APPENDIX 1

RESULTS TABLES AND GRAPHS

LARGE SITES

APPENDIX 1 - A

Site A

DTZ

Existing Use: **Industrial**

Site Description:	Demolition of light industrial and new-build spread over 6 buildings
Size (ha):	0.47
Land Price:	£1,625,984
Density (dph):	83
Total Units:	39
1 Bed Flat	8
2 Bed Flat	29
2 Bed Maisonette	2

IRR Viability Threshold: **10%**

Value / Tenure

70/30

	35%		**40%**		**45%**		**50%**	
	14* (10/4)**		16 (11/5)		18 (13/5)		19 (13/6)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	35%	54%	31%	54%	25%	52%	24%	51%
Mid Value	19%	36%	15%	35%	9%	32%	8%	30%
Low Value	3%	18%	-1%	16%	-6%	14%	-8%	11%

60/40

	35%		**40%**		**45%**		**50%**	
	14 (8/6)		16 (10/6)		18 (11/7)		19 (11/8)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	40%	56%	33%	56%	29%	55%	24%	54%
Mid Value	22%	37%	16%	36%	12%	34%	7%	33%
Low Value	5%	19%	0%	17%	-4%	15%	-9%	13%

50/50

	35%		**40%**		**45%**		**50%**	
	14 (7/7)		16 (8/8)		18 (9/9)		19 (9/8)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	45%	60%	38%	60%	34%	60%	29%	59%
Mid Value	27%	40%	20%	39%	16%	38%	11%	36%
Low Value	10%	21%	3%	19%	-1%	17%	-6%	15%

Maximum Level of Affordable Housing Provision

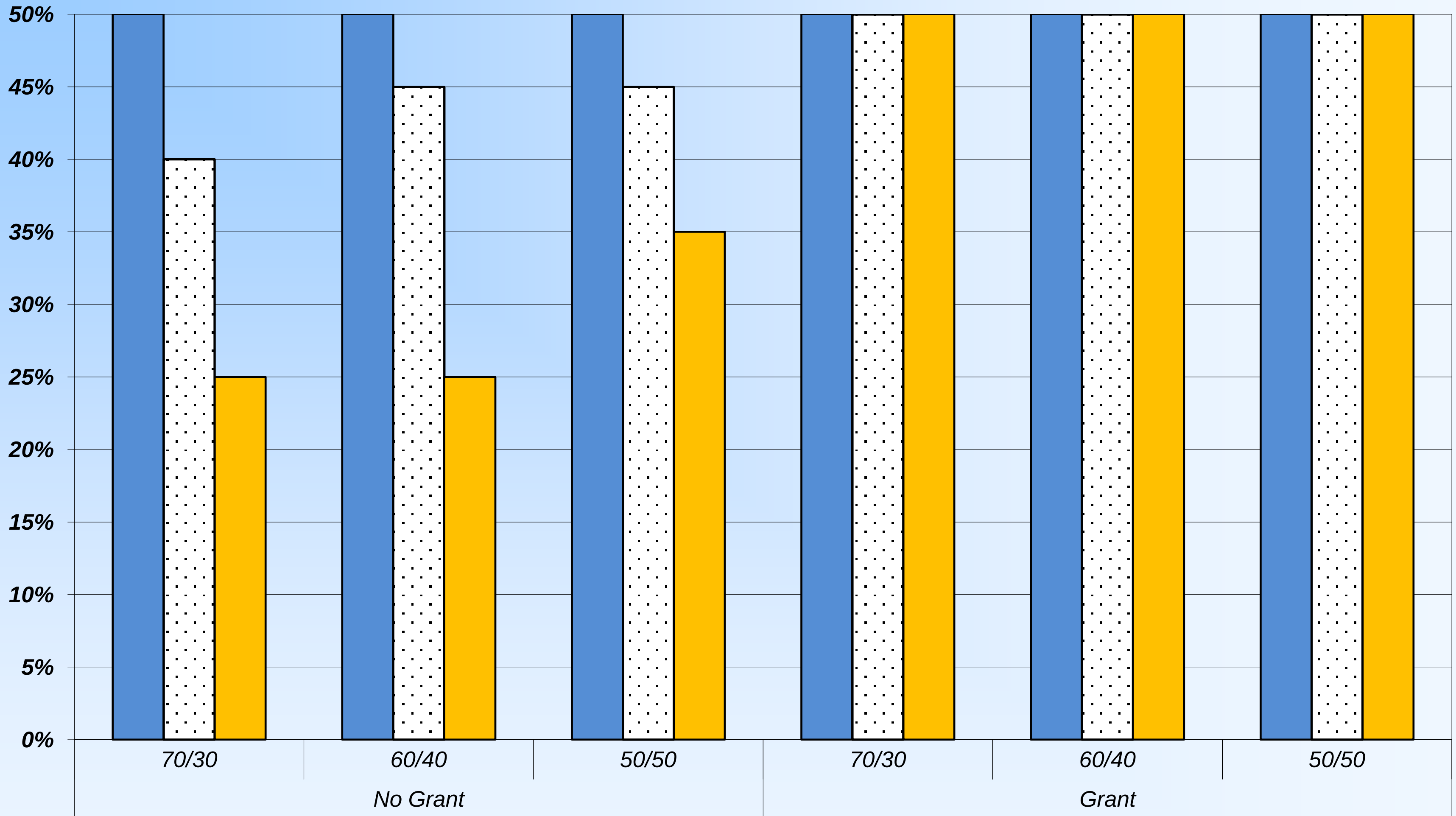
	No Grant			**Grant**		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	40%	45%	45%	50%	50%	50%
Low Value	*25%*	*25%*	*35%*	50%	50%	50%

** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

Graph 1.A - Site A (Industrial) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	70/30 (No Grant)	60/40 (No Grant)	50/50 (No Grant)	70/30 (Grant)	60/40 (Grant)	50/50 (Grant)
High Value	50%	50%	50%	50%	50%	50%
Mid Value	40%	45%	45%	50%	50%	50%
Low Value	25%	25%	35%	50%	50%	50%

APPENDIX 1 - B

Site B

DTZ

Existing Use: Community

Site Description:	Demolition and conversion of a community use in a district centre
Size (ha):	1.4
Land Price:	£4,843,356
Density (dph):	125
Total Units:	175
1 Bed Flat	51
2 Bed Flat	124

IRR Viability Threshold: 12%

Value / Tenure

70/30

	35%		40%		45%		50%	
	61*(43/18)**		70 (49/21)		79 (55/24)		87 (61/26)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	34%	44%	30%	43%	27%	42%	24%	41%
Mid Value	23%	34%	20%	32%	17%	32%	13%	30%
Low Value	12%	22%	8%	21%	5%	20%	2%	19%

60/40

	35%		40%		45%		50%	
	61 (37/24)		70 (42/28)		79 (47/32)		87 (52/35)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	35%	45%	32%	45%	30%	44%	27%	43%
Mid Value	24%	34%	21%	34%	19%	33%	16%	32%
Low Value	12%	23%	10%	22%	7%	21%	4%	20%

50/50

	35%		40%		45%		50%	
	61 (31/30)		70 (36/35)		79 (40/39)		87 (44/43)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	37%	46%	35%	46%	32%	46%	30%	45%
Mid Value	25%	35%	23%	35%	21%	34%	18%	33%
Low Value	14%	23%	11%	23%	9%	22%	6%	21%

Maximum Level of Affordable Housing Provision

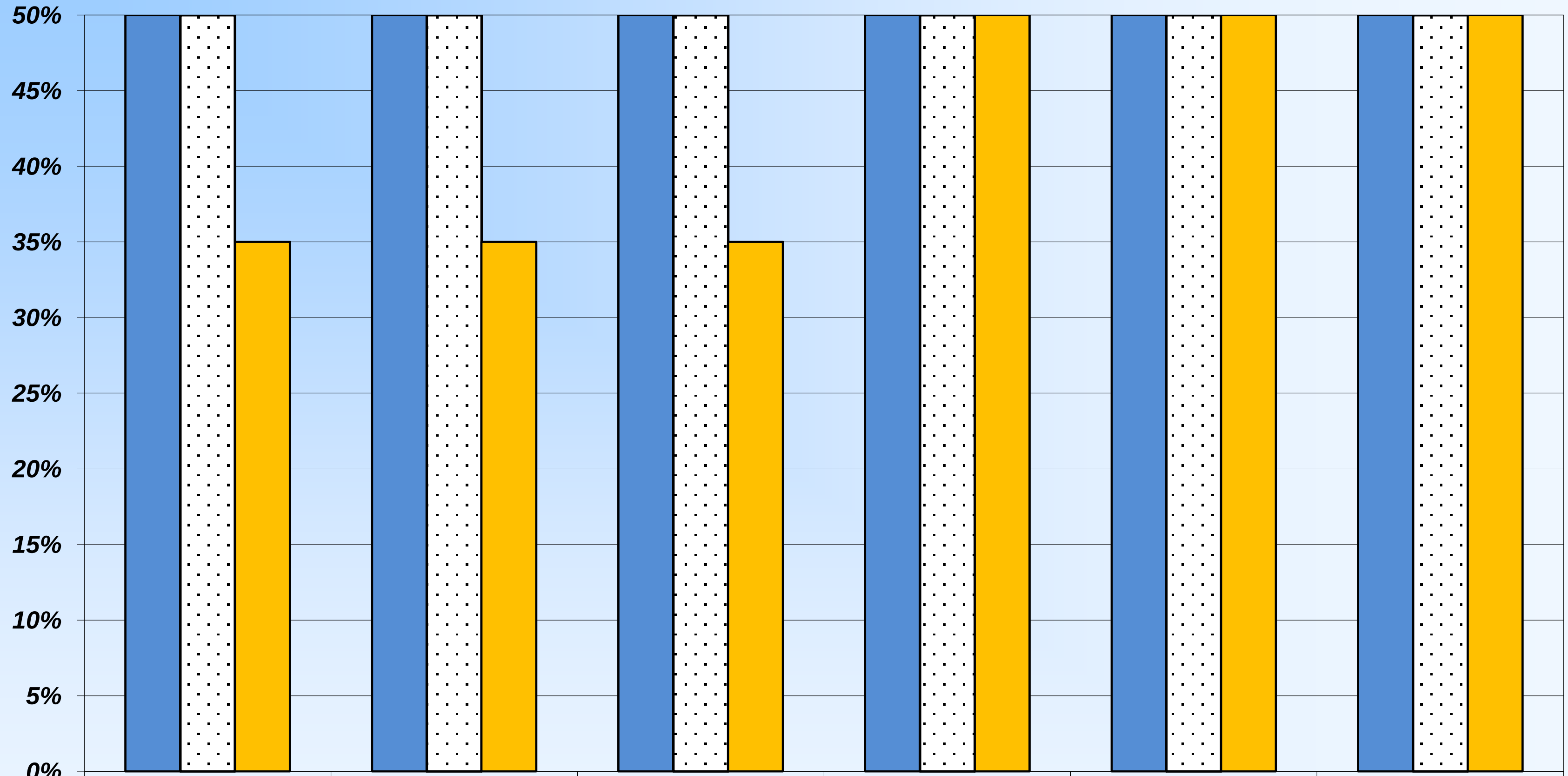
	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	50%	50%	50%	50%	50%	50%
Low Value	35%	35%	35%	50%	50%	50%

** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

Graph 1.B - Site B (Community Use) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	70/30	60/40	50/50	70/30	60/40	50/50
	No Grant			Grant		
High Value	50%	50%	50%	50%	50%	50%
Mid Value	50%	50%	50%	50%	50%	50%
Low Value	35%	35%	35%	50%	50%	50%

APPENDIX 1 - C

Site C

DTZ

Existing Use: Office

Site Description:	Demolition and conversion of 7 storey office building
Size (ha):	0.27
Land Price:	£5,166,638
Density (dph):	355
Total Units:	96
1 Bed Flat	52
2 Bed Flat	39
3 Bed Flat	5

IRR Viability Threshold: 12%

Value / Tenure

70/30

	35%		40%		45%		50%	
	34* (24/10)**		38 (27/11)		43 (30/13)		48 (34/14)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	14%	21%	11%	20%	9%	19%	5%	17%
Mid Value	6%	13%	3%	12%	1%	11%	-3%	9%
Low Value	-3%	5%	-6%	4%	-8%	2%	-12%	1%

60/40

	35%		40%		45%		50%	
	34 (20/14)		38 (23/15)		43 (26/17)		48 (29/19)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	15%	22%	14%	21%	10%	20%	7%	18%
Mid Value	7%	14%	5%	13%	2%	12%	-2%	10%
Low Value	-2%	5%	-4%	4%	-7%	3%	-10%	1%

50/50

	35%		40%		45%		50%	
	34 (17/17)		38 (19/19)		43 (22/21)		48 (24/24)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	16%	23%	14%	22%	12%	21%	10%	20%
Mid Value	8%	14%	6%	14%	3%	12%	1%	12%
Low Value	-1%	5%	-3%	5%	-6%	3%	-8%	2%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	35%	40%	45%	50%	50%	50%
Mid Value	*25%*	*25%*	*30%*	35%	40%	50%
Low Value	*<25%*	*<25%*	*<25%*	*25%*	*25%*	*25%*

