





Local Plan & CIL Viability Assessment - Strategic Sites
Table 2a: Results Summary Showing Potential Maximum Residual Total (£) Surplus / Deficit with Sensitivity Testing for Costs & Values Land NE of Lichfield - 3,300 Units

6 Affordable Housing Approximate Total (£)	Surplus / Deficit Above E	Senchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	12.5%	10.0%	7.5%	5.0%	2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
10.0% -7.5%	£5,697,898 £22,697	£14,898,551 £9,230,304	£24,093,522 £18,430,089	£33,283,771 £27,623,980	£42,471,497 £36,813,832	£51,659,219 £46,001,558	£60,846,939 £55,189,281	£70,034,657 £64,377,000	£79,221,871 £73,564,719	£88,406,881 £82,751,905	£97,590,6
-5.0% -2.5%	-£5,660,749 -£11,356,105	£3,556,690 -£2,124,238	£12,762,511 £7,090,390	£21,961,270 £16,294,717	£31,154,438 £25,492,220	£40,343,894 £34,684,897	£49,531,621 £43,873,956	£58,719,342 £53,061,682	£67,907,062 £62,249,404	£77,094,780 £71,437,123	£86,281,9 £80,624,8
0% (BASE) 2.5%	-£17,057,746 -£22,759,523	-£7,815,626 -£13,517,090	£1,411,586 -£4,276,535	£10,623,521 £4,946,454	£19,826,644 £14,156,491	£29,023,170 £23,358,181	£38,215,355 £32,554,120	£47,404,017 £41,745,814	£56,591,743 £50,934,079	£65,779,465 £60,121,804	£74,967,1 £69,309,5
5.0% 7.5% 10.0%	-£29,001,535 -£35,892,963 -£44,636,013	-£19,218,799 -£25,085,302 -£31,552,123	-£9,976,365 -£15,678,074 -£21,380,215	-£738,484 -£6,435,641 -£12,137,350	£8,481,210 £2,798,457 -£2,894,916	£17,689,375 £12,015,111 £6,334,632	£26,889,718 £21,221,581 £15,548,936	£36,085,071 £30,421,255 £24,753,787	£45,276,272 £39,615,816 £33,952,616	£54,464,141 £48,806,472 £43,146,274	£63,651,8 £57,994,2 £52,336,5
Affordable Housing - Approximate Total (£)						20,00 1,002	220,210,200	22 1,1 20,1 21		2.0,2.10,2.11	202,000,0
IL Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£28,952,102	-£19,751,449	-£10,556,478	-£1,366,229	£7,821,497	£3,000/sq.m. BASE £17,009,219	£26,196,939	£35,384,657	£44,571,871	£53,756,881	£62,940,6
-7.5% -5.0%	-£34,627,303 -£40,310,749	-£25,419,696 -£31,093,310	-£16,219,911 -£21,887,489	-£7,026,020 -£12,688,730	£2,163,832 -£3,495,562	£11,351,558 £5,693,894	£20,539,281 £14,881,621	£29,727,000 £24,069,342	£38,914,719 £33,257,062	£48,101,905 £42,444,780	£57,286,9
-2.5% 0% (BASE) 2.5%	-£46,006,105 -£51,707,746 -£57,409,523	-£36,774,238 -£42,465,626 -£48,167,090	-£27,559,610 -£33,238,414 -£38,926,535	-£18,355,283 -£24,026,479 -£29,703,546	-£9,157,780 -£14,823,356 -£20,493,509	£34,897 -£5,626,830 -£11,291,819	£9,223,956 £3,565,355 -£2,095,880	£18,411,682 £12,754,017 £7,095,814	£27,599,404 £21,941,743 £16,284,079	£36,787,123 £31,129,465 £25,471,804	£45,974,8 £40,317,: £34,659,8
5.0%	-£63,651,535	-£53,868,799 -£59,735,302	-£44,626,365 -£50,328,074	-£35,388,484 -£41,085,641	-£26,168,790 -£31,851,543	-£16,960,625 -£22,634,889	-£7,760,282 -£13,428,419	£1,435,071 -£4,228,745	£10,626,272 £4,965,816	£19,814,141 £14,156,472	£29,001,
10.0%	-£79,286,013	-£66,202,123	-£56,030,215	-£46,787,350	-£37,544,916	-£28,315,368	-£19,101,064	-£9,896,213	-£697,384	£8,496,274	£17,686,
Affordable Housing - Approximate Total (£) Indexed CIL @ £17.31/sq. m.	Surplus / Deficit Above	Benchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	£3,000/sq.m. BASE	2.5%	5.0%	7.5% £40,836,685	10.0%	12.5%
-10.0% -7.5% -5.0%	-£32,687,366 -£38,362,527 -£44,045,946	-£23,486,486 -£29,154,777 -£34,828,592	-£14,291,666 -£19,955,098 -£25,622,537	-£5,101,416 -£10,761,207 -£16,423,918	£4,086,309 -£1,571,354 -£7,230,748	£13,274,031 £7,616,371 £1,958,708	£22,461,751 £16,804,093 £11,146,433	£31,649,469 £25,991,812 £20,334,155	£40,836,685 £35,179,531 £29,521,874	£50,021,696 £44,366,720 £38,709,593	£59,205,4 £53,551,7 £47,896,7
-2.5% 0% (BASE)	-£49,741,298 -£55,443,007	-£40,509,444 -£46,200,820	-£31,294,726 -£36,973,662	-£22,090,472 -£27,761,546	-£12,892,967 -£18,558,546	-£3,700,289 -£9,362,016	£5,488,770 -£169,830	£14,676,495 £9,018,832	£23,864,217 £18,206,557	£33,051,936 £27,394,278	£42,239,0
2.5% 5.0%	-£61,452,732 -£67,818,022	-£51,902,283 -£57,607,052	-£42,661,730 -£48,361,558	-£33,438,689 -£39,123,704	-£24,228,700 -£29,903,902	-£15,027,007 -£20,695,815	-£5,831,065 -£11,495,469	£3,360,628 -£2,300,115	£12,548,894 £6,891,087	£21,736,618 £16,078,955	£30,924,
7.5% 10.0%	-£74,794,914 -£83,558,779	-£63,844,544 -£70,402,825	-£54,063,267 -£59,942,355	-£44,820,834 -£50,522,543	-£35,586,802 -£41,280,271	-£26,370,081 -£32,050,637	-£17,163,608 -£22,836,256	-£7,963,932 -£13,631,401	£1,230,632 -£4,432,568	£10,421,289 £4,761,090	£19,609,
Affordable Housing - Approximate Total (£)	Surplus / Deficit Above	Benchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.50%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£10,785,743 -£16,356,988	-£2,165,217 -£7,728,976	£6,453,175 £890,586	£15,071,573 £9,508,984	£23,689,958 £18,127,384	£32,308,365 £26,745,764	£40,926,823 £35,364,177	£49,543,849 £43,982,480	£58,158,624 £52,599,531	£66,771,701 £61,214,259	£75,382,
-5.0% -2.5%	-£21,940,238 -£27,958,937	-£13,298,452 -£18,877,421	-£4,672,552 -£10,240,490	£3,946,414 -£1,616,191	£12,564,809 £7,002,227	£21,183,193 £15,620,630	£29,801,572 £24,239,002	£38,419,997 £32,857,381	£47,038,276 £41,475,820	£55,655,212 £50,094,073	£64,269,
0% (BASE) 2.5%	-£34,242,181 -£41,077,125 -£49,350,657	-£24,596,587 -£30,775,976 -£37,254,067	-£15,816,428 -£21,409,636 -£27,376,542	-£7,182,726 -£12,756,261 -£18,342,798	£1,439,673 -£4,125,648 -£9,697,002	£10,058,053 £4,495,337 -£1,068,595	£18,676,443 £13,113,725 £7,551,133	£27,294,813 £21,732,255 £16,169,522	£35,913,198 £30,350,624 £24,788,068	£44,531,642 £38,969,014 £33,406,436	£53,149,i £47,587,i
5.0% 7.5% 10.0%	-£49,350,657 -£58,765,045 -£68,738,158	-£44,965,965 -£53,984,186	-£33,681,541 -£40,778,942	-£18,342,798 -£24,023,505 -£30,194,533	-£15,278,817 -£20,881,020	-£1,068,595 -£6,638,385 -£12,216,802	£1,987,665 -£3,580,332	£10,606,928 £5,044,062	£19,225,318 £13,662,724	£33,406,436 £27,843,707 £22,281,115	£36,462,:
Affordable Housing - Approximate Total (£)											
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.00%	-2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£45,435,743 -£51,006,988	-£36,815,217 -£42,378,976	-£28,196,825 -£33,759,414	-£19,578,427 -£25,141,016	-£10,960,042 -£16,522,616	BASE -£2,341,635 -£7,904,236	£6,276,823 £714,177	£14,893,849 £9,332,480	£23,508,624 £17,949,531	£32,121,701 £26,564,259	£40,732,4
-5.0% -2.5%	-£56,590,238 -£62,608,937	-£47,948,452 -£53,527,421	-£39,322,552 -£44,890,490	-£30,703,586 -£36,266,191	-£22,085,191 -£27,647,773	-£13,466,807 -£19,029,370	-£4,848,428 -£10,410,998	£3,769,997 -£1,792,619	£12,388,276 £6,825,820	£21,005,212 £15,444,073	£29,619,8
0% (BASE) 2.5%	-£68,892,181 -£75,727,125	-£59,246,587 -£65,425,976	-£50,466,428 -£56,059,636	-£41,832,726 -£47,406,261	-£33,210,327 -£38,775,648	-£24,591,947 -£30,154,663	-£15,973,557 -£21,536,275	-£7,355,187 -£12,917,745	£1,263,198 -£4,299,376	£9,881,642 £4,319,014	£18,499,
5.0% 7.5% 10.0%	-£84,000,657 -£93,415,045 -£103,388,158	-£71,904,067 -£79,615,965 -£88,634,186	-£62,026,542 -£68,331,541 -£75,428,942	-£52,992,798 -£58,673,505 -£64,844,533	-£44,347,002 -£49,928,817 -£55,531,020	-£35,718,595 -£41,288,385 -£46,866,802	-£27,098,867 -£32,662,335 -£38,230,332	-£18,480,478 -£24,043,072 -£29,605,938	-£9,861,932 -£15,424,682 -£20,987,276	-£1,243,564 -£6,806,293 -£12,368,885	£7,374,8 £1,812,2 -£3,750,4
6 Affordable Housing - Approximate Total (£)			-173,420,342	-104,044,333	-133,331,020	-140,000,002	-138,230,332	-£25,005,938	-120,987,270	-£12,300,003	-13,730,
D Indexed CIL @ £17.31/sq. m. Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	BLV: 250,000/Ha	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£48,704,028	-£40,083,541	-7.5% -£31,465,141	-5.0% -£22,846,751	-£14,228,358	£3,000/sq.m. BASE -£5,609,953	£3,008,486	£11,625,557	£20,240,334	£28,853,412	£37,464,
-7.5% -5.0%	-£54,275,260 -£60,043,983	-£45,647,292 -£51,216,658	-£37,027,724 -£42,590,874	-£28,409,335 -£33,971,922	-£19,790,947 -£25,353,531	-£11,172,552 -£16,735,136	-£2,554,143 -£8,116,748	£6,064,300 £501,668	£14,681,239 £9,120,116	£23,295,969 £17,736,921	£31,909,
-2.5% 0% (BASE)	-£66,239,951 -£72,593,145	-£56,795,787 -£62,830,711	-£48,158,755 -£53,734,603	-£39,534,519 -£45,101,106	-£30,916,111 -£36,478,701	-£22,297,725 -£27,860,300	-£13,679,325 -£19,241,903	-£5,060,942 -£10,623,517	£3,557,479 -£2,005,132	£12,175,937 £6,613,292	£20,792,0
2.5% 5.0% 7.5%	-£79,465,740 -£87,739,247 -£97,153,725	-£69,089,648 -£75,634,320	-£59,465,647 -£65,649,849	-£50,674,589 -£56,261,085	-£42,044,102 -£47,615,298	-£33,422,897 -£38,986,983	-£24,804,493 -£30,367,050	-£16,186,086 -£21,748,664	-£7,567,708 -£13,130,274	£1,050,679 -£4,511,900	£9,669,1 £4,106,4
		-£83,354,586	-£72,026,412	-£62,248,029	-£53,197,126	-£44,556,825	-£35,930,579	-£27,311,242	-£18,692,832	-£10,074,462	-£1,456,0
10.0%	-£107,126,853	-£83,354,586 -£92,372,862	-£72,026,412 -£79,167,602	-£62,248,029 -£68,501,828	-£53,197,126 -£58,891,450		-£35,930,579 -£41,498,729	-£27,311,242 -£32,874,097	-£18,692,832 -£24,255,413	-£10,074,462 -£15,637,015	
6 Affordable Housing - Approximate Total (£)		-£92,372,862				-£44,556,825 -£50,135,256 BLV: 100,000/Ha					
Affordable Housing - Approximate Total (£)		-£92,372,862				-£44,556,825 -£50,135,256					-£7,018,6
Affordable Housing - Approximate Total (£) Construction / Sales Rate: % -10.0% -7.5%	-12.5% -E27,680,993 -E33,773,612	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068	-£79,167,602 -7.5% -£11,193,766 -£16,661,291	-£68,501,828 -5.0% -£3,144,710 -£8,612,236	-£58,891,450 -2.5% £4,904,345 -£563,180	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875	-£41,498,729 2.5% £21,000,513 £15,534,931	5.0% £29,043,195 £23,581,705	7.5% £37,083,224 £31,624,252	10.0% £45,121,109 £39,664,215	-£7,018,4 12.5% £53,157, £47,702,1
Affordable Housing - Approximate Total (£) IL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5%	Surplus / Deficit Above -12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£47,052,457	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850 -£37,070,983	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287	-£58,891,450 -2.5% £4,904,345 -£663,180 -£6,030,706 -£11,498,231	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350 -£3,449,176	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893	7.5% £37,083,224 £31,624,252 £26,162,749 £20,697,991	10.0% £45,121,109 £39,664,215 £34,205,310 £28,743,918	-£7,018,6 12.5% £53,157,6 £47,702,6 £42,245,6 £36,786,6
Affordable Housing - Approximate Total (£) Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% 0% (8ASE) 2.5%	\$\text{Surplus / Deficit Above}\$\$ \$12.5\times\$\$ \$-\frac{\(\xi\)}{27,680,993}\$\$ \$-\frac{\(\xi\)}{23,773,612}\$\$ \$-\frac{\(\xi\)}{40,070,674}\$\$ \$-\frac{\(\xi\)}{24,052,457}\$\$ \$-\frac{\(\xi\)}{255,087,168}\$	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850	-7.5% -11,193,766 -116,661,291 -122,128,817	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761	-£58,891,450 -2.5% £4,904,345 -£563,180 -£6,030,706	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350	2.5% £21,000,513 £15,534,931 £10,067,405	5.0% £29,043,195 £23,581,705 £18,116,461	7.5% £37,083,224 £31,624,252 £26,162,749 £20,697,991 £15,230,465 £9,762,940	10.0% £45,121,109 £39,664,215 £34,205,310	£7,018,6 12.5% £53,157,6 £47,702,6 £42,245,6 £31,325,6 £25,861,6
Affordable Housing - Approximate Total (£) Cit. Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% 0% (BASE)	-12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£47,052,457 -£55,087,168 -£64,376,020	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850 -£37,070,983 -£43,736,797 -£51,388,398	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963	-5.0% -5.0% -63,144,710 -68,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906	-£58,891,450 -2.5% £4,904,345 -£563,180 -£6,030,706 -£11,498,231 -£16,965,757 -£22,433,283	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350 -£3,449,176 -£8,916,701 -£14,384,227	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880 -£867,546 -£6,335,171	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884	7.5% £37,083,224 £31,624,252 £26,162,749 £20,697,991 £15,230,465	10.0% £45,121,109 £39,664,215 £34,205,310 £28,743,918 £23,279,521 £17,811,995	12.5% £53,157, £47,702, £42,245, £31,325, £23,933, £14,926,
CIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -0.8ASE) -2.5% -5.0% -7.5% -5.0% -7.5% -5.0% -7.5% -7.	Surplus / Deficit Above -12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£47,052,457 -£55,087,168 -£64,376,020 -£74,154,467 -£84,029,903 -£93,913,145	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850 -£37,070,983 -£43,736,797 -£51,388,398 -£60,259,948 -£69,933,161 -£79,787,569	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963 -£47,859,433 -£56,282,004	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906 -£37,480,548 -£44,430,702	-£58,891,450 -2.5% £4,904,345 -£563,180 -£6,030,706 -£11,498,231 -£16,965,757 -£22,433,283 -£28,353,082 -£34,496,751	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350 -£3,449,176 -£8,916,701 -£14,384,227 -£19,851,753 -£25,514,760 -£31,566,379	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880 -£867,646 -£6,335,171 -£11,802,697 -£17,270,223	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884 £3,753,641 £9,221,167	7.5% £37,083,224 £31,624,252 £26,162,749 £20,697,991 £15,230,465 £9,762,940 £4,295,414 £1,172,112	10.0% £45,121,109 £39,664,215 £34,205,310 £28,743,918 £23,279,521 £17,811,995 £12,344,470 £6,876,944	12.5% £53,157, £47,702, £42,245, £31,325, £23,933, £14,926,
CIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -0.8ASE) -2.5% -5.0% -7.5% -5.0% -7.5% -5.0% -7.5% -5.0% -7.5% -7.	Surplus / Deficit Above -12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£47,052,457 -£55,087,168 -£64,376,020 -£74,154,467 -£84,029,903 -£93,913,145	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850 -£37,070,983 -£43,736,797 -£51,388,398 -£60,259,948 -£69,933,161 -£79,787,569	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963 -£47,859,433 -£56,282,004	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906 -£37,480,548 -£44,430,702	-£58,891,450 -2.5% £4,904,345 -£563,180 -£6,030,706 -£11,498,231 -£16,965,757 -£22,433,283 -£28,353,082 -£34,496,751	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350 -£3,449,176 -£8,916,701 -£14,384,227 -£19,851,753 -£25,514,760 -£31,566,379 BLV: 250,000/Ha 0% £3,000/sq.m.	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880 -£867,646 -£6,335,171 -£11,802,697 -£17,270,223	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884 £3,753,641 £9,221,167	7.5% £37,083,224 £31,624,252 £26,162,749 £20,697,991 £15,230,465 £9,762,940 £4,295,414 £1,172,112	10.0% £45,121,109 £39,664,215 £34,205,310 £28,743,918 £23,279,521 £17,811,995 £12,344,470 £6,876,944	12.5% £53,157,, £47,702, £42,245, £31,325, £25,861, £0,4393, £14,926, £9,458,4
Affordable Housing - Approximate Total (£) CII. Construction / Sales Rate: % -10.0% -7.5% -5.0% -5.0% -2.5% -5.0% -7.5% -5.0% -7.5	Surplus / Deficit Above -12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£47,052,457 -£55,087,168 -£64,376,020 -£74,154,467 -£84,029,903 -£93,913,145 Surplus / Deficit Above -12.5% -£62,330,993	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850 -£37,970,983 -£43,736,797 -£51,388,398 -£60,259,948 -£60,259,948 -£69,933,161 -£79,787,569 Benchmark Land Value	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963 -£47,859,433 -£55,282,004 -£65,733,416	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906 -£37,480,548 -£44,430,702 -£52,455,441 -5.0% -£37,794,710	-£58,891,450 -2.5% £4,904,345 -£563,180 -£6,030,706 -£11,498,231 -£16,965,757 -£22,433,283 -£28,353,082 -£34,496,751 -£41,106,597	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350 -£3,449,176 -£8,916,701 -£14,384,227 -£19,851,753 -£25,514,760 -£31,566,379 BLV: 250,000/Ha 0% £3,000/sq.m. BASE -£21,696,599	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880 -£867,646 -£6,335,171 -£11,802,697 -£17,270,223 -£22,737,748	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884 -£3,753,641 -£9,221,167 -£14,688,693 5.0%	7.5% £37,083,224 £31,624,252 £26,162,749 £15,230,465 £9,762,940 £4,295,414 £1,172,112 £6,639,637	10.0% £45,121,109 £39,664,215 £34,205,310 £23,79,521 £17,811,995 £12,344,470 £6,876,944 £1,409,418	12.5% £53,157,1 £47,702,1 £42,245,1 £31,325,1 £25,861,1 £0,4393,1 £14,926,1 £14,926,1 £14,926,1
Affordable Housing - Approximate Total (£) Construction / Sales Rate: % -10.0% -7.5% -5.0% -5.0% -2.5% -5.0% -7.5% -7.	Surplus / Deficit Above -12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£47,052,457 -£55,087,168 -£64,376,020 -£74,154,467 -£84,029,903 -£93,913,145 Surplus / Deficit Above	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,081,850 -£37,070,983 -£43,736,797 -£51,388,398 -£60,259,948 -£69,933,161 -£79,787,569 Benchmark Land Value	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963 -£47,859,433 -£56,282,004 -£65,733,416	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906 -£37,480,548 -£44,430,702 -£52,455,441	-£58,891,450 -2.5% £4,904,345 -£66,300,706 -£11,498,231 -£16,965,757 -£22,433,283 -£28,353,082 -£34,496,751 -£41,106,597	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. 80A5£ £12,953,401 £7,485,875 £2,018,350 -£3,449,176 -£8,916,701 -£14,384,227 -£19,851,753 -£25,514,760 -£31,566,379 BLV: 250,000/Ha 0% £3,000/sq.m. 8A5£	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880 -£867,646 -£6,335,171 -£11,820,697 -£17,270,223 -£22,737,748	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884 £3,753,641 £9,221,167 £14,688,693	7.5% £37,083,224 £31,624,252 £26,162,749 £10,2697,991 £15,230,465 £9,762,940 £4,252,414 £1,172,112 £6,639,637	10.0% £45,121,109 £39,664,215 £34,205,310 £23,279,521 £17,811,995 £12,344,470 £6,876,944 £1,409,418	12.5% £53,157, £47,702, £47,702, £36,786, £31,325, £22,933, £14,926, £9,458,4
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Affordable Housing - Approximate Total (£) Construction / Sales Rate: % -10.0% -7.5% -5.0% -5.0% -2.5% -5.0% -7.5% -7.	Surplus / Deficit Above -12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£47,052,457 -£47,052,457 -£47,052,457 -£48,029,3013 -£93,913,145 Surplus / Deficit Above -12.5% -£62,330,993 -£68,423,612 -£74,720,674 -£81,702,457 -£89,737,168 -£99,026,020 -£108,804,467 -£118,679,903 -£128,563,145	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850 -£37,070,983 -£43,736,797 -£51,388,398 -£60,259,948 -£69,933,161 -£79,787,569 Benchmark Land Value -10.0% -£53,892,821 -£55,501,068 -£65,531,850 -£71,720,983 -£78,386,797 -£86,038,398 -£94,909,948 -£104,583,161 -£114,437,569	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963 -£47,859,433 -£56,282,004 -£65,733,416 -7.5% -£45,843,766 -£51,311,291 -£56,778,817 -£62,666,434 -£68,771,490 -£75,173,963 -£82,509,433 -£90,932,004	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906 -£37,480,548 -£44,430,702 -£52,455,441 -5.0% -£37,794,710 -£43,262,236 -£48,729,761 -£54,197,287 -£59,832,914 -£65,870,906 -£72,130,548 -£79,080,702	-£58,891,450 -2.5% £4,904,345 -£66,300,706 -£11,498,231 -£16,965,757 -£22,433,283 -£28,353,082 -£34,496,751 -£41,106,597 -2.5% -£29,745,655 -£35,213,180 -£40,680,706 -£46,148,231 -£51,615,757 -£57,083,283 -£63,003,082	-£44,556,825 -£50,135,256 BIV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350 -£3,449,176 -£8,916,701 -£14,384,227 -£19,881,753 -£25,514,760 -£31,566,379 BLV: 250,000/Ha 0% £3,000/sq.m. £82,631,650 -£31,664,125 -£22,631,650 -£34,996,761 -£49,034,227 -£49,034,227 -£54,501,753 -£60,164,759 -£60,164,759	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880 -£867,646 -£6,335,171 -£11,8270,223 -£22,737,748 2.5% -£13,649,487 -£19,115,069 -£24,582,595 -£30,050,120 -£35,517,646 -£40,985,171 -£46,6452,697 -£51,920,223	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884 £-83,753,641 £-9,221,167 £14,688,693 5.0% £5,606,805 £11,068,295 £16,533,533 £22,001,107 £27,468,590 £32,936,116 £38,403,641 £43,871,167	7.5% £37,083,224 £31,624,252 £26,162,749 £15,230,465 £9,762,940 £4,295,414 £1,172,112 £6,639,637 7.5% £2,433,224 £3,025,748 £8,487,251 £13,952,009 £19,419,535 £24,887,060 £30,354,586	10.0% £45,121,109 £39,664,215 £34,205,310 £8,743,918 £23,279,521 £17,811,995 £12,344,470 £6,876,944 £1,409,418 10.0% £10,471,109 £5,014,215 £444,690 £5,906,082 £11,370,479 £11,370,479 £11,370,479 £11,370,479 £11,370,479	12.5% E53,157, £47,702, £47,702, £43,786, £31,325, £25,861, £04,926, £14,926, £14,926, £18,507, £13,592, £21,363, £21,363, £21,363, £3,244, £3,244, £42,586, £41,926, £41,926, £41,926, £41,926, £41,926,
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Affordable Housing - Approximate Total (£) Construction / Sales Rate: % -10.0% -7.5% -5.0% -7.5% -5.0% -7.5% -7.	Surplus / Deficit Above -12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£45,052,456 -£64,376,020 -£74,154,467 -£84,029,30,13 -£93,913,145 Surplus / Deficit Above -12.5% -£62,330,993 -£68,423,612 -£74,720,674 -£81,722,457 -£89,737,168 -£99,026,020 -£108,804,467 -£118,679,903 -£128,563,145	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850 -£37,070,983 -£43,736,797 -£51,388,398 -£60,259,948 -£69,933,161 -£79,787,569 Benchmark Land Value -10.0% -£53,892,821 -£55,501,068 -£65,531,850 -£71,720,983 -£94,909,948 -£104,583,161 -£114,437,569	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963 -£47,859,433 -£56,282,004 -£65,733,416 -7.5% -£45,843,766 -£51,311,291 -£56,778,817 -£62,666,434 -£68,771,490 -£75,173,963 -£82,509,433 -£90,932,004 -£100,383,416	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906 -£37,480,548 -£44,430,702 -£52,455,441 -5.0% -£37,794,710 -£43,262,236 -£48,729,761 -£58,179,287 -£59,832,914 -£65,870,906 -£72,130,548 -£79,080,702 -£87,105,441	-£58,891,450 -2.5% £4,904,345 -£563,180 -£6,030,706 -£11,498,231 -£16,965,757 -£22,433,283 -£28,333,082 -£34,496,751 -£41,106,597 -2.5% -£29,745,655 -£35,213,180 -£40,680,706 -£46,148,231 -£51,615,757 -£57,083,283 -£63,003,082 -£69,146,751 -£75,756,597	-£44,556,825 -£50,135,256 BLV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350 -£3,449,176 -£8,916,701 -£14,384,227 -£19,851,753 -£25,514,760 -£31,566,379 BLV: 250,000/Ha 0% £3,000/sq.m. BASE -£21,696,599 -£27,164,125 -£32,631,650 -£38,099,176 -£49,034,227 -£54,501,753 -£60,164,760 -£66,216,379 BLV: 250,000/Ha	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880 £867,646 £6,335,171 £11,802,697 £17,270,223 £22,737,748 2.5% £13,649,487 £19,115,069 £24,582,595 £30,050,120 £35,517,646 £40,955,171 £46,452,697 £51,920,223 £57,387,748	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884 £9,221,167 £14,688,693 5.0% £5,606,805 £11,068,295 £16,533,539 £22,001,107 £27,468,590 £32,936,116 £38,403,641 £43,871,167 £49,338,693	7.5% £37,083,224 £31,624,252 £26,162,749 £20,697,991 £15,230,465 £9,762,940 £4,295,414 £1,172,112 £6,639,637 7.5% £2,433,224 £3,025,748 £8,487,251 £13,952,009 £19,419,535 £24,887,060 £30,354,586 £35,822,112 £41,289,637	10.0% £45,121,109 £39,664,215 £34,205,310 £28,743,918 £23,279,521 £17,811,995 £12,344,470 £6,876,944 £1,409,418 10.0% £10,471,109 £5,014,215 £444,690 £5,906,082 £611,370,479 £16,838,005 £22,305,530 £27,773,056	12.5% £53,157, £47,702, £42,248, £31,325, £25,861, £9,458,4 £9,458,4 £13,052, £7,595,2 £2,136,3 £4,256, £13,052, £13,052, £13,052, £13,052, £2,136,3 £13,052, £2,136,3 £13,248, £2,136,3 £3,248, £41,256, £15,706,6 £10,250,6
Affordable Housing - Approximate Total (£) Construction / Sales Rate: % -10.0% -7.5% -5.0% -5.0% -5.0% -5.0% -7.5%	Surplus / Deficit Above -12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£47,052,457 -£55,087,168 -£64,376,020 -£74,154,467 -£84,029,903 -£93,913,145 Surplus / Deficit Above -12.5% -£62,330,993 -£128,762,457 -£89,737,168 -£99,026,020 -£108,804,467 -£118,679,903 -£128,563,145 Surplus / Deficit Above	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,818,850 -£37,70,983 -£43,736,797 -£51,388,398 -£60,593,3161 -£79,787,569 Benchmark Land Value -10.0% -£53,892,821 -£59,933,165 -£71,720,983 -£78,386,79 -£86,033,398 -£94,909,948 -£104,583,161 -£114,437,569 Benchmark Land Value	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963 -£47,859,433 -£56,282,004 -£65,733,416 -7.5% -£45,843,766 -£51,311,291 -£56,778,817 -£62,666,434 -£68,771,490 -£75,173,963 -£82,509,433 -£90,932,004 -£100,383,416	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906 -£37,780,548 -£44,430,702 -£52,455,441 -5.0% -£37,794,710 -£43,262,236 -£48,729,761 -£54,197,287 -£59,832,914 -£65,870,906 -£72,130,548 -£79,080,702 -£87,105,441 -5.0% -£40,596,105 -£40,636,615	-£58,891,450 -2.5% £4,904,345 -£563,180 -£6,030,706 -£11,498,231 -£16,965,757 -£22,433,283 -£28,353,082 -£34,496,751 -£41,106,597 -2.5% -£29,745,655 -£35,213,180 -£40,680,706 -£46,148,231 -£51,615,751 -£75,736,597 -2.5% -£23,547,050 -£38,014,575	-E44,556,825 -E50,135,256 BLV: 100,000/Ha 0% E3,000/sq.m. BASE E12,953,401 E7,485,875 E2,018,350 -E3,449,176 -E8,916,701 -E14,384,227 -E19,851,753 -E25,514,760 -E31,566,379 BLV: 250,000/Ha 0% E3,000/sq.m. BASE -E21,696,599 -E27,164,125 -E32,631,650 -E38,939,176 -E43,936,701 -E49,034,227 -E54,501,753 -E60,164,760 -E66,216,379	2.5% £21,000,513 £15,534,931 £10,667,405 £4,599,880 -£867,646 -£6,335,171 -£11,802,697 -£12,737,748 2.5% -£13,649,487 -£19,115,696 -£24,582,595 -£30,050,120 -£35,517,646 -£40,985,171 -£46,452,697 -£51,920,223 -£57,387,748	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884 -63,753,641 -69,221,167 £14,688,693 5.0% -£5,606,805 £11,068,295 £16,533,539 £22,001,107 £27,468,590 £32,936,116 £38,403,641 £43,871,167 £49,338,693	7.5% £37,083,224 £31,624,252 £26,162,749 £20,697,991 £15,230,465 £9,762,940 £4,295,414 £1,172,112 £6,639,637 7.5% £2,433,224 £3,025,748 £8,487,251 £13,952,009 £19,419,755 £24,887,060 £30,354,586 £35,822,112 £41,289,637	10.0% £45,121,109 £39,664,215 £34,205,310 £28,743,918 £23,279,521 £17,811,995 £12,344,470 £6,876,944 £1,409,418 10.0% £10,471,109 £5,014,215 £444,690 £5,906,082 £11,373,0479	12.5% E53,157, E47,702, E42,245, E31,325, E25,861, E20,393, E14,926, E14,926, E20,393, E14,926, E20,393,
Affordable Housing - Approximate Total (£) Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -5.0% -7.5% -5.0% -7.5% -5.0% -7.5%	Surplus / Deficit Above 12.5% -£27,680,993 -£33,773,612 -£40,070,674 -£470,52457 -£45,087,168 -£64,376,020 -£74,154,467 -£84,029,313,145 Surplus / Deficit Above -12.5% -£62,330,993 -£68,423,612 -£74,720,674 -£81,702,457 -£89,737,168 -£99,026,047 -£118,679,903 -£128,563,145 Surplus / Deficit Above	-£92,372,862 Benchmark Land Value -10.0% -£19,242,821 -£24,851,068 -£30,881,850 -£37,070,983 -£43,736,797 -£51,388,398 -£60,259,948 -£69,933,161 -£79,787,569 Benchmark Land Value -10.0% -£53,892,821 -£59,501,068 -£65,531,850 -£71,720,983 -£94,909,948 -£104,583,161 -£114,437,569 Benchmark Land Value	-£79,167,602 -7.5% -£11,193,766 -£16,661,291 -£22,128,817 -£28,016,434 -£34,121,490 -£40,523,963 -£47,859,433 -£55,282,004 -£65,733,416 -7.5% -£45,843,766 -£51,311,291 -£56,778,817 -£62,666,434 -£68,771,490 -£75,173,963 -£82,509,433 -£82,509,433 -£90,932,004 -£100,383,416	-£68,501,828 -5.0% -£3,144,710 -£8,612,236 -£14,079,761 -£19,547,287 -£25,182,914 -£31,220,906 -£37,480,548 -£44,430,702 -£52,455,441 -5.0% -£37,794,710 -£43,262,236 -£48,729,761 -£54,197,287 -£59,832,914 -£65,870,906 -£72,130,548 -£79,080,702 -£87,105,441 -5.0% -£40,596,105 -£46,063,631 -£51,531,156 -£56,998,682	-£58,891,450 -2.5% £4,904,345 -£663,180 -£6,030,706 -£11,498,231 -£16,965,757 -£22,433,283 -£28,353,082 -£34,496,751 -£41,106,597 -2.5% -£29,745,655 -£35,213,180 -£40,680,706 -£46,880,706 -£46,880,706 -£46,580,706 -£46,580,706 -£46,580,706 -£46,580,706 -£46,580,706 -£46,580,706 -£46,580,706 -£46,580,706 -£32,247,050 -£38,014,575 -£57,756,597	-£44,556,825 -£50,135,256 BIV: 100,000/Ha 0% £3,000/sq.m. BASE £12,953,401 £7,485,875 £2,018,350 -£3,449,176 -£8,916,701 -£14,384,227 -£19,851,753 -£25,514,760 -£31,566,379 BLV: 250,000/sq.m. BASE £21,696,599 -£27,164,125 -£32,696,599 -£27,164,125 -£38,099,176 -£43,566,701 -£49,034,227 -£56,01,753 -£66,216,379 BLV: 250,000/ha 0% £3,000/sq.m. BASE -£21,694,599 -£24,498,037 -£49,034,227 -£54,510,753 -£66,216,379 BLV: 250,000/ha 0% £3,000/sq.m. BASE -£24,498,037 -£29,965,520 -£38,433,045 -£40,900,571	2.5% £21,000,513 £15,534,931 £10,067,405 £4,599,880 -£867,646 -£6,335,171 -£11,802,697 -£17,270,223 -£22,737,748 2.5% -£13,649,487 -£19,115,069 -£24,585,517,646 -£40,985,171 -£46,452,697 -£51,920,223 -£57,387,748 2.5% -£16,450,914 -£21,916,464 -£27,383,990 -£32,851,515	5.0% £29,043,195 £23,581,705 £18,116,461 £12,648,893 £7,181,410 £1,713,884 £3,753,641 £9,221,167 £14,688,693 5.0% £15,606,805 £11,068,295 £16,533,539 £22,001,107 £27,468,590 £38,403,641 £43,871,167 £49,338,693	7.5% £37,083,224 £31,624,252 £26,162,749 £15,230,465 £9,762,940 £4,295,414 £1,172,112 £6,639,637 7.5% £2,433,224 £3,025,748 £2,433,224 £3,025,748 £2,433,224 £3,025,748 £2,433,224 £3,025,748 £2,433,224 £3,025,748 £2,433,224 £3,025,748 £2,433,224 £3,025,748 £2,887,060 £30,354,586 £35,822,112 £41,289,637	10.0% £45,121,109 £39,664,215 £34,205,310 £23,79,521 £17,811,995 £12,344,470 £6,876,944 £1,409,418 10.0% £10,471,109 £5,014,215 £444,690 £5,966,082 £11,370,479 £16,838,005 £22,773,056 £33,240,582	-£1,456,0 -£7,018,6 -£7,018,6 -£7,018,6 -£7,018,6 -£3,157,4 -£47,702,1 -£42,245,; -£3,137,5 -£42,245,; -£3,132,5 -£3,233,1 -£4,926,6 -£3,233,1 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,23,23,2 -£3,



