53	£3,386
Masters Mews	Apr-14	Flat	53	£2,773	£146,995	94.27	114.53	£3,369
Masters Mews	Mar-14	Flat	53	£2,773	£146,995	93.65	114.53	£3,391
Masters Mews	Mar-14	Flat	53	£2,773	£146,995	93.65	114.53	£3,391
Masters Mews	Mar-14	Flat	52	£2,827	£146,995	93.65	114.53	£3,457
Beaconsfield Street	Jul-14	Flat	60	£2,300	£138,000	95.19	114.53	£2,767
Holgate Road	Mar-16	Flat	80	£2,675	£214,000	107.07	114.53	£2,861
Acomb Road	Aug-14	Flat	38	£2,895	£110,000	97.14	114.53	£3,413
Holgate Road	Mar-16	Flat	63	£2,968	£187,000	107.07	114.53	£3,175
Westfield Court	Jul-15	Flat	146	£1,678	£245,000	102.39	114.53	£1,877
Amy Johnson Way	Dec-15	Flat	61	£2,336	£142,500	103.77	114.53	£2,578

Street	Date	Property type	Size	Estimated £ per sqm	Price paid	Index at transactn date	Index at Nov'17	Indexed £ per sqm
Amy Johnson Way	Mar-16	Flat	71	£2,394	£170,000	107.07	114.53	£2,561
Amy Johnson Way	Dec-15	Flat	73	£2,397	£175,000	103.77	114.53	£2,646
Amy Johnson Way	Dec-15	Flat	51	£2,402	£122,500	103.77	114.53	£2,651
Amy Johnson Way	Jan-16	Flat	41	£2,438	£99,950	104.94	114.53	£2,661
Amy Johnson Way	Dec-15	Flat	47	£2,447	£115,000	103.77	114.53	£2,701
Amy Johnson Way	Dec-15	Flat	52	£2,452	£127,500	103.77	114.53	£2,706
Amy Johnson Way	Feb-16	Flat	46	£2,500	£115,000	106.48	114.53	£2,689
Amy Johnson Way	Dec-15	Flat	51	£2,549	£130,000	103.77	114.53	£2,813
Amy Johnson Way	Dec-15	Flat	50	£2,550	£127,500	103.77	114.53	£2,814
Amy Johnson Way	Jan-16	Flat	39	£2,563	£99,950	104.94	114.53	£2,797
Amy Johnson Way	Dec-15	Flat	55	£2,591	£142,500	103.77	114.53	£2,860
Amy Johnson Way	Jan-16	Flat	51	£2,598	£132,500	104.94	114.53	£2,835
Amy Johnson Way	Dec-15	Flat	51	£2,598	£132,500	103.77	114.53	£2,867
Amy Johnson Way	Jan-16	Flat	48	£2,604	£125,000	104.94	114.53	£2,842
Amy Johnson Way	Dec-15	Flat	57	£2,719	£155,000	103.77	114.53	£3,001
Amy Johnson Way	Dec-15	Flat	50	£2,750	£137,500	103.77	114.53	£3,035
Amy Johnson Way	Feb-16	Flat	46	£2,826	£130,000	106.48	114.53	£3,040
Amy Johnson Way	Apr-16	Flat	48	£2,865	£137,500	106.99	114.53	£3,067
Amy Johnson Way	Feb-16	Flat	48	£2,865	£137,500	106.48	114.53	£3,082
Amy Johnson Way	Dec-15	Flat	39	£2,949	£115,000	103.77	114.53	£3,255
Amy Johnson Way	Dec-15	Flat	48	£3,125	£150,000	103.77	114.53	£3,449
Bellerby Court	Nov-15	Flat	72	£2,083	£150,000	103.39	114.53	£2,307
Bellerby Court	Oct-15	Flat	72	£2,083	£150,000	103.38	114.53	£2,308
Bellerby Court	Oct-15	Flat	72	£2,083	£150,000	103.38	114.53	£2,308
Bellerby Court	Oct-15	Flat	71	£2,113	£150,000	103.38	114.53	£2,341
Layerthorpe	Dec-15	Flat	57	£2,509	£143,000	103.77	114.53	£2,769
Layerthorpe	Nov-15	Flat	57	£2,632	£150,000	103.39	114.53	£2,916
Layerthorpe	Dec-15	Flat	57	£2,632	£150,000	103.77	114.53	£2,905
Layerthorpe	Nov-15	Flat	57	£2,632	£150,000	103.39	114.53	£2,916
Huntington Road	Feb-15	Flat	64	£2,117	£135,500	100.94	114.53	£2,402
Birch Close	Dec-14	Flat	64	£2,188	£140,000	99.14	114.53	£2,528
Huntington Road	Dec-15	Flat	49	£2,653	£130,000	103.77	114.53	£2,928
Huntington Road	Sep-14	Flat	47	£2,660	£125,000	98.4	114.53	£3,096

