

**For: Rugby Borough Council  
Local Plan &  
Community Infrastructure Levy (CIL)  
Viability Assessment**

**Coton Park East Appraisal  
Update – Accompanying  
Note (DSP18537)**

April 2018

**Coton Park East Appraisal Update – Accompanying Note**

**Appendix I - Coton Park East Viability Appraisal Summaries & Results**

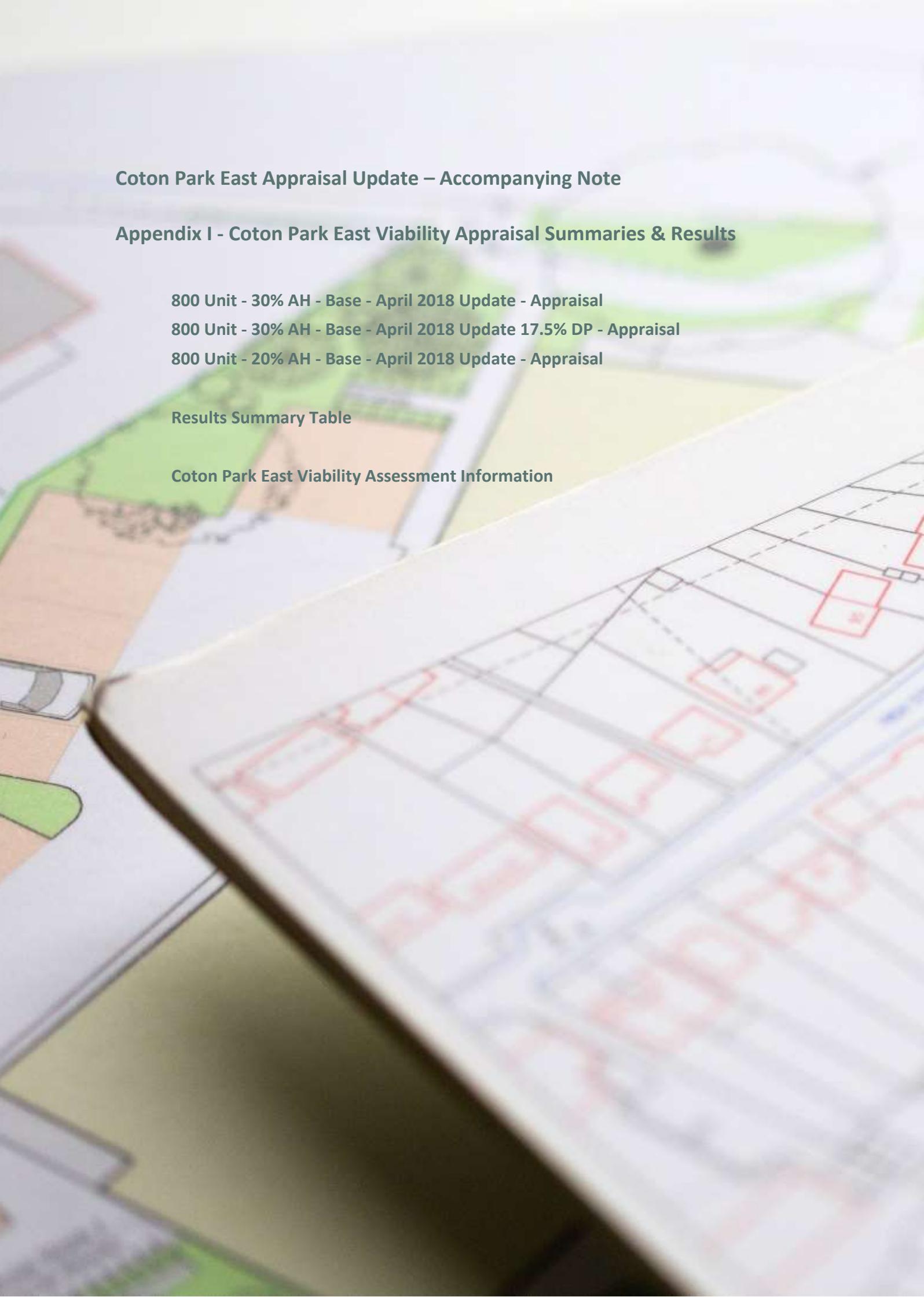
800 Unit - 30% AH - Base - April 2018 Update - Appraisal