Local Plan & CIL Viability Assessment - Strategic Sites

Table 2b: Results Summary Showing Potential Maximum Residual Surplus / Deficit (Per Unit) with Sensitivity Testing for Costs & Values

Land NE of Lichfield - 3,300 Units

lil CIL						BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£1,727	£4,515	£7,301	£10,086	£12,870	£15,654	£18,438	£21,223	£24,007	£26,790	£29,573
-7.5%	£7	£2,797	£5,585	£8,371	£11,156	£13,940	£16,724	£19,508	£22,292	£25,076	£27,860
-5.0%	-£1,715	£1,078	£3,867	£6,655	£9,441	£12,225	£15,010	£17,794	£20,578	£23,362	£26,146
-2.5%	-£3,441	-£644	£2,149	£4,938	£7,725	£10,511	£13,295	£16,079	£18,863	£21,648	£24,432
0% (BASE)	-£5,169	-£2,368	£428	£3,219	£6,008	£8,795	£11,580	£14,365	£17,149	£19,933	£22,717
2.5%	-£6,897	-£4,096	-£1,296	£1,499	£4,290	£7,078	£9,865	£12,650	£15,435	£18,219	£21,003
5.0%	-£8,788	-£5,824	-£3,023	-£224	£2,570	£5,360	£8,148	£10,935	£13,720	£16,504	£19,288
7.5%	-£10,877	-£7,602	-£4,751	-£1,950	£848	£3,641	£6,431	£9,219	£12,005	£14,790	£17,574
10.0%	-£13,526	-£9,561	-£6,479	-£3,678	-£877	£1,920	£4,712	£7,501	£10,289	£13,075	£15,860

20% Affordable Housing - Approximate per unit S	4 Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
Nil CIL						BLV: 250,000/Ha						
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	-£8,773	-£5,985	-£3,199	-£414	£2,370	£5,154	£7,938	£10,723	£13,507	£16,290	£19,073	
-7.5%	-£10,493	-£7,703	-£4,915	-£2,129	£656	£3,440	£6,224	£9,008	£11,792	£14,576	£17,360	
-5.0%	-£12,215	-£9,422	-£6,633	-£3,845	-£1,059	£1,725	£4,510	£7,294	£10,078	£12,862	£15,646	
-2.5%	-£13,941	-£11,144	-£8,351	-£5,562	-£2,775	£11	£2,795	£5,579	£8,363	£11,148	£13,932	
0% (BASE)	-£15,669	-£12,868	-£10,072	-£7,281	-£4,492	-£1,705	£1,080	£3,865	£6,649	£9,433	£12,217	
2.5%	-£17,397	-£14,596	-£11,796	-£9,001	-£6,210	-£3,422	-£635	£2,150	£4,935	£7,719	£10,503	
5.0%	-£19,288	-£16,324	-£13,523	-£10,724	-£7,930	-£5,140	-£2,352	£435	£3,220	£6,004	£8,788	
7.5%	-£21,377	-£18,102	-£15,251	-£12,450	-£9,652	-£6,859	-£4,069	-£1,281	£1,505	£4,290	£7,074	
10.0%	-£24,026	-£20,061	-£16,979	-£14,178	-£11,377	-£8,580	-£5,788	-£2,999	-£211	£2,575	£5,360	

% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value												
2020 Indexed CIL @ £17.31/sq. m.						BLV: 250,000/Ha						
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	-£9,905	-£7,117	-£4,331	-£1,546	£1,238	£4,022	£6,807	£9,591	£12,375	£15,158	£17,941	
-7.5%	-£11,625	-£8,835	-£6,047	-£3,261	-£476	£2,308	£5,092	£7,876	£10,660	£13,444	£16,228	
-5.0%	-£13,347	-£10,554	-£7,764	-£4,977	-£2,191	£594	£3,378	£6,162	£8,946	£11,730	£14,514	
-2.5%	-£15,073	-£12,276	-£9,483	-£6,694	-£3,907	-£1,121	£1,663	£4,447	£7,232	£10,016	£12,800	
0% (BASE)	-£16,801	-£14,000	-£11,204	-£8,413	-£5,624	-£2,837	-£51	£2,733	£5,517	£8,301	£11,085	
2.5%	-£18,622	-£15,728	-£12,928	-£10,133	-£7,342	-£4,554	-£1,767	£1,018	£3,803	£6,587	£9,371	
5.0%	-£20,551	-£17,457	-£14,655	-£11,856	-£9,062	-£6,271	-£3,483	-£697	£2,088	£4,872	£7,657	
7.5%	-£22,665	-£19,347	-£16,383	-£13,582	-£10,784	-£7,991	-£5,201	-£2,413	£373	£3,158	£5,942	
10.0%	-£25,321	-£21,334	-£18,164	-£15,310	-£12,509	-£9,712	-£6,920	-£4,131	-£1,343	£1,443	£4,228	

% Affordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value												
					BLV: 100,000/Ha							
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	-£3,268	-£656	£1,956	£4,567	£7,179	£9,790	£12,402	£15,013	£17,624	£20,234	£22,843	
-7.5%	-£4,957	-£2,342	£270	£2,882	£5,493	£8,105	£10,716	£13,328	£15,939	£18,550	£21,160	
-5.0%	-£6,649	-£4,030	-£1,416	£1,196	£3,808	£6,419	£9,031	£11,642	£14,254	£16,865	£19,476	
-2.5%	-£8,472	-£5,720	-£3,103	-£490	£2,122	£4,734	£7,345	£9,957	£12,568	£15,180	£17,791	
0% (BASE)	-£10,376	-£7,454	-£4,793	-£2,177	£436	£3,048	£5,660	£8,271	£10,883	£13,494	£16,106	
2.5%	-£12,448	-£9,326	-£6,488	-£3,866	-£1,250	£1,362	£3,974	£6,586	£9,197	£11,809	£14,420	
5.0%	-£14,955	-£11,289	-£8,296	-£5,558	-£2,938	-£324	£2,288	£4,900	£7,512	£10,123	£12,735	
7.5%	-£17,808	-£13,626	-£10,207	-£7,280	-£4,630	-£2,012	£602	£3,214	£5,826	£8,437	£11,049	
10.0%	-£20,830	-£16,359	-£12,357	-£9,150	-£6,328	-£3,702	-£1,085	£1,529	£4,140	£6,752	£9,363	

30% Affordable Housing - Approximate per unit	Surplus / Deficit Above	Benchmark Land Value									
					BLV: 250,000/Ha						
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£13,768	-£11,156	-£8,544	-£5,933	-£3,321	-£710	£1,902	£4,513	£7,124	£9,734	£12,343
-7.5%	-£15,457	-£12,842	-£10,230	-£7,618	-£5,007	-£2,395	£216	£2,828	£5,439	£8,050	£10,660
-5.0%	-£17,149	-£14,530	-£11,916	-£9,304	-£6,692	-£4,081	-£1,469	£1,142	£3,754	£6,365	£8,976
-2.5%	-£18,972	-£16,220	-£13,603	-£10,990	-£8,378	-£5,766	-£3,155	-£543	£2,068	£4,680	£7,291
0% (BASE)	-£20,876	-£17,954	-£15,293	-£12,677	-£10,064	-£7,452	-£4,840	-£2,229	£383	£2,994	£5,606
2.5%	-£22,948	-£19,826	-£16,988	-£14,366	-£11,750	-£9,138	-£6,526	-£3,914	-£1,303	£1,309	£3,920
5.0%	-£25,455	-£21,789	-£18,796	-£16,058	-£13,438	-£10,824	-£8,212	-£5,600	-£2,988	-£377	£2,235
7.5%	-£28,308	-£24,126	-£20,707	-£17,780	-£15,130	-£12,512	-£9,898	-£7,286	-£4,674	-£2,063	£549
10.0%	-£31,330	-£26,859	-£22,857	-£19,650	-£16,828	-£14,202	-£11,585	-£8,971	-£6,360	-£3,748	-£1,137

30% Affordable Housing - Approximate per unit S	Surplus / Deficit Above	Benchmark Land Value	•								
2020 Indexed CIL @ £17.31/sq. m.						BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£14,759	-£12,147	-£9,535	-£6,923	-£4,312	-£1,700	£912	£3,523	£6,133	£8,743	£11,353
-7.5%	-£16,447	-£13,833	-£11,221	-£8,609	-£5,997	-£3,386	-£774	£1,838	£4,449	£7,059	£9,669
-5.0%	-£18,195	-£15,520	-£12,906	-£10,295	-£7,683	-£5,071	-£2,460	£152	£2,764	£5,375	£7,985
-2.5%	-£20,073	-£17,211	-£14,594	-£11,980	-£9,369	-£6,757	-£4,145	-£1,534	£1,078	£3,690	£6,301
0% (BASE)	-£21,998	-£19,040	-£16,283	-£13,667	-£11,054	-£8,443	-£5,831	-£3,219	-£608	£2,004	£4,616
2.5%	-£24,081	-£20,936	-£18,020	-£15,356	-£12,741	-£10,128	-£7,517	-£4,905	-£2,293	£318	£2,930
5.0%	-£26,588	-£22,919	-£19,894	-£17,049	-£14,429	-£11,814	-£9,202	-£6,591	-£3,979	-£1,367	£1,244
7.5%	-£29,441	-£25,259	-£21,826	-£18,863	-£16,120	-£13,502	-£10,888	-£8,276	-£5,664	-£3,053	-£441
10.0%	-£32,463	-£27,992	-£23,990	-£20,758	-£17,846	-£15,193	-£12,575	-£9,962	-£7,350	-£4,738	-£2,127

40% Affordable Housing - Approximate per unit S	fordable Housing - Approximate per unit Surplus / Deficit Above Benchmark Land Value											
					BLV: 100,000/Ha							
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%	
-10.0%	-£8,388	-£5,831	-£3,392	-£953	£1,486	£3,925	£6,364	£8,801	£11,237	£13,673	£16,108	
-7.5%	-£10,234	-£7,531	-£5,049	-£2,610	-£171	£2,268	£4,708	£7,146	£9,583	£12,019	£14,455	
-5.0%	-£12,143	-£9,358	-£6,706	-£4,267	-£1,827	£612	£3,051	£5,490	£7,928	£10,365	£12,802	
-2.5%	-£14,258	-£11,234	-£8,490	-£5,923	-£3,484	-£1,045	£1,394	£3,833	£6,272	£8,710	£11,147	
0% (BASE)	-£16,693	-£13,254	-£10,340	-£7,631	-£5,141	-£2,702	-£263	£2,176	£4,615	£7,054	£9,492	
2.5%	-£19,508	-£15,572	-£12,280	-£9,461	-£6,798	-£4,359	-£1,920	£519	£2,958	£5,398	£7,837	
5.0%	-£22,471	-£18,261	-£14,503	-£11,358	-£8,592	-£6,016	-£3,577	-£1,137	£1,302	£3,741	£6,180	
7.5%	-£25,464	-£21,192	-£17,055	-£13,464	-£10,454	-£7,732	-£5,233	-£2,794	-£355	£2,084	£4,523	
10.0%	-£28,459	-£24,178	-£19,919	-£15,896	-£12,457	-£9,566	-£6,890	-£4,451	-£2,012	£427	£2,866	

	BLV: 250,000/Ha													
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%			
-10.0%	-£18,888	-£16,331	-£13,892	-£11,453	-£9,014	-£6,575	-£4,136	-£1,699	£737	£3,173	£5,608			
-7.5%	-£20,734	-£18,031	-£15,549	-£13,110	-£10,671	-£8,232	-£5,792	-£3,354	-£917	£1,519	£3,955			
-5.0%	-£22,643	-£19,858	-£17,206	-£14,767	-£12,327	-£9,888	-£7,449	-£5,010	-£2,572	-£135	£2,302			
-2.5%	-£24,758	-£21,734	-£18,990	-£16,423	-£13,984	-£11,545	-£9,106	-£6,667	-£4,228	-£1,790	£647			
0% (BASE)	-£27,193	-£23,754	-£20,840	-£18,131	-£15,641	-£13,202	-£10,763	-£8,324	-£5,885	-£3,446	-£1,008			
2.5%	-£30,008	-£26,072	-£22,780	-£19,961	-£17,298	-£14,859	-£12,420	-£9,981	-£7,542	-£5,102	-£2,663			
5.0%	-£32,971	-£28,761	-£25,003	-£21,858	-£19,092	-£16,516	-£14,077	-£11,637	-£9,198	-£6,759	-£4,320			
7.5%	-£35,964	-£31,692	-£27,555	-£23,964	-£20,954	-£18,232	-£15,733	-£13,294	-£10,855	-£8,416	-£5,977			
10.0%	-£38,959	-£34,678	-£30,419	-£26,396	-£22,957	-£20,066	-£17,390	-£14,951	-£12,512	-£10,073	-£7,634			

5.0%	-£32,9/1	-£28,761	-£25,003	-£21,858	-£19,09Z	-£10,510	-£14,0//	-£11,037	-19,198	-£0,/59	-£4,320
7.5%	-£35,964	-£31,692	-£27,555	-£23,964	-£20,954	-£18,232	-£15,733	-£13,294	-£10,855	-£8,416	-£5,977
10.0%	-£38,959	-£34,678	-£30,419	-£26,396	-£22,957	-£20,066	-£17,390	-£14,951	-£12,512	-£10,073	-£7,634
Affordable Housing - Approximate per unit S	Surplus / Deficit Above	Benchmark Land Value	•								
0 Indexed CIL @ £17.31/sq. m.						BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£19,830	-£17,180	-£14,741	-£12,302	-£9,863	-£7,424	-£4,985	-£2,548	-£112	£2,324	£4,759
-7.5%	-£21,693	-£18,962	-£16,398	-£13,959	-£11,520	-£9,080	-£6,641	-£4,203	-£1,766	£671	£3,106
-5.0%	-£23,614	-£20,809	-£18,103	-£15,616	-£13,176	-£10,737	-£8,298	-£5,859	-£3,421	-£984	£1,453
-2.5%	-£25,729	-£22,702	-£19,932	-£17,272	-£14,833	-£12,394	-£9,955	-£7,516	-£5,077	-£2,639	-£202
0% (BASE)	-£28,164	-£24,725	-£21,800	-£19,063	-£16,490	-£14,051	-£11,612	-£9,173	-£6,734	-£4,295	-£1,856
2.5%	-£30,979	-£27,043	-£23,751	-£20,913	-£18,204	-£15,708	-£13,269	-£10,830	-£8,390	-£5,951	-£3,512
5.0%	-£33,942	-£29,732	-£25,974	-£22,827	-£20,035	-£17,365	-£14,925	-£12,486	-£10,047	-£7,608	-£5,169
7.5%	-£36,935	-£32,663	-£28,526	-£24,935	-£21,915	-£19,166	-£16,582	-£14,143	-£11,704	-£9,265	-£6,826
10.0%	-£39,930	-£35,649	-£31,390	-£27,367	-£23,928	-£21,019	-£18,305	-£15,800	-£13,361	-£10,922	-£8,483



Local Plan & CIL Viability Assessment - Strategic Sites

Table 2c: Results Summary Showing Potential Maximum Residual Total (£) Surplus / Deficit with Sensitivity Testing for Costs & Values