Source: Land Registry and EPC data

APPENDIX 4

Non-residential Property Transactions

NEW RESIDENTIAL PROPERTIES IN YORK SOLD FROM JAN 2015 TO MAY 2016

Street	Date	Type	Sale Price	Price per Sqm
Bakery Yard	April 2015	Detached	£265,000	£2,087
Lotherington Avenue	December 2015	Detached	£414,995	£2,470
Lotherington Mews	May 2016	Detached	£474,995	£2,624
Lotherington Mews	May 2016	Detached	£475,995	£2,630
Lotherington Avenue	February 2016	Detached	£255,955	£2,752
Lotherington Avenue	December 2015	Detached	£264,995	£2,849
Smary Lane	February 2015	Detached	£495,000	£2,260
Blackberry Gardens	April 2014	Detached	£540,000	£2,647
Blackberry Gardens	April 2014	Detached	£299,000	£2,875
Hardgraves Mews	December 2014	Detached	£940,000	£3,310
Hardgraves Mews	January 2015	Detached	£890,000	£3,346
Church Lane	December 2014	Detached	£920,000	£3,446
Hardgraves Mews	November 2014	Detached	£950,000	£3,585
Bursary Court	November 2014	Detached	£399,995	£2,500
Bursary Court	March 2014	Detached	£499,995	£2,500
Bursary Court	December 2014	Detached	£499,995	£2,513
Bursary Court	June 2014	Detached	£500,000	£2,538
Bursary Court	June 2014	Detached	£500,000	£2,538
College Court	June 2014	Detached	£539,995	£2,700
Academy Drive	November 2014	Detached	£399,995	£2,703
Bursary Court	August 2014	Detached	£427,495	£2,740
Bursary Court	June 2014	Detached	£549,995	£2,750
Bursary Court	August 2014	Detached	£446,500	£2,862
Hardwicke Close	March 2014	Detached	£279,000	£2,632
Clifton	August 2014	Detached	£250,000	£2,475
Hornbeam Close	November 2015	Detached	£249,999	£2,747
Hornbeam Close	November 2015	Detached	£250,000	£2,747
Hornbeam Close	December 2015	Detached	£250,000	£2,747
Hornbeam Close	October 2015	Detached	£325,000	£2,928
Hornbeam Close	December 2015	Detached	£325,000	£2,928
Hornbeam Close	March 2016	Detached	£325,000	£2,928
Hornbeam Close	October 2015	Detached	£330,000	£2,973
Seebohm Mews	April 2015	Detached	£279,995	£2,414

Street	Date	Type	Sale Price	Price per Sqm
Derwent Way	April 2014	Detached	£224,995	£2,419
Seebohm Mews	May 2016	Detached	£468,995	£2,481
Derwent Way	December 2015	Detached	£239,995	£2,857
Dales Court	June 2014	Detached	£499,950	£2,841
Dales Court	June 2014	Detached	£402,500	£2,896
Dales Court	October 2014	Detached	£325,000	£3,009
Dales Court	July 2014	Detached	£449,950	£3,261
Dales Court	June 2014	Detached	£325,000	£3,571
Dodsworth Avenue	March 2016	Detached	£325,000	£3,250
Turner Close	May 2014	Detached	£199,950	£2,563
Turner Close	May 2014	Detached	£204,950	£2,628
Turner Close	March 2014	Detached	£209,995	£2,692
Royal Avenue	December 2014	Detached	£514,950	£2,784
Forest Walk	June 2014	Detached	£369,950	£2,846
Forest Walk	June 2014	Detached	£369,950	£2,846
Forest Walk	June 2014	Detached	£384,950	£2,894
Forest Walk	June 2014	Detached	£379,950	£2,923
Royal Avenue	November 2014	Detached	£379,950	£2,923
Royal Avenue	December 2014	Detached	£379,950	£2,923
Huntington Road	December 2014	Detached	£274,950	£2,925
Royal Avenue	September 2014	Detached	£324,950	£2,954
Royal Avenue	September 2014	Detached	£389,950	£3,644
Forest Walk	June 2014	Detached	£499,950	£3,846
The Willows	July 2015	Detached	£589,950	£2,770
Royal Avenue	June 2015	Semi	£246,950	£2,627
Turner Close	May 2014	Semi	£204,950	£2,628
Turner Close	May 2014	Semi	£204,995	£2,628
Turner Close	April 2014	Semi	£159,950	£2,666
Turner Close	April 2014	Semi	£159,950	£2,666
Turner Close	April 2014	Semi	£159,950	£2,666
Turner Close	April 2014	Semi	£159,950	£2,666
Turner Close	May 2014	Semi	£209,950	£2,692
Turner Close	March 2014	Semi	£209,995	£2,692
Turner Close	May 2014	Semi	£164,950	£2,749
Huntington Road	February 2016	Semi	£266,000	£2,923

Street	Date	Type	Sale Price	Price per Sqm
Huntington Road	December 2015	Semi	£270,000	£2,967
Toremill Close	November 2014	Semi	£304,000	£2,533
Fossview Close	December 2014	Semi	£255,000	£2,198
Fossview Close	December 2014	Semi	£258,995	£2,233
Fossview Close	February 2015	Semi	£189,995	£2,836
Fossview Close	September 2014	Semi	£184,995	£2,936
Heathside	December 2015	Semi	£297,995	£2,922
Heathside	May 2016	Semi	£229,995	£2,987
Heathside	April 2016	Semi	£274,995	£3,090
Lotherington Avenue	December 2014	Terraced	£224,995	£1,907
Lotherington Mews	June 2014	Terraced	£229,995	£2,000
Lotherington Mews	June 2014	Terraced	£229,995	£2,000
Lotherington Mews	March 2016	Terraced	£274,995	£2,132
Lotherington Mews	March 2016	Terraced	£274,995	£2,132
Lotherington Avenue	June 2015	Terraced	£306,995	£2,177
Lotherington Avenue	June 2015	Terraced	£306,995	£2,177
Lotherington Avenue	June 2015	Terraced	£306,995	£2,177
Lotherington Avenue	June 2015	Terraced	£306,995	£2,177
Lotherington Avenue	June 2015	Terraced	£306,995	£2,177
Lotherington Avenue	June 2015	Terraced	£308,995	£2,191
Lotherington Avenue	March 2016	Terraced	£314,995	£2,234
Lotherington Avenue	June 2015	Terraced	£312,995	£2,236
Lotherington Mews	December 2015	Terraced	£292,995	£2,271
Lotherington Avenue	May 2016	Terraced	£321,995	£2,284
Lotherington Avenue	March 2016	Terraced	£329,995	£2,340
Lotherington Avenue	March 2016	Terraced	£329,995	£2,340
Lotherington Mews	April 2016	Terraced	£327,995	£2,343
Lotherington Avenue	December 2015	Terraced	£329,995	£2,357
Lotherington Avenue	November 2015	Terraced	£329,995	£2,357
Lotherington Avenue	March 2016	Terraced	£256,995	£2,358
Lotherington Mews	December 2014	Terraced	£204,995	£2,440
Lotherington Mews	November 2014	Terraced	£204,995	£2,440
Lotherington Avenue	December 2015	Terraced	£274,995	£2,523
Lotherington Mews	June 2015	Terraced	£242,995	£2,613
Lotherington Avenue	September 2015	Terraced	£246,995	£2,656

