

## Affordable Housing Development Control Toolkit (Three Dragons Toolkit)

### Introduction

Developments comprising 10 residential units or more require a proportion of affordable housing. Where this is required, applications that propose less than the 50% minimum proportion, must include justification. This must include a Three Dragons Toolkit appraisal.

The toolkit was developed by independent consultants Three Dragons for the Greater London Authority (GLA) and the Housing Corporation. The toolkit is a spreadsheet based computer model that can be obtained (for a fee) by contacting the GLA. The toolkit is copyright to the GLA and the Housing Corporation.

Please note that Route B of the toolkit should be used for planning applications. Route A is only applicable at pre-application stage.

The following is a list of key points to note about various fields in the toolkit:

### Revenue

Market Values	<ul style="list-style-type: none"><li>• We will not accept default borough values as the true values for vary widely across local markets in the borough of Hackney.</li><li>• Independent research/evaluation is required to justify the values you use.</li><li>• Comparable valuations are also useful to examine the local market.</li><li>• Values (including build cost, income and revenue) for mixed use developments should include separately calculated values for residential and other uses (e.g. B1 use).</li></ul>
Housing Corporation Grant	<ul style="list-style-type: none"><li>• If the proposed scheme has funding, a copy of relevant correspondence confirming this should be supplied, including how much.</li><li>• If the proposed scheme does not have funding, information should be supplied explaining why not.</li></ul>

### Cost Fields

Build Costs	<ul style="list-style-type: none"><li>• Use the defaults as a starting point.</li><li>• You must provide justification from a recognised quantity surveyor for different values.</li></ul>
Exceptional development costs	<ul style="list-style-type: none"><li>• You must provide details and justification from a recognised quantity surveyor</li></ul>
Planning Obligations	<ul style="list-style-type: none"><li>• Pre-application discussions with the Hackney Planning Services can indicate likely Heads of Terms, however exact amounts may not be apparent until detailed assessment during the formal application.</li></ul>

### Residual Fields

Acquisition Costs	<ul style="list-style-type: none"><li>Evidence should be provided justifying these costs from a recognised independent valuer.</li></ul>
Existing and Alternative use values	<ul style="list-style-type: none"><li>Evidence and an independent valuation must be provided by a property consultant.</li></ul>

### Questions

Please contact the Planning Service if you have any queries about the information provided in this document, or have any further questions.

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