Land West of Fazeley - 800 Units

	,			Land West	of Fazeley -	800 Units					
20% Affordable Housing - Approximate Total (£) Nil CIL	Surplus / Deficit Abov	e Benchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5% -£4,295,671	-10.0% -£1,663,385	-7.5% £968,900	-5.0% £3,601,186	-2.5% £6,233,433	£2,700/sq.m. BASE £8,865,753	2.5% £11,498,034	5.0% £14,130,318	7.5% £16,762,566	10.0% £19,394,899	12.5% £22,027,185
-7.5% -7.5%	-£6,260,319 -£8,343,860	-£3,553,520 -£5,455,820	-£921,234 -£2,811,369	£1,711,051 -£179,084	£4,343,337 £2,453,202	£6,975,628 £5,085,487	£9,607,903 £7,717,772	£12,240,184 £10,350,052	£14,872,469 £12,982,335	£17,504,713 £15,614,615	£20,137,050 £18,246,859
-2.5% 0% (BASE)	-£10,445,883 -£12,568,662	-£7,521,824 -£9,617,795	-£4,701,504 -£6,704,317	-£2,069,218 -£3,959,353	£563,067 -£1,327,067	£3,195,353 £1,305,218	£5,827,605 £3,937,504	£8,459,923 £6,569,789	£11,092,201 £9,202,073	£13,724,486 £11,834,352	£16,356,761 £14,466,636
2.5% 5.0%	-£14,709,538 -£16,864,716	-£11,733,069 -£13,866,526	-£8,793,377 -£10,899,999	-£5,894,319 -£7,971,341	-£3,217,202 -£5,107,337	-£584,917 -£2,475,051	£2,047,369 £157,234	£4,679,654 £2,789,520	£7,311,893 £5,421,805	£9,944,223 £8,054,111	£12,576,502 £10,686,372
7.5% 10.0%	-£19,032,821 -£21,213,226	-£16,014,706 -£18,177,733	-£13,026,242 -£15,169,328	-£10,069,668 -£12,189,298	-£7,150,589 -£9,243,181	-£4,365,186 -£6,336,085	-£1,732,900 -£3,623,035	£899,385 -£990,750	£3,531,671 £1,641,536	£6,163,926 £4,273,821	£8,796,241 £6,906,049
20% Affordable Housing - Approximate Total (£) Nil CIL	Surplus / Deficit Abov	e Benchmark Land Value	•			BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£12,395,671 -£14,360,319	-£9,763,385 -£11,653,520	-£7,131,100 -£9,021,234	-£4,498,814 -£6,388,949	-£1,866,567 -£3,756,663	£765,753 -£1,124,372	£3,398,034 £1,507,903	£6,030,318 £4,140,184	£8,662,566 £6,772,469	£11,294,899 £9,404,713	£13,927,185 £12,037,050
-5.0% -2.5%	-£16,443,860 -£18,545,883	-£13,555,820 -£15,621,824	-£10,911,369 -£12,801,504	-£8,279,084 -£10,169,218	-£5,646,798 -£7,536,933	-£3,014,513 -£4,904,647	-£382,228 -£2,272,395	£2,250,052 £359,923	£4,882,335 £2,992,201	£7,514,615 £5,624,486	£10,146,859 £8,256,761
0% (BASE) 2.5%	-£20,668,662 -£22,809,538 -£24,964,716	-£17,717,795 -£19,833,069 -£21,966,526	-£14,804,317 -£16,893,377 -£18,999,999	-£12,059,353 -£13,994,319 -£16,071,341	-£9,427,067 -£11,317,202 -£13,207,337	-£6,794,782 -£8,684,917 -£10,575,051	-£4,162,496 -£6,052,631 -£7,942,766	-£1,530,211 -£3,420,346 -£5,310,480	£1,102,073 -£788,107 -£2,678,195	£3,734,352 £1,844,223 -£45,889	£6,366,636 £4,476,502 £2,586,372
5.0% 7.5% 10.0%	-£27,132,821 -£29,313,226	-£24,114,706 -£26,277,733	-£21,126,242 -£23,269,328	-£18,169,668 -£20,289,298	-£15,250,589 -£17,343,181	-£12,465,186 -£14,436,085	-£9,832,900 -£11,723,035	-£7,200,615 -£9,090,750	-£4,568,329 -£6,458,464	-£1,936,074 -£3,826,179	£696,241 -£1,193,951
20% Affordable Housing - Approximate Total (£)											
2020 Indexed CIL @ £17.31/sq. m. Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	BLV: 250,000/Ha 0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£13,333,166	-£10,698,555	-£8,066,269	-£5,433,984	-£2,801,698	BASE -£169,413	£2,462,865	£5,095,149	£7,727,429	£10,359,675	£12,992,015
-7.5% -5.0% -2.5%	-£15,386,657 -£17,479,691 -£19,581,712	-£12,588,689 -£14,571,090 -£16,657,655	-£9,956,404 -£11,846,538 -£13,763,766	-£7,324,118 -£9,214,253 -£11,104,388	-£4,691,833 -£6,581,967 -£8,472,102	-£2,059,592 -£3,949,682 -£5,839,817	£572,737 -£1,317,438 -£3,207,531	£3,205,015 £1,314,886 -£575,229	£5,837,300 £3,947,166 £2,057,036	£8,469,575 £6,579,450 £4,689,317	£11,101,820 £9,211,719 £7,321,601
0% (BASE) 2.5%	-£21,704,492 -£23,845,366	-£18,753,625 -£20,868,898	-£15,835,619 -£17,929,207	-£12,994,522 -£15,016,124	-£10,362,237 -£12,252,371	-£7,729,951 -£9,620,086	-£5,097,666 -£6,987,800	-£2,465,391 -£4,355,515	£166,905 -£1,723,272	£2,799,185 £909,055	£5,431,467 £3,541,335
5.0% 7.5%	-£26,000,540 -£28,168,645	-£23,002,357 -£25,150,532	-£20,035,853 -£22,162,072	-£17,107,172 -£19,205,499	-£14,204,133 -£16,285,136	-£11,510,221 -£13,405,212	-£8,877,935 -£10,768,070	-£6,245,650 -£8,135,784	-£3,613,364 -£5,503,499	-£981,078 -£2,871,213	£1,651,206 -£238,976
10.0%	-£30,349,046	-£27,313,555	-£24,305,156	-£21,325,129	-£18,379,012	-£15,463,245	-£12,658,204	-£10,025,919	-£7,393,633	-£4,761,348	-£2,129,062
30% Affordable Housing - Approximate Total (£) NII CIL	Surplus / Deficit Abov	e Benchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	£2,700/sq.m. BASE	2.5%	5.0%	7.5% £11,908,225	10.0%	12.5%
-10.0% -7.5% -5.0%	-£8,297,443 -£10,363,613 -£12,450,511	-£5,560,848 -£7,594,720 -£9,655,771	-£3,048,419 -£4,906,794 -£6,894,651	-£555,612 -£2,413,986 -£4,272,406	£1,937,196 £78,821 -£1,779,553	£4,430,004 £2,571,629 £713,254	£6,922,809 £5,064,437 £3,206,062	£9,415,514 £7,557,161 £5,698,777	£11,908,225 £10,049,851 £8,191,487	£14,400,939 £12,542,564 £10,684,190	£16,893,632 £15,035,278 £13,176,903
-2.5% 0% (BASE)	-£14,555,189 -£16,674,206	-£11,736,169 -£13,834,205	-£8,950,406 -£11,023,414	-£6,200,280 -£8,247,683	-£3,637,928 -£5,512,407	-£1,145,120 -£3,003,495	£1,347,686 -£510,688	£3,840,401 £1,982,025	£6,333,116 £4,474,740	£8,825,826 £6,967,454	£11,318,529 £9,460,163
2.5% 5.0%	-£18,806,090 -£20,950,295	-£15,947,445 -£18,074,913	-£13,115,826 -£15,224,012	-£10,312,989 -£12,399,165	-£7,544,959 -£9,605,658	-£4,861,903 -£6,845,243	-£2,369,063 -£4,227,439	£123,651 -£1,734,724	£2,616,364 £757,989	£5,109,079 £3,250,703	£7,601,791 £5,743,418
7.5% 10.0%	-£23,111,493 -£25,305,443	-£20,214,558 -£22,367,289	-£17,345,511 -£19,479,563	-£14,501,476 -£16,618,728	-£11,684,821 -£13,781,848	-£8,900,647 -£10,972,792	-£6,151,336 -£8,197,928	-£3,593,100 -£5,464,207	-£1,100,385 -£2,958,760	£1,392,328 -£466,046	£3,885,042 £2,026,645
30% Affordable Housing - Approximate Total (£)	Surplus / Deficit Abov	e Benchmark Land Value	e			BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£16,397,443 -£18,463,613	-£13,660,848 -£15,694,720	-£11,148,419 -£13,006,794	-£8,655,612 -£10,513,986	-£6,162,804 -£8,021,179	-£3,669,996 -£5,528,371	-£1,177,191 -£3,035,563	£1,315,514 -£542,839	£3,808,225 £1,949,851	£6,300,939 £4,442,564	£8,793,632 £6,935,278
-7.5% -5.0% -2.5%	-£20,550,511 -£22,655,189	-£15,894,720 -£17,755,771 -£19,836,169	-£14,994,651 -£17,050,406	-£10,513,986 -£12,372,406 -£14,300,280	-£9,879,553 -£11,737,928	-£7,386,746 -£9,245,120	-£4,893,938 -£6,752,314	-£2,401,223 -£4,259,599	£1,949,631 £91,487 -£1,766,884	£2,584,190 £725,826	£5,076,903 £3,218,529
0% (BASE) 2.5%	-£24,774,206 -£26,906,090	-£21,934,205 -£24,047,445	-£19,123,414 -£21,215,826	-£16,347,683 -£18,412,989	-£13,612,407 -£15,644,959	-£11,103,495 -£12,961,903	-£8,610,688 -£10,469,063	-£6,117,975 -£7,976,349	-£3,625,260 -£5,483,636	-£1,132,546 -£2,990,921	£1,360,163 -£498,209
5.0% 7.5%	-£29,050,295 -£31,211,493 -£33,405,443	-£26,174,913 -£28,314,558 -£30,467,289	-£23,324,012 -£25,445,511 -£27,579,563	-£20,499,165 -£22,601,476	-£17,705,658 -£19,784,821	-£14,945,243 -£17,000,647 -£19,072,792	-£12,327,439 -£14,251,336 -£16,297,928	-£9,834,724 -£11,693,100 -£13,564,207	-£7,342,011 -£9,200,385	-£4,849,297 -£6,707,672 -£8,566,046	-£2,356,582 -£4,214,958 -£6,073,355
10.0% 30% Affordable Housing - Approximate Total (£)				-£24,718,728	-£21,881,848	-£19,072,792	-£16,297,928	-£13,504,207	-£11,058,760	-10,300,040	-10,073,333
2020 Indexed CIL @ £17.31/sq. m.						BLV: 250,000/Ha 0%					
Construction / Sales Rate: % -10.0%	-12.5% -£17,303,793	-10.0% -£14,549,888	-7.5% -£11,966,692	-5.0% -£9,473,885	-2.5% -£6,981,077	£3,000/sq.m. BASE -£4,488,269	2.5% -£1,995,462	5.0% £497,248	7.5% £2,989,952	10.0% £5,482,665	12.5% £7,975,378
-7.5% -5.0%	-£19,369,962 -£21,456,862	-£16,601,071 -£18,662,121	-£13,859,433 -£15,898,349	-£11,332,259 -£13,190,634	-£8,839,452 -£10,697,826	-£6,346,644 -£8,205,019	-£3,853,836 -£5,712,212	-£1,361,122 -£3,219,497	£1,131,587 -£726,785	£3,624,291 £1,765,923	£6,117,004 £4,258,630
-2.5% 0% (BASE)	-£23,561,535 -£25,680,547	-£20,742,518 -£22,840,555	-£17,956,757 -£20,029,765	-£15,197,196 -£17,254,034	-£12,556,201 -£14,500,711	-£10,063,393 -£11,921,768	-£7,570,587 -£9,428,961	-£5,077,873 -£6,936,248	-£2,585,158 -£4,443,534	-£92,455 -£1,950,819	£2,400,260 £541,913
2.5% 5.0% 7.5%	-£27,812,430 -£29,956,646 -£32,117,844	-£24,953,791 -£27,081,261 -£29,220,909	-£22,122,175 -£24,230,358 -£26,351,855	-£19,319,340 -£21,405,516 -£23,507,827	-£16,551,312 -£18,612,008 -£20,691,170	-£13,810,722 -£15,848,589 -£17,906,998	-£11,287,336 -£13,145,761 -£15,147,696	-£8,794,622 -£10,652,997 -£12,511,373	-£6,301,909 -£8,160,283 -£10,018,658	-£3,809,195 -£5,667,571 -£7,525,945	-£1,316,480 -£3,174,856 -£5,033,232
10.0%	-£34,311,794	-£31,373,640	-£28,485,905	-£25,625,073	-£22,788,197	-£19,979,142	-£17,204,279	-£14,451,810	-£11,877,034	-£9,384,319	-£6,891,606
40% Affordable Housing - Approximate Total (£) Nil CIL	Surplus / Deficit Abov	e Benchmark Land Value	e			BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£12,480,222 -£14,550,285	-£9,840,302 -£11,887,401	-£7,231,086 -£9,253,982	-£4,717,439 -£6,652,161	-£2,364,342 -£4,190,957	-£11,246 -£1,837,861	£2,341,851 £515,236	£4,694,947 £2,868,332	£7,048,044 £5,221,429	£9,401,137 £7,574,525	£11,754,233 £9,927,619
-5.0% -2.5%	-£16,633,926 -£18,730,360	-£13,950,795 -£16,030,655	-£11,294,579 -£13,354,599	-£8,670,312 -£10,704,859	-£6,076,956 -£8,087,160	-£3,664,475 -£5,506,787	-£1,311,379 -£3,137,994	£1,041,717 -£784,897	£3,394,814 £1,568,199	£5,747,910 £3,921,296	£8,101,007 £6,274,392
0% (BASE) 2.5% 5.0%	-£20,839,478 -£22,971,954 -£25,135,707	-£18,123,413 -£20,228,230 -£22,350,726	-£15,428,664 -£17,516,393 -£19,617,356	-£12,758,400 -£14,828,969 -£16,912,662	-£10,115,468 -£12,164,862 -£14,229,288	-£7,504,007 -£9,529,152 -£11,572,034	-£4,964,609 -£6,923,357 -£8,944,086	-£2,611,512 -£4,438,129 -£6,346,331	-£258,416 -£2,085,030 -£3,911,645	£2,094,681 £268,066 -£1,558,549	£4,447,777 £2,621,163 £794,548
7.5%	-£27,366,098 -£29,647,693	-£24,502,338 -£26,699,288	-£21,732,726 -£23,872,263	-£19,008,705 -£21,116,548	-£16,309,392 -£18,401,705	-£13,632,834 -£15,707,345	-£10,981,282 -£13,036,630	-£8,360,934 -£10,391,727	-£5,773,735 -£7,777,783	-£3,385,163 -£5,213,556	-£1,032,067 -£2,858,682
40% Affordable Housing - Approximate Total (£)	Surplus / Deficit Abov	e Benchmark Land Value	e								
Nil CIL Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	BLV: 250,000/Ha 0% £2,700/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£20,580,222	-£17,940,302	-£15,331,086	-£12,817,439	-£10,464,342	BASE -£8,111,246	-£5,758,149	-£3,405,053	-£1,051,956	£1,301,137	£3,654,233
-7.5% -5.0%	-£22,650,285 -£24,733,926 -£26,830,360	-£19,987,401 -£22,050,795 -£24,130,655	-£17,353,982 -£19,394,579 -£21,454,599	-£14,752,161 -£16,770,312 -£18,804,859	-£12,290,957 -£14,176,956 -£16,187,160	-£9,937,861 -£11,764,475 -£13,606,787	-£7,584,764 -£9,411,379 -£11,237,994	-£5,231,668 -£7,058,283 -£8,884,897	-£2,878,571 -£4,705,186 -£6,531,801	-£525,475 -£2,352,090 -£4,178,704	£1,827,619 £1,007 -£1,825,608
-2.5% 0% (BASE) 2.5%	-£26,830,360 -£28,939,478 -£31,071,954	-£24,130,655 -£26,223,413 -£28,328,230	-£21,454,599 -£23,528,664 -£25,616,393	-£18,804,859 -£20,858,400 -£22,928,969	-£16,187,160 -£18,215,468 -£20,264,862	-£13,606,787 -£15,604,007 -£17,629,152	-£11,237,994 -£13,064,609 -£15,023,357	-£8,884,897 -£10,711,512 -£12,538,129	-£6,531,801 -£8,358,416 -£10,185,030	-£4,178,704 -£6,005,319 -£7,831,934	-£1,825,608 -£3,652,223 -£5,478,837
5.0% 7.5%	-£33,235,707 -£35,466,098	-£30,450,726 -£32,602,338	-£27,717,356 -£29,832,726	-£25,012,662 -£27,108,705	-£22,329,288 -£24,409,392	-£19,672,034 -£21,732,834	-£17,044,086 -£19,081,282	-£14,446,331 -£16,460,934	-£12,011,645 -£13,873,735	-£9,658,549 -£11,485,163	-£7,305,452 -£9,132,067
10.0%	-£37,747,693	-£34,799,288	-£31,972,263	-£29,216,548	-£26,501,705	-£23,807,345	-£21,136,630	-£18,491,727	-£15,877,783	-£13,313,556	-£10,958,682
40% Affordable Housing - Approximate Total (£) 2020 Indexed CIL @ £17.31/sq. m.	ourplus / Deficit Abov	e Benchmark Land Value				BLV: 250,000/Ha 0%					
Construction / Sales Rate: %	-12.5% -£21,357,095	-10.0% -£18,717,174	-7.5% -£16,107,106	-5.0% -£13,529,180	-2.5% -£11,060,376	£3,000/sq.m. BASE -£8,592,213	2.5% -£6,124,051	5.0% -£3,655,889	7.5% -£1,187,726	10.0% £1,280,438	12.5% £3,748,599
-10.0% -7.5% -5.0%	-£23,427,150 -£25,510,790	-£18,717,174 -£20,764,272 -£22,827,667	-£18,130,853 -£20,171,451	-£13,529,180 -£15,523,953 -£17,547,184	-£12,976,311 -£14,943,824	-£8,592,213 -£10,508,189 -£12,424,085	-£6,124,051 -£8,039,987 -£9,955,923	-£3,655,889 -£5,571,824 -£7,487,760	-£1,187,726 -£3,103,662 -£5,019,598	£1,280,438 -£635,500 -£2,551,436	£3,748,599 £1,832,664 -£83,273
-2.5% 0% (BASE)	-£27,607,227 -£29,716,351	-£24,907,523 -£27,000,286	-£22,231,469 -£24,305,533	-£19,581,730 -£21,635,272	-£16,964,032 -£18,992,340	-£14,367,579 -£16,380,881	-£11,871,858 -£13,795,373	-£9,403,696 -£11,319,632	-£6,935,534 -£8,851,470	-£4,467,371 -£6,383,307	-£1,999,209 -£3,915,145
2.5% 5.0%	-£31,848,827 -£34,012,579	-£29,105,103 -£31,227,598	-£26,393,252 -£28,494,229	-£23,705,835 -£25,789,527	-£21,041,734 -£23,106,160	-£18,406,023 -£20,448,905	-£15,797,729 -£17,820,959	-£13,235,568 -£15,216,046	-£10,767,405 -£12,683,341	-£8,299,243 -£10,215,179	-£5,831,081 -£7,747,017
7.5% 10.0%	-£36,242,970 -£38,524,565	-£33,379,210 -£35,576,161	-£30,609,598 -£32,749,135	-£27,885,565 -£29,993,421	-£25,186,259 -£27,278,629	-£22,509,704 -£24,584,215	-£19,858,155 -£21,913,501	-£17,237,807 -£19,268,598	-£14,637,703 -£16,654,656	-£12,131,126 -£14,063,333	-£9,662,952 -£11,578,888
Sauras Divar Saarla Bartaarshin (2020)											



Local Plan & CIL Viability Assessment - Strategic Sites

Table 2d: Results Summary Showing Potential Maximum Residual Surplus / Deficit (Per Unit) with Sensitivity Testing for Costs & Values

Land West of Fazeley - 800 Units

			•	Lana West	or razerey -	boo onits					
20% Affordable Housing - Approximate per unit Su	rplus / Deficit Above Be	enchmark Land Value									
Nil CIL	42.5%	40.0%	7.54	5.00	25%	0%	2.5%	5.00/	7.50	40.0%	42.5%
Construction / Sales Rate: % -10.0%	-12.5% -£5,370	-10.0% -£2,079	-7.5% £1,211	-5.0% £4,501	-2.5% £7,792	£2,700/sq.m. BASE £11,082	2.5% £14,373	5.0% £17,663	7.5% £20,953	10.0% £24,244	12.5% £27,534
-7.5% -7.5%	£7,825	-£4,442 -£6,820	-£1,152 -£3,514	£2,139 -£224	£5,429 £3,067	£8,720 £6,357	£12,010 £9,647	£15,300 £12,938	£18,591 £16,228	£21,881 £19,518	£25,171 £22,809
-2.5%	-£13,057	-£9,402	-£5,877	-£2,587	£704	£3,994	£7,285	£10,575	£13,865	£17,156	£20,446
0% (BASE	-£18,387	-£12,022 -£14,666	-£8,380 -£10,992	-£4,949 -£7,368	-£1,659 -£4,022	£1,632 -£731	£4,922 £2,559	£8,212 £5,850	£11,503 £9,140	£14,793 £12,430	£18,083 £15,721
5.0% 7.5%	-£23,791	-£17,333 -£20,018	-£13,625 -£16,283	-£9,964 -£12,587	-£6,384 -£8,938	-£3,094 -£5,456	£197 -£2,166	£3,487 £1,124	£6,777 £4,415	£10,068 £7,705	£13,358 £10,995
10.0%	-£26,517	-£22,722	-£18,962	-£15,237	-£11,554	-£7,920	-£4,529	-£1,238	£2,052	£5,342	£8,633
20% Affordable Housing - Approximate per unit Su Nil CIL	rplus / Deficit Above Be	enchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		-£12,204	-£8,914	-£5,624	-£2,333	BASE £957	£4,248	£7,538	£10,828	£14,119	£17,409
-7.5% -5.0%	-£20,555	-£14,567 -£16,945	-£11,277 -£13,639	-£7,986 -£10,349	-£4,696 -£7,058	-£1,405 -£3,768	£1,885 -£478	£5,175 £2,813	£8,466 £6,103	£11,756 £9,393	£15,046 £12,684
-2.5% 0% (BASE		-£19,527 -£22,147	-£16,002 -£18,505	-£12,712 -£15,074	-£9,421 -£11,784	-£6,131 -£8,493	-£2,840 -£5,203	£450 -£1,913	£3,740 £1,378	£7,031 £4,668	£10,321 £7,958
2.5%		-£24,791 -£27,458	-£21,117 -£23,750	-£17,493 -£20,089	-£14,147 -£16,509	-£10,856 -£13,219	-£7,566 -£9,928	-£4,275 -£6,638	-£985 -£3,348	£2,305 -£57	£5,596 £3,233
7.5%		-£30,143 -£32,847	-£26,408 -£29,087	-£22,712 -£25,362	-£19,063 -£21,679	-£15,581 -£18,045	-£12,291 -£14,654	-£9,001 -£11,363	-£5,710 -£8,073	-£2,420 -£4,783	£870 -£1,492
20% Affordable Housing - Approximate per unit Su	ırplus / Deficit Above Be	enchmark Land Value									
2020 Indexed CIL @ £17.31/sq. m.						BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	£3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£19,233	-£13,373 -£15,736	-£10,083 -£12,446	-£6,792 -£9,155	-£3,502 -£5,865	-£212 -£2,574	£3,079 £716	£6,369 £4,006	£9,659 £7,297	£12,950 £10,587	£16,240 £13,877
-5.0% -2.5%	-£24,477	-£18,214 -£20,822	-£14,808 -£17,205	-£11,518 -£13,880	-£8,227 -£10,590	-£4,937 -£7,300	-£1,647 -£4,009	£1,644 -£719	£4,934 £2,571	£8,224 £5,862	£11,515 £9,152
0% (BASE 2.5%		-£23,442 -£26,086	-£19,795 -£22,412	-£16,243 -£18,770	-£12,953 -£15,315	-£9,662 -£12,025	-£6,372 -£8,735	-£3,082 -£5,444	£209 -£2,154	£3,499 £1,136	£6,789 £4,427
5.0% 7.5%		-£28,753 -£31,438	-£25,045 -£27,703	-£21,384 -£24,007	-£17,755 -£20,356	-£14,388 -£16,757	-£11,097 -£13,460	-£7,807 -£10,170	-£4,517 -£6,879	-£1,226 -£3,589	£2,064 -£299
10.0%	£37,936	-£34,142	-£30,381	-£26,656	-£22,974	-£19,329	-£15,823	-£12,532	-£9,242	-£5,952	-£2,661
30% Affordable Housing - Approximate per unit Su Nil CIL	rplus / Deficit Above Be	enchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%		-£6,951	-£3,811	-£695	£2,421	£5,538	£8,654	£11,769	£14,885	£18,001	£21,117
-7.5% -5.0%	-£15,563	-£9,493 -£12,070	-£6,133 -£8,618	-£3,017 -£5,341	£99 -£2,224	£3,215 £892	£6,331 £4,008	£9,446 £7,123	£12,562 £10,239	£15,678 £13,355	£18,794 £16,471
-2.5% 0% (BASE	-£20,843	-£14,670 -£17,293	-£11,188 -£13,779	-£7,750 -£10,310	-£4,547 -£6,891	-£1,431 -£3,754	£1,685 -£638	£4,801 £2,478	£7,916 £5,593	£11,032 £8,709	£14,148 £11,825
2.5%	-£26,188	-£19,934 -£22,594	-£16,395 -£19,030	-£12,891 -£15,499	-£9,431 -£12,007	-£6,077 -£8,557	-£2,961 -£5,284	£155 -£2,168	£3,270 £947	£6,386 £4,063	£9,502 £7,179
7.5%		-£25,268 -£27,959	-£21,682 -£24,349	-£18,127 -£20,773	-£14,606 -£17,227	-£11,126 -£13,716	-£7,689 -£10,247	-£4,491 -£6,830	-£1,375 -£3,698	£1,740 -£583	£4,856 £2,533
30% Affordable Housing - Approximate per unit Su	ırplus / Deficit Above Be	enchmark Land Value									
Nil CIL						BLV: 250,000/Ha 0%					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	£2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%		-£17,076 -£19,618	-£13,936 -£16,258	-£10,820 -£13,142	-£7,704 -£10,026	-£4,587 -£6,910	-£1,471 -£3,794	£1,644 -£679	£4,760 £2,437	£7,876 £5,553	£10,992 £8,669
-5.0% -2.5%		-£22,195 -£24,795	-£18,743 -£21,313	-£15,466 -£17,875	-£12,349 -£14,672	-£9,233 -£11,556	-£6,117 -£8,440	-£3,002 -£5,324	£114 -£2,209	£3,230 £907	£6,346 £4,023
0% (BASE 2.5%		-£27,418 -£30,059	-£23,904 -£26,520	-£20,435 -£23,016	-£17,016 -£19,556	-£13,879 -£16,202	-£10,763 -£13,086	-£7,647 -£9,970	-£4,532 -£6,855	-£1,416 -£3,739	£1,700 -£623
5.0%	-£36,313	-£32,719 -£35,393	-£29,155 -£31,807	-£25,624 -£28,252	-£22,132 -£24,731	-£18,682 -£21,251	-£15,409 -£17,814	-£12,293 -£14,616	-£9,178 -£11,500	-£6,062 -£8,385	-£2,946 -£5,269
10.0%		-£38,084	-£34,474	-£30,898	-£27,352	-£23,841	-£20,372	-£16,955	-£13,823	-£10,708	-£7,592
30% Affordable Housing - Approximate per unit Su 2020 Indexed CIL @ £17.31/sq. m.	rplus / Deficit Above Be	enchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£21,630	-£18,187	-£14,958	-£11,842	-£8,726	-£5,610	-£2,494	£622	£3,737	£6,853	£9,969
-7.5% -5.0%		-£20,751 -£23,328	-£17,324 -£19,873	-£14,165 -£16,488	-£11,049 -£13,372	-£7,933 -£10,256	-£4,817 -£7,140	-£1,701 -£4,024	£1,414 -£908	£4,530 £2,207	£7,646 £5,323
-2.5% 0% (BASE		-£25,928 -£28,551	-£22,446 -£25,037	-£18,996 -£21,568	-£15,695 -£18,126	-£12,579 -£14,902	-£9,463 -£11,786	-£6,347 -£8,670	-£3,231 -£5,554	-£116 -£2,439	£3,000 £677
2.5% 5.0%		-£31,192 -£33,852	-£27,653 -£30,288	-£24,149 -£26,757	-£20,689 -£23,265	-£17,263 -£19,811	-£14,109 -£16,432	-£10,993 -£13,316	-£7,877 -£10,200	-£4,761 -£7,084	-£1,646 -£3,969
7.5%	-£40,147	-£36,526 -£39,217	-£32,940 -£35,607	-£29,385 -£32,031	-£25,864 -£28,485	-£22,384 -£24,974	-£18,935 -£21,505	-£15,639 -£18,065	-£12,523 -£14,846	-£9,407 -£11,730	-£6,292 -£8,615
40% Affordable Housing - Approximate per unit Su						,	,	.,	,	,	
Nil CIL	plus y belieft Above be	I value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £2,700/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%		-£12,300 -£14,859	-£9,039 -£11,567	-£5,897 -£8,315	-£2,955 -£5,239	-£14 -£2,297	£2,927 £644	£5,869 £3,585	£8,810 £6,527	£11,751 £9,468	£14,693 £12,410
-5.0% -2.5%	-£20,792	-£17,438 -£20,038	-£14,118 -£16,693	-£10,838 -£13,381	-£7,596 -£10,109	-£4,581 -£6,883	-£1,639 -£3,922	£1,302 -£981	£4,244 £1,960	£7,185 £4,902	£10,126 £7,843
0% (BASE	-£26,049	-£22,654	-£19,286	-£15,948	-£12,644	-£9,380	-£6,206	-£3,264	-£323	£2,618	£5,560
5.0%	-£31,420	-£25,285 -£27,938	-£21,895 -£24,522	-£18,536 -£21,141	-£15,206 -£17,787	-£11,911 -£14,465	-£8,654 -£11,180	-£5,548 -£7,933	-£2,606 -£4,890	-£1,948	£3,276 £993
7.5%		-£30,628 -£33,374	-£27,166 -£29,840	-£23,761 -£26,396	-£20,387 -£23,002	-£17,041 -£19,634	-£13,727 -£16,296	-£10,451 -£12,990	-£7,217 -£9,722	-£4,231 -£6,517	-£1,290 -£3,573
40% Affordable Housing - Approximate per unit Su	rplus / Deficit Above Be	enchmark Land Value									
Nil CIL	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0%	2,5%	5,0%	7.5%	10.0%	12.5%
Construction / Sales Rate: %		-10.0% -£22,425	-7.5% -£19,164	-5.0% -£16,022	-2.5% -£13,080	£2,700/sq.m. BASE -£10,139	2.5% -£7,198	5.0% -£4,256	7.5% -£1,315	10.0% £1,626	12.5% £4,568
-10.0% -7.5%	-£28,313	-£22,425 -£24,984 -£27,563	-£19,164 -£21,692 -£24,243	-£16,022 -£18,440 -£20,963	-£13,080 -£15,364 -£17,721	-£10,139 -£12,422 -£14,706	-£7,198 -£9,481 -£11,764	-£4,256 -£6,540 -£8,823	-£1,315 -£3,598 -£5,881	£1,626 -£657 -£2,940	£4,568 £2,285 £1
-5.0% -2.5%	-£33,538	-£30,163	-£26,818	-£23,506	-£20,234	-£17,008	-£14,047	-£11,106	-£8,165	-£5,223	-£2,282
0% (BASE 2.5%	-£38,840	-£32,779 -£35,410	-£29,411 -£32,020	-£26,073 -£28,661	-£22,769 -£25,331	-£19,505 -£22,036	-£16,331 -£18,779	-£13,389 -£15,673	-£10,448 -£12,731	-£7,507 -£9,790	-£4,565 -£6,849
5.0% 7.5%		-£38,063 -£40,753	-£34,647 -£37,291	-£31,266 -£33,886	-£27,912 -£30,512	-£24,590 -£27,166	-£21,305 -£23,852	-£18,058 -£20,576	-£15,015 -£17,342	-£12,073 -£14,356	-£9,132 -£11,415
10.0%	-£47,185	-£43,499	-£39,965	-£36,521	-£33,127	-£29,759	-£26,421	-£23,115	-£19,847	-£16,642	-£13,698
40% Affordable Housing - Approximate per unit Su 2020 Indexed CIL @ £17.31/sq. m.	rplus / Deficit Above Be	enchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%		-£23,396 -£25,955	-£20,134 -£22,664	-£16,911 -£19,405	-£13,825 -£16,220	-£10,740 -£13,135	-£7,655 -£10,050	-£4,570	-£1,485 -£3,880	£1,601 -£794	£4,686 £2,291
-7.5% -5.0%	-£31,888	-£28,535	-£25,214	-£21,934	-£18,680	-£15,530	-£12,445	-£6,965 -£9,360	-£6,274	-£3,189	-£104
-2.5% 0% (BASE	-£37,145	-£31,134 -£33,750	-£27,789 -£30,382	-£24,477 -£27,044	-£21,205 -£23,740	-£17,959 -£20,476	-£14,840 -£17,244	-£11,755 -£14,150	-£8,669 -£11,064	-£5,584 -£7,979	-£2,499 -£4,894
2.5%		-£36,381 -£39,034	-£32,992 -£35,618	-£29,632 -£32,237	-£26,302 -£28,883	-£23,008 -£25,561	-£19,747 -£22,276	-£16,544 -£19,020	-£13,459 -£15,854	-£10,374 -£12,769	-£7,289 -£9,684



Local Plan & CIL Viability Assessment - Strategic Sites

Table 2e: Results Summary Showing Potential Maximum Residual Total (£) Surplus / Deficit with Sensitivity Testing for Costs & Values

