

For: Broxbourne Borough Council



**Small Housing Sites Viability
Community Infrastructure Levy (CIL)
Viability Assessment**

**Final Appendix 1
– Assumptions Summary
(Tables 1a - 1b)**

December 2025

DSP25931

Borough of Broxbourne Council - Appendix 1: Community Infrastructure Levy (CIL) - Viability Assessment
Small Housing Sites Typology Assumptions
Table 1a: High-Level Typologies and Value Levels (VLs - Revenue Assumptions)

High-Level Typologies Basis

Scheme Size Appraised (No. dwellings)	Dwelling Mix	Density (dph)	Net Land area (ha)	Gross Land Area (ha)*	Main Build Period (Months)
1	3 bed house*	30	0.03	0.04	6
1	5 bed house	30	0.03	0.04	6
3	3 bed houses*	30	0.10	0.12	6
5	3 & 4 bed houses	30	0.17	0.19	6
5	2 bed flats	75	0.07	0.08	6
7	4 & 5 bed houses	30	0.23	0.27	9
10	2, 3 & 4 bed houses	40	0.25	0.29	12
10	1 & 2 bed flats	75	0.13	0.15	12

Dwelling type / Size Assumptions

Dwelling type and size assumptions	
1-bed flat	50
2-bed flat	61
2-bed house	79
3-bed house	93
3-bed house*	100
4-bed house	130
5-bed house	250

*Reflect 3-bed terrace / semi-detached / town houses

Market Sales Value Level (VL) Assumptions - Sensitivity Testing Range

Market Values (MV)	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10
1-bed flat	£200,000	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000	£287,500	£300,000	£325,000
2-bed flat	£244,000	£259,250	£274,500	£289,750	£305,000	£320,250	£335,500	£350,750	£366,000	£396,500
2-bed house	£316,000	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500	£454,250	£474,000	£513,500
3-bed house	£372,000	£395,250	£418,500	£441,750	£465,000	£488,250	£511,500	£534,750	£558,000	£604,500
3-bed house*	£400,000	£425,000	£450,000	£475,000	£500,000	£525,000	£550,000	£575,000	£600,000	£650,000
4-bed house	£520,000	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000	£747,500	£780,000	£845,000
5-bed house	£1,000,000	£1,062,500	£1,125,000	£1,187,500	£1,250,000	£1,312,500	£1,375,000	£1,437,500	£1,500,000	£1,625,000
MV (£ / sq. m.)	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,500

Indicative Value Levels Range By Ward Area

Ward Area	Value Level Range
Broxbourne and Hoddesdon South	VL6 - VL9
Cheshunt North	VL5 - VL8
Cheshunt South and Theobalds	VL5 - VL8
Flamstead End	VL7 - VL10
Goffs Oak	VL6 - VL10
Hoddesdon North	VL4 - VL7
Hoddesdon Town and Rye Park	VL3 - VL6
Rosedale and Bury Green	VL4 - VL7
Waltham Cross	VL4 - VL7
Wormley and Turnford	VL4 - VL8

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Small Housing Sites Typology Assumptions
Table 1b: Development Cost Assumptions**

Appraisal Cost Description	BCIS build [MQ]	BCIS build [UQ]	Notes
Build cost - 'One-off' housing terraced (3 units or less)	£2,052/sq. m.	£2,348/sq. m.	<i>Source: BCIS data categories rebased using Broxbourne location factor (119) (Default) excludes external works and potential extra over costs / contingencies - added as below</i>
Build cost - 'One-off' housing detached (3 units or less)	£3,040/sq. m.	£4,093/sq. m.	
Build cost - Estate housing (generally)	£1,784/sq. m.	£2,042/sq. m.	
Build cost - Estate housing - detached (generally)	£2,098/sq. m.	£2,836/sq. m.	
Build cost - Flats (generally)	£2,080/sq. m.	£2,505/sq. m.	
External Works	10%-15%		<i>Applied to base build costs, variable by scheme typology</i>
Site Prep Contingency (assumed on gross land area)	£500,000/ha		
Contingency (% of build cost)	5%		
Professional Fees (% of build cost)	10%		
CIL Rates testing scope	Tested trial rates range £0 - £500/sq. m. at £25/sq. m. increments		
Residual s106/other site-specific mitigation	£1,500/dwelling		<i>Additional contingency approach for CIL testing purposes</i>
Sustainable design/climate change response contingency (% of build cost)	2.00%		<i>Applied to base build costs.</i>
Electric Vehicle Charging Points (£/unit) ¹	£865/unit (houses) £1,961 (flats)		<i>Allowance per dwelling</i>
Water efficiency standards	110 litres per person per day		<i>Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis.</i>
Biodiversity Net Gain (BNG) (% of build cost)			<i>Plus 0.5% on build cost assuming 10% BNG. Costs based on Impact Assessment (Scenario C)² plus uplift for latest information from the 10% minimum baseline. Costs considered covered by other allowances, and note future of BNG requirements on smaller schemes is unknown.</i>
M4(2) Accessible and adaptable dwellings compliance	£15.50/sq. m.		<i>Applied to all dwellings for M4(2). High-level costs based on the analysis as described in the 'Raising accessibility standards in new homes' consultation document³</i>
SPA Mitigation			<i>Potential site specific abnormal</i>
Building Safety Levy (BSL) (£/sq. m.)			<i>Note: Current costs are (£ per sq. m) £20.35 (PDL) and £40.70 (GF sites). Cost allowances only included as appropriate with BSL only due to apply to schemes of 10 units or more. Minor developments (1-9 dwellings) are due to exempt as set out in paragraph 3.4 of the BSL Guidance.</i>
Marketing & Sales Costs (% of GDV)	3%		
Legal Fees on sale (£ per unit)	£1,000		
Open Market Housing Profit (% of GDV)	17.5%		
Finance & Acquisition Costs			
Agents Fees (% of site value)	1.50%		
Legal Fees (% of site value)	0.75%		
Stamp Duty Land Tax (% of site value)	HMRC Scale		
Finance Rate - Build (%)	6.50%		
Finance Rate - Land (%)	6.50%		

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

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

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