800 Unit - 30% AH - Base - April 2018 Update 17.5% DP - Appraisal

800 Unit - 20% AH - Base - April 2018 Update - Appraisal

Results Summary Table

Coton Park East Viability Assessment Information



## Note to Accompany Updated Development Appraisals in Relation to Coton Park East Development Allocation

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1. This has been a desk-top exercise based on information provided by Rugby Borough Council (RBC) supplemented with information gathered by and assumptions made by Dixon Searle Partnership (DSP) appropriate to the current stage of review and to inform the Council's on-going work with regard to the preparation of the Rugby Borough Local Plan. This note should be read in conjunction with the Rugby Borough 'Local Plan & Community Infrastructure Levy (CIL) Viability Assessment Final Report (DSP v2)' (July 2017). All notes, limitations and methodology in that report apply equally here (but are not repeated).
2. Following discussions with the Inspector leading the Examination into Rugby Borough Council's Local Plan 2011-2031, RBC requested that Dixon Searle Partnership provide an updated development appraisal in relation to the proposed allocation at Coton Park East.
3. DSP were provided with a copy of the Inspector's letter (Examination Library reference: INS/08) that stated (in relation to Coton Park East) that an updated financial appraisal for Coton Park East should be added to the Examination website. DSP were also provided with a document titled '*Viability Information March- All Known Information*' that provides an updated estimate of costs for the Coton Park East site. It is from this document that we have taken the updated costs and applied to a revised version of the Coton Park East development appraisal originally included within our Local Plan & CIL viability report. The costs set out in the updated viability information relate to Warwickshire County Council highways, education, libraries, GP services, police and fire and rescue services. These costs are shown in the appraisals appended to this note. A copy of the '*Viability Information March- All Known Information*' document is also appended.
4. The updated appraisals have used the costs discussed above along with estimates of timing where those were shown. The following note provides updated analysis of the results of the updated appraisal exercise. As with the original version, we have also included sensitivity testing in relation to costs, values, profit and the overall level of affordable housing provision.
5. With 30% AH included and using indicative starting point sales values at £2,750/sq. m, the Coton Park East representative scenario produces a residual of circa £12.9m; equivalent to approx. £239,000/Ha. This represents a reduction in the residual land value from the original appraisals, caused by the increase in local authority contributions (please note that

no other adjustments have been made to the appraisals and so there is no increase in values assumed other than through the sensitivity testing mentioned above).

6. This is very marginally below the £250,000/ha indicatively assumed potentially needed for the land purchase. This is an assumption, not a known or fixed requirement. The appraisal outcome (the 'Residualised Price') would theoretically need to clear approximately £13,500,000 in order to deliver that level of land value; greater than that figure in order to then start supporting any additional, currently unidentified, development costs.
7. Further values growth (meaning a higher achievable value – adjusted assumption) rapidly improves this picture beyond that point, also outweighing build costs rises.
8. The sensitivity test that assumes a 17.5% developer's profit on the market housing (6% on affordable housing) indicates an improved outcome with the RLV increasing to approximately £14.9m and thus a surplus over the potential benchmark land value of approximately £1.4m.
9. From this we continue to conclude that a reasonable prospect of viable development over time, with the ultimate capacity to bear planning obligations in combination being dependent on how the values:costs picture settles out at various points in the delivery process.
10. We also continue to be of the opinion based on these current stage results, however, that in these circumstances there is unlikely to be sufficient viability scope to support CIL charging in addition to the level of s106 requirements. The outcomes point to the continuation of a s.106 led approach at this stage.

CPE Development Appraisal Accompanying Note Ends  
April 2018

## **Appendix I - Coton Park East Viability Appraisal Summaries & Results**

**800 Unit - 30% AH - Base - April 2018 Update**

**800 Unit - 30% AH - Base - April 2018 Update 17.5% DP**

**800 Unit - 20% AH - Base - April 2018 Update**

### **Results Summary Table**

### **Coton Park East – Viability Assessment Information**

## Rugby BC - Strategic Sites

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800 Unit Residential Greenfield - CPE

30% Affordable Housing

Nil CIL

20% Profit Private / 6% Profit AH

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**Rugby BC - Stategic Sites**