Land at Huddlesford Lane - 75 Units

	,	0	Lan	d at Huddl	esford Lane	- 75 Units		,			
Affordable Housing - Approximate Total (£) Sur IL	olus / Deficit Above B	Senchmark Land Value				BLV: 100,000/Ha		I	I		I
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	£3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£2,247,317 £2,040,132	£2,590,661 £2,383,475	£2,934,005 £2,726,819	£3,277,348 £3,070,163	£3,620,692 £3,413,506	£3,964,036 £3,756,850	£4,307,379 £4,100,193	£4,650,723 £4,443,537	£4,994,067 £4,786,881	£5,337,410 £5,130,224	£5,680,7 £5,473,5
-5.0% -2.5%	£1,832,946 £1,625,760	£2,176,289 £1,969,104	£2,519,633 £2,312,447	£2,862,977 £2,655,791	£3,206,320 £2,999,134	£3,549,664 £3,342,478	£3,893,008 £3,685,822	£4,236,351 £4,029,165	£4,579,695 £4,372,509	£4,923,039 £4,715,853	£5,266,3
0% (BASE) 2.5%	£1,418,574 £1,211,388	£1,761,918 £1,554,732	£2,105,261 £1,898,075	£2,448,605 £2,241,419	£2,791,949 £2,584,763	£3,135,292 £2,928,106	£3,478,636 £3,271,450	£3,821,980 £3,614,794	£4,165,323 £3,958,137	£4,508,667 £4,301,481	£4,852,0
5.0% 7.5%	£1,004,202 £797,016	£1,347,546 £1,140,360	£1,690,890 £1,483,704	£2,034,233 £1,827,047	£2,377,577 £2,170,391	£2,720,921 £2,513,735	£3,064,264 £2,857,078	£3,407,608 £3,200,422	£3,750,951 £3,543,766	£4,094,295 £3,887,109	£4,437,6
10.0%	£589,831	£933,174	£1,276,518	£1,619,862	£1,963,205	£2,306,549	£2,649,892	£2,993,236	£3,336,580	£3,679,923	£4,023,2
fordable Housing - Approximate Total (£) Sur	nus / Deficit Above B	Senchmark Land Value				BLV: 250,000/Ha		I			
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£1,791,317 £1,584,132	£2,134,661 £1,927,475	£2,478,005 £2,270,819	£2,821,348 £2,614,163	£3,164,692 £2,957,506	£3,508,036 £3,300,850	£3,851,379 £3,644,193	£4,194,723 £3,987,537	£4,538,067 £4,330,881	£4,881,410 £4,674,224	£5,224,7 £5,017,5
-5.0% -2.5%	£1,376,946 £1,169,760	£1,720,289 £1,513,104	£2,063,633 £1,856,447	£2,406,977 £2,199,791	£2,750,320 £2,543,134	£3,093,664 £2,886,478	£3,437,008 £3,229,822	£3,780,351 £3,573,165	£4,123,695 £3,916,509	£4,467,039 £4,259,853	£4,810,3 £4,603,1
0% (BASE) 2.5%	£962,574 £755,388	£1,305,918 £1,098,732	£1,649,261 £1,442,075	£1,992,605 £1,785,419	£2,335,949 £2,128,763	£2,679,292 £2,472,106	£3,022,636 £2,815,450	£3,365,980 £3,158,794	£3,709,323 £3,502,137	£4,052,667 £3,845,481	£4,396,0 £4,188,8
5.0% 7.5%	£548,202 £341,016	£891,546 £684,360	£1,234,890 £1,027,704	£1,578,233 £1,371,047	£1,921,577 £1,714,391	£2,264,921 £2,057,735	£2,608,264 £2,401,078	£2,951,608 £2,744,422	£3,294,951 £3,087,766	£3,638,295 £3,431,109	£3,981,0
10.0%	£133,831	£477,174	£820,518	£1,163,862	£1,507,205	£1,850,549	£2,193,892	£2,537,236	£2,880,580	£3,223,923	£3,567,2
fordable Housing - Approximate Total (£) Sur idexed CIL @ £17.31/sq. m.	olus / Deficit Above B	Senchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£1,703,645 £1,496,459	£2,046,989 £1,839,803	£2,390,333 £2,183,147	£2,733,676 £2,526,490	£3,077,020 £2,869,834	£3,420,364 £3,213,178	£3,763,707 £3,556,521	£4,107,051 £3,899,865	£4,450,395 £4,243,209	£4,793,738 £4,586,552	£5,137,0 £4,929,8
-5.0% -2.5%	£1,289,274 £1,082,088	£1,632,617 £1,425,431	£1,975,961 £1,768,775	£2,319,305 £2,112,119	£2,662,648 £2,455,462	£3,005,992 £2,798,806	£3,349,336 £3,142,150	£3,692,679 £3,485,493	£4,036,023 £3,828,837	£4,379,366 £4,172,181	£4,722,7
-2.5% 0% (BASE) 2.5%	£874,902 £667,716	£1,218,246 £1,011,060	£1,768,775 £1,561,589 £1,354,403	£1,904,933 £1,697,747	£2,455,462 £2,248,276 £2,041,091	£2,798,806 £2,591,620 £2,384,434	£3,142,150 £2,934,964 £2,727,778	£3,278,307 £3,071,122	£3,621,651 £3,414,465	£4,172,181 £3,964,995 £3,757,809	£4,308,3 £4,101,1
2.5% 5.0% 7.5%	£460,530 £253,344	£803,874 £596,688	£1,354,403 £1,147,217 £940,032	£1,697,747 £1,490,561 £1,283,375	£1,833,905 £1,626,719	£2,384,434 £2,177,248 £1,970,063	£2,520,592 £2,313,406	£2,863,936 £2,656,750	£3,207,279 £3,000,094	£3,757,809 £3,550,623 £3,343,437	£3,893,9 £3,686,7
10.0%	£46,158	£389,500	£732,846	£1,283,375 £1,076,189	£1,419,533	£1,970,063 £1,762,877	£2,313,406 £2,106,220	£2,449,564	£2,792,908	£3,136,251	£3,479,
fordable Housing - Approximate Total (£) Sur	olus / Deficit Above B	Senchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£1,705,211	£2,029,722	£2,354,234	£2,678,746	£3,003,258	BASE £3,327,769	£3,652,281	£3,976,793	£4,301,305	£4,625,816	£4,950,3
-7.5% -5.0%	£1,501,274 £1,297,337	£1,825,786 £1,621,849	£2,150,298 £1,946,361	£2,474,809 £2,270,873	£2,799,321 £2,595,384	£3,123,833 £2,919,896	£3,448,345 £3,244,408	£3,772,856 £3,568,920	£4,097,368 £3,893,431	£4,421,880 £4,217,943	£4,746,3 £4,542,4
-2.5% 0% (BASE)	£1,093,401 £889,464	£1,417,912 £1,213,976	£1,742,424 £1,538,487	£2,066,936 £1,862,999	£2,391,448 £2,187,511	£2,715,959 £2,512,023	£3,040,471 £2,836,535	£3,364,983 £3,161,046	£3,689,495 £3,485,558	£4,014,006 £3,810,070	£4,338,5
2.5% 5.0%	£685,527 £481,590	£1,010,039 £806,102	£1,334,551 £1,130,614	£1,659,063 £1,455,126	£1,983,574 £1,779,638	£2,308,086 £2,104,149	£2,632,598 £2,428,661	£2,957,110 £2,753,173	£3,281,621 £3,077,685	£3,606,133 £3,402,196	£3,930,0 £3,726,3
7.5% 10.0%	£277,654 £73,717	£602,166 £398,229	£926,677 £722,741	£1,251,189 £1,047,252	£1,575,701 £1,371,764	£1,900,213 £1,696,276	£2,224,724 £2,020,788	£2,549,236 £2,345,299	£2,873,748 £2,669,811	£3,198,260 £2,994,323	£3,522,7 £3,318,8
fordable Housing - Approximate Total (£) Sur	olus / Deficit Above B	Benchmark Land Value									
	-12.5%					BLV: 250,000/Ha		5.0%		10.0%	
Construction / Sales Rate: %	-12.5% £1,249,211	-10.0% £1,573,722	-7.5% £1,898,234	-5.0% £2,222,746	-2.5% £2,547,258	£3,400/sq.m. BASE £2,871,769	2.5% £3,196,281	£3,520,793	7.5% £3,845,305	£4,169,816	12.5% £4,494,3
-7.5% -5.0%	£1,045,274 £841,337	£1,369,786 £1,165,849	£1,694,298 £1,490,361	£2,018,809 £1,814,873	£2,343,321 £2,139,384	£2,667,833 £2,463,896	£2,992,345 £2,788,408	£3,316,856 £3,112,920	£3,641,368 £3,437,431	£3,965,880 £3,761,943	£4,290,3 £4,086,4
-2.5% 0% (BASE)	£637,401 £433,464	£961,912 £757,976	£1,286,424 £1,082,487	£1,610,936 £1,406,999	£1,935,448 £1,731,511	£2,259,959 £2,056,023	£2,584,471 £2,380,535	£2,908,983 £2,705,046	£3,233,495 £3,029,558	£3,558,006 £3,354,070	£3,882,5
2.5% 5.0%	£229,527 £25,590	£554,039 £350,102	£878,551 £674,614	£1,203,063 £999,126	£1,527,574 £1,323,638	£1,852,086 £1,648,149	£2,176,598 £1,972,661	£2,501,110 £2,297,173	£2,825,621 £2,621,685	£3,150,133 £2,946,196	£3,474,6
7.5% 10.0%	-£178,346 -£382,283	£146,166 -£57,771	£470,677 £266,741	£795,189 £591,252	£1,119,701 £915,764	£1,444,213 £1,240,276	£1,768,724 £1,564,788	£2,093,236 £1,889,299	£2,417,748 £2,213,811	£2,742,260 £2,538,323	£3,066,7 £2,862,8
ffordable Housing - Approximate Total (£) Surp	olus / Deficit Above B	Benchmark Land Value									
ndexed CIL @ £17.31/sq. m.						BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5% £1,171,767	-10.0% £1,496,279	-7.5% £1,820,791	-5.0% £2,145,302	-2.5% £2,469,814	£3,000/sq.m. BASE £2,794,326	2.5% £3,118,838	5.0% £3,443,349	7.5% £3,767,861	10.0% £4,092,373	12.5% £4,416,
-7.5% -5.0%	£967,830 £763,894	£1,292,342 £1,088,405	£1,616,854 £1,412,917	£1,941,366 £1,737,429	£2,265,877 £2,061,941	£2,590,389 £2,386,452	£2,914,901 £2,710,964	£3,239,413 £3,035,476	£3,563,924 £3,359,988	£3,888,436 £3,684,499	£4,212,9
-2.5% 0% (BASE)	£559,957 £356,020	£884,469 £680,532	£1,208,980 £1,005,044	£1,533,492 £1,329,556	£1,858,004 £1,654,067	£2,182,516 £1,978,579	£2,507,028 £2,303,091	£2,831,539 £2,627,603	£3,156,051 £2,952,114	£3,480,563 £3,276,626	£3,805,0
2.5%	£152,083 -£51,853	£476,595 £272,658	£801,107 £597,170	£1,125,619 £921,682	£1,450,131 £1,246,194	£1,774,642 £1,570,706	£2,099,154 £1,895,217	£2,423,666 £2,219,729	£2,748,178 £2,544,241	£3,072,689 £2,868,753	£3,397,2
7.5% 10.0%	-£255,790 -£459,727	£68,722 -£135,215	£393,234 £189,297	£717,745 £513,809	£1,042,257 £838,320	£1,366,769 £1,162,832	£1,691,281 £1,487,344	£2,015,792 £1,811,856	£2,340,304 £2,136,367	£2,664,816 £2,460,879	£2,989,3
ffordable Housing - Approximate Total (£) Sur											
ı						BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	£3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£1,085,199 £884,976	£1,388,177 £1,187,953	£1,691,154 £1,490,931	£1,994,132 £1,793,908	£2,297,109 £2,096,886	£2,600,087 £2,399,863	£2,903,064 £2,702,841	£3,206,042 £3,005,818	£3,509,019 £3,308,796	£3,811,996 £3,611,773	£4,114,9
-5.0% -2.5%	£684,753 £484,530	£987,730 £787,507	£1,290,708 £1,090,485	£1,593,685 £1,393,462	£1,896,663 £1,696,440	£2,199,640 £1,999,417	£2,502,618 £2,302,395	£2,805,595 £2,605,372	£3,108,573 £2,908,349	£3,411,550 £3,211,327	£3,714,
0% (BASE) 2.5%	£284,306 £84,083	£587,284 £387,061	£890,261 £690,038	£1,193,239 £993,016	£1,496,216 £1,295,993	£1,799,194 £1,598,971	£2,102,171 £1,901,948	£2,405,149 £2,204,926	£2,708,126 £2,507,903	£3,011,104 £2,810,881	£3,314,
5.0% 7.5%	-£117,928 -£326,333	£186,838 -£13,386	£489,815 £289,592	£792,793 £592,569	£1,095,770 £895,547	£1,398,747 £1,198,524	£1,701,725 £1,501,502	£2,004,702 £1,804,479	£2,307,680 £2,107,457	£2,610,657 £2,410,434	£2,913,
10.0%	-£545,953	-£218,824	£89,369	£392,346	£695,324	£998,301	£1,301,279	£1,604,256	£1,907,234	£2,210,211	£2,513,
Affordable Housing - Approximate Total (£) Sur L	olus / Deficit Above B	Benchmark Land Value				BLV: 250,000/Ha					
	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.59
Construction / Sales Rate: %	-12.376					£2,144,087	£2,447,064	£2,750,042	£3,053,019 £2,852,796	£3,355,996 £3,155,773	£3,658, £3,458,
Construction / Sales Rate: % -10.0% -7.5%	£629,199 £428,976	£932,177 £731,953	£1,235,154 £1,034,931	£1,538,132 £1,337,908	£1,841,109 £1,640,886	£1,943,863	£2,246,841	£2,549,818			£3,258,
-10.0%	£629,199						£2,246,841 £2,046,618 £1,846,395	£2,349,595 £2,149,372	£2,652,573 £2,452,349	£2,955,550 £2,755,327	£3,058,
-10.0% -7.5% -5.0%	£629,199 £428,976 £228,753	£731,953 £531,730	£1,034,931 £834,708	£1,337,908 £1,137,685	£1,640,886 £1,440,663	£1,943,863 £1,743,640	£2,046,618	£2,349,595	£2,652,573		£2,858,
-10.0% -7.5% -5.0% -2.5% 0% (BASE)	£629,199 £428,976 £228,753 £28,530 -£171,694	£731,953 £531,730 £331,507 £131,284	£1,034,931 £834,708 £634,485 £434,261	£1,337,908 £1,137,685 £937,462 £737,239	£1,640,886 £1,440,663 £1,240,440 £1,040,216	£1,943,863 £1,743,640 £1,543,417 £1,343,194	£2,046,618 £1,846,395 £1,646,171	£2,349,595 £2,149,372 £1,949,149	£2,652,573 £2,452,349 £2,252,126	£2,755,327 £2,555,104	£2,858, £2,657, £2,457,
-10.0% -7.5% -5.0% -2.5% O% (BASE) -2.5% 5.0%	£629,199 £428,976 £228,753 £28,530 -£171,694 -£371,917 -£573,928	£731,953 £531,730 £331,507 £131,284 -£68,939 -£269,162	£1,034,931 £834,708 £634,485 £434,261 £234,038 £33,815	£1,337,908 £1,137,685 £937,462 £737,239 £537,016 £336,793	£1,640,886 £1,440,663 £1,240,440 £1,040,216 £839,993 £639,770	£1,943,863 £1,743,640 £1,543,417 £1,343,194 £1,142,971 £942,747	£2,046,618 £1,846,395 £1,646,171 £1,445,948 £1,245,725	£2,349,595 £2,149,372 £1,949,149 £1,748,926 £1,548,702	£2,652,573 £2,452,349 £2,252,126 £2,051,903 £1,851,680	£2,755,327 £2,555,104 £2,354,881 £2,154,657	£2,858, £2,657, £2,457, £2,257,
-10.0% -7.5% -5.0% -2.5% -6.08 -2.5% -6.08 -2.5% -6.08 -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5%	£629,199 £428,976 £228,753 £28,530 -£171,694 -£371,917 -£573,928 -£782,333 -£1,001,953	£731,953 £531,730 £331,507 £131,284 -£68,939 -£269,162 -£469,386 -£674,824	£1,034,931 £834,708 £634,485 £434,261 £234,038 £33,815 -£166,408	£1,337,908 £1,137,685 £937,462 £737,239 £537,016 £336,793 £136,569	£1,640,886 £1,440,663 £1,240,440 £1,040,216 £839,993 £639,770 £439,547	£1,943,863 £1,743,640 £1,543,417 £1,343,194 £1,142,971 £942,747 £742,524	£2,046,618 £1,846,395 £1,646,171 £1,445,948 £1,245,725 £1,045,502	£2,349,595 £2,149,372 £1,949,149 £1,748,926 £1,548,702 £1,348,479	£2,652,573 £2,452,349 £2,252,126 £2,051,903 £1,851,680 £1,651,457	£2,755,327 £2,555,104 £2,354,881 £2,154,657 £1,954,434	£2,858 £2,657 £2,457 £2,257
-10.0% -7.5% -5.0% -2.5% -6.0% -2.5% -6.0% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5% -7.5%	£629,199 £428,976 £228,753 £28,530 -£171,694 -£371,917 -£573,928 -£782,333 -£1,001,953	£731,953 £531,730 £331,507 £131,284 -£68,939 -£269,162 -£469,386 -£674,824	£1,034,931 £834,708 £634,485 £434,261 £234,038 £33,815 -£166,408	£1,337,908 £1,137,685 £937,462 £737,239 £537,016 £336,793 £136,569	£1,640,886 £1,440,663 £1,240,440 £1,040,216 £839,993 £639,770 £439,547	£1,943,863 £1,743,640 £1,543,417 £1,343,194 £1,142,971 £942,747 £742,524 £542,301 BLV: 250,000/Ha	£2,046,618 £1,846,395 £1,646,171 £1,445,948 £1,245,725 £1,045,502	£2,349,595 £2,149,372 £1,949,149 £1,748,926 £1,548,702 £1,348,479	£2,652,573 £2,452,349 £2,252,126 £2,051,903 £1,851,680 £1,651,457	£2,755,327 £2,555,104 £2,354,881 £2,154,657 £1,954,434	£2,858, £2,657, £2,457, £2,257,
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.10.0%	£629,199 £428,976 £228,753 £28,530 £171,694 £371,917 £573,928 £1,001,953 £1,001,953 £1,045 £162,999 £37,225 £237,448	£731,953 £531,730 £331,507 £131,284 -£68,939 -£269,162 -£469,386 -£674,824 Senchmark Land Value -10.0% £866,422 £666,199 £465,976 £265,753 £65,530	£1,034,931 £834,708 £634,485 £434,261 £234,038 £33,815 -£166,408 -£366,631 -7.5% £1,169,400 £969,177 £768,954 £568,730 £368,507	£1,337,908 £1,137,685 £1,137,682 £337,462 £337,016 £336,793 £136,569 -£63,654 -5.0% £1,472,377 £1,272,154 £1,071,931 £871,708 £671,485	£1,640,886 £1,440,663 £1,240,440 £1,040,216 £839,993 £639,770 £439,547 £239,324 2.5% £1,775,355 £1,575,132 £1,374,909 £1,174,685 £974,462	£1,943,863 £1,743,640 £1,543,417 £1,343,194 £1,142,971 £942,747 £742,524 £542,301 BLV: 250,000/Ha 0% £3,000/sq.m. BASE £2,078,332 £1,878,109 £1,677,886 £1,477,663 £1,277,440	£2,046,618 £1,846,395 £1,646,171 £1,445,948 £1,245,725 £1,045,502 £845,279 2.5% £2,381,310 £2,181,087 £1,980,864 £1,780,640 £1,580,417	£2,349,595 £2,149,372 £1,949,149 £1,748,926 £1,548,702 £1,348,479 £1,148,256 5.0% £2,684,287 £2,484,064 £2,283,841 £2,083,618 £1,883,395	£2,652,573 £2,452,349 £2,252,126 £2,051,903 £1,851,680 £1,651,457 £1,451,234 7.5% £2,987,265 £2,787,042 £2,586,819 £2,386,595 £2,186,372	£2,755,327 £2,555,104 £2,354,881 £2,154,657 £1,954,434 £1,754,211 10.0% £3,290,242 £3,090,019 £2,889,796 £2,689,573 £2,489,350	£2,858,4 £2,657,4 £2,457,7 £2,257,6 £2,057,5 £3,593,6 £3,593,6 £3,992,1 £2,992,1 £2,792,2
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Source: Dixon Searle Partnership (2020)



Local Plan & CIL Viability Assessment - Strategic Sites

Table 2f: Results Summary Showing Potential Maximum Residual Surplus / Deficit (Per Unit) with Sensitivity Testing for Costs & Values

Land at Huddlesford Lane - 75 Units

Table 2f: Results Su	mmary Sho	owing Poter		um Residua id at Huddl			r Unit) with	Sensitivity	Testing for	Costs & Va	llues
20% Affordable Housing - Approximate per unit Surp Nil CIL	lus / Deficit Above Be	enchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£29,964 £27,202 £24,439	£34,542 £31,780	£39,120 £36,358	£43,698 £40,936	£48,276 £45,513	£52,854 £50,091	£57,432 £54,669	£62,010 £59,247	£66,588 £63,825	£71,165 £68,403	£75,743 £72,981
-5.0% -2.5% 0% (BASE)	£21,677 £18,914	£29,017 £26,255 £23,492	£33,595 £30,833 £28,070	£38,173 £35,411 £32,648	£42,751 £39,988 £37,226	£47,329 £44,566 £41,804	£51,907 £49,144 £46,382	£56,485 £53,722 £50,960	£61,063 £58,300 £55,538	£65,641 £62,878 £60,116	£70,218 £67,456 £64,693
2.5% 5.0%	£16,152 £13,389	£20,730 £17,967	£25,308 £22,545	£29,886 £27,123	£34,464 £31,701	£39,041 £36,279	£43,619 £40,857	£48,197 £45,435	£52,775 £50,013	£57,353 £54,591	£61,931 £59,169
7.5% 10.0%	£10,627 £7,864	£15,205 £12,442	£19,783 £17,020	£24,361 £21,598	£28,939 £26,176	£33,516 £30,754	£38,094 £35,332	£42,672 £39,910	£47,250 £44,488	£51,828 £49,066	£56,406 £53,644
20% Affordable Housing - Approximate per unit Surp Nil CIL	lus / Deficit Above Be	enchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£23,884 £21,122	£28,462 £25,700	£33,040 £30,278	£37,618 £34,856	£42,196 £39,433	£46,774 £44,011	£51,352 £48,589	£55,930 £53,167	£60,508 £57,745	£65,085 £62,323	£69,663 £66,901
-5.0% -2.5%	£18,359 £15,597	£22,937 £20,175	£27,515 £24,753	£32,093 £29,331	£36,671 £33,908	£41,249 £38,486	£45,827 £43,064	£50,405 £47,642	£54,983 £52,220	£59,561 £56,798	£64,138 £61,376
0% (BASE) 2.5%	£12,834 £10,072	£17,412 £14,650	£21,990 £19,228	£26,568 £23,806	£31,146 £28,384	£35,724 £32,961	£40,302 £37,539	£44,880 £42,117	£49,458 £46,695	£54,036 £51,273	£58,613 £55,851
5.0% 7.5%	£7,309 £4,547	£11,887 £9,125	£16,465 £13,703	£21,043 £18,281	£25,621 £22,859	£30,199 £27,436	£34,777 £32,014	£39,355 £36,592	£43,933 £41,170	£48,511 £45,748	£53,089 £50,326
10.0% 20% Affordable Housing - Approximate per unit Surp	£1,784	£6,362	£10,940	£15,518	£20,096	£24,674	£29,252	£33,830	£38,408	£42,986	£47,564
2020 Indexed CIL @ £17.31/sq. m.						BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5% £22,715	-10.0% £27,293	-7.5% £31,871	-5.0% £36,449	-2.5% £41,027	£3,000/sq.m. BASE £45,605	2.5% £50,183	5.0% £54,761	7.5% £59,339	10.0% £63,917	12.5% £68,494
-7.5% -5.0%	£19,953 £17,190	£24,531 £21,768	£29,109 £26,346	£33,687 £30,924	£38,264 £35,502	£42,842 £40,080	£47,420 £44,658	£51,998 £49,236	£56,576 £53,814	£61,154 £58,392	£65,732 £62,969
-2.5% 0% (BASE)	£14,428 £11,665	£19,006 £16,243	£23,584 £20,821	£28,162 £25,399	£32,739 £29,977	£37,317 £34,555	£41,895 £39,133	£46,473 £43,711	£51,051 £48,289	£55,629 £52,867	£60,207 £57,445
2.5% 5.0% 7.5%	£8,903 £6,140 £3,378	£13,481 £10,718 £7,956	£18,059 £15,296 £12,534	£22,637 £19,874 £17,112	£27,215 £24,452 £21,690	£31,792 £29,030 £26,268	£36,370 £33,608 £30,845	£40,948 £38,186 £35,423	£45,526 £42,764 £40,001	£50,104 £47,342 £44,579	£54,682 £51,920 £49,157
10.0%	£615	£5,193	£9,771	£14,349	£18,927	£23,505	£28,083	£32,661	£37,239	£41,817	£46,395
30% Affordable Housing - Approximate per unit Surp Nil CIL	lus / Deficit Above Be	enchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£22,736 £20,017	£27,063 £24,344	£31,390 £28,671	£35,717 £32,997	£40,043 £37,324	£44,370 £41,651	£48,697 £45,978	£53,024 £50,305	£57,351 £54,632	£61,678 £58,958	£66,004 £63,285
-5.0% -2.5%	£17,298 £14,579	£21,625 £18,905	£25,951 £23,232	£30,278 £27,559	£34,605 £31,886	£38,932 £36,213	£43,259 £40,540	£47,586 £44,866	£51,912 £49,193	£56,239 £53,520	£60,566 £57,847
0% (BASE) 2.5%	£11,860 £9,140	£16,186 £13,467	£20,513 £17,794	£24,840 £22,121	£29,167 £26,448	£33,494 £30,774	£37,820 £35,101	£42,147 £39,428	£46,474 £43,755	£50,801 £48,082	£55,128 £52,409
5.0% 7.5% 10.0%	£6,421 £3,702 £983	£10,748 £8,029 £5,310	£15,075 £12,356 £9,637	£19,402 £16,683 £13,963	£23,729 £21,009 £18,290	£28,055 £25,336 £22,617	£32,382 £29,663 £26,944	£36,709 £33,990 £31,271	£41,036 £38,317 £35,597	£45,363 £42,643 £39,924	£49,689 £46,970 £44,251
i0% Affordable Housing - Approximate per unit Surp					.,		·	•			,
NII CIL Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	£16,656	£20,983	£25,310	£29,637	£33,963	BASE £38,290	£42,617	£46,944	£51,271	£55,598	£59,924
-7.5% -5.0%	£13,937 £11,218	£18,264 £15,545	£22,591 £19,871	£26,917 £24,198	£31,244 £28,525	£35,571 £32,852	£39,898 £37,179	£44,225 £41,506	£48,552 £45,832	£52,878 £50,159	£57,205 £54,486
-2.5% 0% (BASE) 2.5%	£8,499 £5,780 £3,060	£12,825 £10,106 £7,387	£17,152 £14,433 £11,714	£21,479 £18,760 £16,041	£25,806 £23,087 £20,368	£30,133 £27,414 £24,694	£34,460 £31,740 £29,021	£38,786 £36,067 £33,348	£43,113 £40,394 £37,675	£47,440 £44,721 £42,002	£51,767 £49,048 £46,329
5.0% 7.5%	£341 -£2,378	£4,668 £1,949	£8,995 £6,276	£13,322 £10,603	£17,649 £14,929	£21,975 £19,256	£26,302 £23,583	£30,629 £27,910	£34,956 £32,237	£39,283 £36,563	£43,609 £40,890
10.0%	-£5,097	-£770	£3,557	£7,883	£12,210	£16,537	£20,864	£25,191	£29,517	£33,844	£38,171
10% Affordable Housing - Approximate per unit Surp 2020 Indexed CIL @ £17.31/sq. m.	lus / Deficit Above Be	enchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5% £15,624	-10.0% £19,950	-7.5% £24,277	-5.0% £28,604	-2.5% £32,931	£3,000/sq.m. BASE £37,258	2.5% £41,585	5.0% £45,911	7.5% £50,238	10.0% £54,565	12.5% £58,892
-10.0% -7.5% -5.0%	£12,904 £10,185	£17,231 £14,512	£21,558 £18,839	£25,885 £23,166	£30,212 £27,493	£34,539 £31,819	£38,865 £36,146	£43,192 £40,473	£47,519 £44,800	£51,846 £49,127	£56,173 £53,453
-2.5% 0% (BASE)	£7,466 £4,747	£11,793 £9,074	£16,120 £13,401	£20,447 £17,727	£24,773	£29,100 £26,381	£33,427 £30,708	£37,754 £35,035	£42,081 £39,362	£46,408 £43,688	£50,734 £48,015
2.5% 5.0%	£2,028 -£691	£6,355 £3,635	£10,681 £7,962	£15,008 £12,289	£19,335 £16,616	£23,662 £20,943	£27,989 £25,270	£32,316 £29,596	£36,642 £33,923	£40,969 £38,250	£45,296 £42,577
7.5% 10.0%	-£3,411 -£6,130	£916 -£1,803	£5,243 £2,524	£9,570 £6,851	£13,897 £11,178	£18,224 £15,504	£22,550 £19,831	£26,877 £24,158	£31,204 £28,485	£35,531 £32,812	£39,858 £37,139
10% Affordable Housing - Approximate per unit Surp Nil CIL	lus / Deficit Above Be	enchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,400/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£14,469 £11,800	£18,509 £15,839	£22,549 £19,879	£26,588 £23,919	£30,628 £27,958	£34,668 £31,998	£38,708 £36,038	£42,747 £40,078	£46,787 £44,117	£50,827 £48,157	£54,866 £52,197
-5.0% -2.5%	£9,130 £6,460	£13,170 £10,500	£17,209 £14,540	£21,249 £18,579	£25,289 £22,619	£29,329 £26,659	£33,368 £30,699	£37,408 £34,738	£41,448 £38,778	£45,487 £42,818	£49,527 £46,857
0% (BASE) 2.5%	£3,791 £1,121 -£1,572	£7,830 £5,161 £2,491	£11,870 £9,201 £6,531	£15,910 £13,240 £10,571	£19,950 £17,280 £14,610	£23,989 £21,320 £18,650	£28,029 £25,359 £22,690	£32,069 £29,399 £26,729	£36,108 £33,439 £30,769	£40,148 £37,478 £34,809	£44,188 £41,518 £38,848
5.0% 7.5% 10.0%	-£1,572 -£4,351 -£7,279	-£178 -£2,918	£6,531 £3,861 £1,192	£10,571 £7,901 £5,231	£14,610 £11,941 £9,271	£15,980 £13,311	£22,690 £20,020 £17,350	£24,060 £21,390	£28,099 £25,430	£34,809 £32,139 £29,469	£38,848 £36,179 £33,509
40% Affordable Housing - Approximate per unit Surp			,				,				200,000
Nil CIL	-12.5%	40.0%	7.50	F 997	2.5%	BLV: 250,000/Ha	25%	5.00	7.5%	40.007	43.5%
Construction / Sales Rate: %	£8,389	-10.0% £12,429	-7.5% £16,469	-5.0% £20,508	-2.5% £24,548	£3,400/sq.m. BASE £28,588	2.5% £32,628	5.0% £36,667	7.5% £40,707	10.0% £44,747	12.5% £48,786
-7.5% -5.0%	£5,720 £3,050	£9,759 £7,090	£13,799 £11,129	£17,839 £15,169	£21,878 £19,209	£25,918 £23,249	£29,958 £27,288	£33,998 £31,328	£38,037 £35,368	£42,077 £39,407	£46,117 £43,447
-2.5% 0% (BASE)	£380 -£2,289	£4,420 £1,750	£8,460 £5,790	£12,499 £9,830	£16,539 £13,870	£20,579 £17,909	£24,619 £21,949	£28,658 £25,989	£32,698 £30,028	£36,738 £34,068	£40,777 £38,108
2.5% 5.0% 7.5%	-£4,959 -£7,652 -£10,431	-£919 -£3,589 -£6,258	£3,121 £451 -£2,219	£7,160 £4,491 £1,821	£11,200 £8,530 £5,861	£15,240 £12,570 £9,900	£19,279 £16,610 £13,940	£23,319 £20,649 £17,980	£27,359 £24,689 £22,019	£31,398 £28,729 £26,059	£35,438 £32,768 £30,099
7.5% 10.0%	-£13,359	-£8,998	-£4,888	-£849	£3,191	£7,231	£11,270	£15,310	£19,350	£23,389	£27,429
40% Affordable Housing - Approximate per unit Surp 2020 Indexed CIL @ £17.31/sq. m.	lus / Deficit Above Be	enchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£7,513 £4,843	£11,552 £8,883	£15,592 £12,922	£19,632 £16,962	£23,671 £21,002	£27,711 £25,041	£31,751 £29,081	£35,790 £33,121	£39,830 £37,161	£43,870 £41,200	£47,910 £45,240
-5.0% -2.5%	£2,173 -£496	£6,213 £3,543	£10,253 £7,583	£14,292 £11,623	£18,332 £15,662	£22,372 £19,702	£26,412 £23,742	£30,451 £27,782	£34,491 £31,821	£38,531 £35,861	£42,570 £39,901
0% (BASE) 2.5%	-£3,166 -£5,836	£874 -£1,796	£4,913 £2,244	£8,953 £6,283	£12,993 £10,323	£17,033 £14,363	£21,072 £18,403	£25,112 £22,442	£29,152 £26,482	£33,191 £30,522	£37,231 £34,561
5.0% 7.5%	-£8,558 -£11,384 -£14,330	-£4,466 -£7,145 -£9,908	-£426 -£3,095 -£5.765	£3,614 £944 -£1,725	£7,654 £4,984 £2,314	£11,693 £9,024 £6,354	£15,733 £13,063 £10,394	£19,773 £17,103 £14,433	£23,812 £21,143 £18,473	£27,852 £25,182 £22,513	£31,892 £29,222 £26,552
10.0%	-114,330	-£9,908	-£5,765	-£1,/25	£2,314	10,354	110,394	£14,455	118,4/3	122,513	120,552



Lichfield District Council

Local Plan & CIL Viability Assessment - Strategic Sites

Table 2g: Results Summary Showing Potential Maximum Residual Total (£) Surplus / Deficit with Sensitivity Testing for Costs & Values

