

Appendix 3 – Viability buffers

Buffers are calculated by subtracting the proposed rate from maximum rate¹ and dividing this amount by the maximum rate. For example, max rate of £350 psm less proposed rate of £150 = £200. £200 divided by £350 = 57%.

Site type

1 Single dwelling

Proposed rate		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	57%	57%	57%	57%
£150	Sub area C	57%	57%	57%	57%
£150	Sub area D	57%	57%	57%	57%
£85	Sub area E	57%	57%	57%	57%
£85	Sub area F	54%	57%	57%	57%

Site type

2 2 houses

		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	57%	57%	57%	57%
£150	Sub area C	57%	57%	57%	57%
£150	Sub area D	57%	57%	57%	57%
£85	Sub area E	54%	57%	57%	57%
£85	Sub area F	45%	57%	57%	57%

Site type

3 5 houses

		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	54%	57%	57%	57%
£150	Sub area C	33%	57%	57%	57%
£150	Sub area D	n/a	57%	57%	57%
£85	Sub area E	n/a	14%	50%	54%
£85	Sub area F	n/a	n/a	33%	45%

Site type

4 25 houses with flats

		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	57%	57%	57%	57%
£150	Sub area C	57%	57%	57%	57%
£150	Sub area D	57%	57%	57%	57%
£85	Sub area E	57%	57%	57%	57%
£85	Sub area F	57%	57%	57%	57%

¹ The maximum within the range tested of up to £350 per sqm. In some cases, the actual maximum rate will exceed the range tested.

Site type 5	25 flats
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		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	25%	45%	50%	50%
£150	Sub area C	n/a	14%	25%	33%
£150	Sub area D	n/a	n/a	n/a	n/a
£85	Sub area E	n/a	n/a	n/a	n/a
£85	Sub area F	n/a	n/a	n/a	n/a

Site type 6	50 houses
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		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	57%	57%	57%	57%
£150	Sub area C	57%	57%	57%	57%
£150	Sub area D	57%	57%	57%	57%
£85	Sub area E	57%	57%	57%	57%
£85	Sub area F	50%	57%	57%	57%

Site type 7	125 houses
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		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	57%	57%	57%	57%
£150	Sub area C	57%	57%	57%	57%
£150	Sub area D	57%	57%	57%	57%
£85	Sub area E	50%	57%	57%	57%
£85	Sub area F	40%	57%	57%	57%

Site type 8	250 houses
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		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	33%	57%	57%	57%
£150	Sub area C	n/a	57%	57%	57%
£150	Sub area D	n/a	50%	57%	57%
£85	Sub area E	n/a	0%	45%	54%
£85	Sub area F	n/a	n/a	33%	45%

Site type 9	500 houses
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		BLV1	BLV2	BLV3	BLV4
£150	Sub area A	57%	57%	57%	57%
£150	Sub area B	n/a	45%	57%	57%
£150	Sub area C	n/a	14%	45%	54%
£150	Sub area D	n/a	n/a	25%	40%
£85	Sub area E	n/a	n/a	n/a	n/a
£85	Sub area F	n/a	n/a	n/a	n/a