**Summary Appraisal for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	560	52,080.00	2,750.00	255,750	143,220,000	0	143,220,000
Affordable Housing	<u>240</u>	<u>22,320.00</u>	1,375.00	127,875	<u>30,690,000</u>	<u>0</u>	<u>30,690,000</u>
<b>Totals</b>	<b>800</b>	<b>74,400.00</b>			<b>173,910,000</b>	<b>0</b>	<b>173,910,000</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
	120	300	36,000	36,000

**Investment Valuation**

Current Rent	36,000	YP @	5.0000%	20.0000	720,000
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**GROSS DEVELOPMENT VALUE**

**174,630,000**

Purchaser's Costs			(42,120)	(42,120)	
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**NET DEVELOPMENT VALUE**

**174,587,880**

**Additional Revenue**

Employment Land			4,500,000	4,500,000	
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**NET REALISATION**

**179,087,880**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (54.00 Ha 238,770.92 pHect)			12,893,630	12,893,630	
Stamp Duty			635,681		
Agent Fee		1.50%	193,404		
Legal Fee		0.75%	96,702		
				925,788	

**This appraisal report does not constitute a formal valuation.**

**Rugby BC - Statagic Sites**

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Market Housing	52,080.00 m <sup>2</sup>	1,010.00 pm <sup>2</sup>	52,600,800	
Affordable Housing	<u>22,320.00 m<sup>2</sup></u>	1,010.00 pm <sup>2</sup>	<u>22,543,200</u>	
<b>Totals</b>	<b>74,400.00 m<sup>2</sup></b>		<b>75,144,000</b>	<b>75,144,000</b>

Contingency		5.00%	3,757,200	
Site Works & Infrastructure	800.00 un	20,000.00 /un	16,000,000	
A5/A426 Gibbert Hill roundabout			423,701	
Avon Mill roundabout			168,564	
A426 Leicester Road / R/bout			1,700,000	
A426/Central Park Drive			551,634	
A426/Evreux Way			322	
Rugby Gyrotory			32,289	
A428 Hillmorton			26,571	
B4429 Ashlawn Road			23,333	
Sustainable Design & Construction		2.00%	1,502,880	
B5414 North Street		1.00%	32,289	
Hillmorton Road			29,523	
Education Early Years			502,541	
Education Primary			3,517,787	
Education secondary			3,140,935	
Education Post 16			600,172	
Primary SEN			117,711	
Secondary SEN			239,668	
Library Services			17,510	
Off site GP			214,943	
Police			109,392	
				32,708,965

**PROFESSIONAL FEES**

Professional Fees		10.00%	9,114,400	9,114,400
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	4,296,600	
Sales Legal Fee	800.00 un	750.00 /un	600,000	
				4,896,600

**MISCELLANEOUS FEES**

Employment Land Profit		15.00%	675,000	
AH Profit		6.00%	1,841,400	

**This appraisal report does not constitute a formal valuation.**

**APPRAISAL SUMMARY****DIXON SEARLE PARTNERSHIP****Rugby BC - Statagic Sites**

Market Profit	20.00%	28,644,000	31,160,400
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**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)

Land		7,159,640	
Construction		5,084,459	
Total Finance Cost			12,244,099

**TOTAL COSTS****179,087,881****PROFIT****(1)****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%

**This appraisal report does not constitute a formal valuation.**

## Rugby BC - Strategic Sites

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800 Unit Residential Greenfield - CPE

30% Affordable Housing

Nil CIL

17.5% Profit Private / 6% Profit AH

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**Rugby BC - Stategic Sites**

**Summary Appraisal for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	560	52,080.00	2,750.00	255,750	143,220,000	0	143,220,000
Affordable Housing	<u>240</u>	<u>22,320.00</u>	1,375.00	127,875	<u>30,690,000</u>	<u>0</u>	<u>30,690,000</u>
<b>Totals</b>	<b>800</b>	<b>74,400.00</b>			<b>173,910,000</b>	<b>0</b>	<b>173,910,000</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
	120	300	36,000	36,000

**Investment Valuation**

Current Rent	36,000	YP @	5.0000%	20.0000	720,000
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**GROSS DEVELOPMENT VALUE**

**174,630,000**

Purchaser's Costs			(42,120)	(42,120)	
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**NET DEVELOPMENT VALUE**

**174,587,880**

**Additional Revenue**

Employment Land			4,500,000	4,500,000	
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**NET REALISATION**

**179,087,880**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (54.00 Ha 276,380.74 pHect)			14,924,560	14,924,560	
Stamp Duty			737,228		
Agent Fee		1.50%	223,868		
Legal Fee		0.75%	111,934		
				1,073,031	

