

APPENDIX C – NORTHAMPTONSHIRE REVOLVING INFRASTRUCTURE FUND (CABINET REPORT 11<sup>TH</sup> JUNE 2013)

GLOBAL FINANCIAL MODELLING ASSUMPTIONS

- Building Cost Inflation 2.5%
- Inflation on Development Related Income streams 2%
- Borrowing/Financing cost 4.5%
- Risk/optimism bias is not included in scheme costings but neither are assumptions on value engineering savings – assumed net nil impact overall
- Build start dates 2014/15 Stanton Cross & 2015/16 NDDL & A43
- Community Infrastructure Levy (CIL) Rate £50 urban, £150 rural at 2013/14 rates
- CIL chargeable area average 92.5sqm per house
- New Homes Bonus (NHB) rate £1,439 (average band D council tax) at 2013/14 rates
- NHB social housing additional payment £350
- Both main and additional social housing NHB payable for 6years
- Affordable housing is 25% to 35% dependent on area
- Housing assumptions based on submission draft West Northamptonshire Core Spatial Strategy 2011-2026 extrapolated forward for Northampton & Daventry
- Assumes expenditure and income occur evenly over the year i.e. average mid-year for interest calculation purposes

