

GREATER CAMBRIDGE CIL ADDITIONAL SENSITIVITY TESTING

RESIDENTIAL

- Re-test existing typologies with cost data produced by Bidwells, subject to receipt of full elemental cost plans so that double counting and other items included elsewhere in the appraisals can be removed. It is likely that these costs will need to be reviewed by a QS to identify overstatement of costs.

RESIDENTIAL – HOUSING FOR OLDER PEOPLE

- Add a typology reflecting McCarthy and Stone model
- Sensitivity analysis using costs submitted by Bidwells, subject to receipt of full elemental cost plans to that double counting and other items included elsewhere in the appraisals can be removed. May need to be reviewed by a QS to remove identify overstatement of costs.
- The existing appraisals already reflect net to gross ratios for retirement housing schemes.
- Reflect premium value achieved by retirement housing for balanced assessment.

RESIDENTIAL – BTR

- Re-test a sample of typologies as BTR.
- Sensitivity analysis using Bidwells submitted costs, subject to same conditions above.
- 40% affordable housing requirement to be replaced by 20% DMR to reflect LP requirement.

RESIDENTIAL INSTITUTION

- Care Home and IRC typologies to be added.

PBSA

- Add two additional typologies 100 and 150 beds

CO-LIVING

- Sensitivity analysis with Bidwells costs, subject to conditions above.
- Co-living PIL – not a LP policy but sought by housing strategy

OFFICES / R&D

- Test the 9 typologies suggested by Bidwells.
 - Science Park lab 5,000 sqm
 - Science Park lab 10,000 sqm
 - Science Park lab 15,000 sqm
 - City Centre office: 10,000 sqm
 - City Centre office: 20,000 sqm
 - City Centre office: 30,000 sqm
 - Out of town office: 5,000 sqm
 - Out of town office: 10,000 sqm
 - Our of town office: 15,000 sqm
- Sensitivity analysis using Bidwells costs, subject to conditions above.
- Affordable workspace
- S106 allowance to be based on actual amounts secured through S106.

INDUSTRIAL

- Data centres – separate typology
- Test alternative plot ratios
- Scale – add typologies of big box industrial
- Affordable workspace