**This appraisal report does not constitute a formal valuation.**

**Rugby BC - Statagic Sites**

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Market Housing	52,080.00 m <sup>2</sup>	1,010.00 pm <sup>2</sup>	52,600,800	
Affordable Housing	<u>22,320.00 m<sup>2</sup></u>	1,010.00 pm <sup>2</sup>	<u>22,543,200</u>	
<b>Totals</b>	<b>74,400.00 m<sup>2</sup></b>		<b>75,144,000</b>	<b>75,144,000</b>

Contingency		5.00%	3,757,200	
Site Works & Infrastructure	800.00 un	20,000.00 /un	16,000,000	
A5/A426 Gibbert Hill roundabout			423,701	
Avon Mill roundabout			168,564	
A426 Leicester Road / R/bout			1,700,000	
A426/Central Park Drive			551,634	
A426/Evreux Way			322	
Rugby Gyrotory			32,289	
A428 Hillmorton			26,571	
B4429 Ashlawn Road			23,333	
Sustainable Design & Construction		2.00%	1,502,880	
B5414 North Street		1.00%	32,289	
Hillmorton Road			29,523	
Education Early Years			502,541	
Education Primary			3,517,787	
Education secondary			3,140,935	
Education Post 16			600,172	
Primary SEN			117,711	
Secondary SEN			239,668	
Library Services			17,510	
Off site GP			214,943	
Police			109,392	
				32,708,965

**PROFESSIONAL FEES**

Professional Fees		10.00%	9,114,400	9,114,400
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	4,296,600	
Sales Legal Fee	800.00 un	750.00 /un	600,000	
				4,896,600

**MISCELLANEOUS FEES**

Employment Land Profit		15.00%	675,000	
AH Profit		6.00%	1,841,400	

**This appraisal report does not constitute a formal valuation.**

**Rugby BC - Statagic Sites**

Market Profit	17.50%	25,063,500	27,579,900
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**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)

Land		8,561,922	
Construction		5,084,459	
Total Finance Cost			13,646,381

**TOTAL COSTS****179,087,837****PROFIT****43****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%

**This appraisal report does not constitute a formal valuation.**

## Rugby BC - Strategic Sites

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800 Unit Residential Greenfield - CPE

20% Affordable Housing

Nil CIL

20% Profit Private / 6% Profit AH

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**Rugby BC - Stategic Sites**

**Summary Appraisal for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	640	59,520.00	2,750.00	255,750	163,680,000	0	163,680,000
Affordable Housing	<u>160</u>	<u>14,880.00</u>	1,375.00	127,875	<u>20,460,000</u>	<u>0</u>	<u>20,460,000</u>
<b>Totals</b>	<b>800</b>	<b>74,400.00</b>			<b>184,140,000</b>	<b>0</b>	<b>184,140,000</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
	120	300	36,000	36,000

**Investment Valuation**

Current Rent	36,000	YP @	5.0000%	20.0000	720,000
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**GROSS DEVELOPMENT VALUE**

**184,860,000**

Purchaser's Costs			(42,120)	(42,120)	
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**NET DEVELOPMENT VALUE**

**184,817,880**

**Additional Revenue**

Employment Land			4,500,000	4,500,000	
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**NET REALISATION**

**189,317,880**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (54.00 Ha 311,424.57 pHect)			16,816,927	16,816,927	
Stamp Duty			831,846		
Agent Fee		1.50%	252,254		
Legal Fee		0.75%	126,127		
				1,210,227	

**This appraisal report does not constitute a formal valuation.**

**Rugby BC - Statagic Sites**

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Market Housing	59,520.00 m <sup>2</sup>	1,010.00 pm <sup>2</sup>	60,115,200	
Affordable Housing	14,880.00 m <sup>2</sup>	1,010.00 pm <sup>2</sup>	15,028,800	
<b>Totals</b>	<b>74,400.00 m<sup>2</sup></b>		<b>75,144,000</b>	<b>75,144,000</b>