Street	Date	Type	Sale Price	Price per Sqm
Lotherington Avenue	September 2015	Terraced	£226,995	£2,702
St Benedict Road	April 2014	Terraced	£250,000	£2,212
St Benedict Road	March 2014	Terraced	£250,000	£2,212
St Benedict Road	March 2014	Terraced	£250,000	£2,212
St Benedict Road	March 2014	Terraced	£228,000	£2,214
St Benedict Road	January 2014	Terraced	£229,000	£2,223
St Benedict Road	February 2014	Terraced	£219,000	£2,489
Lower Ebor Street	May 2014	Terraced	£170,000	£3,148
Masters Mews	July 2014	Terraced	£300,000	£2,381
The Square	September 2014	Terraced	£585,000	£3,047
Aldersyde Mews	September 2014	Terraced	£193,000	£3,164
Jervis Road	June 2014	Terraced	£149,950	£2,499
Jervis Road	May 2014	Terraced	£152,000	£2,533
Jervis Road	September 2014	Terraced	£175,000	£2,917
Jervis Road	December 2014	Terraced	£175,000	£2,917
Jervis Road	February 2015	Terraced	£175,000	£2,917
Carleton Street	October 2014	Terraced	£170,000	£2,464
Carleton Street	October 2014	Terraced	£174,950	£2,536
Carleton Street	October 2014	Terraced	£174,950	£2,536
Carleton Street	October 2014	Terraced	£174,950	£2,536
Carleton Street	November 2014	Terraced	£135,000	£2,935
Carr Lane	May 2014	Terraced	£160,000	£1,975
Le Tour Way	July 2015	Terraced	£185,000	£2,151
Beckfield Lane	May 2015	Terraced	£192,000	£2,157
Pulleyn Mews	October 2015	Terraced	£535,000	£3,993
Newborough Street	May 2014	Terraced	£215,000	£1,920
Newborough Street	May 2014	Terraced	£215,000	£1,920
Newborough Street	April 2014	Terraced	£228,000	£2,073
Newborough Street	May 2014	Terraced	£235,000	£2,136
Bootham Green	April 2014	Terraced	£160,000	£2,162
Newborough Street	May 2014	Terraced	£137,500	£2,331
Newborough Street	April 2014	Terraced	£175,000	£2,333
Bootham Green	May 2014	Terraced	£120,000	£2,353
Newborough Street	May 2014	Terraced	£177,500	£2,367
Newborough Street	April 2014	Terraced	£250,000	£2,381

Street	Date	Type	Sale Price	Price per Sqm
Bootham Green	May 2014	Terraced	£160,000	£2,388
Newborough Street	May 2014	Terraced	£180,000	£2,400
Newborough Street	May 2014	Terraced	£240,000	£2,637
Newborough Street	April 2014	Terraced	£250,000	£2,660
Newborough Street	April 2014	Terraced	£245,000	£2,692
Bootham Green	May 2014	Terraced	£175,000	£2,823
Bellerby Court	March 2015	Terraced	£215,000	£1,991
Derwent Way	September 2014	Terraced	£229,995	£2,000
Derwent Way	July 2014	Terraced	£289,995	£2,057
Derwent Way	December 2014	Terraced	£297,995	£2,113
Derwent Way	December 2014	Terraced	£297,995	£2,113
Derwent Way	December 2014	Terraced	£300,995	£2,135
Derwent Way	December 2014	Terraced	£304,995	£2,163
Derwent Way	March 2015	Terraced	£304,995	£2,163
St Aelreds Mews	December 2014	Terraced	£309,995	£2,214
Derwent Way	November 2015	Terraced	£312,995	£2,220
Derwent Way	December 2015	Terraced	£314,995	£2,234
Derwent Way	June 2015	Terraced	£319,995	£2,269
St Aelreds Mews	January 2016	Terraced	£324,995	£2,321
Bellerby Court	July 2015	Terraced	£165,000	£2,324
Derwent Way	November 2015	Terraced	£269,995	£2,348
Seebohm Mews	November 2015	Terraced	£277,995	£2,356
St Aelreds Mews	March 2016	Terraced	£260,995	£2,394
Derwent Way	February 2016	Terraced	£279,995	£2,435
Seebohm Mews	October 2015	Terraced	£226,995	£2,702
Seebohm Mews	July 2015	Terraced	£233,995	£2,786
Emmerson Street	May 2015	Terraced	£163,000	£2,810
Seebohm Mews	August 2015	Terraced	£299,995	£3,571
Mill Lane	July 2015	Terraced	£395,000	£3,160
Mill Lane	July 2015	Terraced	£395,000	£3,160
Mill Lane	July 2015	Terraced	£395,000	£3,160
Mill Lane	July 2015	Terraced	£395,000	£3,160
Huntington Road	June 2015	Terraced	£241,950	£2,261
Upperdale Park	June 2015	Terraced	£185,000	£2,284
Forest Walk	June 2014	Terraced	£224,950	£2,393

