RECEIVED
02 JAN 2008

21 December 2007
Planning Obligations Strategy

2 bed flat			possible s106 tariff		Ratios
Asking Price		£152,000			
Assumed Build Cost		£64,000			
GEA	74 sq m	£2,054 psm	£3,900	£53 psm	42% Build Cost/Asking Price
GIA	64 sq m	£2,375 psm	£3,900	£61 psm	2.6% Tariff/Asking Price
Hab Rooms	45 sq m	£3,378 psm	£3,900	£87 psm	6.1% Tariff/Build Cost
Hab Rooms	3 no	£50,667 per hab room	£3,900	£1,300 per hab room	25 sq m GEA/no of hab rooms
Beds	2 no	£76,000 per bedroom	£3,900	£1,950 per bedroom	37 sq m GEA/no of bedrooms

4 bed house - 3 storeys, semi detached			possible s106 tariff		Ratios
Asking Price		£295,000			
Assumed Build Cost		£176,400			
GEA	174 sq m	£1,695 psm	£14,000	£80 psm	60% Build Cost/Asking Price
GIA	147 sq m	£2,007 psm	£14,000	£95 psm	4.7% Tariff/Asking Price
Hab Rooms	77 sq m	£3,831 psm	£14,000	£182 psm	7.9% Tariff/Build Cost
Hab Rooms	7 no	£42,143 per hab room	£14,000	£2,000 per hab room	25 sq m GEA/no of hab rooms
Beds	4 no	£73,750 per bedroom	£14,000	£3,500 per bedroom	44 sq m GEA/no of bedrooms

3 bed house - 3 storeys, terraced			possible s106 tariff		Ratios
Asking Price		£190,000			
Assumed Build Cost		£81,400			
GEA	103 sq m	£1,845 psm	£10,000	£97 psm	43% Build Cost/Asking Price
GIA	74 sq m	£2,568 psm	£10,000	£135 psm	5.3% Tariff/Asking Price
Hab Rooms	67 sq m	£2,836 psm	£10,000	£149 psm	12.3% Tariff/Build Cost
Hab Rooms	5 no	£38,000 per hab room	£10,000	£2,000 per hab room	21 sq m GEA/no of hab rooms
Beds	3 no	£63,333 per bedroom	£10,000	£3,333 per bedroom	34 sq m GEA/no of bedrooms

Notes:
All floor areas are guesstimated from sales brochures. GEA assumes 300mm cavity walls.
Hab Rooms assessed by excluding kitchen (except if combined with lounge/breakfast/dining area), bathroom, wc, wardrobes, hall, landing & garage

GVA Grimley