Land off Hay End Lane - 500 Units

	rplus / Deficit Above Be	enchmark Land Value									
III CIL						BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5% £1,224,874	-10.0% £3,144,495	-7.5% £5,064,116	-5.0% £6,983,710	-2.5% £8,903,358	£3,100/sq.m. BASE £10,822,978	2.5% £12,742,597	5.0% £14,662,215	7.5% £16,581,833	10.0% £18,501,454	12.5% £20,421,070
-7.5% -5.0%	-£2,508 -£1,229,889	£1,917,113 £689,732	£3,836,734 £2,609,352	£5,756,355 £4,528,973	£7,675,976 £6,448,594	£9,595,613 £8,368,215	£11,515,216 £10,287,837	£13,434,835 £12,207,455	£15,354,452 £14,127,074	£17,274,073 £16,046,691	£19,193,693 £17,966,312
-2.5% 0% (BASE)	-£2,457,271 -£3,684,652	-£537,650 -£1,765,032	£1,381,971 £154,589	£3,301,592 £2,074,210	£5,221,212 £3,993,831	£7,140,825 £5,913,452	£9,060,414 £7,833,047	£10,980,074 £9,752,694	£12,899,693 £11,672,314	£14,819,311 £13,591,933	£16,738,930 £15,511,550
2.5% 5.0%	-£4,915,135 -£6,247,127	-£2,992,413 -£4,219,795	-£1,072,792 -£2,300,174	£846,828 -£380,553	£2,766,449 £1,539,068	£4,686,070 £3,458,688	£6,605,691 £5,378,309	£8,525,312 £7,297,930	£10,444,933 £9,217,551	£12,364,553 £11,137,185	£14,284,172 £13,056,791
7.5% 10.0%	-£7,606,335 -£8,971,765	-£5,488,099 -£6,839,584	-£3,527,556 -£4,754,937	-£1,607,935 -£2,835,316	£311,686 -£915,696	£2,231,307 £1,003,925	£4,150,928 £2,923,546	£6,070,549 £4,843,167	£7,990,161 £6,762,788	£9,909,790 £8,682,384	£11,829,409 £10,602,030
0% Affordable Housing - Approximate Total (£) Sur	rplus / Deficit Above B	enchmark Land Value									
il CIL Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0%	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£6,360,626	-£4,441,005	-£2,521,384	-£601,790	£1,317,858	£3,100/sq.m. BASE £3,237,478	£5,157,097	£7,076,715	£8,996,333	£10,915,954	£12,835,570
-7.5% -5.0%	-£7,588,008 -£8,815,389	-£5,668,387 -£6,895,768	-£3,748,766 -£4,976,148	-£1,829,145 -£3,056,527	£90,476 -£1,136,906	£2,010,113 £782,715	£3,929,716 £2,702,337	£5,849,335 £4,621,955	£7,768,952 £6,541,574	£9,688,573 £8,461,191	£11,608,193 £10,380,812
-2.5% 0% (BASE)	-£10,042,771 -£11,270,152	-£8,123,150 -£9,350,532	-£6,203,529 -£7,430,911	-£4,283,908 -£5,511,290	-£2,364,288 -£3,591,669	-£444,675 -£1,672,048	£1,474,914 £247,547	£3,394,574 £2,167,194	£5,314,193 £4,086,814	£7,233,811 £6,006,433	£9,153,430 £7,926,050
2.5% 5.0%	-£12,500,635 -£13,832,627	-£10,577,913 -£11,805,295	-£8,658,292 -£9,885,674	-£6,738,672 -£7,966,053	-£4,819,051 -£6,046,432	-£2,899,430 -£4,126,812	-£979,809 -£2,207,191	£939,812 -£287,570	£2,859,433 £1,632,051	£4,779,053 £3,551,685	£6,698,672 £5,471,291
7.5% 10.0%	-£15,191,835 -£16,557,265	-£13,073,599 -£14,425,084	-£11,113,056 -£12,340,437	-£9,193,435 -£10,420,816	-£7,273,814 -£8,501,196	-£5,354,193 -£6,581,575	-£3,434,572 -£4,661,954	-£1,514,951 -£2,742,333	£404,661 -£822,712	£2,324,290 £1,096,884	£4,243,909 £3,016,530
% Affordable Housing - Approximate Total (£) Sur	rplus / Deficit Above B	enchmark Land Value									
)20 Indexed CIL @ £17.31/sq. m. Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£6,945,107	-£5,025,486	-£3,105,865	-£1,186,244	£733,377	BASE £2,652,984	£4,572,617	£6,492,236	£8,411,853	£10,331,473	£12,251,094
-7.5% -5.0%	-£8,172,488 -£9,399,870	-£6,252,868 -£7,480,249	-£4,333,247 -£5,560,628	-£2,413,626 -£3,641,008	-£494,024 -£1,721,387	£1,425,616 £198,198	£3,345,236 £2,117,855	£5,264,855 £4,037,475	£7,184,473 £5,957,094	£9,104,092 £7,876,712	£11,023,712 £9,796,331
-2.5% 0% (BASE)	-£10,627,252 -£11,854,633	-£8,707,631 -£9,935,012	-£6,788,010 -£8,015,392	-£4,868,389 -£6,095,771	-£2,948,768 -£4,176,150	-£1,029,148 -£2,256,529	£890,474 -£336,908	£2,810,110 £1,582,713	£4,729,714 £3,502,333	£6,649,332 £5,421,953	£8,568,949 £7,341,571
2.5% 5.0%	-£13,127,374 -£14,479,733	-£11,162,394 -£12,389,772	-£9,242,773 -£10,470,155	-£7,323,152 -£8,550,534	-£5,403,532 -£6,630,913	-£3,483,911 -£4,711,292	-£1,564,290 -£2,791,672	£355,313 -£872,051	£2,274,952 £1,047,535	£4,194,572 £2,967,191	£6,114,192 £4,886,811
7.5% 10.0%	-£15,839,229 -£17,204,659	-£13,713,906 -£15,072,478	-£11,697,536 -£12,956,475	-£9,777,916 -£11,005,297	-£7,858,295 -£9,085,676	-£5,938,674 -£7,166,056	-£4,019,053 -£5,246,435	-£2,099,432 -£3,326,814	-£179,811 -£1,407,193	£1,739,810 £512,428	£3,659,431 £2,432,049
0% Affordable Housing - Approximate Total (£) Sur	rplus / Deficit Above B	enchmark Land Value				BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£2,098,201	-£294,738	£1,508,725	£3,312,187	£5,115,650	£6,919,113	£8,722,576	£10,526,039	£12,329,501	£14,132,962	£15,936,424
-7.5% -5.0%	-£3,304,977 -£4,511,717 -£5,784,367	-£1,501,496 -£2,708,254 -£3,915,012	£301,967 -£904,791 -£2,111,549	£2,105,429 £898,672 -£308,086	£3,908,892 £2,702,134 £1,495,377	£5,712,355 £4,505,597 £3,298,839	£7,515,818 £6,309,060 £5,102,302	£9,319,281 £8,112,523 £6,905,765	£11,122,744 £9,915,986 £8,709,228	£12,926,205 £11,719,448 £10,512,691	£14,729,667 £13,522,910 £12,316,153
-2.5% 0% (BASE) 2.5%	-£7,117,241 -£8,456,666	-£5,135,587 -£6,456,307	-£3,318,315 -£4,525,065	-£1,514,844 -£2,721,602	£1,493,377 £288,619 -£918,139	£2,092,082 £885,324	£3,895,544 £2,688,786	£5,699,007 £4,492,249	£7,502,470 £6,295,712	£9,305,933 £8,099,175	£11,109,396 £9,902,638
5.0% 7.5%	-£9,805,620 -£11,162,883	-£7,792,959 -£9,137,447	-£5,798,994 -£7,132,026	-£3,928,360 -£5,149,980	-£2,124,897 -£3,331,655	-£321,434 -£1,528,192	£1,482,029 £275,271	£3,285,491 £2,078,734	£5,088,954 £3,882,196	£6,892,417 £5,685,659	£8,695,880 £7,489,122
10.0%	-£12,527,350	-£10,491,022	-£8,471,473	-£6,471,058	-£4,538,413	-£2,734,950	-£931,487	£871,976	£2,675,439	£4,478,901	£6,282,364
% Affordable Housing - Approximate Total (£) Sur I CIL	rplus / Deficit Above Be	enchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£9,683,701 -£10,890,477	-£7,880,238 -£9,086,996	-£6,076,775 -£7,283,533	-£4,273,313 -£5,480,071	-£2,469,850 -£3,676,608	-£666,387 -£1,873,145	£1,137,076 -£69,682	£2,940,539 £1,733,781	£4,744,001 £3,537,244	£6,547,462 £5,340,705	£8,350,924 £7,144,167
-7.5% -5.0% -2.5%	-£12,097,217 -£13,369,867	-£10,293,754 -£11,500,512	-£8,490,291 -£9,697,049	-£6,686,828 -£7,893,586	-£4,883,366 -£6,090,123	-£3,079,903 -£4,286,661	-£1,276,440 -£2,483,198	£527,023 -£679,735	£2,330,486 £1,123,728	£4,133,948 £2,927,191	£5,937,410 £4,730,653
0% (BASE) 2.5%	-£14,702,741 -£16,042,166	-£12,721,087 -£14,041,807	-£10,903,815 -£12,110,565	-£9,100,344 -£10,307,102	-£7,296,881 -£8,503,639	-£5,493,418 -£6,700,176	-£3,689,956 -£4,896,714	-£1,886,493 -£3,093,251	-£83,030 -£1,289,788	£1,720,433 £513,675	£3,523,896 £2,317,138
5.0% 7.5%	-£17,391,120 -£18,748,383	-£15,378,459 -£16,722,947	-£13,384,494 -£14,717,526	-£11,513,860 -£12,735,480	-£9,710,397 -£10,917,155	-£7,906,934 -£9,113,692	-£6,103,471 -£7,310,229	-£4,300,009 -£5,506,766	-£2,496,546 -£3,703,304	-£693,083 -£1,899,841	£1,110,380 -£96,378
10.0%	-£20,112,850	-£18,076,522	-£16,056,973	-£14,056,558	-£12,123,913	-£10,320,450	-£8,516,987	-£6,713,524	-£4,910,061	-£3,106,599	-£1,303,136
1% Affordable Housing - Approximate Total (£) Sur 120 Indexed CIL @ £17.31/sq. m.	rplus / Deficit Above B	enchmark Land Value				BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£10,195,122 -£11,401,880	-£8,391,659 -£9,598,417	-£6,588,196 -£7,794,954	-£4,784,733 -£5,991,491	-£2,981,270 -£4,188,028	-£1,177,808 -£2,384,565	£625,655 -£581,103	£2,429,118 £1,222,360	£4,232,580 £3,025,823	£6,036,042 £4,829,285	£7,839,503 £6,632,747
-5.0% -2.5%	-£12,616,043 -£13,932,558	-£10,805,200 -£12,011,933	-£9,001,712 -£10,208,470	-£7,198,249	-£5,394,786 -£6,601,544	-£3,591,323	-£1,787,860	£15,602	£1,819,065 £612,307	£3,622,528	£5,425,990
0% (BASE) 2.5%	-£15,269,210		-£11,415,228	-£8,405,007		-£4,798,081	-£2,994,618	-£1,191,156		£2,415,770	£4,219,233
5.0%	-£16,608,635	-£13,276,376 -£14,608,277	-£12,629,908	-£9,611,765 -£10,818,538	-£7,808,302 -£9,015,060	-£6,004,839 -£7,211,597	-£4,201,376 -£5,408,134	-£2,397,913 -£3,604,671	-£594,451 -£1,801,208	£1,209,012 £2,254	£3,012,475 £1,805,717
7.5%	-£17,957,590 -£19,314,853	-£14,608,277 -£15,944,928 -£17,289,414	-£12,629,908 -£13,947,343 -£15,283,995	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724	£1,209,012 £2,254 -£1,204,503 -£2,411,261	£3,012,475 £1,805,717 £598,959 -£607,799
10.0%	-£17,957,590 -£19,314,853 -£20,679,320	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989	-£12,629,908 -£13,947,343	-£9,611,765 -£10,818,538 -£12,025,281	-£7,808,302 -£9,015,060 -£10,221,818	-£6,004,839 -£7,211,597 -£8,418,355	-£4,201,376 -£5,408,134 -£6,614,892	-£2,397,913 -£3,604,671 -£4,811,429	-£594,451 -£1,801,208 -£3,007,966	£1,209,012 £2,254 -£1,204,503	£3,012,475 £1,805,717 £598,959
10.0% 0% Affordable Housing - Approximate Total (£) Sur	-£17,957,590 -£19,314,853 -£20,679,320	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989	-£12,629,908 -£13,947,343 -£15,283,995	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724	£1,209,012 £2,254 -£1,204,503 -£2,411,261	£3,012,475 £1,805,717 £598,959 -£607,799
10.0% % Affordable Housing - Approximate Total (£) Sur II CIL Construction / Sales Rate: %	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Br	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 Benchmark Land Value	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. BASE	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482	£1,209,012 £2,254 -£1,204,503 -£2,411,261 -£3,618,019	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556
10.0% 7% Affordable Housing - Approximate Total (£) Sur II CIL Construction / Sales Rate: % -10.0% -7.5%	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Bo -12.5% -£5,464,667 -£6,770,091	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 Senchmark Land Value -10.0% -£3,738,509 -£4,928,233	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061 -5.0% -£364,160 -£1,550,294	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% £1,323,014 £136,880	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. BASE £3,010,189 £1,824,055	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% £4,697,364 £3,511,229	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% £6,384,539 £5,198,404	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% £8,071,714 £6,885,579	£1,209,012 £2,254 -£1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754	£3,012,475 £1,805,717 £538,959 -£607,799 -£1,814,556 12.5% £11,446,062 £10,259,929
10.0% Affordable Housing - Approximate Total (£) Sur II CIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5%	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Bo -12.5% -£5,464,667 -£6,770,091 -£8,084,748 -£9,408,804	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 Denchmark Land Value -10.0% -£3,738,509 -£4,928,233 -£6,215,575 -£7,528,928	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061 -5.0% -£364,160 -£1,550,294 -£2,736,429 -£3,922,563	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% -£1,323,014 -£1,323,014 -£1,049,254 -£2,235,388	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. 8A5£ £3,010,189 £1,824,055 £637,921 -£548,214	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% £4,697,364 £3,511,229 £2,325,095 £1,138,961	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% £6,384,539 £5,198,404 £4,012,270 £2,826,136	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% £8,071,714 £6,885,579 £5,699,445 £4,513,310	£1,209,012 £2,254 -£1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556 12.5% £11,446,062 £10,259,929 £9,073,795 £7,887,660
10.0% 25 Affordable Housing - Approximate Total (£) Sur III CIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% 0% (BASE) 2.5%	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Be12.5% -£5,464,667 -£6,770,091 -£8,084,748 -£9,408,804 -£10,741,123 -£12,080,636	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 Senchmark Land Value -10.0% -£3,738,509 -£4,928,233 -£6,215,575 -£7,528,928 -£8,847,742 -£10,176,942	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061 -5.0% -£364,160 -£1,550,294 -£2,736,429 -£3,922,563 -£5,121,491 -£6,418,983	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% £1,323,014 £136,880 -£1,049,254 -£2,235,388 -£3,421,522 -£4,607,657	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. BASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% £4,697,364 £3,511,229 £2,325,095 £1,138,961 -£47,173 -£1,233,307	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% £6,384,539 £5,198,404 £4,012,270 £2,826,136 £1,640,001 £453,867	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% £8,071,714 £6,885,579 £5,699,445 £4,513,310 £3,327,176 £2,141,042	£1,209,012 £2,254 -£1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556 12.5% £11,446,062 £10,259,929 £9,073,795 £7,887,660 £6,701,526 £5,515,391
10.0% 2% Affordable Housing - Approximate Total (£) Sur III CIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -0% (BASE) -2.5% -5.0% -7.5% -7.5%	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Br -12.5% -£5,464,667 -£6,770,091 -£8,084,748 -£9,408,804 -£10,741,123 -£12,080,636 -£13,426,364 -£14,777,341	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 -£10,642,989 -£10,0% -£3,738,509 -£4,928,233 -£6,215,575 -£7,528,928 -£8,847,742 -£10,176,942 -£11,513,239 -£12,855,645	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657 -£9,614,655 -£10,947,758	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061 -£14,623,061 -£364,160 -£1,550,294 -£2,736,429 -£3,922,563 -£5,121,491 -£6,418,983 -£7,732,792 -£9,053,592	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% -£1,323,014 -£1,323,014 -£1,049,254 -£2,235,388 -£3,421,522 -£4,607,657 -£5,866,898 -£7,177,803	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. BASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482 -£4,106,616 -£5,320,381	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% £4,697,364 £3,511,229 £2,325,095 £1,138,961 -£47,173 -£1,233,307 -£2,419,442 -£3,605,576	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% £6,384,539 £5,198,404 £4,012,270 £2,826,136 £1,640,001 £453,867 -£732,267 -£1,918,401	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% £8,071,714 £6,885,579 £5,699,445 £4,513,310 £3,327,176 £2,141,042 £954,908 -£231,227	£1,209,012 £2,254 -£1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216 £2,642,082 £1,455,948	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556 12.5% £11,446,062 £10,259,929 £7,887,660 £6,701,526 £5,515,391 £4,329,257 £3,143,123
10.0% 20% Affordable Housing - Approximate Total (£) Sur ill CIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% 0% (BASE) -2.5% 5.0% -7.5% -10.0%	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Be -12.5% -£5,464,667 -£6,770,091 -£8,084,748 -£9,408,804 -£10,741,123 -£12,080,636 -£13,426,364 -£14,777,341 -£16,133,239	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 -£18,642,989 -£10,0% -£3,738,509 -£4,928,233 -£6,215,575 -£7,528,928 -£8,847,742 -£10,176,942 -£11,513,239 -£12,855,645 -£14,204,661	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657 -£9,614,655	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061 -5.0% -£364,160 -£1,550,294 -£2,736,429 -£3,922,563 -£5,121,491 -£6,418,983 -£7,732,792	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% £1,323,014 £136,880 -£1,049,254 -£2,235,388 -£3,421,522 -£4,607,657 -£5,866,898	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/Hq.m. BASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482 -£4,106,616	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% £4,697,364 £3,511,229 £2,325,095 £1,138,961 -£47,173 -£1,233,307 -£2,419,442	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% £6,384,539 £5,198,404 £4,012,270 £2,826,136 £1,640,001 £433,867 -£732,267	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% £8,071,714 £6,885,579 £5,699,445 £4,513,310 £3,327,776 £2,141,042 £954,908	£1,209,012 £2,254 £1,204,503 £2,411,261 £3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216 £2,642,082	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556 12.5% £11,446,062 £10,259,929 £9,073,795 £7,887,660 £6,701,526 £5,515,391 £4,329,257
10.0% % Affordable Housing - Approximate Total (£) Sur ICIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -0% (BASE) -2.5% -5.0% -7.5	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Be -12.5% -£5,464,667 -£6,770,091 -£8,084,748 -£9,408,804 -£10,741,123 -£12,080,636 -£13,426,364 -£14,777,341 -£16,133,239	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 -£18,642,989 -£10,0% -£3,738,509 -£4,928,233 -£6,215,575 -£7,528,928 -£8,847,742 -£10,176,942 -£11,513,239 -£12,855,645 -£14,204,661	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657 -£9,614,655 -£10,947,758	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061 -£14,623,061 -£364,160 -£1,550,294 -£2,736,429 -£3,922,563 -£5,121,491 -£6,418,983 -£7,732,792 -£9,053,592	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% -£1,323,014 -£1,323,014 -£1,049,254 -£2,235,388 -£3,421,522 -£4,607,657 -£5,866,898 -£7,177,803	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. BASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482 -£4,106,616 -£5,320,381	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% £4,697,364 £3,511,229 £2,325,095 £1,138,961 -£47,173 -£1,233,307 -£2,419,442 -£3,605,576	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% £6,384,539 £5,198,404 £4,012,270 £2,826,136 £1,640,001 £453,867 -£732,267 -£1,918,401	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% £8,071,714 £6,885,579 £5,699,445 £4,513,310 £3,327,176 £2,141,042 £954,908 -£231,227	£1,209,012 £2,254 -£1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216 £2,642,082 £1,455,948	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556 12,5% £11,446,062 £10,259,25 £7,887,660 £6,701,526 £5,515,391 £4,329,257 £3,143,123
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10.0% % Affordable Housing - Approximate Total (£) Sur ICIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -0% (BASE) -2.5% -5.0% -5.0% -7.5%	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Be -12.5% -£5,464,667 -£6,770,091 -£8,084,748 -£9,408,804 -£10,741,123 -£12,080,636 -£13,426,364 -£14,777,341 -£16,133,239 rplus / Deficit Above Be -12.5% -£13,050,167 -£14,355,591 -£13,650,248 -£16,994,304	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 -£10,0% -£3,738,509 -£4,928,233 -£6,215,575 -£7,728,928 -£8,847,742 -£10,176,942 -£11,513,239 -£12,855,645 -£14,204,661 -£14,204,661 -£14,204,661 -£14,204,661	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657 -£9,614,655 -£10,947,758 -£12,287,862 -7.5% -£9,636,847 -£10,822,969 -£12,009,103 -£13,250,779	-£9,611,765 -£10,818,538 -£12,025,281 -£12,025,281 -£13,291,010 -£14,623,061 -£14,623,061 -£14,623,061 -£15,50,294 -£2,736,429 -£3,922,563 -£5,121,491 -£6,418,983 -£7,732,792 -£9,053,592 -£10,383,582	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% £1,323,014 £136,880 -£1,049,254 -£2,235,388 -£3,421,522 -£4,607,657 -£5,866,898 -£7,177,803 -£8,494,563	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. BASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482 -£4,106,616 -£5,320,381 -£6,622,848 BLV: 250,000/Ha 0% £3,100/sq.m. BASE £3,757,311 -£5,761,445 -£6,947,579 -£8,133,714	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% -£4,697,364 -£3,511,229 -£1,138,961 -£47,173 -£1,233,307 -£2,419,442 -£3,605,576 -£4,791,731 2.5% -£2,888,136 -£4,074,271 -£5,260,405 -£6,446,539	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 -£7,224,945 -£7,224,945 -£7,224,945 -£7,224,945 -£7,224,945 -£7,224,945 -£7,198,404 -£7,198,404 -£7,198,401 -£3,104,535 -£7,198,401 -£3,104,535 -£7,2267 -£1,200,961 -£2,387,096 -£3,573,230 -£4,759,364	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% £8,071,714 £6,885,579 £5,699,445 £4,513,310 £3,327,176 £2,141,042 £954,908 -£231,227 -£1,417,361 7.5% £486,214 -£486,214 -£486,214 -£486,055 -£3,072,190	£1,209,012 £2,254 -£1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216 £2,642,082 £1,455,948 £269,814 10.0% £2,173,388 £2,173,388 £2,173,388 £2,173,388 £2,173,388	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556 12,5% £11,446,062 £10,259,929 £9,073,795 £7,887,660 £6,701,526 £5,515,391 £4,329,257 £3,143,123 £1,956,988
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10.0% ### Affordable Housing - Approximate Total (£) Sur ICIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -5.0% -7.5	-£17,957,590 -£19,314,833 -£20,679,320 rplus / Deficit Above Be -12.5% -£5,464,667 -£6,770,091 -£8,084,748 -£9,408,804 -£10,741,123 -£12,080,636 -£13,426,364 -£14,777,341 -£16,133,239 rplus / Deficit Above Be -12.5% -£13,050,167 -£14,355,591 -£15,670,248 -£16,994,304 -£18,326,623 -£19,666,136 -£21,011,864 -£22,362,841 -£23,718,739	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 -£17,624,989 -£18,642,989 -£18,575 -£7,528,928 -£8,847,742 -£10,176,942 -£11,513,239 -£12,855,645 -£14,204,661 -£14,204,661 -£15,113,429 -£15,114,428 -£16,633,242 -£17,762,442 -£19,098,739 -£20,441,145 -£21,790,161	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657 -£9,614,655 -£10,947,758 -£12,287,862 -7.5% -£9,636,847 -£10,822,969 -£12,009,103 -£13,250,779 -£14,559,456 -£15,875,157 -£17,200,155 -£18,533,258	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061 -£14,623,061 -£3,061 -£3,061 -£3,061 -£3,061 -£3,061 -£3,061 -£3,061 -£3,061 -£3,061 -£3,061 -£3,07,064 -£3,07,07,07,07 -£3,07,07 -£3,07,07 -£3,07,07 -£3,07,07 -£3,07 -£3,07,07 -£3,07 -	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% -£13,23,014 -£136,880 -£1,049,254 -£2,235,388 -£1,049,254 -£2,235,388 -£7,177,803 -£8,494,563 -£6,262,486 -£7,448,620 -£8,634,754 -£9,820,888 -£11,007,022 -£13,035,398 -£14,763,303	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. BASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482 -£4,106,616 -£5,320,381 -£6,622,848 BLV: 250,000/Ha 0% £3,100/sq.m. BASE -£4,575,311 -£5,761,445 -£6,947,579 -£8,133,714 -£9,319,848 -£10,505,982 -£11,692,116 -£12,905,881	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% -£4,697,364 -£3,511,229 -£2,325,095 -£1,138,961 -£47,173 -£1,233,307 -£2,419,442 -£3,605,576 -£4,791,731 2.5% -£2,888,136 -£4,074,271 -£5,260,405 -£6,446,539 -£7,632,673 -£8,103,697 -£8,103,697 -£8,103,697 -£8,103,697 -£8,103,697	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% £6,384,539 £5,198,404 £4,012,270 £2,826,136 £1,640,001 £453,867 -£732,267 -£1,918,401 -£3,104,535 5.0% -£1,200,961 -£2,387,096 -£2,387,096 -£3,573,230 -£4,759,364 -£5,945,499 -£7,131,633 -£8,317,767 -£9,503,901	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% -£8,071,714 -£6,885,579 -£5,699,445 -£4,513,310 -£3,327,176 -£2,141,042 -£954,908 -£231,227 -£1,417,361 7.5% -£486,214 -£699,921 -£1,886,055 -£3,072,190 -£4,258,324 -£5,444,458 -£6,630,592 -£7,816,727	£1,209,012 £2,254 £1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216 £2,642,082 £1,455,948 £269,814 10.0% £2,173,388 £987,254 -£1,835,015 -£2,571,149 -£3,577,284 -£3,577,284 -£3,6129,552	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556 12,5% £11,446,062 £10,259,929 £9,073,795 £7,887,660 £6,701,526 £5,515,391 £4,329,257 £3,143,123 £1,956,988 12,5% £3,860,562 £2,674,429 £1,4883,974 -£2,076,024 -£2,076,024 -£2,076,024
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10.0% 3% Affordable Housing - Approximate Total (£) Sur III CIL Construction / Sales Rate: % -10.0% -7.5% -2.5% -0% (BASE) -2.5% -10.0% -7.5% -10.0% -7.5%	-£17,957,590 -£19,314,833 -£20,679,320 rplus / Deficit Above Be -£2,464,667 -£6,770,091 -£8,884,748 -£9,408,804 -£10,741,123 -£12,080,636 -£13,426,364 -£14,777,341 -£16,133,239 rplus / Deficit Above Be -£15,670,248 -£16,994,304 -£18,326,623 -£19,666,136 -£21,011,864 -£22,362,841 -£22,362,841 -£23,718,739	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 -£10,00% -£3,738,509 -£4,928,233 -£6,215,575 -£7,528,928 -£8,847,742 -£10,176,942 -£11,512,239 -£12,855,645 -£14,204,661 -£14,204,661 -£15,114,248 -£15,114,248 -£17,614,428 -£17,614,428 -£17,62,442 -£17,62,442 -£17,90,87,39 -£20,441,145 -£21,790,161	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657 -£9,614,655 -£10,947,758 -£12,287,862 -7.5% -£9,636,847 -£10,822,969 -£12,009,103 -£13,250,779 -£14,557,575 -£13,250,779 -£15,587,515 -£15,587,515 -£15,587,515 -£15,587,515	-£9,611,765 -£10,818,538 -£12,025,281 -£12,025,281 -£13,291,010 -£14,623,061 -£14,623,061 -£364,160 -£1,550,294 -£2,736,429 -£3,922,563 -£5,121,491 -£6,418,983 -£7,732,792 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% £1,323,014 £136,880 -£1,049,254 -£2,235,388 -£3,421,522 -£4,607,657 -£5,866,898 -£7,177,803 -£8,424,523 -£6,262,486 -£7,448,620 -£8,634,754 -£9,820,888 -£1,007,022 -£12,193,157 -£13,452,398 -£14,763,303 -£16,080,063	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. 8ASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482 -£4,105,616 -£5,320,381 -£6,622,848 BLV: 250,000/Ha 0% £3,100/sq.m. BASE -£4,575,311 -£9,5761,445 -£6,947,579 -£8,133,714 -£9,319,848 -£10,505,982 -£11,692,116 -£1,2905,881 -£14,208,348 BLV: 250,000/Ha	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% -£4,697,364 -£3,511,229 -£2,325,095 -£1,138,961 -£47,173 -£1,233,307 -£2,419,442 -£3,605,576 -£4,791,731 2.5% -£2,888,136 -£4,074,271 -£5,260,405 -£6,446,539 -£7,632,673 -£8,818,807 -£10,004,942 -£11,191,076 -£12,377,231	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% £6,384,539 £5,198,404 £4,012,270 £2,826,136 £1,640,001 £43,867 -£732,267 -£1,918,401 -£3,104,535 5.0% -£1,200,961 -£2,387,096 -£3,573,230 -£4,759,364 -£7,458,499 -£7,415,633 -£8,317,767 -£9,503,901 -£10,690,035	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% -£8,071,714 -£6,885,579 -£5,699,445 -£4,513,310 -£3,327,176 -£2,141,042 -£954,908 -£231,227 -£1,41,7361 7.5% -£486,214 -£699,921 -£1,886,055 -£3,072,190 -£2,544,458 -£6,630,592 -£7,816,727 -£9,002,861	£1,209,012 £2,254 -£1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216 £2,642,082 £1,455,948 £269,814 10.0% £2,173,388 £987,254 -£198,880 -£1,385,015 -£2,571,149 -£3,737,284 -£4,943,418 -£6,129,552 -£7,315,686	£3,012,475 £1,805,717 £598,959 -£607,799 -£1,814,556 £11,446,062 £10,259,929 £9,073,795 £7,887,660 £6,701,526 £5,515,391 £4,329,257 £3,143,123 £1,956,988 £1,956,988 £1,25% £3,860,562 £2,674,429 £1,488,295 £3,070,109 £3,256,243 -£4,442,377 £5,628,512
10.0% 2% Affordable Housing - Approximate Total (£) Sur ill Cit. Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -0% (BASE) -5.0% -7.5%	-£17,957,590 -£19,314,853 -£20,679,320 rplus / Deficit Above Be -12.5% -£5,464,667 -£6,770,091 -£8,084,748 -£9,408,804 -£10,741,123 -£12,080,636 -£13,426,364 -£14,777,341 -£16,133,239 rplus / Deficit Above Be -12.5% -£13,650,167 -£14,355,591 -£15,670,248 -£16,994,304 -£18,326,623 -£19,666,136 -£21,011,864 -£22,362,841 -£23,718,739 rplus / Deficit Above Be -12.5% -£13,529,383 -£14,841,136	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 -£18,642,989 -£18,642,989 -£18,642,989 -£18,515 -£18,928,233 -£6,215,575 -£7,528,928 -£8,847,742 -£10,176,942 -£10,176,942 -£11,513,239 -£12,855,645 -£14,204,661 -£11,324,009 -£11,324,009 -£11,324,009 -£11,324,009 -£11,324,009 -£11,324,009 -£11,324,009 -£12,513,733 -£13,801,075 -£15,114,428 -£16,433,242 -£19,098,739 -£20,441,145 -£21,790,161 -£11,762,470 -£11,762,370 -£11,762,370 -£11,762,370 -£11,762,370 -£11,762,370 -£11,762,370 -£11,762,370 -£11,762,370 -£11,762,370 -£12,982,045	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657 -£9,614,655 -£10,947,758 -£12,287,862 -7.5% -£9,636,847 -£10,822,969 -£12,009,103 -£13,250,779 -£14,559,456 -£15,875,157 -£17,750,155 -£18,733,258 -£19,873,362	-£9,611,765 -£10,818,538 -£12,025,281 -£13,291,010 -£14,623,061 -£14,623,061 -£14,623,061 -£14,623,061 -£1550,294 -£2,736,429 -£3,922,563 -£2,736,429 -£5,121,491 -£6,418,983 -£7,732,792 -£9,053,592 -£10,383,582 -£10,383,582 -£10,383,582 -£15,121,999 -£11,080,603 -£12,706,991 -£14,000,483 -£15,318,292 -£16,639,092 -£17,969,082	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% -£13,23,014 -£136,880 -£1,049,254 -£2,235,388 -£1,049,254 -£2,235,388 -£7,177,803 -£8,494,563 -£6,262,486 -£7,448,620 -£8,634,754 -£9,820,888 -£11,007,022 -£11,043,303 -£16,080,063	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. BASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482 -£4,106,616 -£5,320,381 -£6,622,848 BLV: 250,000/Ha 0% £3,100/sq.m. BASE -£4,575,311 -£5,751,445 -£9,319,848 -£10,959,912 -£12,905,881 -£14,208,348	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% -£4,697,364 -£3,511,229 -£2,325,095 -£1,138,961 -£47,173 -£1,233,307 -£2,419,442 -£3,605,576 -£4,791,731 2.5% -£2,888,136 -£4,074,271 -£5,260,405 -£6,446,539 -£7,632,673 -£8,103,694 -£11,191,076 -£12,377,231	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% -£6,384,539 -£5,198,404 -£4,012,270 -£2,826,136 -£1,640,001 -£35,867 -£732,267 -£1,918,401 -£3,104,535 5.0% -£1,200,961 -£2,387,096 -£3,573,230 -£4,759,364 -£5,945,499 -£7,131,633 -£8,313,767 -£9,503,901 -£10,690,035	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% -£8,071,714 -£6,885,579 -£5,699,445 -£4,513,310 -£3,327,176 -£2,141,042 -£954,908 -£231,227 -£1,417,361 7.5% -£486,214 -£699,921 -£1,886,055 -£3,072,190 -£4,258,324 -£5,444,458 -£6,630,592 -£7,816,727 -£9,002,861	£1,209,012 £2,254 £1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216 £2,642,082 £1,455,948 £269,814 10.0% £2,173,388 £987,254 -£1,985,015 -£2,571,149 -£3,77,284 £6,129,552 -£7,315,686	£3,012,475 £1,805,717 £598,959 £607,799 £1,814,556 £11,446,062 £10,259,929 £9,073,795 £7,887,660 £6,701,526 £5,515,391 £4,329,257 £3,143,123 £1,956,988 £1,25% £3,60,562 £2,674,429 £1,488,295 £3,00,562 £2,674,429 £1,488,295 £3,00,562 £2,674,429 £1,488,295 £3,00,562 £2,574,429 £1,488,295 £3,00,562 £2,574,429 £1,488,295 £3,00,562 £2,574,429 £1,488,295 £3,00,562 £2,574,429 £1,25% £3,00,562 £2,574,429 £1,25% £
10.0% 3/4 Affordable Housing - Approximate Total (£) Sur 1 CIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -2.5% -0% (BASE) -2.5% -10.0% -7.5% -10.0% -7.5% -10.0% -7.5% -10.0% -7.5% -10.0% Affordable Housing - Approximate Total (£) Sur 1 CIL Construction / Sales Rate: % -10.0% -7.5% -5.0% -7.5%	-£17,957,590 -£19,314,833 -£20,679,320 rplus / Deficit Above Be -£2,664,667 -£6,770,091 -£8,884,748 -£9,408,804 -£10,741,123 -£12,080,636 -£13,426,364 -£14,777,341 -£16,133,239 rplus / Deficit Above Be -£15,670,248 -£16,934,304 -£18,326,623 -£19,666,136 -£21,011,864 -£22,362,841 -£23,718,739 rplus / Deficit Above Be -£15,5792 -£14,841,136 -£15,5792 -£17,479,848	-£14,608,277 -£15,944,928 -£17,289,414 -£18,642,989 -£17,289,414 -£18,642,989 -£18,642,989 -£18,575 -£7,528,928 -£8,847,742 -£10,176,942 -£11,513,239 -£12,855,645 -£14,204,661 -£15,114,429 -£15,114,429 -£15,114,429 -£15,114,429 -£15,114,429 -£15,114,429 -£15,114,429 -£19,982,739 -£21,790,161 -£21,790,161 -£21,790,161 -£21,790,161 -£21,782,370 -£12,982,045 -£14,286,164 -£15,599,973	-£12,629,908 -£13,947,343 -£15,283,995 -£16,623,442 -7.5% -£2,051,347 -£3,237,469 -£4,423,603 -£5,665,279 -£6,973,956 -£8,289,657 -£9,614,655 -£10,947,758 -£12,287,862 -7.5% -£9,636,847 -£10,822,969 -£12,009,103 -£13,250,779 -£14,557,575 -£13,250,779 -£14,587,515 -£18,533,258 -£19,873,362	-£9,611,765 -£10,818,538 -£12,025,281 -£12,025,281 -£12,025,281 -£13,291,010 -£14,623,061 -£14,623,061 -£364,160 -£1,550,294 -£2,736,429 -£3,922,563 -£5,121,491 -£6,418,983 -£7,732,792 -£9,053,592 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582 -£10,383,582 -£10,589,991 -£10,589,991 -£10,599,992 -£10,599,992 -£10,599,992 -£10,599,992 -£10,599,992 -£10,599,992 -£10,599,992 -£10,599,992	-£7,808,302 -£9,015,060 -£10,221,818 -£11,428,576 -£12,643,814 -2.5% -£13,323,014 -£136,880 -£1,049,254 -£2,235,388 -£3,421,522 -£4,607,657 -£5,866,898 -£7,177,803 -£8,494,563 -£2,5% -£6,262,486 -£7,448,620 -£8,634,754 -£1,493,2398 -£14,763,303 -£16,080,063	-£6,004,839 -£7,211,597 -£8,418,355 -£9,625,113 -£10,831,876 BLV: 100,000/Ha 0% £3,100/sq.m. 8ASE £3,010,189 £1,824,055 £637,921 -£548,214 -£1,734,348 -£2,920,482 -£4,106,616 -£5,320,381 -£6,622,848 BLV: 250,000/Ha 0% £3,100/sq.m. 8ASE £48,757,311 -£5,761,445 -£6,947,579 -£8,133,714 -£9,319,848 -£10,505,982 -£11,2905,881 -£12,905,881 -£14,208,348	-£4,201,376 -£5,408,134 -£6,614,892 -£7,821,650 -£9,028,408 2.5% -£4,697,364 -£3,511,229 -£2,325,095 -£1,138,961 -£47,173 -£2,419,442 -£3,605,576 -£47,913,731 2.5% -£2,888,136 -£4,074,271 -£5,264,653 -£6,462,637 -£8,18,807 -£1,19,1076 -£12,377,231	-£2,397,913 -£3,604,671 -£4,811,429 -£6,018,187 -£7,224,945 5.0% -£6,384,539 -£5,198,404 -£4,012,270 -£2,826,136 -£1,640,001 -£3,867 -£732,267 -£1,918,401 -£3,104,535 5.0% -£1,200,961 -£2,387,096 -£3,573,230 -£4,794,549 -£7,918,499 -£7,131,633 -£8,317,767 -£9,503,901 -£10,690,035 -£1,639,322 -£2,825,457 -£4,011,591 -£5,197,725	-£594,451 -£1,801,208 -£3,007,966 -£4,214,724 -£5,421,482 7.5% -£8,071,714 -£6,885,579 -£5,699,445 -£4,513,310 -£3,327,176 -£9,908 -£231,227 -£1,417,361 7.5% -£486,214 -£699,921 -£1,886,055 -£3,072,324 -£5,444,488 -£6,630,592 -£7,816,727 -£9,002,861 7.5% -£47,853 -£1,138,281 -£2,224,416 -£3,510,550	£1,209,012 £2,254 £1,204,503 -£2,411,261 -£3,618,019 10.0% £9,758,888 £8,572,754 £7,386,620 £6,200,485 £5,014,351 £3,828,216 £2,642,082 £1,455,948 £269,814 10.0% £2,173,388 £987,254 -£198,880 -£1,385,015 -£2,571,149 -£3,757,284 -£4,943,418 -£6,129,552 -£7,315,686	£3,012,475 £1,805,717 £598,959 £607,799 £1,814,556 £11,446,062 £10,259,929 £9,073,795 £7,887,660 £6,701,526 £5,515,391 £4,329,257 £3,143,123 £1,956,988 £1,488,295 £3,860,562 £2,674,429 £1,488,295 £3,860,562 £2,674,429 £1,488,295 £3,256,243 £2,674,429 £1,488,295 £3,256,243 £3,266,256 £3,266,266 £3,266,266 £3,266