Contingency		5.00%	3,757,200	
Site Works & Infrastructure	800.00 un	20,000.00 /un	16,000,000	
A5/A426 Gibbert Hill roundabout			423,701	
Avon Mill roundabout			168,564	
A426 Leicester Road / R/bout			1,700,000	
A426/Central Park Drive			551,634	
A426/Evreux Way			322	
Rugby Gyrotory			32,289	
A428 Hillmorton			26,571	
B4429 Ashlawn Road			23,333	
Sustainable Design & Construction		2.00%	1,502,880	
B5414 North Street		1.00%	32,289	
Hillmorton Road			29,523	
Education Early Years			502,541	
Education Primary			3,517,787	
Education secondary			3,140,935	
Education Post 16			600,172	
Primary SEN			117,711	
Secondary SEN			239,668	
Library Services			17,510	
Off site GP			214,943	
Police			109,392	
				32,708,965

**PROFESSIONAL FEES**

Professional Fees		10.00%	9,114,400	9,114,400
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	4,910,400	
Sales Legal Fee	800.00 un	750.00 /un	600,000	
				5,510,400

**MISCELLANEOUS FEES**

Employment Land Profit		15.00%	675,000	
AH Profit		6.00%	1,227,600	

**This appraisal report does not constitute a formal valuation.**

**Rugby BC - Statagic Sites**

Market Profit	20.00%	32,736,000	34,638,600
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**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)

Land		9,103,162	
Construction		5,071,201	
Total Finance Cost			14,174,363

**TOTAL COSTS****189,317,882****PROFIT****(2)****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%

**This appraisal report does not constitute a formal valuation.**

**Rugby Borough Council**  
**Viability Assessment - Strategic Sites**  
**Results Summary Showing Potential Maximum Residual Surplus (per unit) with Sensitivity Testing for Costs & Values**  
**800 Unit Scheme - Cotton Park East - Updated April 2018**

**30% Affordable Housing - Approximate Surplus Per Unit Above Benchmark Land Value**

		Sales: Rate £/m <sup>2</sup>							
Construction: Increase / Decrease %	£2,000	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750	
-15.00%	-£29,457	-£15,316	-£2,451	£10,374	£23,187	£36,001	£48,812	£61,618	
-10.00%	-£33,634	-£19,296	-£6,169	£6,666	£19,480	£32,294	£45,107	£57,915	
-5.00%	-£37,848	-£23,436	-£9,892	£2,955	£15,774	£28,587	£41,401	£54,212	
0.00%	-£42,291	-£27,577	-£13,621	-£758	£12,067	£24,881	£37,694	£50,507	
5.00%	-£47,144	-£31,736	-£17,422	-£4,475	£8,359	£21,174	£33,987	£46,801	
10.00%	-£52,550	-£35,939	-£21,562	-£8,198	£4,649	£17,467	£30,281	£43,094	
15.00%	-£58,045	-£40,215	-£25,702	-£11,926	£935	£13,760	£26,574	£39,388	

**20% Affordable Housing - Approximate Surplus Per Unit Above Benchmark Land Value**

		Sales: Rate £/m <sup>2</sup>							
Construction: Increase / Decrease %	£2,000	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750	
-15.00%	-£23,000	-£9,802	£2,755	£15,288	£27,807	£40,323	£52,839	£65,351	
-10.00%	-£27,146	-£13,534	-£964	£11,576	£24,100	£36,616	£49,132	£61,646	
-5.00%	-£31,310	-£17,327	-£4,686	£7,863	£20,391	£32,909	£45,425	£57,941	
0.00%	-£35,506	-£21,466	-£8,413	£4,146	£16,681	£29,202	£41,718	£54,234	
5.00%	-£39,767	-£25,608	-£12,146	£427	£12,969	£25,495	£38,011	£50,527	
10.00%	-£44,319	-£29,766	-£15,885	-£3,296	£9,255	£21,785	£34,304	£46,820	
15.00%	-£49,237	-£33,948	-£19,932	-£7,024	£5,537	£18,074	£30,597	£43,113	

**30% Affordable Housing / 17.5% Developer's Profit (Market) - Approximate Surplus Per Unit Above Benchmark Land Value**

		Sales: Rate £/m <sup>2</sup>							
Construction: Increase / Decrease %	£2,000	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750	
-15.00%	-£12,820	-£4,246	£4,328	£12,901	£21,470	£30,037	£38,602	£47,167	
-10.00%	-£16,527	-£7,953	£621	£9,195	£17,766	£26,335	£34,902	£43,467	
-5.00%	-£20,601	-£11,660	-£3,086	£5,488	£14,061	£22,632	£31,200	£39,767	
0.00%	-£24,712	-£15,367	-£6,793	£1,781	£10,355	£18,928	£27,498	£36,066	
5.00%	-£28,846	-£19,323	-£10,500	-£1,926	£6,648	£15,221	£23,794	£32,363	
10.00%	-£32,986	-£23,435	-£14,209	-£5,633	£2,941	£11,515	£20,088	£28,660	
15.00%	-£37,128	-£27,565	-£18,045	-£9,340	-£766	£7,808	£16,382	£24,955	