Street	Date	Type	Sale Price	Price per Sqm
Huntington Road	September 2015	Terraced	£215,000	£2,443
Forest Walk	June 2014	Terraced	£229,950	£2,446
Forest Walk	June 2014	Terraced	£229,950	£2,446
Forest Walk	June 2014	Terraced	£234,950	£2,499
Turner Close	February 2014	Terraced	£195,000	£2,500
Turner Close	February 2014	Terraced	£197,950	£2,538
Turner Close	March 2014	Terraced	£154,950	£2,583
Upperdale Park	July 2015	Terraced	£210,000	£2,593
Upperdale Park	July 2015	Terraced	£215,000	£2,654
Upperdale Park	June 2015	Terraced	£215,000	£2,654
Turner Close	May 2014	Terraced	£159,950	£2,666
Turner Close	June 2014	Terraced	£159,950	£2,666
Turner Close	March 2014	Terraced	£159,950	£2,666
Turner Close	May 2014	Terraced	£164,950	£2,749
Turner Close	June 2014	Terraced	£164,950	£2,749
Upperdale Park	March 2016	Terraced	£222,500	£2,853
Upperdale Park	April 2015	Terraced	£250,000	£2,874
Upperdale Park	August 2015	Terraced	£225,000	£2,885
Upperdale Park	July 2015	Terraced	£230,000	£2,911
Huntington Road	June 2015	Terraced	£194,950	£2,999
Huntington Road	June 2015	Terraced	£236,950	£3,645
South Lane	May 2014	Terraced	£175,000	£2,273
South Lane	May 2014	Terraced	£168,000	£2,400
South Lane	May 2014	Terraced	£165,000	£2,500
Fossview Close	June 2014	Terraced	£234,995	£2,282
Fossview Close	June 2014	Terraced	£241,995	£2,349
Fossview Close	June 2014	Terraced	£183,995	£2,746
Fossview Close	June 2014	Terraced	£184,995	£2,761
Fossview Close	June 2014	Terraced	£179,995	£2,857
Huntsmans Court	January 2014	Terraced	£185,000	£2,342
Huntsmans Court	January 2014	Terraced	£186,000	£2,354
Huntsmans Court	January 2014	Terraced	£158,500	£2,642
New Lane	July 2014	Terraced	£247,500	£2,720
New Lane	September 2014	Terraced	£247,500	£2,720
New Lane	June 2014	Terraced	£250,000	£2,747

Street	Date	Type	Sale Price	Price per Sqm
Heathside	March 2016	Terraced	£264,995	£2,977
Heathside	December 2015	Terraced	£267,995	£3,011
Heathside	March 2016	Terraced	£231,995	£3,013
Heathside	May 2016	Terraced	£204,995	£3,015
Heathside	December 2015	Terraced	£233,995	£3,039
Heathside	April 2016	Terraced	£207,995	£3,059
Heathside	April 2016	Terraced	£209,995	£3,088
Heathside	May 2016	Terraced	£209,995	£3,088
Heathside	May 2016	Terraced	£209,995	£3,088
Bishophill Senior	June 2014	Flat	£125,000	£2,907
Micklegate	January 2015	Flat	£75,000	£3,000
Terry Avenue	June 2014	Flat	£1,000,000	£4,785
Terry Avenue	September 2014	Flat	£650,000	£4,962
St Saviours Place	February 2016	Flat	£180,000	£4,091
St Saviours Place	November 2015	Flat	£186,000	£4,133
St Saviours Place	November 2015	Flat	£186,000	£4,326
St Saviours Place	March 2016	Flat	£170,000	£4,359
St Saviours Place	September 2015	Flat	£167,000	£4,771
St Saviours Place	August 2015	Flat	£105,000	£4,773
St Saviours Place	August 2015	Flat	£114,000	£4,957
St Saviours Place	November 2015	Flat	£620,000	£5,345
St Saviours Place	September 2015	Flat	£750,000	£5,639
St Saviours Place	October 2015	Flat	£548,000	£5,768
St Saviours Place	August 2015	Flat	£435,000	£5,800
St Saviours Place	September 2015	Flat	£1,080,000	£5,838
St Saviours Place	September 2015	Flat	£650,000	£6,436
Rowntree Wharf	December 2015	Flat	£225,000	£2,778
Rowntree Wharf	December 2015	Flat	£225,000	£2,778
Coppergate	March 2014	Flat	£125,000	£3,049
Merchant Gate	September 2014	Flat	£248,000	£3,875
Merchant Gate	December 2014	Flat	£310,000	£3,875
Merchant Gate	July 2014	Flat	£249,950	£4,031
Merchant Gate	July 2014	Flat	£263,000	£4,242
Merchant Gate	April 2015	Flat	£268,000	£4,254
Merchant Gate	October 2014	Flat	£268,000	£4,323