Local Plan & CIL Viability Assessment - Strategic Sites

Table 2h: Results Summary Showing Potential Maximum Residual Surplus / Deficit (Per Unit) with Sensitivity Testing for Costs & Values

Affordable Housing - Approximate per uni	t Surplus / Deficit Abo	ve Benchmark Land Valu	ue	сапо от на	y End Lane	- 500 Units					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	£2,450 -£5	£6,289 £3,834	£10,128 £7,673	£13,967 £11,513	£17,807 £15,352	£21,646 £19,191	£25,485 £23,030	£29,324 £26,870	£33,164 £30,709	£37,003 £34,548	£40,842 £38,387
-5.0% -2.5%	-£2,460 -£4,915	£1,379 -£1,075	£5,219 £2,764	£9,058 £6,603	£12,897 £10,442	£16,736 £14,282	£20,576 £18,121	£24,415 £21,960	£28,254 £25,799	£32,093 £29,639	£35,933 £33,478
0% (BASE) 2.5%	-£7,369 -£9,830	-£3,530 -£5,985	£309 -£2,146	£4,148 £1,694	£7,988 £5,533	£11,827 £9,372	£15,666 £13,211	£19,505 £17,051	£23,345 £20,890	£27,184 £24,729	£31,023 £28,568
5.0% 7.5%	-£12,494 -£15,213	-£8,440 -£10,976	-£4,600 -£7,055	-£761 -£3,216	£3,078 £623	£6,917 £4,463	£10,757 £8,302	£14,596 £12,141	£18,435 £15,980	£22,274 £19,820	£26,114 £23,659
10.0% ordable Housing - Approximate per uni	-£17,944 t Surplus / Deficit Abo	-£13,679 ve Benchmark Land Valu	-£9,510	-£5,671	-£1,831	£2,008	£5,847	£9,686	£13,526	£17,365	£21,204
						BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5% -£12,721	-10.0% -£8,882	-7.5% -£5,043	-5.0% -£1,204	-2.5% £2,636	£3,100/sq.m. BASE £6,475	2.5% £10,314	5.0% £14,153	7.5% £17,993	10.0% £21,832	12.5% £25,671
-7.5% -5.0%	-£15,176 -£17,631	-£11,337 -£13,792	-£7,498 -£9,952	-£3,658 -£6,113	£181 -£2,274	£4,020 £1,565	£7,859 £5,405	£11,699 £9,244	£15,538 £13,083	£19,377 £16,922	£23,216 £20,762
-2.5% 0% (BASE)	-£20,086 -£22,540	-£16,246 -£18,701	-£12,407 -£14,862	-£8,568 -£11,023	-£4,729 -£7,183	-£889 -£3,344	£2,950 £495	£6,789 £4,334	£10,628 £8,174	£14,468 £12,013	£18,307 £15,852
2.5% 5.0%	-£25,001 -£27,665	-£21,156 -£23,611	-£17,317 -£19,771	-£13,477 -£15,932	-£9,638 -£12,093	-£5,799 -£8,254	-£1,960 -£4,414	£1,880 -£575	£5,719 £3,264	£9,558 £7,103	£13,397 £10,943
7.5% 10.0%	-£30,384 -£33,115	-£26,147 -£28,850	-£22,226 -£24,681	-£18,387 -£20,842	-£14,548 -£17,002	-£10,708 -£13,163	-£6,869 -£9,324	-£3,030 -£5,485	£809 -£1,645	£4,649 £2,194	£8,488 £6,033
ordable Housing - Approximate per uni dexed CIL @ £17.31/sq. m.	t Surplus / Deficit Abo	ve Benchmark Land Valu	Je			BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£13,890 -£16,345	-£10,051 -£12,506	-£6,212 -£8,666	-£2,372 -£4,827	£1,467 -£988	£5,306 £2,851	£9,145 £6,690	£12,984 £10,530	£16,824 £14,369	£20,663 £18,208	£24,502 £22,047
-7.3% -5.0% -2.5%	-£18,800 -£21,255	-£14,960 -£17,415	-£11,121 -£13,576	-£7,282 -£9,737	-£3,443 -£5,898	£396 -£2,058	£4,236 £1,781	£8,075 £5,620	£11,914 £9,459	£15,753 £13,299	£19,593 £17,138
0% (BASE) 2.5%	-£23,709 -£26,255	-£19,870 -£22,325	-£16,031 -£18,486	-£12,192 -£14,646	-£8,352 -£10,807	-£4,513 -£6,968	-£674 -£3,129	£3,165 £711	£7,005 £4,550	£10,844 £8,389	£14,683 £12,228
5.0% 7.5%	-£28,959 -£31,678	-£24,780 -£27,428	-£20,940 -£23,395	-£17,101 -£19,556	-£13,262 -£15,717	-£9,423 -£11,877	-£5,583 -£8,038	-£1,744 -£4,199	£2,095 -£360	£5,934 £3,480	£9,774 £7,319
10.0% ordable Housing - Approximate per uni	-£34,409 t Surplus / Deficit Abo	-£30,145 ve Benchmark Land Valu	-£25,913 ue	-£22,011	-£18,171	-£14,332	-£10,493	-£6,654	-£2,814	£1,025	£4,864
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£4,196	-£589	£3,017	£6,624	£10,231	£13,838	£17,445	£21,052	£24,659	£28,266	£31,873
-7.5% -5.0% -2.5%	-£6,610 -£9,023 -£11,569	-£3,003 -£5,417 -£7,830	£604 -£1,810 -£4,223	£4,211 £1,797 -£616	£7,818 £5,404 £2,991	£11,425 £9,011 £6,598	£15,032 £12,618 £10,205	£18,639 £16,225 £13,812	£22,245 £19,832 £17,418	£25,852 £23,439 £21,025	£29,459 £27,046 £24,632
-2.5% 0% (BASE) 2.5%	-£11,569 -£14,234 -£16,913	-£10,271 -£12,913	-£4,223 -£6,637 -£9,050	-£3,030 -£5,443	£577 -£1,836	£4,184 £1,771	£7,791 £5,378	£13,812 £11,398 £8,984	£15,005 £12,591	£18,612 £16,198	£22,219 £19,805
5.0%	-£19,611 -£22,326	-£15,586 -£18,275	-£11,598 -£14,264	-£7,857 -£10,300	-£4,250 -£6,663	-£643 -£3,056	£2,964 £551	£6,571 £4,157	£10,178 £7,764	£13,785 £11,371	£17,392 £14,978
10.0%	-£25,055	-£20,982	-£16,943	-£12,942	-£9,077	-£5,470	-£1,863	£1,744	£5,351	£8,958	£12,565
ordable Housing - Approximate per uni	t Surplus / Deficit Abo	ve Benchmark Land Valu	ne			BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£19,367 -£21,781	-£15,760 -£18,174	-£12,154 -£14,567	-£8,547 -£10,960	-£4,940 -£7,353	-£1,333 -£3,746	£2,274 -£139	£5,881 £3,468	£9,488 £7,074	£13,095 £10,681	£16,702 £14,288
-5.0% -2.5%	-£24,194 -£26,740	-£20,588 -£23,001	-£16,981 -£19,394 -£21,808	-£13,374 -£15,787 -£18,201	-£9,767 -£12,180	-£6,160 -£8,573 -£10,987	-£2,553 -£4,966	£1,054 -£1,359 -£3,773	£4,661 £2,247 -£166	£8,268 £5,854	£11,875 £9,461 £7,048
0% (BASE) 2.5% 5.0%	-£29,405 -£32,084 -£34,782	-£25,442 -£28,084 -£30,757	-£24,221 -£26,769	-£18,201 -£20,614 -£23,028	-£14,594 -£17,007 -£19,421	-£13,400 -£15,814	-£7,380 -£9,793 -£12,207	-£6,187 -£8,600	-£2,580 -£4,993	£3,441 £1,027 -£1,386	£4,634 £2,221
7.5% 10.0%	-£37,497 -£40,226	-£33,446 -£36,153	-£29,435 -£32,114	-£25,471 -£28,113	-£21,834 -£24,248	-£18,227 -£20,641	-£14,620 -£17,034	-£11,014 -£13,427	-£7,407 -£9,820	-£3,800 -£6,213	-£193 -£2,606
rdable Housing - Approximate per uni	t Surplus / Deficit Abo	ve Benchmark Land Valu	ue								
dexed CIL @ £17.31/sq. m. Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0%	-£20,390	-£16,783	-£13,176	-£9,569	-£5,963	BASE -£2,356	£1,251	£4,858	£8,465	£12,072	£15,679
-7.5% -5.0%	-£22,804 -£25,232	-£19,197 -£21,610	-£15,590 -£18,003	-£11,983 -£14,396	-£8,376 -£10,790	-£4,769 -£7,183	-£1,162 -£3,576	£2,445 £31	£6,052 £3,638	£9,659 £7,245	£13,265 £10,852
-2.5% 0% (BASE) 2.5%	-£27,865 -£30,538 -£33,217	-£24,024 -£26,553 -£29,217	-£20,417 -£22,830 -£25,260	-£16,810 -£19,224 -£21,637	-£13,203 -£15,617 -£18,030	-£9,596 -£12,010 -£14,423	-£5,989 -£8,403 -£10,816	-£2,382 -£4,796 -£7,209	£1,225 -£1,189 -£3,602	£4,832 £2,418 £5	£8,438 £6,025 £3,611
5.0% 7.5%	-£35,915 -£38,630	-£31,890 -£34,579	-£27,895 -£30,568	-£21,037 -£24,051 -£26,582	-£20,444 -£22,857	-£16,837 -£19,250	-£13,230 -£15,643	-£7,209 -£9,623 -£12,036	-£6,016 -£8,429	-£2,409 -£4,823	£1,198 -£1,216
10.0%	-£41,359	-£37,286	-£33,247	-£29,246	-£25,288	-£21,664	-£18,057	-£14,450	-£10,843	-£7,236	-£3,629
fordable Housing - Approximate per uni	t Surplus / Deficit Abo	ve Benchmark Land Valu	ie			BLV: 100,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	£3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£10,929 -£13,540	-£7,477 -£9,856	-£4,103 -£6,475	-£728 -£3,101	£2,646 £274	£6,020 £3,648	£9,395 £7,022	£12,769 £10,397	£16,143 £13,771	£19,518 £17,146	£22,892 £20,520
-5.0% -2.5%	-£16,169 -£18,818	-£12,431 -£15,058	-£8,847 -£11,331	-£5,473 -£7,845	-£2,099 -£4,471	£1,276 -£1,096	£4,650 £2,278	£8,025 £5,652	£11,399 £9,027	£14,773 £12,401	£18,148 £15,775
0% (BASE) 2.5% 5.0%	-£21,482 -£24,161 -£26,853	-£17,695 -£20,354 -£23,026	-£13,948 -£16,579 -£19,229	-£10,243 -£12,838 -£15,466	-£6,843 -£9,215 -£11,734	-£3,469 -£5,841 -£8,213	-£94 -£2,467 -£4,839	£3,280 £908 -£1,465	£6,654 £4,282 £1,910	£10,029 £7,656 £5,284	£13,403 £11,031 £8,659
7.5% 10.0%	-£29,555 -£32,266	-£25,711 -£28,409	-£21,896 -£24,576	-£18,107 -£20,767	-£14,356 -£16,989	-£10,641 -£13,246	-£7,211 -£9,583	-£3,837 -£6,209	-£462 -£2,835	£2,912 £540	£6,286 £3,914
ffordable Housing - Approximate per uni	t Surplus / Deficit Abo	ve Benchmark Land Valu	ue			BLV: 250,000/Ha					
Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,100/sq.m. BASE	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£26,100 -£28,711	-£22,648 -£25,027	-£19,274 -£21,646	-£15,899 -£18,272	-£12,525 -£14,897	-£9,151 -£11,523	-£5,776 -£8,149	-£2,402 -£4,774	£972 -£1,400	£4,347 £1,975	£7,721 £5,349
-5.0% -2.5%	-£31,340 -£33,989	-£27,602 -£30,229	-£24,018 -£26,502	-£20,644 -£23,016	-£17,270 -£19,642	-£13,895 -£16,267	-£10,521 -£12,893	-£7,146 -£9,519	-£3,772 -£6,144	-£398 -£2,770	£2,977 £604
0% (BASE) 2.5%	-£36,653 -£39,332	-£32,866 -£35,525	-£29,119 -£31,750	-£25,414 -£28,009	-£22,014 -£24,386	-£18,640 -£21,012	-£15,265 -£17,638	-£11,891 -£14,263	-£8,517 -£10,889	-£5,142 -£7,515	-£1,768 -£4,140
5.0% 7.5% 10.0%	-£42,024 -£44,726 -£47,437	-£40,882 -£43,580	-£34,400 -£37,067 -£39,747	-£30,637 -£33,278 -£35,938	-£26,905 -£29,527 -£32,160	-£23,384 -£25,812 -£28,417	-£20,010 -£22,382 -£24,754	-£16,636 -£19,008 -£21,380	-£13,261 -£15,633 -£18,006	-£9,887 -£12,259 -£14,631	-£6,512 -£8,885 -£11,257
fordable Housing - Approximate per uni						•				,,,,,,	
ndexed CIL @ £17.31/sq. m. Construction / Sales Rate: %	-12.5%	-10.0%	-7.5%	-5.0%	-2.5%	0% £3,000/sq.m.	2.5%	5.0%	7.5%	10.0%	12.5%
-10.0% -7.5%	-£27,059 -£29,682	-£23,525 -£25,964	-£20,150 -£22,523	-£16,776 -£19,148	-£13,402 -£15,774	BASE -£10,027 -£12,400	-£6,653 -£9,025	-£3,279 -£5,651	£96 -£2,277	£3,470 £1,098	£6,844 £4,472
-7.3% -5.0% -2.5%	-£32,312 -£34,960	-£28,572 -£31,200	-£24,898 -£27,464	-£15,148 -£21,521 -£23,893	-£13,774 -£18,146 -£20,518	-£12,400 -£14,772 -£17,144	-£11,398 -£13,770	-£8,023 -£10,395	-£2,277 -£4,649 -£7,021	-£1,098 -£1,274 -£3,647	£2,100 -£272
0% (BASE) 2.5%	-£37,624 -£40,303	-£33,838 -£36,496	-£30,090 -£32,721	-£26,365 -£28,980	-£22,891 -£25,280	-£19,516 -£21,889	-£16,142 -£18,514	-£12,768 -£15,140	-£9,393 -£11,766	-£6,019 -£8,391	-£2,645 -£5,017
5.0%	-£42,995	-£39,169	-£35,371	-£31,608	-£27,870	-£24,261	-£20,887	-£17,512	-£14,138	-£10,764	-£7,389

Source: Dixon Searle Partnership (2020)

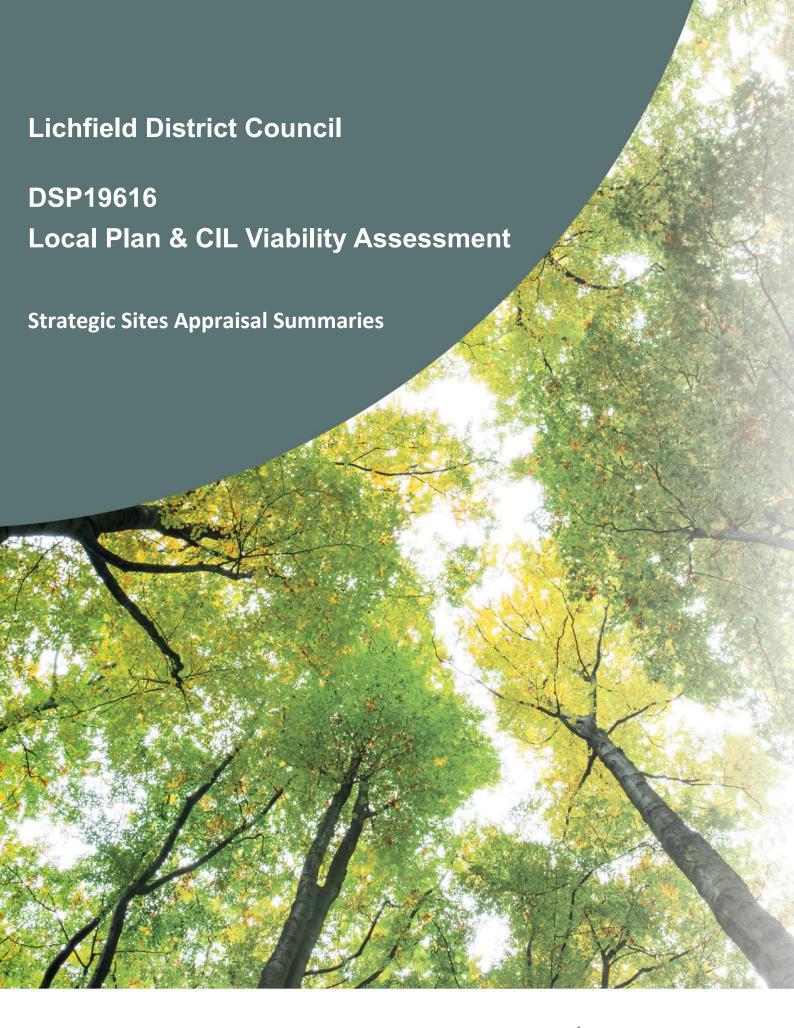
-£39,169 -£41,853 -£44,551

-£42,995 -£45,697 -£48,409

-£31,608 -£34,249 -£36,909

-£13,140 -£17,512 -£19,885 -£22,257

-£10,764 -£13,136 -£15,508





19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 20% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 20% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

DEVENUE							
REVENUE Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	2,640	239,712.00	3,000.00	272,400	719,136,000	Adjustillerit 0	719,136,000
Affordable Housing	<u>660</u>	48,312.00	1,500.00	109,800	72,468,000	<u>0</u>	72,468,000
Totals	3,300	288,024.00			791,604,000	$\overline{\mathbf{o}}$	791,604,000
Postal Association		1.141.1	N. a B a	1.141.1			
Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV			
	555	10	5,550	5,550			
			2,222	-,			
Investment Valuation							
Current Rent	5,550	YP @	5.0000%	20.0000	111,000		
	2,222		2,22275		,		
GROSS DEVELOPMENT VALUE				791,715,000			
Division and Conta		F 050/	(0.400)				
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(6,493)				
Effective Futeriaser's Oosts Nate		0.0070		(6,493)			
				,			
NET DEVELOPMENT VALUE				791,708,506			
NET REALISATION				791,708,506			
NET REALISATION				791,700,300			
OUTLAY							
ACQUISITION COSTS Posidualized Price (221 00 He @ 225 641 43 /H	oot)		52,123,170				
Residualised Price (231.00 Ha @ 225,641.43 /He	801)		52,123,170	52,123,170			
Stamp Duty			2,597,158	,,			
Effective Stamp Duty Rate		4.98%					
Agent Fee		1.50%	781,848				
Legal Fee		0.75%	390,924	3,769,930			
				3,709,930			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing Affordable Housing	246,840.00 51,678.00	1,211.00 1,211.00	298,923,240 62,582,058				
Totals	298,518.00 m ²	1,211.00	361,505,298				
Contingency	200,010.00	3.00%	12,825,159				
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000				
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000				
Sustainable Design & Construction	2 200 00 up	2.00% 2,103.00 /un	7,230,106				
Part M4(2) Part M4(3)	3,300.00 un 3,300.00 un	2,103.00 /un 688.00 /un	6,939,900 2,270,400				
Primary School	0,000.00 411	1.00%	8,200,000				
Primary School 2			11,200,000				
Secondary School	0.000.00	110.00 /	24,000,000				
River Mease SAC	3,300.00 un	412.00 /un	1,359,600	501,530,463			
				301,000,400			
PROFESSIONAL FEES							
Professional Fees		8.00%	35,515,656	05 545 050			
DISPOSAL FEES				35,515,656			
Marketing & Sales Agent Fees		3.00%	21,574,080				
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000				
				24,049,080			
MISCELLANEOUS FEES							
AH Profit		6.00%	4,348,080				
Market Profit		17.50%	125,848,800				
				130,196,880			
FINANCE Debit Pate 6 500% Credit Pate 0 000% (Nomine	M)						
Debit Rate 6.500%, Credit Rate 0.000% (Nomina Total Finance Cost	ai <i>)</i>			44,523,271			
. Star i manos Sost				11,020,211			

791,708,450

19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 20% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 20% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

