

Purbeck Community Infrastructure Levy (CIL) Land Financing of Additional Viability Assessment Sites

Land financing of 7% has been applied to:

- Worgret Road, Wareham over 3 years;
- Smaller settlement extension sites at Prospect Farm, Swanage, Huntick Road, Lytchett Matravers, Bere Regis settlement extension, and Policeman's Lane, Upton over 2 years; and
- All other small sites over 1 year.

The results are as follows:

	Number Dwellings	Final published version toolkit Residual Value per site	2 years land finance on RV (*except Worgret Road, which is 3 years; ✪ 1 year for small sites)	RV per site inc. land finance	RV per hectare inc land finance	Difference between EUV and residual value after policy requirements and land finance (original figure without land finance in brackets)
Poultry Farm, Harmans Cross	3	£289,000	£20,000 ✪	£269,000	£626,000	-£31,000 (-£11,000)
Prospect Farm, Swanage	35	£1,312,000	£190,108	£1,122,500	£1,810,000	+£1.12M (+£1.3M)
Gilbert Road, Swanage	8	£239,000	£17,000 ✪	£223,000	£2,896,000	-£279,000 (-£263,000)
Worgret Road settlement extension, Wareham	153	£5,728,000	£1,288,227*	£4,440,000	£919,000	+£4.34 (+5.6M)
Pound Lane, Wareham	8	£190,000	£13,300 ✪	£177,000	£1,580,000	+£169,000 (+£182,000)
Huntick Road, Lytchett Matravers	50	£2,238,000	£324,286	£1,913,000	£957,000	+£1,873,000 (+£2,200,000)
Station Cottages, Moreton	2	£57,200	£4,004 ✪	£53,200	£1,520,000	+£53,000 (+£57,200)
Settlement extension at Bere Regis	50	£1,206,000	£174,749	£1,031,000	£687,000	+£1,001,000 (+£1,170,000)

Appendix 2A

Dorchester Road, Wool	4	£133,000	£9,000✳	£124,000	£886,000	+£4,000 (+£13,000)
Policeman's Lane settlement extension, Upton	70	£1,468,000	£212,713	£1,255,000	£573,000	+£1,185,000 (+£1,400,000)
Blandford Road, Upton	9	£190,000	£13,104✳	£174,200	£1,340,000	-£47,800 (-£32,000)
Dorchester Road, Upton	1	£44,000	£3,000✳	£41,000	£562,000	+£41,000 (+£44,000)

Commentary:

Not surprisingly, including land finance reduces the difference between existing use value and residual values. As explained in the consultation paper of 4th November 2013 the redevelopment sites where a dwelling has to be demolished will struggle to provide affordable housing at policy levels, depending on the condition and, therefore, the value of the building to be demolished. Where necessary the Council will negotiate affordable housing on these sites as stated in the original consultation paper. The reduction in the difference between existing use value and residual value for other sites is not significant enough to influence whether a site would come forward.