Street	Date	Type	Sale Price	Price per Sqm
Piccadilly	September 2015	Flat	£342,000	£4,385
Merchant Gate	August 2014	Flat	£286,950	£4,484
Merchant Gate	July 2014	Flat	£365,000	£4,563
Merchant Gate	March 2015	Flat	£325,000	£4,779
Merchant Gate	March 2015	Flat	£310,000	£4,844
Merchant Gate	August 2014	Flat	£245,000	£5,000
Piccadilly	July 2015	Flat	£450,000	£5,769
Fishergate	May 2016	Flat	£150,000	£2,941
Fishergate	January 2016	Flat	£202,500	£2,978
Fishergate	January 2016	Flat	£187,250	£3,070
Fishergate	March 2016	Flat	£190,000	£3,393
Fishergate	March 2016	Flat	£155,000	£3,523
Fishergate	January 2016	Flat	£132,500	£3,681
Fishergate	February 2016	Flat	£155,000	£3,690
Fishergate	December 2015	Flat	£250,000	£4,545
Joseph Terry Grove	November 2015	Flat	£179,995	£3,103
Joseph Terry Grove	November 2015	Flat	£184,995	£3,190
Joseph Terry Grove	October 2015	Flat	£329,995	£3,402
Joseph Terry Grove	December 2015	Flat	£171,995	£3,583
Joseph Terry Grove	December 2015	Flat	£169,995	£3,696
Joseph Terry Grove	November 2015	Flat	£169,995	£3,696
Joseph Terry Grove	February 2016	Flat	£299,995	£3,704
Joseph Terry Grove	March 2016	Flat	£289,995	£3,766
Joseph Terry Grove	March 2016	Flat	£294,995	£3,831
Joseph Terry Grove	January 2016	Flat	£269,995	£3,857
Joseph Terry Grove	December 2015	Flat	£190,000	£3,878
Joseph Terry Grove	March 2016	Flat	£271,995	£3,886
Joseph Terry Grove	March 2016	Flat	£299,995	£3,896
Joseph Terry Grove	March 2016	Flat	£302,383	£4,086
Joseph Terry Grove	February 2016	Flat	£304,995	£4,122
Joseph Terry Grove	March 2016	Flat	£284,496	£4,246
Joseph Terry Grove	October 2015	Flat	£349,995	£4,321
Joseph Terry Grove	November 2015	Flat	£332,995	£4,325
Joseph Terry Grove	December 2015	Flat	£309,995	£4,493
Joseph Terry Grove	October 2015	Flat	£349,995	£4,545

Street	Date	Type	Sale Price	Price per Sqm
Joseph Terry Grove	February 2016	Flat	£309,246	£4,616
Joseph Terry Grove	December 2015	Flat	£332,995	£4,757
Top Lane	August 2015	Flat	£219,999	£2,973
Top Lane	October 2015	Flat	£270,499	£3,705
Top Lane	September 2015	Flat	£232,999	£3,758
Top Lane	October 2015	Flat	£274,999	£3,767
Top Lane	July 2015	Flat	£297,999	£3,921
Top Lane	August 2015	Flat	£199,999	£3,922
Top Lane	July 2015	Flat	£199,999	£3,922
Top Lane	July 2015	Flat	£205,000	£4,020
Top Lane	July 2015	Flat	£314,999	£4,257
Top Lane	July 2015	Flat	£209,999	£4,286
Top Lane	August 2015	Flat	£324,999	£4,392
Top Lane	November 2015	Flat	£217,999	£4,449
Top Lane	August 2015	Flat	£292,499	£4,718
Top Lane	July 2015	Flat	£294,999	£4,758
Masters Mews	June 2014	Flat	£287,995	£2,014
Masters Mews	March 2014	Flat	£139,495	£2,114
Masters Mews	March 2014	Flat	£143,995	£2,182
Masters Mews	March 2014	Flat	£154,995	£2,348
Masters Mews	May 2014	Flat	£154,995	£2,348
Masters Mews	March 2014	Flat	£154,995	£2,348
Masters Mews	May 2014	Flat	£154,995	£2,348
Masters Mews	March 2014	Flat	£154,995	£2,348
Masters Mews	March 2014	Flat	£161,995	£2,418
Masters Mews	March 2014	Flat	£132,000	£2,491
Masters Mews	March 2014	Flat	£161,995	£2,571
Masters Mews	March 2014	Flat	£161,995	£2,571
Masters Mews	March 2014	Flat	£161,995	£2,571
Masters Mews	March 2014	Flat	£161,995	£2,571
Masters Mews	March 2014	Flat	£161,995	£2,571
Masters Mews	March 2014	Flat	£138,995	£2,623
Masters Mews	March 2014	Flat	£166,995	£2,651
Masters Mews	March 2014	Flat	£139,495	£2,683
Masters Mews	March 2014	Flat	£143,995	£2,769

Street	Date	Type	Sale Price	Price per Sqm
Masters Mews	March 2014	Flat	£143,995	£2,769
Masters Mews	March 2014	Flat	£143,995	£2,769
Masters Mews	March 2014	Flat	£143,995	£2,769
Masters Mews	March 2014	Flat	£143,995	£2,769
Masters Mews	March 2014	Flat	£143,995	£2,769
Masters Mews	April 2014	Flat	£146,995	£2,773
Masters Mews	March 2014	Flat	£146,995	£2,773
Masters Mews	March 2014	Flat	£146,995	£2,773
Masters Mews	March 2014	Flat	£146,995	£2,827
Beaconsfield Street	July 2014	Flat	£138,000	£2,300
Holgate Road	March 2016	Flat	£214,000	£2,675
Acomb Road	August 2014	Flat	£110,000	£2,895
Holgate Road	March 2016	Flat	£187,000	£2,968
Westfield Court	July 2015	Flat	£245,000	£1,678
Amy Johnson Way	December 2015	Flat	£142,500	£2,336
Amy Johnson Way	March 2016	Flat	£170,000	£2,394
Amy Johnson Way	December 2015	Flat	£175,000	£2,397
Amy Johnson Way	December 2015	Flat	£122,500	£2,402
Amy Johnson Way	January 2016	Flat	£99,950	£2,438
Amy Johnson Way	December 2015	Flat	£115,000	£2,447
Amy Johnson Way	December 2015	Flat	£127,500	£2,452
Amy Johnson Way	February 2016	Flat	£115,000	£2,500
Amy Johnson Way	December 2015	Flat	£130,000	£2,549
Amy Johnson Way	December 2015	Flat	£127,500	£2,550
Amy Johnson Way	January 2016	Flat	£99,950	£2,563
Amy Johnson Way	December 2015	Flat	£142,500	£2,591
Amy Johnson Way	January 2016	Flat	£132,500	£2,598
Amy Johnson Way	December 2015	Flat	£132,500	£2,598
Amy Johnson Way	January 2016	Flat	£125,000	£2,604
Amy Johnson Way	December 2015	Flat	£155,000	£2,719
Amy Johnson Way	December 2015	Flat	£137,500	£2,750
Amy Johnson Way	February 2016	Flat	£130,000	£2,826
Amy Johnson Way	April 2016	Flat	£137,500	£2,865
Amy Johnson Way	February 2016	Flat	£137,500	£2,865
Amy Johnson Way	December 2015	Flat	£115,000	£2,949