•							
REVENUE Sales Valuation Market Housing Affordable Housing Totals	Units 2,640 <u>660</u> 3,300	m ² 239,712.00 48,312.00 288,024.00	Sales Rate m ² 3,000.00 1,500.00	Unit Price 272,400 109,800	Gross Sales 719,136,000 72,468,000 791,604,000	Adjustment 0 0 0 0	Net Sales 719,136,000 <u>72,468,000</u> 791,604,000
Rental Area Summary	Units 555	Initial MRV/Unit 10	Net Rent at Sale 5,550	Initial MRV 5,550			
Investment Valuation							
Current Rent	5,550	YP @	5.0000%	20.0000	111,000		
GROSS DEVELOPMENT VALUE				791,715,000			
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(6,493)	(6,493)			
NET DEVELOPMENT VALUE				791,708,506			
NET REALISATION				791,708,506			
OUTLAY							
ACQUISITION COSTS Residualised Price (231.00 Ha @ 209,471.79) /Hect)		48,387,984	48,387,984			
Stamp Duty		4.000/	2,410,399	40,307,904			
Effective Stamp Duty Rate Agent Fee		4.98% 1.50%	725,820				
Legal Fee		0.75%	362,910	3,499,129			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	246,840.00	1,211.00	298,923,240				
Affordable Housing	<u>51,678.00</u>	1,211.00	62,582,058				
Totals	298,518.00 m ²	0.000/	361,505,298				
Contingency	0.000.00	3.00%	12,825,159				
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000				
Site Works & Infrastructure - Ongoi Sustainable Design & Construction	3,300.00 un	10,000.00 /un 2.00%	33,000,000 7,230,106				
CIL	246,840.00 m ²	17.31	4,272,800				
Part M4(2)	3,300.00 un	2,103.00 /un	6,939,900				
Part M4(3)	3,300.00 un	688.00 /un	2,270,400				
Primary School		1.00%	8,200,000				
Primary School 2			11,200,000				
Secondary School	0.000.00	440.00 //	24,000,000				
River Mease SAC	3,300.00 un	412.00 /un	1,359,600	505,803,263			
PROFESSIONAL FEES							
Professional Fees		8.00%	35,515,656				
		0.0070	00,010,000	35,515,656			
DISPOSAL FEES				, ,			
Marketing & Sales Agent Fees		3.00%	21,574,080				
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000				
				24,049,080			
MISCELLANEOUS FEES							
AH Profit		6.00%	4,348,080				
Market Profit		17.50%	125,848,800				
			-,,3	130,196,880			
FINANCE							
Debit Rate 6.500%, Credit Rate 0.000% (Nor	ninal)						
Total Finance Cost				44,256,474			
TOTAL 000T0				704 700 400			

791,708,466

19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 30% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 30% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

REVENUE Sales Valuation Market Housing Affordable Housing Totals	Units 2,310 990 3,300	m² 209,748.00 <u>72,468.00</u> 282,216.00	Sales Rate m ² 3,000.00 1,500.00	Unit Price 272,400 109,800	Gross Sales 629,244,000 108,702,000 737,946,000	Adjustment 0 0 0 0 0	Net Sales 629,244,000 108,702,000 737,946,000
Rental Area Summary	Units 555	Initial MRV/Unit 10	Net Rent at Sale 5,550	Initial MRV 5,550			
Investment Valuation							
Current Rent	5,550	YP @	5.0000%	20.0000	111,000		
GROSS DEVELOPMENT VALUE				738,057,000			
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(6,493)	(6,493)			
NET DEVELOPMENT VALUE				738,050,507			
NET REALISATION				738,050,507			
OUTLAY							
ACQUISITION COSTS Residualised Price (231.00 Ha @ 143,541.35 /l	Hect)		33,158,053				
Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee		4.97% 1.50% 0.75%	1,648,903 497,371 248,685	33,158,053			
				2,394,959			
CONSTRUCTION COSTS Construction Market Housing Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Primary School River Mease SAC	m² 215,985.00 77,517.00 293,502.00 m² 3,300.00 un 3,300.00 un 3,300.00 un 3,300.00 un	3.00% 10,000.00 /un 1,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00%	Cost 261,557,835 93,873,087 355,430,922 12,642,928 33,000,000 7,108,618 6,939,900 2,270,400 8,200,000 11,200,000 24,000,000 1,359,600	495,152,368			
PROFESSIONAL FEES Professional Fees		8.00%	35,019,987	25 040 007			
DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee	3,300.00 un	3.00% 750.00 /un	18,877,320 2,475,000	35,019,987 21,352,320			
MISCELLANEOUS FEES AH Profit Market Profit		6.00% 17.50%	6,522,120 110,117,700	116,639,820			
FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nomir Total Finance Cost	nal)			34,333,298			

738,050,805

19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 30% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 30% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

DEVENUE							
REVENUE Sales Valuation Market Housing Affordable Housing Totals	Units 2,310 <u>990</u> 3,300	m² 209,748.00 <u>72,468.00</u> 282,216.00	Sales Rate m ² 3,000.00 1,500.00	Unit Price 272,400 109,800	Gross Sales 629,244,000 108,702,000 737,946,000	Adjustment 0 0 0 0	Net Sales 629,244,000 108,702,000 737,946,000
Rental Area Summary	Units 555	Initial MRV/Unit 10	Net Rent at Sale 5,550	Initial MRV 5,550			
Investment Valuation							
Current Rent	5,550	YP @	5.0000%	20.0000	111,000		
GROSS DEVELOPMENT VALUE				738,057,000			
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(6,493)	(6,493)			
NET DEVELOPMENT VALUE				738,050,507			
NET REALISATION				738,050,507			
OUTLAY							
ACQUISITION COSTS Residualised Price (231.00 Ha @ 129,392.64 /l	Hect)		29,889,700	29,889,700			
Stamp Duty Effective Stamp Duty Rate		4.97%	1,485,485	23,003,700			
Agent Fee Legal Fee		1.50% 0.75%	448,346 224,173	2,158,003			
CONSTRUCTION COSTS			_	_,,,,,,,,,			
Construction	m²	Build Rate m ²	Cost				
Market Housing	215,985.00 77,517.00	1,211.00 1,211.00	261,557,835 93,873,087				
Affordable Housing Totals	293,502.00 m ²	1,211.00	355,430,922				
Contingency	293,302.00 III-	3.00%	12,642,928				
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000				
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000				
Sustainable Design & Construction	,	2.00%	7,108,618				
CIL	215,985.00 m ²	17.31	3,738,700				
Part M4(2)	3,300.00 un	2,103.00 /un	6,939,900				
Part M4(3)	3,300.00 un	688.00 /un	2,270,400				
Primary School		1.00%	8,200,000				
Primary School 2 Secondary School			11,200,000 24,000,000				
River Mease SAC	3,300.00 un	412.00 /un	1,359,600				
	3,000,00		1,000,000	498,891,068			
PROFESSIONAL FEES							
Professional Fees		8.00%	35,019,987				
				35,019,987			
DISPOSAL FEES							
Marketing & Sales Agent Fees	0.000.00	3.00%	18,877,320				
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000	21,352,320			
MISCELLANEOUS FEES							
AH Profit		6.00%	6,522,120				
Market Profit		17.50%	110,117,700				
			,	116,639,820			
FINANCE							
Debit Rate 6.500%, Credit Rate 0.000% (Nomin	nal)						
Total Finance Cost				34,099,762			

738,050,661

19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 40% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 40% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

•							
REVENUE Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	1,980	179,784.00	3,000.00	272,400	539,352,000	0	539,352,000
Affordable Housing	<u>1,320</u>	96,624.00	1,500.00	109,800	144,936,000	<u>0</u>	144,936,000
Totals	3,300	276,408.00			684,288,000	0	684,288,000
Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV			
	515	10	5,150	5,150			
Investment Valuation							
Current Rent	5,150	YP @	5.0000%	20.0000	103,000		
GROSS DEVELOPMENT VALUE				684,391,000			
Purchaser's Costs		5.85%	(6,025)				
Effective Purchaser's Costs Rate		5.85%		(6,025)			
NET DEVELOPMENT VALUE				684,384,975			
NET REALISATION				684,384,975			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (231.00 Ha @ 61,399.56 /Hec	t)		14,183,299	14,183,299			
Stamp Duty			700,165	, ,			
Effective Stamp Duty Rate		4.94%					
Agent Fee		1.50%	212,749				
Legal Fee		0.75%	106,375	1 010 200			
				1,019,289			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	185,130.00	1,211.00	224,192,430				
Affordable Housing	103,356.00	1,211.00	125,164,116				
Totals	288,486.00 m ²		349,356,546				
Contingency		3.00%	12,460,696				
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000				
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000				
Sustainable Design & Construction	0.000.00	2.00%	6,987,131				
Part M4(2)	3,300.00 un	2,103.00 /un 688.00 /un	6,939,900				
Part M4(3) Primary School	3,300.00 un	1.00%	2,270,400 8,200,000				
Primary School 2		1.0076	11,200,000				
Secondary School			24,000,000				
River Mease SAC	3,300.00 un	412.00 /un	1,359,600				
				488,774,273			
PROFESSIONAL FEES		0.000/	04 504 040				
Professional Fees		8.00%	34,524,318	24 524 249			
DISPOSAL FEES				34,524,318			
Marketing & Sales Agent Fees		3.00%	16,180,560				
Sales Legal Fee	3,300.00 un	750.00 /un	2,475,000				
-	•		•	18,655,560			
MISCELLANEOUS FEES		0.000/	0.000.400				
AH Profit Market Profit		6.00% 17.50%	8,696,160				
Market Profit		17.50%	94,386,600	103,082,760			
FINANCE				100,002,700			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)						
Total Finance Cost	,			24,145,475			
				, -,			

684,384,975

19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 40% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land NE of Lichfield - 3,300 Residential Unit Greenfield 40% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

DEVENUE							
REVENUE Sales Valuation Market Housing Affordable Housing Totals	Units 1,980 <u>1,320</u> 3,300	m² 179,784.00 <u>96,624.00</u> 276,408.00	Sales Rate m ² 3,000.00 1,500.00	Unit Price 272,400 109,800	Gross Sales 539,352,000 144,936,000 684,288,000	Adjustment 0 0 0 0	Net Sales 539,352,000 144,936,000 684,288,000
Rental Area Summary	Units 515	Initial MRV/Unit 10	Net Rent at Sale 5,150	Initial MRV 5,150			
Investment Valuation							
Current Rent	5,150	YP @	5.0000%	20.0000	103,000		
GROSS DEVELOPMENT VALUE				684,391,000			
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(6,025)	(6,025)			
NET DEVELOPMENT VALUE				684,384,975			
NET REALISATION				684,384,975			
OUTLAY							
ACQUISITION COSTS Residualised Price (231.00 Ha @ 49,272.31 /Hect)			11,381,904	11,381,904			
Stamp Duty Effective Stamp Duty Rate		4.92%	560,095	11,001,004			
Agent Fee Legal Fee		1.50% 0.75%	170,729 85,364	816,188			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	185,130.00	1,211.00	224,192,430				
Affordable Housing	103,356.00	1,211.00	<u>125,164,116</u>				
Totals Contingency	288,486.00 m ²	3.00%	349,356,546 12,460,696				
Site Works & Infrastructure - Front	3,300.00 un	10,000.00 /un	33,000,000				
Site Works & Infrastructure - Ongoi	3,300.00 un	10,000.00 /un	33,000,000				
Sustainable Design & Construction		2.00%	6,987,131				
CIL	185,130.00 m ²	17.31	3,204,600				
Part M4(2)	3,300.00 un	2,103.00 /un 688.00 /un	6,939,900 2,270,400				
Part M4(3) Primary School	3,300.00 un	1.00%	8,200,000				
Primary School 2		110070	11,200,000				
Secondary School			24,000,000				
River Mease SAC	3,300.00 un	412.00 /un	1,359,600	491,978,874			
PROFESSIONAL FEES							
Professional Fees		8.00%	34,524,318				
				34,524,318			
DISPOSAL FEES		2.000/	16 100 560				
Marketing & Sales Agent Fees Sales Legal Fee	3,300.00 un	3.00% 750.00 /un	16,180,560 2,475,000				
	5,500.00 dii	. 55.55 / 411	2, 17 3,000	18,655,560			
MISCELLANEOUS FEES							
AH Profit		6.00%	8,696,160				
Market Profit		17.50%	94,386,600				
=11.4.1.0=				103,082,760			
FINANCE							
Dobit Pata 6 500% Cradit Pata 0 000% (Naminal)							
Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost				23,945,371			

684,384,974

19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 20% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 20% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

REVENUE Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	640	58,112.00	2,700.00	245,160	156,902,400	Adjustillelit 0	156,902,400
Affordable Housing	<u>160</u>	11,712.00	1,500.00	109,800	17,568,000	<u>0</u>	17,568,000
Totals	800	69,824.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , ,	174,470,400	<u> </u>	174,470,400
Rental Area Summary		Initial	Net Rent	Initial			
	Units 115	MRV/Unit	at Sale	MRV			
	115	10	1,150	1,150			
Investment Valuation							
Current Rent	1,150	YP @	5.0000%	20.0000	23,000		
GROSS DEVELOPMENT VALUE				174,493,400			
511555 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -				,,			
Purchaser's Costs		5.85%	(1,345)				
Effective Purchaser's Costs Rate		5.85%		(, - , -)			
				(1,345)			
NET DEVELOPMENT VALUE				174,492,055			
NET DEVELOPMENT VALUE				174,492,055			
NET REALISATION				174,492,055			
				, - ,			
OUTLAY							
ACCURRITION COSTS							
ACQUISITION COSTS Residualised Price (53.90 Ha @ 124,401.08 /Hect)			6,705,218				
(124,401.00/Hect)			0,703,210	6,705,218			
Stamp Duty			326,261	0,100,210			
Effective Stamp Duty Rate		4.87%					
Agent Fee		1.50%	100,578				
Legal Fee		0.75%	50,289	477,128			
				477,120			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	59,840.00	1,211.00	72,466,240				
Affordable Housing	12,528.00	1,211.00	<u>15,171,408</u>				
Totals Contingency	72,368.00 m ²	3.00%	87,637,648 3,109,129				
Site Works & Infrastructure - Front	800.00 un	10,000.00 /un	8,000,000				
Site Works & Infrastructure - Ongoi	800.00 un	10,000.00 /un	8,000,000				
Sustainable Design & Construction		2.00%	1,752,753				
Part M4(2)	800.00 un	2,103.00 /un	1,682,400				
Part M4(3)	800.00 un	688.00 /un	550,400				
Primary School Secondary School		1.00%	5,200,000 2,246,640				
River Mease SAC	800.00 un	412.00 /un	329,600				
				118,508,570			
PROFESSIONAL FEES		0.000/	0.000.050				
Professional Fees		8.00%	8,609,856	8,609,856			
DISPOSAL FEES				0,009,000			
Marketing & Sales Agent Fees		3.00%	4,707,072				
Sales Legal Fee	800.00 un	750.00 /un	600,000				
				5,307,072			
MISCELL ANEOLIS EEES							
MISCELLANEOUS FEES AH Profit		6.00%	1,054,080				
Market Profit		17.50%	27,457,920				
			,,	28,512,000			
FINANCE				•			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)							
Total Finance Cost				6,372,210			
TOTAL COOTS				474 400 054			

174,492,054

19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 20% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 20% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

•							
REVENUE							
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	640	58,112.00	2,700.00	245,160	156,902,400	0	156,902,400
Affordable Housing	<u>160</u>	<u>11,712.00</u>	1,500.00	109,800	<u>17,568,000</u>	<u>0</u>	<u>17,568,000</u>
Totals	800	69,824.00			174,470,400	0	174,470,400
Barriel Area Communica		1141-1	Not Boot	1-141-1			
Rental Area Summary	Unita	Initial	Net Rent	Initial			
	Units 115	MRV/Unit 10	at Sale 1,150	MRV			
	115	10	1,150	1,150			
Investment Valuation							
myodinoni valdation							
Current Rent	1,150	YP @	5.0000%	20.0000	23,000		
GROSS DEVELOPMENT VALUE				174,493,400			
			4				
Purchaser's Costs		5.85%	(1,345)				
Effective Purchaser's Costs Rate		5.85%		(4.045)			
				(1,345)			
NET DEVELOPMENT VALUE				174,492,055			
NET DEVELOPMENT VALUE				174,492,033			
NET REALISATION				174,492,055			
				,,			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (53.90 Ha @ 107,051.00 /Hec	t)		5,770,049				
0			070 500	5,770,049			
Stamp Duty		4.040/	279,502				
Effective Stamp Duty Rate Agent Fee		4.84% 1.50%	0C EE1				
Legal Fee		0.75%	86,551 43,275				
Legal i ee		0.7376	45,275	409,328			
				400,020			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	59,840.00	1,211.00	72,466,240				
Affordable Housing	12,528.00	1,211.00	<u>15,171,408</u>				
Totals	72,368.00 m ²		87,637,648				
Contingency	000.00	3.00%	3,109,129				
Site Works & Infrastructure - Front	800.00 un	10,000.00 /un	8,000,000				
Site Works & Infrastructure - Ongoi Sustainable Design & Construction	800.00 un	10,000.00 /un 2.00%	8,000,000 1,752,753				
CIL	59,840.00 m ²	17.31	1,035,830				
Part M4(2)	800.00 un	2,103.00 /un	1,682,400				
Part M4(3)	800.00 un	688.00 /un	550,400				
Primary School	000.00	1.00%	5,200,000				
Secondary School			2,246,640				
River Mease SAC	800.00 un	412.00 /un	329,600				
				119,544,401			
PROFESOIONAL							
PROFESSIONAL FEES		0.000/	0.000.050				
Professional Fees		8.00%	8,609,856	9 600 956			
DISPOSAL FEES				8,609,856			
Marketing & Sales Agent Fees		3.00%	4,707,072				
Sales Legal Fee	800.00 un	750.00 /un	600,000				
- 3 - 0 3	500.00 dir	. 55.55 / 411	223,000	5,307,072			
				, ,-			
MISCELLANEOUS FEES							
AH Profit		6.00%	1,054,080				
Market Profit		17.50%	27,457,920				
FINANCE				28,512,000			
FINANCE Debit Rate 6 500% Credit Rate 0 000% (Naminal	`						
Debit Rate 6.500%, Credit Rate 0.000% (Nominal Total Finance Cost)			6,339,348			
i otal i ilialios oust				0,339,340			

174,492,054

19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 30% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 30% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

REVENUE							
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	560	50,848.00	2,700.00	245,160	137,289,600	0	137,289,600
Affordable Housing	<u>240</u>	17,568.00	1,500.00	109,800	26,352,000	<u>0</u>	26,352,000
Totals	800	68,416.00			163,641,600	0	163,641,600
Rental Area Summary		Initial	Net Rent	Initial			
	Units	MRV/Unit	at Sale	MRV			
	115	10	1,150	1,150			
Investment Valuation							
Current Rent	1,150	YP @	5.0000%	20.0000	23,000		
Carlott Notic	1,100	0	0.000070	20.0000	20,000		
GROSS DEVELOPMENT VALUE				163,664,600			
Purchaser's Costs		5.85%	(1,345)				
Effective Purchaser's Costs Rate		5.85%	(1,545)				
				(1,345)			
NET DEVELOPMENT VALUE				163,663,255			
NET DEVELOPMENT VALUE				103,003,233			
NET REALISATION				163,663,255			
OUTLAY							
OUTLAT							
ACQUISITION COSTS							
Residualised Price (53.90 Ha @ 44,462.06 /Hect)			2,396,505	0.000.505			
Stamp Duty			110,825	2,396,505			
Effective Stamp Duty Rate		4.62%					
Agent Fee		1.50%	35,948				
Legal Fee		0.75%	17,974	164,747			
CONSTRUCTION COSTS		B "11B-1	•				
Construction Market Housing	m² 52,360.00	Build Rate m ² 1,211.00	Cost 63,407,960				
Affordable Housing	<u>18,792.00</u>	1,211.00	<u>22,757,112</u>				
Totals	71,152.00 m ²		86,165,072				
Contingency Site Works & Infrastructure - Front	800.00 un	3.00% 10,000.00 /un	3,064,952 8,000,000				
Site Works & Infrastructure - Ongoi	800.00 un	10,000.00 /un	8,000,000				
Sustainable Design & Construction		2.00%	1,723,301				
Part M4(2)	800.00 un	2,103.00 /un 688.00 /un	1,682,400				
Part M4(3) Primary School	800.00 un	1.00%	550,400 5,200,000				
Secondary School			2,246,640				
River Mease SAC	800.00 un	412.00 /un	329,600	116 062 266			
				116,962,366			
PROFESSIONAL FEES							
Professional Fees		8.00%	8,489,694	0.400.004			
DISPOSAL FEES				8,489,694			
Marketing & Sales Agent Fees		3.00%	4,118,688				
Sales Legal Fee	800.00 un	750.00 /un	600,000	4 740 000			
				4,718,688			
MISCELLANEOUS FEES							
AH Profit		6.00%	1,581,120				
Market Profit		17.50%	24,025,680	25,606,800			
FINANCE				20,000,000			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)						
Total Finance Cost				5,324,455			

163,663,254

19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 30% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 30% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

•							
REVENUE Sales Valuation Market Housing Affordable Housing Totals	Units 560 240 800	m² 50,848.00 17,568.00 68,416.00	Sales Rate m ² 2,700.00 1,500.00	Unit Price 245,160 109,800	Gross Sales 137,289,600 26,352,000 163,641,600	Adjustment 0 0 0 0	Net Sales 137,289,600 26,352,000 163,641,600
Rental Area Summary	Units 115	Initial MRV/Unit 10	Net Rent at Sale 1,150	Initial MRV 1,150			
Investment Valuation							
Current Rent	1,150	YP @	5.0000%	20.0000	23,000		
GROSS DEVELOPMENT VALUE				163,664,600			
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(1,345)	(1,345)			
NET DEVELOPMENT VALUE				163,663,255			
NET REALISATION				163,663,255			
OUTLAY							
ACQUISITION COSTS Residualised Price (53.90 Ha @ 29,280.74 /Hect)			1,578,232	4 570 000			
Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee		4.43% 1.50% 0.75%	69,912 23,673 11,837	1,578,232			
CONSTRUCTION COSTS		5.1.5.15	, ,,,,,,	105,422			
Construction Market Housing Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC	52,360.00 18,792.00 71,152.00 m ² 800.00 un 800.00 un 52,360.00 m ² 800.00 un 800.00 un	3.00% 10,000.00 /un 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un	Cost 63,407,960 22,757,112 86,165,072 3,064,952 8,000,000 1,723,301 906,352 1,682,400 550,400 5,200,000 2,246,640 329,600	117,868,717			
PROFESSIONAL FEES Professional Fees		8.00%	8,489,694	8,489,694			
DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee	800.00 un	3.00% 750.00 /un	4,118,688 600,000	4,718,688			
MISCELLANEOUS FEES AH Profit Market Profit		6.00% 17.50%	1,581,120 24,025,680	25,606,800			
FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost	1			5,295,702			

163,663,255

19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 40% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 40% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE							
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	480	43,584.00	2,700.00	245,160	117,676,800	0	117,676,800
Affordable Housing	<u>320</u>	23,424.00	1,500.00	109,800	<u>35,136,000</u>	<u>0</u>	<u>35,136,000</u>
Totals	800	67,008.00	1,500.00	100,000	152,812,800	<u> </u>	152,812,800
iotais	000	67,006.00			152,612,600	U	152,612,600
Bootst Association		1.141.1	N. d B d	1.24.1			
Rental Area Summary		Initial	Net Rent	Initial			
	Units	MRV/Unit	at Sale	MRV			
	115	10	1,150	1,150			
Investment Valuation							
Current Rent	1,150	YP @	5.0000%	20.0000	23,000		
Current Nent	1,130	11 🐷	3.000076	20.0000	25,000		
ODOGO DEVEL ODMENT VALUE				450 005 000			
GROSS DEVELOPMENT VALUE				152,835,800			
Purchaser's Costs		5.85%	(1,345)				
Effective Purchaser's Costs Rate		5.85%					
				(1,345)			
				(, ,			
NET DEVELOPMENT VALUE				152,834,455			
DETELOT MENT VALUE				.02,004,400			
NET DEALICATION				450 004 455			
NET REALISATION				152,834,455			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (Negative land)			(2,104,007)				
· · · · · · · · · · · · · · · · · · ·			(=,::::,::::)	(2,104,007)			
				(2,104,001)			
CONSTRUCTION COSTS							
Construction							
	m 2	Duild Data m2	Coot				
	m²	Build Rate m ²	Cost				
Market Housing	44,880.00	1,211.00	54,349,680				
Market Housing Affordable Housing							
Affordable Housing	44,880.00 <u>25,056.00</u>	1,211.00	54,349,680 <u>30,342,816</u>	84,692,496			
	44,880.00	1,211.00	54,349,680	84,692,496			
Affordable Housing Totals	44,880.00 <u>25,056.00</u>	1,211.00 1,211.00	54,349,680 30,342,816 84,692,496	84,692,496			
Affordable Housing Totals Contingency	44,880.00 <u>25,056.00</u> 69,936.00 m ²	1,211.00 1,211.00 3.00%	54,349,680 30,342,816 84,692,496 3,020,775	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front	44,880.00 <u>25,056.00</u> 69,936.00 m ² 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi	44,880.00 <u>25,056.00</u> 69,936.00 m ²	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2)	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3)	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400 550,400	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400 550,400 5,200,000	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400 550,400	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400 550,400 5,200,000	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640				
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640	84,692,496 30,723,665			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640				
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600				
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640	30,723,665			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600				
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	30,723,665			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	30,723,665			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	30,723,665 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	30,723,665			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	30,723,665 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	30,723,665 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	30,723,665 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	30,723,665 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	30,723,665 8,369,532 4,130,304			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	30,723,665 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit FINANCE	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	30,723,665 8,369,532 4,130,304			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal)	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	30,723,665 8,369,532 4,130,304 22,701,600			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit FINANCE	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	30,723,665 8,369,532 4,130,304			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	30,723,665 8,369,532 4,130,304 22,701,600 4,320,868			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal)	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	54,349,680 30,342,816 84,692,496 3,020,775 8,000,000 1,693,850 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	30,723,665 8,369,532 4,130,304 22,701,600			

19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 40% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land West of Frazely - 800 Residential Unit Greenfield 40% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE							
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	480	43,584.00	2,700.00	245,160	117,676,800	0	117,676,800
Affordable Housing	320	23,424.00	1,500.00	109,800	35,136,000		35,136,000
Totals	800	67,008.00	1,000.00	.00,000	152,812,800	<u>0</u> 0	152,812,800
Totalo	000	01,000.00			.02,0.2,000	ū	.02,0.2,000
Rental Area Summary		Initial	Net Rent	Initial			
	Units	MRV/Unit	at Sale	MRV			
	115	10	1,150	1,150			
	110	10	1,100	1,100			
Investment Valuation							
mvestment valuation							
Current Rent	1,150	YP @	5.0000%	20.0000	23,000		
our one none	1,100	11 @	0.000070	20.0000	20,000		
GROSS DEVELOPMENT VALUE				152,835,800			
GROSS DEVELOT WILLIAM VALUE				132,033,000			
Purchaser's Costs		5.85%	(1,345)				
Effective Purchaser's Costs Rate		5.85%	(1,545)				
Ellective Fulchaser's Costs Nate		5.65%		(1,345)			
				(1,343)			
NET DEVELOPMENT VALUE				152,834,455			
NET DEVELOPMENT VALUE				152,634,455			
NET REALISATION				152 024 455			
NET REALISATION				152,834,455			
OUTLAY							
OUTERT							
ACQUISITION COSTS							
Residualised Price (Negative land)			(2,880,881)				
Residualised Filce (Negative land)			(2,000,001)	(2,880,881)			
				(2,000,001)			
CONSTRUCTION COSTS							
Construction							
Construction	m²	Build Rate m ²	Cost				
			COSI				
Market Housing			54 349 680				
Market Housing	44,880.00	1,211.00	54,349,680 30,342,816				
Affordable Housing	44,880.00 <u>25,056.00</u>		30,342,816	94 602 406			
Affordable Housing	44,880.00	1,211.00		84,692,496			
Affordable Housing Totals	44,880.00 <u>25,056.00</u>	1,211.00 1,211.00	30,342,816 84,692,496	84,692,496			
Affordable Housing Totals Contingency	44,880.00 <u>25,056.00</u> 69,936.00 m ²	1,211.00 1,211.00 3.00%	30,342,816 84,692,496 3,020,775	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front	44,880.00 <u>25,056.00</u> 69,936.00 m ² 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un	30,342,816 84,692,496 3,020,775 8,000,000	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi	44,880.00 <u>25,056.00</u> 69,936.00 m ²	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ²	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2)	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3)	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ²	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640	84,692,496			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000				
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640	84,692,496 31,500,538			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640				
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600				
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640	31,500,538			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600				
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600	31,500,538			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	31,500,538			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES	44,880.00 25,056.00 69,936.00 m ² 800.00 un 800.00 un 44,880.00 m ² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600	31,500,538 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	31,500,538			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532	31,500,538 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	31,500,538 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	31,500,538 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00%	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	31,500,538 8,369,532 4,130,304			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	31,500,538 8,369,532			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit FINANCE	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	31,500,538 8,369,532 4,130,304			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal)	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	31,500,538 8,369,532 4,130,304 22,701,600			
Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School Secondary School River Mease SAC PROFESSIONAL FEES Professional Fees DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee MISCELLANEOUS FEES AH Profit Market Profit FINANCE	44,880.00 25,056.00 69,936.00 m² 800.00 un 800.00 un 44,880.00 m² 800.00 un 800.00 un	1,211.00 1,211.00 3.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un 8.00% 3.00% 750.00 /un	30,342,816 84,692,496 3,020,775 8,000,000 8,000,000 1,693,850 776,873 1,682,400 550,400 5,200,000 2,246,640 329,600 8,369,532 3,530,304 600,000	31,500,538 8,369,532 4,130,304			

