

Table 6.1 Sensitivity matrix and results

Action		Sensitivity results									
		Worst case	Proposed case								
BCIS build costs to match date range of sales values	Agree	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
New-build sales values using Q4 2014 to latest available	Agree	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Affordable housing transfer values to reflect rent review	Agree	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sales costs applied only to market housing Gross Development Value	Agree	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Updated infrastructure/s106 on strategic sites	Agree	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Land purchase costs / fees: SDLT at latest HMRC rate	Agree	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
New central brownfield flatted typology of 30 units	Disagree	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Apply contingency to external works costs	Disagree	Y		Y							
Apply contingency and PFs to external works costs	Disagree	Y			Y						
Professional fees costs: 12%	Disagree	Y				Y					
Finance costs: 7%	Disagree	Y					Y				
Land purchase costs / fees: legal fees @ 0.8%	Disagree	Y						Y			
Increase Opening-up costs to £17k on Central UE/GLH/LMA	Disagree								Y		
Increase Opening-up costs to £20k on Central UE/GLH/LMA	Disagree									Y	
Increase Opening-up costs to £23k on Central UE/GLH/LMA	Disagree	Y									Y
Resulting headroom	Sept'15 headroom	Worst case	Proposed case								
West village/town (1)	£106	-£185	-£127	-£134	-£149	-£156	-£132	-£127	-£127	-£127	-£127
East village/town (1)	£200	-£69	-£10	-£17	-£31	-£39	-£16	-£10	-£10	-£10	-£10
Central village/town (1)	£458	£303	£364	£357	£342	£335	£357	£363	£364	£364	£364
West village/town (3)	£85	£109	£158	£152	£140	£134	£153	£158	£158	£158	£158
East village/town (3)	£84	£176	£225	£219	£207	£202	£219	£225	£225	£225	£225
Central village/town (3)	£320	£527	£576	£571	£559	£553	£569	£576	£576	£576	£576
West Brownfield infill (5)	£31	£96	£145	£139	£127	£122	£140	£145	£145	£145	£145
Central Small Brownfield (7)	£372	£568	£617	£611	£600	£594	£610	£617	£617	£617	£617
East Greenfield infill (7)	£202	£248	£296	£290	£279	£273	£290	£295	£296	£296	£296
East Brownfield infill (10)	£169	£254	£302	£296	£285	£279	£296	£302	£302	£302	£302
West Brownfield (10)	£40	£123	£170	£164	£153	£147	£165	£170	£170	£170	£170
Central Greenfield (20)	£679	£636	£697	£690	£676	£669	£688	£697	£697	£697	£697
West Brownfield (25)	£13	-£67	-£8	-£15	-£30	-£37	-£15	-£9	-£8	-£8	-£8
West Brownfield (50)	£122	£28	£87	£80	£66	£59	£80	£87	£87	£87	£87
East Brownfield (30)	£363	£266	£325	£318	£304	£297	£317	£325	£325	£325	£325
East Greenfield (75)	£286	£116	£175	£168	£154	£148	£167	£175	£175	£175	£175
West Brownfield (100)	£138	£41	£100	£93	£79	£72	£93	£100	£100	£100	£100
Central Large Brownfield (120)	£636	£667	£728	£722	£708	£701	£718	£728	£728	£728	£728
East Urban extension (200)	£421	£239	£298	£291	£278	£271	£289	£298	£298	£298	£298
Central Urban extension (500)	£597	£551	£613	£607	£593	£587	£599	£613	£613	£613	£613
East Urban extension (500)	£194	£53	£113	£106	£93	£86	£102	£112	£113	£113	£113
Central Urban extension (2000)	£433	£306	£446	£440	£428	£422	£427	£445	£461	£415	£368
CQ Areas 1 & 2	£176	£267	£316	£311	£301	£296	£305	£316	£316	£316	£316
Gaydon-Lighthorne Heath (SS)	£183	£38	£176	£170	£157	£151	£170	£176	£182	£136	£89
Long Marston Airfield	£125	-£347	-£4	-£9	-£21	-£26	-£15	-£4	-£196	-£245	-£293
Central Brownfield Flats (30)	-	-£509	-£441	-£449	-£467	-£475	-£445	-£441	-£441	-£441	-£441
Gaydon-Lighthorne Heath (with house value = £3,050; Flats = £2,300)	£183	£200	£342	£335	£320	£313	£341	£342	£348	£302	£255
Long Marston Airfield (with Central values)	£125	-£118	£228	£223	£211	£206	£213	£228	£35	-£13	-£61

Table 7.1 Headroom and recommended CIL rates for Stratford District

Charging zone/type	CIL liable headroom		Recommended CIL rate	
	Sept'15	The Council's proposed case	Sept'15	The Council's proposed case
Sites of 10 dwellings and under	£188	£247	£75	£75
Sites of 11 to 199 dwellings	£319	£301	£150	£150
Sites of 200 plus dwellings	£411	£367	£150	£150
Canal Quarter	£176	£316	£85	£85
Gaydon Lighthorne Heath	£183	£176	£110	£110
Long Marston Airfield	£125	-£4	£75	£0