Street	Date	Type	Sale Price	Price per Sqm
Amy Johnson Way	December 2015	Flat	£150,000	£3,125
Bellerby Court	November 2015	Flat	£150,000	£2,083
Bellerby Court	October 2015	Flat	£150,000	£2,083
Bellerby Court	October 2015	Flat	£150,000	£2,083
Bellerby Court	October 2015	Flat	£150,000	£2,113
Layerthorpe	December 2015	Flat	£143,000	£2,509
Layerthorpe	November 2015	Flat	£150,000	£2,632
Layerthorpe	December 2015	Flat	£150,000	£2,632
Layerthorpe	November 2015	Flat	£150,000	£2,632
Huntington Road	February 2015	Flat	£135,500	£2,117
Birch Close	December 2014	Flat	£140,000	£2,188
Huntington Road	December 2015	Flat	£130,000	£2,653
Huntington Road	September 2014	Flat	£125,000	£2,660

APPENDIX 5

Commuted Sum Analysis on Sites with Fewer than 15 units

Commuted Sum Analysis on Sites with Fewer than 15 units

Introduction

Under the emerging Policy H10 of the City of York Local Plan, would be required to provide a contribution to affordable housing. The policy states that this would be equivalent to 10% on rural sites between 2 and 4 units, 15% on rural sites with between 5 and 10 units, and 20% on rural sites of between 11 and 14. Where there is an off-site financial contribution (OSFC), this is calculated in Table 5.4 of the emerging Policy H10 as per the below.

Average York Property price – Average York Fixed RP Price x % Target = OSFC per dwelling

This note shows sensitivity testing of varying the level of off-site commuted sum payment that would be applicable to typologies under 15 units. This includes urban and suburban sites, which although have no requirement for delivering AH, they appear to have a headroom level which might make it justifiable for securing some affordable housing contribution.
Using the above formula, PPE have carried out sensitivity testing by re appraising typologies under 15 units at the per unit commuted sum payments equivalent to different affordable housing in the table below.

Table 1: Commuted sum payments for sites with fewer than 15 units

Average York Price (March 2017)	Average York RSL	% Target	Commuted Payment (per unit)
£241,042	£75,000	0%	£0
£241,042	£75,000	1%	£1,660
£241,042	£75,000	2%	£3,321
£241,042	£75,000	3%	£4,981
£241,042	£75,000	4%	£6,642
£241,042	£75,000	5%	£8,302
£241,042	£75,000	6%	£9,963
£241,042	£75,000	7%	£11,623
£241,042	£75,000	8%	£13,283
£241,042	£75,000	9%	£14,944
£241,042	£75,000	10%	£16,604
£241,042	£75,000	11%	£18,265
£241,042	£75,000	12%	£19,925
£241,042	£75,000	13%	£21,585
£241,042	£75,000	14%	£23,246
£241,042	£75,000	15%	£24,906
£241,042	£75,000	16%	£26,567
£241,042	£75,000	17%	£28,227
£241,042	£75,000	18%	£29,888
£241,042	£75,000	19%	£31,548
£241,042	£75,000	20%	£33,208

The testing is based on the assumptions and methodology described in PBA's "City of York Local Plan & CIL Viability Report", published in September 2017. The document sets out 'policy layers' to show

the cumulative cost of the City of York Local Plan policies. For this assessment, the testing is based on the following policy layers:

- **Policy layer 3** – This layer includes s106 cost assumptions, and the analysis in this note shows the headroom at the commuted sum amounts in the above table.
- **Policy layer 4** – This layer is identical to Policy Layer 3, but also includes the requirement for meeting sustainable construction standards as set out in the draft PPDRC (2017) Policy CC2.

Discussion: Policy Layer 3

At this policy layer, the results in Table 2 show that with Policy H10:

- Most rural typologies are viable or marginal at a commuted sum payment equivalent to 5% AH
- Rural brownfield sites with 3 units (appear to struggle at commuted sum payments equivalent to between 6% and 10% AH
- Typologies of 9 & 10 units on rural sites appear to generally be able to accommodate payments up to 14% AH.
- Viability is weak for nearly all rural site typologies (except for a couple of greenfield typologies) at payments of 16% and higher.
- The results for surburban and rural sites suggest that contributions towards AH may also be viable in line with the above findings for rural sites.