19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane - 75 Residential Unit Greenfield 20% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane - 75 Residential Unit Greenfield 20% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing Affordable Housing Totals	60 <u>15</u> 75	5,448.00 <u>1,098.00</u> 6,546.00	3,400.00 1,700.00	308,720 124,440	18,523,200 <u>1,866,600</u> 20,389,800	0 <u>0</u> 0	18,523,200 <u>1,866,600</u> 20,389,800
Rental Area Summary	Units 11	Initial MRV/Unit 10	Net Rent at Sale 110	Initial MRV 110			
Investment Valuation							
Current Rent	110	YP @	5.0000%	20.0000	2,200		
GROSS DEVELOPMENT VALUE				20,392,000			
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(129)	(129)			
NET DEVELOPMENT VALUE				20,391,871			
NET REALISATION				20,391,871			
OUTLAY							
ACQUISITION COSTS Residualised Price (3.04 Ha @ 1,131,346.14 /Hect)			3,439,292	2 420 202			
Stamp Duty Effective Stamp Duty Rate Agent Fee		4.74% 1.50%	162,965 51,589	3,439,292			
Legal Fee		0.75%	25,795	240,349			
CONSTRUCTION COSTS Construction	m2	Build Rate m²	Cost				
Market Housing Affordable Housing	m² 5,610.00 <u>1,174.50</u>	1,211.00 1,211.00	6,793,710 <u>1,422,319</u>				
Totals Contingency	6,784.50 m ²	5.00%	8,216,029 485,801				
Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi	75.00 un 75.00 un	10,000.00 /un 10,000.00 /un	750,000 750,000				
Sustainable Design & Construction Part M4(2)	75.00 un	2.00% 2,103.00 /un	164,321 157,725				
Part M4(3)	75.00 un	688.00 /un	51,600				
Primary School River Mease SAC	75.00 un	1.00% 412.00 /un	226,832 30,900				
			,	10,833,209			
PROFESSIONAL FEES Professional Fees		10.00%	1,008,968				
DISPOSAL FEES		10.0070	1,000,000	1,008,968			
Marketing & Sales Agent Fees		3.00%	555,696				
Sales Legal Fee	75.00 un	750.00 /un	56,250	611,946			
MISCELLANEOUS FEES							
AH Profit Market Profit		6.00% 17.50%	111,996 3,241,560				
			5,= , 555	3,353,556			
FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost				904,552			
TOTAL COSTS				20,391,871			

19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane - 75 Residential Unit Greenfield 20% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane - 75 Residential Unit Greenfield 20% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

REVENUE							
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	60	5,448.00	3,400.00	308,720	18,523,200	0	18,523,200
Affordable Housing	<u>15</u>	1,098.00	1,700.00	124,440	1,866,600	0	1,866,600
Totals	75	6,546.00			20,389,800	0	20,389,800
Rental Area Summary		Initial	Net Rent	Initial			
	Units	MRV/Unit	at Sale	MRV			
	11	10	110	110			
Investment Valuation							
Current Bent	110	YP @	F 00000/	20,0000	2 200		
Current Rent	110	TP @	5.0000%	20.0000	2,200		
GROSS DEVELOPMENT VALUE				20,392,000			
Durch accede Oceta		5.050/	(400)				
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(129)				
Lifective Fulchaser's Costs Nate		3.0376		(129)			
NET DEVELOPMENT VALUE				20,391,871			
NET REALISATION				20,391,871			
				,,,,,			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (3.04 Ha @ 1,102,506.63 /Hect)			3,351,620				
0			450 504	3,351,620			
Stamp Duty Effective Stamp Duty Rate		4.73%	158,581				
Agent Fee		1.50%	50,274				
Legal Fee		0.75%	25,137				
3			, -	233,992			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	5,610.00	1,211.00	6,793,710				
Affordable Housing	<u>1,174.50</u>	1,211.00	1,422,319				
Totals	6,784.50 m ²		8,216,029				
Contingency		5.00%	485,801				
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000				
Site Works & Infrastructure - Ongoi Sustainable Design & Construction	75.00 un	10,000.00 /un 2.00%	750,000 164,321				
CIL	5,610.00 m ²	17.31	97,109				
Part M4(2)	75.00 un	2,103.00 /un	157,725				
Part M4(3)	75.00 un	688.00 /un	51,600				
Primary School		1.00%	226,832				
River Mease SAC	75.00 un	412.00 /un	30,900				
				10,930,318			
PROFESSIONAL FEES							
Professional Fees		10.00%	1,008,968				
			,,,,,,,,,,	1,008,968			
DISPOSAL FEES							
Marketing & Sales Agent Fees		3.00%	555,696				
Sales Legal Fee	75.00 un	750.00 /un	56,250	011 010			
				611,946			
MISCELLANEOUS FEES							
AH Profit		6.00%	111,996				
Market Profit		17.50%	3,241,560				
FINANCE				3,353,556			
FINANCE Debit Pate 6 500% Credit Pate 0 000% (Nominal)							
Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost				901,472			
Total I mande oost				301,472			

20,391,871

19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane - 75 Residential Unit Greenfield 30% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane - 75 Residential Unit Greenfield 30% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE							
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	53	4,812.40	3,400.00	308,720	16,362,160	0	16,362,160
Affordable Housing	<u>22</u> 75	<u>1,610.40</u>	1,700.00	124,440	<u>2,737,680</u>	<u>0</u>	<u>2,737,680</u>
Totals	75	6,422.80			19,099,840	0	19,099,840
Rental Area Summary		Initial	Net Rent	Initial			
	Units 11	MRV/Unit 10	at Sale 110	MRV 110			
	- ''	10	110	110			
Investment Valuation							
Current Rent	110	YP @	5.0000%	20.0000	2,200		
GROSS DEVELOPMENT VALUE				19,102,040			
GROSS DEVELOPMENT VALUE				19,102,040			
Purchaser's Costs		5.85%	(129)				
Effective Purchaser's Costs Rate		5.85%		(129)			
				(129)			
NET DEVELOPMENT VALUE				19,101,911			
NET REALISATION				19,101,911			
				, ,			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (3.04 Ha @ 926,323.27 /Hect)			2,816,023				
Stamp Duty			131,801	2,816,023			
Effective Stamp Duty Rate		4.68%	101,001				
Agent Fee		1.50%	42,240				
Legal Fee		0.75%	21,120	195,162			
				193,102			
CONSTRUCTION COSTS			_				
Construction Market Housing	m²	Build Rate m ²	Cost 6,001,110				
Affordable Housing	4,955.50 1,722.60	1,211.00 1,211.00	2,086,069				
Totals	6,678.10 m ²	1,211100	8,087,179				
Contingency		5.00%	479,359				
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000				
Site Works & Infrastructure - Ongoi Sustainable Design & Construction	75.00 un	10,000.00 /un 2.00%	750,000 161,744				
Part M4(2)	75.00 un	2,103.00 /un	157,725				
Part M4(3)	75.00 un	688.00 /un	51,600				
Primary School		1.00%	226,832				
River Mease SAC	75.00 un	412.00 /un	30,900				
				10,695,339			
PROFESSIONAL FEES							
Professional Fees		10.00%	995,825				
DISPOSAL FEES				995,825			
Marketing & Sales Agent Fees		3.00%	490,865				
Sales Legal Fee	75.00 un	750.00 /un	56,250				
				547,115			
MISCELLANEOUS FEES							
AH Profit		6.00%	164,261				
Market Profit		17.50%	2,863,378	0.007.000			
FINANCE				3,027,639			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)							
Total Finance Cost				824,812			
TOTAL COSTS				19,101,913			
101AL 00010				19,101,913			

19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane - 75 Residential Unit Greenfield 30% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane - 75 Residential Unit Greenfield 30% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

DEVENUE							
REVENUE Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	53	4,812.40	3,400.00	308,720	16,362,160	Adjustillerit 0	16,362,160
Affordable Housing		1,610.40	1,700.00	124,440	2,737,680	<u>0</u>	2,737,680
Totals	<u>22</u> 75	6,422.80			19,099,840	$\overline{0}$	19,099,840
Dental Area Communica		luitial	Not Dont	lmitial			
Rental Area Summary	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV			
	11	10	110	110			
Investment Valuation							
Current Rent	110	YP @	5.0000%	20.0000	2,200		
		_			_,		
GROSS DEVELOPMENT VALUE				19,102,040			
		= 0=0/	(400)				
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(129)				
Ellective Fulchaser's Costs Rate		5.05%		(129)			
				(120)			
NET DEVELOPMENT VALUE				19,101,911			
NET REALISATION				19,101,911			
OUTLAY							
COTEAT							
ACQUISITION COSTS							
Residualised Price (3.04 Ha @ 900,848.35 /Hect)			2,738,579				
Ctarra Duty			407.000	2,738,579			
Stamp Duty Effective Stamp Duty Rate		4.67%	127,929				
Agent Fee		1.50%	41,079				
Legal Fee		0.75%	20,539				
				189,547			
CONCEDUCTION COCTO							
CONSTRUCTION COSTS Construction	m²	Build Rate m ²	Cost				
Market Housing	4,955.50	1,211.00	6,001,110				
Affordable Housing	1,722.60	1,211.00	2,086,069				
Totals	6,678.10 m ²		8,087,179				
Contingency	75.00	5.00%	479,359				
Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi	75.00 un 75.00 un	10,000.00 /un 10,000.00 /un	750,000 750,000				
Sustainable Design & Construction	75.00 dii	2.00%	161,744				
CIL	4,955.50 m ²	17.31	85,780				
Part M4(2)	75.00 un	2,103.00 /un	157,725				
Part M4(3)	75.00 un	688.00 /un	51,600				
Primary School River Mease SAC	75.00 un	1.00% 412.00 /un	226,832 30,900				
Niver Mease OAC	75.00 dii	412.007411	30,900	10,781,118			
				-,,			
PROFESSIONAL FEES							
Professional Fees		10.00%	995,825	005.005			
DISPOSAL FEES				995,825			
Marketing & Sales Agent Fees		3.00%	490,865				
Sales Legal Fee	75.00 un	750.00 /un	56,250				
				547,115			
MISCELL ANEOUS FEES							
MISCELLANEOUS FEES AH Profit		6.00%	164,261				
Market Profit		17.50%	2,863,378				
			_,,	3,027,639			
FINANCE							
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				000 000			
Total Finance Cost				822,090			
TOTAL 000T0				40 404 040			

19,101,913

19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane 75 Residential Unit Greenfield 40% Afforable Housing £0 CIL

17,627,671

19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane 75 Residential Unit Greenfield 40% Afforable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

REVENUE					
Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	45	4,086.00	3,400.00	308,720	13,892,400
Affordable Housing	30 75	<u>2,196.00</u>	1,700.00	124,440	3,733,200
Totals	75	6,282.00			17,625,600
Rental Area Summary		Initial	Net Rent	Initial	
·	Units	MRV/Unit	at Sale	MRV	
	11	10	110	110	
Investment Valuation					
Current Rent	110	YP @	5.0000%	20.0000	2,200
		0	0.000070		_,
GROSS DEVELOPMENT VALUE				17,627,800	
Purchaser's Costs		5.85%	(129)		
Effective Purchaser's Costs Rate		5.85%	(1-2)		
				(129)	
NET DEVELOPMENT VALUE				17,627,671	
NET REALISATION				17,627,671	
OUTLAY					
ACQUISITION COSTS Posidualized Price (2.04 Hz. @ 601.840.08 /Heat)			2 102 104		
Residualised Price (3.04 Ha @ 691,840.08 /Hect)			2,103,194	2,103,194	
Stamp Duty			96,160	_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Effective Stamp Duty Rate		4.57%	04.540		
Agent Fee Legal Fee		1.50% 0.75%	31,548 15,774		
20gui 1 00		0.7070	10,774	143,482	
OCHOTOLICAL COSTO					
CONSTRUCTION COSTS Construction	m²	Build Rate m ²	Cost		
Market Housing	4,207.50	1,211.00	5,095,282		
Affordable Housing	2,349.00	1,211.00	2,844,639		
Totals	6,556.50 m ²		7,939,921		
Contingency		5.00%	471,996		
Site Works & Infrastructure - Front	75.00 un	10,000.00 /un	750,000		
Site Works & Infrastructure - Ongoi	75.00 un	10,000.00 /un	750,000		
Sustainable Design & Construction	75.00	2.00%	158,798		
Part M4(2) Part M4(3)	75.00 un 75.00 un	2,103.00 /un 688.00 /un	157,725 51,600		
Primary School	75.00 un	1.00%	226,832		
River Mease SAC	75.00 un	412.00 /un	30,900		
NIVOI MEGASE ONE	70.00 un	412.00 /dil	30,300	10,537,773	
DDOFFCCIONAL FEEC					
PROFESSIONAL FEES Professional Fees		10.00%	980,804		
		10.0070	000,001	980,804	
DISPOSAL FEES		2.000/	440.770		
Marketing & Sales Agent Fees Sales Legal Fee	75.00 un	3.00% 750.00 /un	416,772 56,250		
Sales Legal i ee	75.00 un	750.007411	30,230	473,022	
MICOSI I ANISONO ESSO					
MISCELLANEOUS FEES AH Profit		6.00%	223,992		
Market Profit		17.50%	2,431,170		
			2, 101,170	2,655,162	
FINANCE Park Boto 6 F000/ Credit Boto 0 0000/ (Neminal)					
Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost				734,234	
Total Finding Cost				707,204	

19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane 75 Residential Unit Greenfield 40% Afforable Housing £17.31 CIL

17,627,671

19616 - LDC Local Plan & CIL Viability Assessment Land at Huddlesford Lane 75 Residential Unit Greenfield 40% Afforable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

REVENUE Sales Valuation Market Housing Affordable Housing Totals	Units 45 <u>30</u> 75	m² 4,086.00 <u>2,196.00</u> 6,282.00	Sales Rate m ² 3,400.00 1,700.00	Unit Price 308,720 124,440	Gross Sales 13,892,400 3,733,200 17,625,600
Rental Area Summary	Units 11	Initial MRV/Unit 10	Net Rent at Sale 110	Initial MRV 110	
Investment Valuation					
Current Rent	110	YP @	5.0000%	20.0000	2,200
GROSS DEVELOPMENT VALUE				17,627,800	
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(129)	(129)	
NET DEVELOPMENT VALUE				17,627,671	
NET REALISATION				17,627,671	
OUTLAY					
ACQUISITION COSTS Residualised Price (3.04 Ha @ 670,210.44 /Hect)			2,037,440	2.027.440	
Stamp Duty		4.500/	92,872	2,037,440	
Effective Stamp Duty Rate Agent Fee Legal Fee		4.56% 1.50% 0.75%	30,562 15,281		
				138,714	
CONSTRUCTION COSTS Construction Market Housing Affordable Housing Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction CIL Part M4(2) Part M4(3) Primary School River Mease SAC	m ² 4,207.50 2,349.00 6,556.50 m ² 75.00 un 75.00 un 4,207.50 m ² 75.00 un 75.00 un 75.00 un	Build Rate m ² 1,211.00 1,211.00 5.00% 10,000.00 /un 10,000.00 /un 2.00% 17.31 2,103.00 /un 688.00 /un 1.00% 412.00 /un	Cost 5,095,282 2,844,639 7,939,921 471,996 750,000 750,000 158,798 72,832 157,725 51,600 226,832 30,900	10,610,605	
PROFESSIONAL FEES Professional Fees		10.00%	980,804	980,804	
DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee	75.00 un	3.00% 750.00 /un	416,772 56,250	473,022	
MISCELLANEOUS FEES AH Profit Market Profit FINANCE		6.00% 17.50%	223,992 2,431,170	2,655,162	
Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost				731,924	

19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 20% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 20% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

DEVENUE							
REVENUE Sales Valuation Market Housing Affordable Housing Totals	Units 400 100 500	m² 36,320.00 7,320.00 43,640.00	Sales Rate m ² 3,100.00 1,550.00	Unit Price 281,480 113,460	Gross Sales 112,592,000 11,346,000 123,938,000	Adjustment 0 0 0 0	Net Sales 112,592,000 11,346,000 123,938,000
Rental Area Summary	Units 72	Initial MRV/Unit 10	Net Rent at Sale 720	Initial MRV 720	, ,		, ,
Investment Valuation							
Current Rent	720	YP @	5.0000%	20.0000	14,400		
GROSS DEVELOPMENT VALUE				123,952,400			
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(842)	(842)			
NET DEVELOPMENT VALUE				123,951,558			
NET REALISATION				123,951,558			
OUTLAY							
ACQUISITION COSTS Residualised Price (50.57 Ha @ 216,935.96 /Hect))		10,970,452				
Stamp Duty			539,523	10,970,452			
Effective Stamp Duty Rate Agent Fee Legal Fee		4.92% 1.50% 0.75%	164,557 82,278				
				786,358			
CONSTRUCTION COSTS Construction Market Housing Affordable Housing	m² 37,400.00 7,830.00	Build Rate m ² 1,211.00 1,211.00	Cost 45,291,400 9,482,130				
Totals Contingency Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi Sustainable Design & Construction Part M4(2)	500.00 un 500.00 un 500.00 un	3.00% 10,000.00 /un 10,000.00 /un 2.00% 2,103.00 /un	54,773,530 1,943,206 5,000,000 5,000,000 1,095,471 1,051,500				
Part M4(3) Primary School Primary School 2 River Mease SAC	500.00 un 500.00 un	688.00 /un 1.00% 412.00 /un	344,000 5,200,000 1,512,315 206,000				
				76,126,021			
PROFESSIONAL FEES Professional Fees		8.00%	5,381,160	5,381,160			
DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee	500.00 un	3.00% 750.00 /un	3,377,760 375,000	3,752,760			
MISCELLANEOUS FEES AH Profit Market Profit		6.00% 17.50%	680,760 19,703,600	20,384,360			
FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost				6,550,447			
TOTAL 000T0				400 054 550			

123,951,558

19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 20% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 20% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

DEVENUE							
REVENUE Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	400	36,320.00	3,100.00	281,480	112,592,000	Adjustillerit 0	112,592,000
Affordable Housing	100	7,320.00	1,550.00	113,460	11,346,000	<u>0</u>	11,346,000
Totals	500	43,640.00			123,938,000	Ō	123,938,000
Pontal Area Summary		Initial	Net Rent	Initial			
Rental Area Summary	Units	MRV/Unit	at Sale	MRV			
	72	10	720	720			
Investment Valuation							
Current Rent	720	YP @	5.0000%	20.0000	14,400		
CROSS DEVELORMENT VALUE				422.0E2.400			
GROSS DEVELOPMENT VALUE				123,952,400			
Purchaser's Costs		5.85%	(842)				
Effective Purchaser's Costs Rate		5.85%					
				(842)			
NET DEVELOPMENT VALUE				123,951,558			
NET REALISATION				123,951,558			
OUTLAY							
ACQUISITION COSTS	ot\		10 205 071				
Residualised Price (50.57 Ha @ 205,378.11 /He	Ct)		10,385,971	10,385,971			
Stamp Duty			510,299				
Effective Stamp Duty Rate		4.91%					
Agent Fee		1.50% 0.75%	155,790				
Legal Fee		0.75%	77,895	743,983			
				,			
CONSTRUCTION COSTS	9	Desilet Desse	01				
Construction Market Housing	m² 37,400.00	Build Rate m ² 1,211.00	Cost 45,291,400				
Affordable Housing	7,830.00	1,211.00	9,482,130				
Totals	45,230.00 m ²	1,211.00	54,773,530				
Contingency		3.00%	1,943,206				
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000				
Site Works & Infrastructure - Ongoi	500.00 un	10,000.00 /un	5,000,000				
Sustainable Design & Construction CIL	37,400.00 m ²	2.00% 17.31	1,095,471 647,394				
Part M4(2)	500.00 un	2,103.00 /un	1,051,500				
Part M4(3)	500.00 un	688.00 /un	344,000				
Primary School		1.00%	5,200,000				
Primary School 2	F00 00	440.00 //	1,512,315				
River Mease SAC	500.00 un	412.00 /un	206,000	76,773,415			
				-,,			
PROFESSIONAL FEES		0.000/	E 004 405				
Professional Fees		8.00%	5,381,160	5,381,160			
DISPOSAL FEES				3,331,100			
Marketing & Sales Agent Fees		3.00%	3,377,760				
Sales Legal Fee	500.00 un	750.00 /un	375,000	0.750.700			
				3,752,760			
MISCELLANEOUS FEES							
AH Profit		6.00%	680,760				
Market Profit		17.50%	19,703,600	20 204 200			
FINANCE				20,384,360			
Debit Rate 6.500%, Credit Rate 0.000% (Nomina	al)						
Total Finance Cost				6,529,908			

123,951,558

19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 30% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 30% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

REVENUE Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	350	31,780.00	3,100.00	281,480	98,518,000	Adjustifient 0	98,518,000
Affordable Housing	<u>150</u>	10,980.00	1,550.00	113,460	<u>17,019,000</u>	<u>o</u>	<u>17,019,000</u>
Totals	500	42,760.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	115,537,000	ō	115,537,000
Rental Area Summary	11-11-	Initial	Net Rent	Initial			
	Units 72	MRV/Unit 10	at Sale 720	MRV 720			
	12	10	720	720			
Investment Valuation							
Current Rent	720	YP @	5.0000%	20.0000	14,400		
Current Nent	720	11 @	3.0000 /6	20.0000	14,400		
GROSS DEVELOPMENT VALUE				115,551,400			
Purchaser's Costs		5.85%	(842)				
Effective Purchaser's Costs Rate		5.85%		(842)			
				(042)			
NET DEVELOPMENT VALUE				115,550,558			
NET REALISATION				115,550,558			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (50.57 Ha @ 141,370.01 /Hect)			7,149,082	7 4 40 000			
Stamp Duty			348,454	7,149,082			
Effective Stamp Duty Rate		4.87%	340,434				
Agent Fee		1.50%	107,236				
Legal Fee		0.75%	53,618				
				509,308			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	32,725.00	1,211.00	39,629,975				
Affordable Housing	11,745.00	1,211.00	14,223,195				
Totals	44,470.00 m ²		53,853,170				
Contingency	500 00 ···	3.00%	1,915,595				
Site Works & Infrastructure - Front Site Works & Infrastructure - Ongoi	500.00 un 500.00 un	10,000.00 /un 10,000.00 /un	5,000,000 5,000,000				
Sustainable Design & Construction	300.00 dii	2.00%	1,077,063				
Part M4(2)	500.00 un	2,103.00 /un	1,051,500				
Part M4(3)	500.00 un	688.00 /un	344,000				
Primary School		1.00%	5,200,000				
Primary School 2 River Mease SAC	500.00 un	412.00 /un	1,512,315 206,000				
Rivel Wease SAC	300.00 dii	412.00 /uii	200,000	75,159,643			
				-,,,			
PROFESSIONAL FEES							
Professional Fees		8.00%	5,306,059	5,306,059			
DISPOSAL FEES				5,306,059			
Marketing & Sales Agent Fees		3.00%	2,955,540				
Sales Legal Fee	500.00 un	750.00 /un	375,000				
				3,330,540			
MISCELLANEOUS FEES							
AH Profit		6.00%	1,021,140				
Market Profit		17.50%	17,240,650				
			•	18,261,790			
FINANCE							
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				5 024 426			
Total Finance Cost				5,834,136			
TOTAL COCTO				445 550 550			

115,550,558

19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 30% Affordable Housing £17.31 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 30% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

REVENUE Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	350	31,780.00	3,100.00	281,480	98,518,000	Adjustment 0	98,518,000
Affordable Housing	150	10,980.00	1,550.00	113,460	<u>17,019,000</u>	<u>0</u>	17,019,000
Totals	500	42,760.00	1,000.00	110,100	115,537,000	<u> </u>	115,537,000
		,			,,	_	,,
Rental Area Summary		Initial	Net Rent	Initial			
	Units	MRV/Unit	at Sale	MRV			
	72	10	720	720			
Investment Valuation							
investment valuation							
Current Rent	720	YP @	5.0000%	20.0000	14,400		
GROSS DEVELOPMENT VALUE				115,551,400			
B 1 1 0 1		/	(0.10)				
Purchaser's Costs		5.85%	(842)				
Effective Purchaser's Costs Rate		5.85%		(842)			
				(042)			
NET DEVELOPMENT VALUE				115,550,558			
				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
NET REALISATION				115,550,558			
OUTLAY							
ACQUISITION COSTS							
Residualised Price (50.57 Ha @ 131,256.89 /Hect	1		6,637,661				
100 (30.37 Tia @ 131,230.03 /11000	,		0,007,001	6,637,661			
Stamp Duty			322,883	2,001,001			
Effective Stamp Duty Rate		4.86%					
Agent Fee		1.50%	99,565				
Legal Fee		0.75%	49,782	470.000			
				472,230			
CONSTRUCTION COSTS							
Construction	m²	Build Rate m ²	Cost				
Market Housing	32,725.00	1,211.00	39,629,975				
Affordable Housing	11,745.00	1,211.00	14,223,195				
Totals	44,470.00 m ²		53,853,170				
Contingency		3.00%	1,915,595				
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000				
Site Works & Infrastructure - Ongoi Sustainable Design & Construction	500.00 un	10,000.00 /un 2.00%	5,000,000 1,077,063				
CIL	32,725.00 m ²	17.31	566,470				
Part M4(2)	500.00 un	2,103.00 /un	1,051,500				
Part M4(3)	500.00 un	688.00 /un	344,000				
Primary School		1.00%	5,200,000				
Primary School 2			1,512,315				
River Mease SAC	500.00 un	412.00 /un	206,000	75 700 110			
				75,726,113			
PROFESSIONAL FEES							
Professional Fees		8.00%	5,306,059				
			-,,	5,306,059			
DISPOSAL FEES							
Marketing & Sales Agent Fees		3.00%	2,955,540				
Sales Legal Fee	500.00 un	750.00 /un	375,000	0.000.540			
				3,330,540			
MISCELLANEOUS FEES							
AH Profit		6.00%	1,021,140				
Market Profit		17.50%	17,240,650				
				18,261,790			
FINANCE							
Debit Rate 6.500%, Credit Rate 0.000% (Nominal))			F 0.40			
Total Finance Cost				5,816,164			

115,550,558

19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 40% Affordable Housing £0 CIL 19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 40% Affordable Housing £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

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REVENUE Sales Valuation Market Housing Affordable Housing Totals	Units 300 200 500	m² 27,240.00 14,640.00 41,880.00	Sales Rate m ² 3,100.00 1,550.00	Unit Price 281,480 113,460	Gross Sales 84,444,000 22,692,000 107,136,000
Rental Area Summary	Units 72	Initial MRV/Unit 10	Net Rent at Sale 720	Initial MRV 720	
Investment Valuation					
Current Rent	720	YP @	5.0000%	20.0000	14,400
GROSS DEVELOPMENT VALUE				107,150,400	
Purchaser's Costs Effective Purchaser's Costs Rate		5.85% 5.85%	(842)	(842)	
NET DEVELOPMENT VALUE				107,149,558	
NET REALISATION				107,149,558	
OUTLAY					
ACQUISITION COSTS Residualised Price (50.57 Ha @ 65,704.02 /Hect)			3,322,652	3,322,652	
Stamp Duty Effective Stamp Duty Rate Agent Fee		4.73% 1.50%	157,133 49,840	0,022,002	
Legal Fee		0.75%	24,920	231,892	
CONSTRUCTION COSTS					
Construction Market Housing Affordable Housing Totals	m² 28,050.00 <u>15,660.00</u> 43,710.00 m²	Build Rate m ² 1,211.00 1,211.00	Cost 33,968,550 <u>18,964,260</u> 52,932,810		
Contingency Site Works & Infrastructure - Front	500.00 un	3.00% 10,000.00 /un	1,887,984 5,000,000		
Site Works & Infrastructure - Ongoi Sustainable Design & Construction	500.00 un	10,000.00 /un 2.00%	5,000,000 1,058,656		
Part M4(2)	500.00 un	2,103.00 /un	1,051,500		
Part M4(3) Primary School Primary School 2	500.00 un	688.00 /un 1.00%	344,000 5,200,000 1,512,315		
River Mease SAC	500.00 un	412.00 /un	206,000	74,193,265	
PROFESSIONAL FEES					
Professional Fees		8.00%	5,230,957	5,230,957	
DISPOSAL FEES Marketing & Sales Agent Fees		3.00%	2,533,320		
Sales Legal Fee	500.00 un	750.00 /un	375,000	2,908,320	
MISCELLANEOUS FEES AH Profit		6.00%	1,361,520		
Market Profit		17.50%	14,777,700	16 130 220	
FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost				16,139,220 5,123,250	
TOTAL COSTS				107,149,558	
IOTAL OUT				107,149,000	

19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 40% Affordable Housing £17.31 CIL

107,149,558

19616 - LDC Local Plan & CIL Viability Assessment Land off Hay End Lane - 500 Residential Unit Greenfield 40% Affordable Housing £17.31 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

TOTAL COSTS

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REVENUE Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	300	27,240.00	3,100.00	281,480	84,444,000
Affordable Housing	<u>200</u>	<u>14,640.00</u>	1,550.00	113,460	22,692,000
Totals	500	41,880.00			107,136,000
Rental Area Summary		Initial	Net Rent	Initial	
Rental Area Gammary	Units	MRV/Unit	at Sale	MRV	
	72	10	720	720	
Investment Valuation					
Current Rent	720	YP @	5.0000%	20.0000	14,400
GROSS DEVELOPMENT VALUE				107,150,400	
Purchaser's Costs		5.85%	(842)		
Effective Purchaser's Costs Rate		5.85%	(0.12)		
				(842)	
NET DEVEL ORMENT VALUE				407.440.550	
NET DEVELOPMENT VALUE				107,149,558	
NET REALISATION				107,149,558	
				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
OUTLAY					
ACQUISITION COSTS					
Residualised Price (50.57 Ha @ 57,035.63 /Hect)			2,884,292		
, , , , , , , , , , , , , , , , , , , ,			, , -	2,884,292	
Stamp Duty			135,215		
Effective Stamp Duty Rate		4.69%			
Agent Fee		1.50%	43,264		
Legal Fee		0.75%	21,632	200,111	
				200,111	
CONSTRUCTION COSTS					
Construction	m²	Build Rate m ²	Cost		
Market Housing	28,050.00	1,211.00	33,968,550		
Affordable Housing	<u>15,660.00</u>	1,211.00	<u>18,964,260</u>		
Totals	43,710.00 m ²		52,932,810		
Contingency	500.00	3.00%	1,887,984		
Site Works & Infrastructure - Front	500.00 un	10,000.00 /un	5,000,000		
Site Works & Infrastructure - Ongoi Sustainable Design & Construction	500.00 un	10,000.00 /un	5,000,000		
CIL	28,050.00 m ²	2.00% 17.31	1,058,656 485,545		
Part M4(2)	500.00 m	2,103.00 /un	1,051,500		
Part M4(3)	500.00 un	688.00 /un	344,000		
Primary School	300.00 dii	1.00%	5,200,000		
Primary School 2		110070	1,512,315		
River Mease SAC	500.00 un	412.00 /un	206,000		
				74,678,811	
PROFESSIONAL FEES					
PROFESSIONAL FEES Professional Fees		8.00%	5,230,957		
1 Totessional 1 ces		0.0070	3,230,337	5,230,957	
DISPOSAL FEES				-,,	
Marketing & Sales Agent Fees		3.00%	2,533,320		
Sales Legal Fee	500.00 un	750.00 /un	375,000		
				2,908,320	
MISCELLANEOUS FEES					
AH Profit		6.00%	1,361,520		
Market Profit		17.50%	14,777,700		
				16,139,220	
FINANCE					
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				E 407 047	
Total Finance Cost				5,107,847	