## Coton Park East- Viability Assessment Information

		Source
<b>Site Area</b>	54ha approx	Draft CPE Statement of Common Ground. Verified using QGIS
<b>Employment Allocation</b>	7.5ha for smaller units between 5,000 and 50,000 sqft in B1c, B2 and ancillary B8 employment uses.	Local Plan Policy DS7 of LP01
<b>Housing Allocation</b>	Up to 800 homes	Local Plan Policy DS7 of LP01
<b>Housing Mix</b>	<p>30% affordable housing.</p> <p>For market housing:                      5-10% 1 bed                      25-30% 2 bed                      40-45% 3 bed                      20-25% 4+ bed</p> <p>For affordable housing:                      30-35% 1 bed                      30-35% 2 bed                      20-25% 3 bed                      5-10% 4+ bed</p>	Local Plan Policy H1, Policy H2 and 2013 SHMA

### Highways IDP Information- Awaiting update from Local Highways Authority

Project	Lead Delivery	Date required by	Cost and Apportionment	Notes
A5/A426 Gibbert Hill Roundabout	WCC/ Highways England	2021	£423,701- 100% to be paid by Coton Park East	Comes from further information provided by WCC on the 19 <sup>th</sup> December 2017 This is based on the 2017 STA.

Avon Mill Roundabout	TBC	TBC	£1,824,282 in total. £168,564 from Coton Park East	Comes from further information provided by WCC on the 19 <sup>th</sup> December 2017 This is based on the 2017 STA. Apportionment of costs calculated using trip rate data provided by Vectos- 69.89% to SW Rugby, 20.87% to Lodge Farm and 9.24% to Coton Park East.
A426 Leicester Road/Brownsover Road/Boughton Road Roundabout	WCC	2026	£1,700,000- 100% to be paid by Coton Park East	Comes from further information provided by WCC on the 19 <sup>th</sup> December 2017 This is based on the 2017 STA.
A426/Central Park Drive	WCC	2031	£551,634- 100% to be paid by Coton Park East	Comes from further information provided by WCC on the 19 <sup>th</sup> December 2017 This is based on the 2017 STA.
Provision of high quality cycling network	WCC/Sustrans	Ongoing	TBC	Comes from further information provided by WCC on the 19 <sup>th</sup> December 2017 This is based on the 2017 STA.
High quality public transport network	Bus operators/WCC	TBC	TBC	Comes from further information provided by WCC on the 19 <sup>th</sup> December 2017 This is based on the 2017 STA.
A426/Evreux Way	WCC	2026	£5000 in total. £322.89 from CPE	Updated in relation to information from WCC received 20/12/17 based on the 2017 STA. Apportionment of costs calculated using trip rate data provided by Vectos- 69.89% to SW Rugby, 20.87% to Lodge Farm and 9.24% to Coton Park East.
Rugby Gyrotory Improvements	WCC	2031	£500,000 in total. £32,289.18 from CPE.	Updated in relation to information from WCC received 20/12/17 based on the 2017 STA. Apportionment of costs calculated using trip rate data provided by Vectos- 69.89% to SW Rugby, 20.87% to Lodge Farm and 9.24% to Coton Park East.
A428 Hillmorton Road/Percival Road	WCC	2031	£411,454 in total. £26,571.02 from CPE.	Updated in relation to information from WCC received 20/12/17 based on the 2017 STA. Apportionment of costs calculated using trip rate data provided by Vectos- 69.89% to SW Rugby, 20.87% to Lodge Farm and 9.24% to Coton Park East.
B4429 Ashlawn Road/Percival Road	WCC	2031	£361,327 in total. £23,333.91 from CPE.	Updated in relation to information from WCC received 20/12/17 based on the 2017 STA. Apportionment of costs calculated using trip rate data provided by Vectos- 69.89% to SW Rugby, 20.87% to Lodge Farm and 9.24% to Coton Park East.
B5414 (North street/Church Street)	WCC	2031	£500,000 in total. £32,289.18 from CPE.	Updated in relation to information from WCC received 20/12/17 based on the 2017 STA. Apportionment of costs calculated using trip rate data provided by Vectos- 69.89% to SW Rugby, 20.87% to Lodge Farm and 9.24% to Coton Park East.