Discussion: Policy Layer 4

With the additional policy layer including meeting sustainable construction standards, the analysis indicates that viability overall worsens marginally.
At this policy layer, the results in Table 3 show that:

- Most rural typologies are viable or marginal at a commuted sum payment equivalent to 3% AH
- Rural brownfield sites with 3 units appear to struggle at commuted sum payments equivalent of higher than 5% AH
- Typologies of 9 & 10 units on rural sites appear to generally be able to accommodate payments up to 11% AH
- Viability is weak for nearly all rural typologies (exception for a couple of greenfield typologies) at payments of 14% AH and higher.
- The results for suburban and rural sites suggest that contributions towards AH may also be viable in line with the above findings for rural sites.

Table 2: Impact of a range of commuted sum payments at Policy Layer 3

Site typology	Policy layer 3 – s106 and 0% Commuted sum	Policy layer 3 – s106 and 1% Commuted sum	Policy layer 3 – s106 and 2% Commuted sum	Policy layer 3 – s106 and 3% Commuted sum	Policy layer 3 – s106 and 4% Commuted sum	Policy layer 3 – s106 and 5% Commuted sum	Policy layer 3 – s106 and 6% Commuted sum	Policy layer 3 – s106 and 7% Commuted sum	Policy layer 3 – s106 and 8% Commuted sum	Policy layer 3 – s106 and 9% Commuted sum	Policy layer 3 – s106 and 10% Commuted sum	Policy layer 3 – s106 and 11% Commuted sum	Policy layer 3 – s106 and 12% Commuted sum	Policy layer 3 – s106 and 13% Commuted sum	Policy layer 3 – s106 and 14% Commuted sum	Policy layer 3 – s106 and 15% Commuted sum	Policy layer 3 – s106 and 16% Commuted sum	Policy layer 3 – s106 and 17% Commuted sum	Policy layer 3 – s106 and 18% Commuted sum	Policy layer 3 – s106 and 19% Commuted sum	Policy layer 3 – s106 and 20% Commuted sum
3 units village/rural (Greenfield)	£182	£164	£145	£127	£109	£91	£73	£55	£37	£19	£1	-£17	-£35	-£53	-£71	-£89	-£107	-£125	-£143	-£161	-£179
3 units village/rural (Brownfield)	£87	£69	£51	£33	£15	-£3	-£21	-£39	-£57	-£75	-£93	-£111	-£129	-£147	-£165	-£183	-£201	-£219	-£237	-£256	-£274
9 units village/rural (Greenfield)	£318	£301	£284	£267	£250	£233	£216	£198	£181	£164	£147	£130	£113	£96	£78	£61	£44	£26	£9	-£9	-£27
9 units village/rural (Brownfield)	£228	£211	£194	£177	£159	£142	£125	£108	£91	£74	£57	£39	£21	£4	-£14	-£31	-£49	-£67	-£84	-£102	-£120
10 units village/rural (Greenfield)	£317	£300	£283	£266	£249	£231	£214	£197	£180	£163	£146	£129	£112	£94	£77	£60	£43	£26	£8	-£9	-£27
10 units village/rural (Brownfield)	£227	£210	£193	£175	£158	£141	£124	£107	£90	£73	£56	£38	£21	£4	-£14	-£32	-£49	-£67	-£85	-£102	-£120
3 units Suburban (Greenfield)	£157	£139	£121	£103	£85	£67	£49	£31	£13	-£5	-£23	-£41	-£59	-£77	-£95	-£113	-£131	-£149	-£167	-£185	-£203
3 units Suburban (Brownfield)	£75	£57	£39	£20	£2	-£16	-£34	-£52	-£70	-£88	-£106	-£124	-£142	-£160	-£178	-£196	-£214	-£232	-£250	-£268	-£286
9 units Suburban (Greenfield)	£294	£277	£260	£243	£226	£209	£191	£174	£157	£140	£123	£106	£89	£71	£54	£37	£20	£2	-£15	-£33	-£51
9 units Suburban (Brownfield)	£215	£198	£181	£164	£147	£130	£112	£95	£78	£61	£44	£27	£9	-£9	-£26	-£44	-£62	-£79	-£97	-£114	-£132
10 units Suburban (Greenfield)	£293	£276	£259	£242	£224	£207	£190	£173	£156	£139	£122	£105	£87	£70	£53	£36	£19	£2	-£16	-£33	-£51
10 units Suburban (Brownfield)	£214	£197	£180	£163	£145	£128	£111	£94	£77	£60	£43	£26	£8	-£9	-£27	-£44	-£62	-£79	-£97	-£115	-£132
3 units Urban (Brownfield)	£147	£129	£111	£93	£75	£57	£39	£21	£3	-£15	-£33	-£51	-£69	-£87	-£105	-£123	-£141	-£159	-£177	-£195	-£213
9 units Urban (Brownfield)	£287	£270	£253	£236	£219	£202	£184	£167	£150	£133	£116	£99	£81	£64	£46	£29	£11	-£7	-£24	-£42	-£59
10 units Urban (Brownfield)	£286	£269	£252	£235	£218	£200	£183	£166	£149	£132	£115	£98	£80	£63	£46	£28	£11	-£7	-£25	-£42	-£60
3 units Urban (Greenfield)	£214	£196	£178	£160	£142	£124	£106	£88	£70	£52	£34	£15	-£3	-£21	-£39	-£57	-£75	-£93	-£111	-£129	-£147
9 units Urban (Greenfield)	£350	£333	£316	£299	£282	£265	£248	£231	£213	£196	£179	£162	£145	£128	£111	£93	£76	£58	£41	£23	£6
10 units Urban (Greenfield)	£349	£332	£315	£298	£281	£264	£246	£229	£212	£195	£178	£161	£144	£127	£109	£92	£75	£58	£40	£23	£5

Table 3: Impact of a range of commuted sum payments at Policy Layer 4

Site typology	Policy layer 4 – s106, Policy CC2 and 0% Commuted sum	Policy layer 4 – s106, Policy CC2 and 1% Commuted sum	Policy layer 4 – s106, Policy CC2 and 2% Commuted sum	Policy layer 4 – s106, Policy CC2 and 3% Commuted sum	Policy layer 4 – s106, Policy CC2 and 4% Commuted sum	Policy layer 4 – s106, Policy CC2 and 5% Commuted sum	Policy layer 4 – s106, Policy CC2 and 6% Commuted sum	Policy layer 4 – s106, Policy CC2 and 7% Commuted sum	Policy layer 4 – s106, Policy CC2 and 8% Commuted sum	Policy layer 4 – s106, Policy CC2 and 9% Commuted sum	Policy layer 4 – s106, Policy CC2 and 10% Commuted sum	Policy layer 4 – s106, Policy CC2 and 11% Commuted sum	Policy layer 4 – s106, Policy CC2 and 12% Commuted sum	Policy layer 4 – s106, Policy CC2 and 13% Commuted sum	Policy layer 4 – s106, Policy CC2 and 14% Commuted sum	Policy layer 4 – s106, Policy CC2 and 15% Commuted sum	Policy layer 4 – s106, Policy CC2 and 16% Commuted sum	Policy layer 4 – s106, Policy CC2 and 17% Commuted sum	Policy layer 4 – s106, Policy CC2 and 18% Commuted sum	Policy layer 4 – s106, Policy CC2 and 19% Commuted sum	Policy layer 4 – s106, Policy CC2 and 20% Commuted sum
3 units village/rural (Greenfield)	£145	£127	£109	£91	£73	£54	£36	£18	£0	-£18	-£36	-£54	-£72	-£90	-£108	-£126	-£144	-£162	-£180	-£198	-£216
3 units village/rural (Brownfield)	£50	£32	£14	-£4	-£22	-£40	-£58	-£76	-£94	-£112	-£130	-£148	-£166	-£184	-£202	-£220	-£238	-£256	-£275	-£293	-£311
9 units village/rural (Greenfield)	£276	£259	£241	£224	£207	£190	£173	£156	£139	£122	£104	£87	£70	£53	£35	£18	£0	-£18	-£35	-£53	-£70
9 units village/rural (Brownfield)	£185	£168	£151	£134	£117	£100	£83	£66	£48	£31	£13	-£5	-£22	-£40	-£58	-£75	-£93	-£111	-£129	-£147	-£165
10 units village/rural (Greenfield)	£275	£257	£240	£223	£206	£189	£172	£155	£137	£120	£103	£86	£69	£52	£35	£17	£0	-£18	-£35	-£53	-£71
10 units village/rural (Brownfield)	£184	£167	£150	£133	£116	£99	£81	£64	£47	£30	£13	-£5	-£23	-£40	-£58	-£76	-£93	-£111	-£129	-£147	-£165
3 units Suburban (Greenfield)	£120	£102	£84	£66	£48	£30	£12	-£6	-£24	-£42	-£60	-£78	-£96	-£114	-£132	-£150	-£168	-£186	-£204	-£222	-£240
3 units Suburban (Brownfield)	£38	£20	£2	-£16	-£34	-£52	-£70	-£89	-£107	-£125	-£143	-£161	-£179	-£197	-£215	-£233	-£251	-£269	-£287	-£305	-£323
9 units Suburban (Greenfield)	£252	£234	£217	£200	£183	£166	£149	£132	£115	£97	£80	£63	£46	£29	£11	-£6	-£24	-£42	-£59	-£77	-£95
9 units Suburban (Brownfield)	£173	£155	£138	£121	£104	£87	£70	£53	£36	£18	£0	-£17	-£35	-£52	-£70	-£88	-£105	-£123	-£141	-£159	-£177
10 units Suburban (Greenfield)	£250	£233	£216	£199	£182	£165	£148	£131	£113	£96	£79	£62	£45	£28	£11	-£7	-£24	-£42	-£60	-£77	-£95
10 units Suburban (Brownfield)	£171	£154	£137	£120	£103	£86	£69	£52	£34	£17	£0	-£17	-£35	-£53	-£70	-£88	-£106	-£123	-£141	-£159	-£177
3 units Urban (Brownfield)	£110	£92	£74	£56	£38	£20	£2	-£16	-£34	-£52	-£70	-£88	-£106	-£124	-£142	-£160	-£178	-£196	-£214	-£232	-£250
9 units Urban (Brownfield)	£245	£228	£210	£193	£176	£159	£142	£125	£108	£90	£73	£55	£38	£20	£2	-£15	-£33	-£50	-£68	-£86	-£104
10 units Urban (Brownfield)	£243	£226	£209	£192	£175	£158	£141	£124	£106	£89	£72	£55	£37	£20	£2	-£15	-£33	-£51	-£68	-£86	-£104
3 units Urban (Greenfield)	£177	£159	£141	£123	£105	£87	£69	£51	£33	£15	-£3	-£21	-£39	-£57	-£76	-£94	-£112	-£130	-£148	-£166	-£184
9 units Urban (Greenfield)	£308	£291	£274	£256	£239	£222	£205	£188	£171	£154	£137	£119	£102	£85	£67	£50	£32	£15	-£3	-£21	-£38
10 units Urban (Greenfield)	£307	£290	£272	£255	£238	£221	£204	£187	£170	£152	£135	£118	£101	£84	£67	£50	£32	£14	-£3	-£21	-£39