Hillmorton Road/Whitehall Road Roundabout	WCC	2031	£457,178 in total. £29,523.81 from CPE	Updated in relation to information from WCC received 20/12/17 based on the 2017 STA. Apportionment of costs calculated using trip rate data provided by Vectos- 69.89% to SW Rugby, 20.87% to Lodge Farm and 9.24% to Coton Park East.
<b>Total Cost</b>			<b>£2,988,228.97</b>	

<b>WCC IDP Items</b>				
<b>Project</b>	<b>Lead Delivery</b>	<b>Date required by</b>	<b>Cost and Apportionment</b>	<b>Notes</b>
2FE primary school (to be located on Coton Park East)	WCC or ESFA In conjunction with an Academy Trust (TBC)	2021	2 hectares	Updated based on information provided by WCC on 19/02/18. <i>All new schools are now delivered as Free Schools. There are different delivery mechanisms for Free Schools and so this could be provided through the County Council or directly by the Education, Skills Funding Agency. The developer will be required to provide land capable of supporting the provision of a 2FE primary school. The Freehold of the land would need to be transferred to the County Council at a given trigger point to be detailed in the S106 Agreement.</i>
Pupil transportation and contributions towards school places for all phases	WCC	TBC	Estimated costs subject to formula  Early Year £502,541 Primary £3,517,787 Secondary £3,140,935 Post 16 £600,172  Primary SEN £117,711	Updated based on information provided by WCC on 19/02/18. <i>The financial contributions requested will be based on the pupil yield calculator as shown in Rugby Borough Council's SPG. The County Council will require Early Years and Primary contributions towards the provision of a new primary school. Secondary and sixth form contributions will be required to deliver additional places either at a new facility or through the expansion of one of the existing providers. The County Council will also seek support for the provision of additional provision for children with special educational needs. The exact use of the contributions will be determined after public consultation on specific proposals has taken place and a decision of spend made by the WCC Cabinet. It is envisaged that in the short term at least, there could be the need for secondary age pupils to travel into Rugby to secure a school place. As a result WCC will look to secure a financial contribution towards the provision of an additional vehicle for a period of 5 years.</i>

			Secondary SEN £239,668	
			Transport TBC	
Financial contribution to support library services	WCC Library Service	2031	£17,510.40	Included in the LP Viability Assessment <i>Formula based contribution depending on housing mix.</i>
<b>Total Cost</b>			<b>£8,136,324.40</b>	

### GP IDP Items

Project	Lead Delivery	Date required by	Cost and Apportionment	Notes
Off-site GP contribution	C&R CCG	TBC	£214,943	Provided by WCC and included in LP54A. Cost provided in an email from David Rosling (NHS England) in an email dated 15/02/18. Confirmed that the construction of the facility at Brownsover has now commenced, indicating that monies would be required at an early stage.
<b>Total Cost</b>			<b>£214,943</b>	

### Police IDP Items

Project	Lead Delivery	Date required by	Cost and Apportionment	Notes
On-site police office at CPE to cater for 3 staff.	TBC	50% of total contribution to be paid upon completion of the	£72,106	Original figures from the Viability Assessment however these were updated (and reduced) in an email from Andrew Morgan received on the 15 <sup>th</sup> February
Start up and personal equipment for 3	TBC	400 <sup>th</sup> dwelling (2025-26)	£16,758	Original figures from the Viability Assessment however these were updated (and reduced) in an email from Andrew Morgan received on the 15 <sup>th</sup> February

additional police staff		according to housing trajectory		
Additional police vehicles	TBC	appended to housing background paper) and the remaining contribution to the paid on completion of the 720 <sup>th</sup> dwelling (2028-29 according to housing trajectory appended to housing background paper).	£20,528	Figure was included in the LP VA.
<b>Total Cost</b>			<b>£109,392</b>	

### Fire and Rescue IDP Items

Project	Lead Delivery	Date required by	Cost and Apportionment	Notes
Land for on-site fire and rescue presence	TBC	TBC	0.4ha	Update provided by Fire and Rescue on 19/02/18.

**Total known costs based on the estimates in the table above: £11,448,888.37**