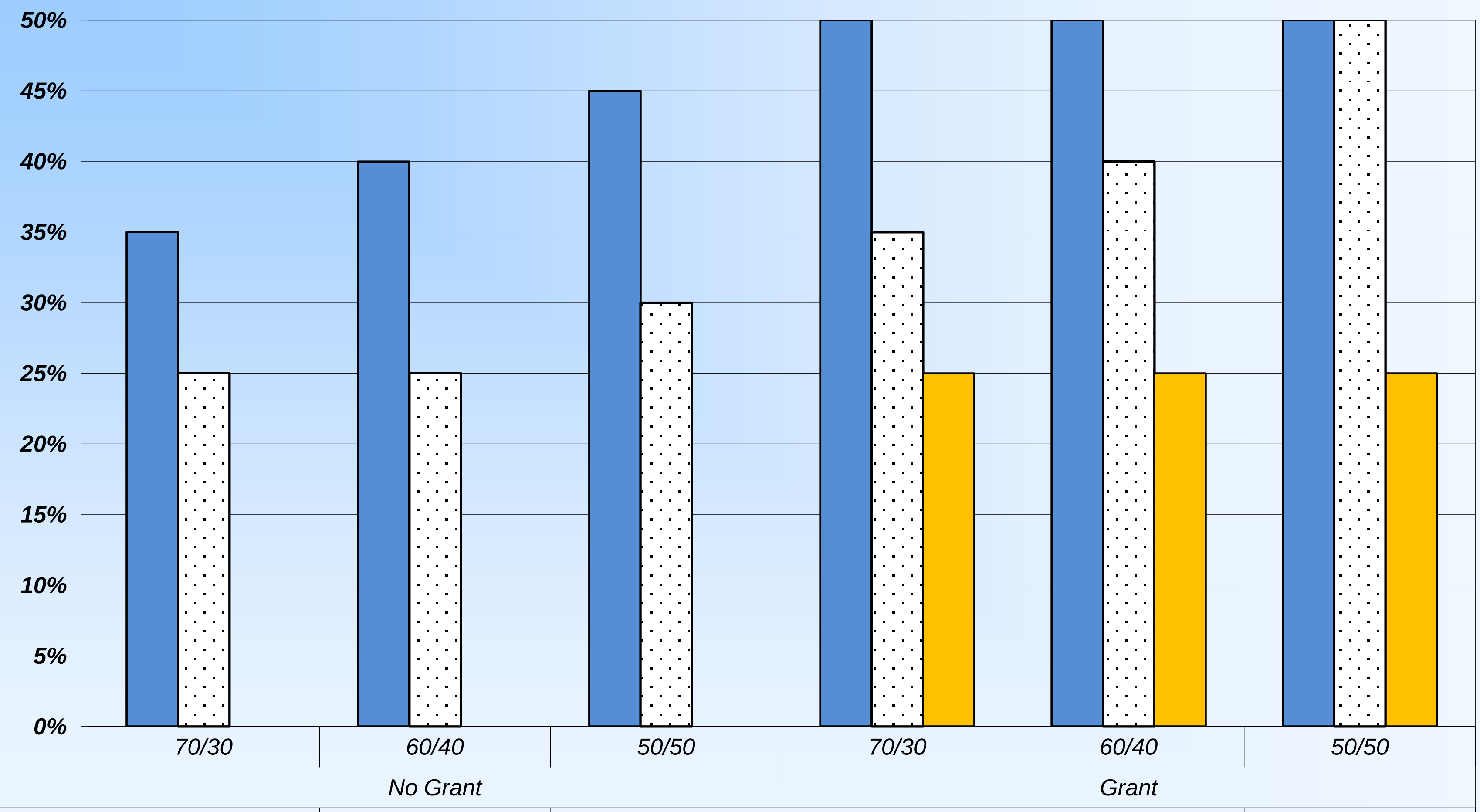
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.C - Site C (Office) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	35%	40%	45%	50%	50%	50%
Mid Value	25%	25%	30%	35%	40%	50%
Low Value	0%	0%	0%	25%	25%	25%

APPENDIX 1 - D

Site D

DTZ

Existing Use: Office

Site Description:	Demolition and refurbishment of office premises
Size (ha):	0.54
Land Price:	£8,200,808
Density (dph):	322
Total Units:	174
Studio	19
1 Bed Flat	58
2 Bed Flat	97

IRR Viability Threshold: 12%

Value / Tenure

70/30

	35%		40%		45%		50%	
	61*(43/18)**		70 (49/21)		78 (54/24)		87 (61/26)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	18%	26%	15%	25%	13%	24%	9%	22%
Mid Value	9%	17%	7%	16%	4%	15%	1%	14%
Low Value	0%	8%	-2%	7%	-5%	6%	-8%	5%

60/40

	35%		40%		45%		50%	
	61 (37/24)		70 (42/28)		78 (47/31)		87 (52/35)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	19%	27%	17%	26%	14%	25%	12%	24%
Mid Value	11%	18%	8%	17%	6%	16%	3%	15%
Low Value	1%	9%	-1%	8%	-4%	7%	-6%	6%

50/50

	35%		40%		45%		50%	
	61 (31/30)		70 (36/35)		78 (39/39)		87 (44/43)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	21%	28%	19%	27%	16%	26%	14%	25%
Mid Value	12%	19%	10%	18%	7%	17%	5%	16%
Low Value	2%	9%	0%	9%	-3%	7%	-5%	6%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	45%	50%	50%	50%	50%	50%
Mid Value	*30%*	*30%*	35%	50%	50%	50%
Low Value	*<25%*	*<25%*	*<25%*	*30%*	*30%*	*30%*

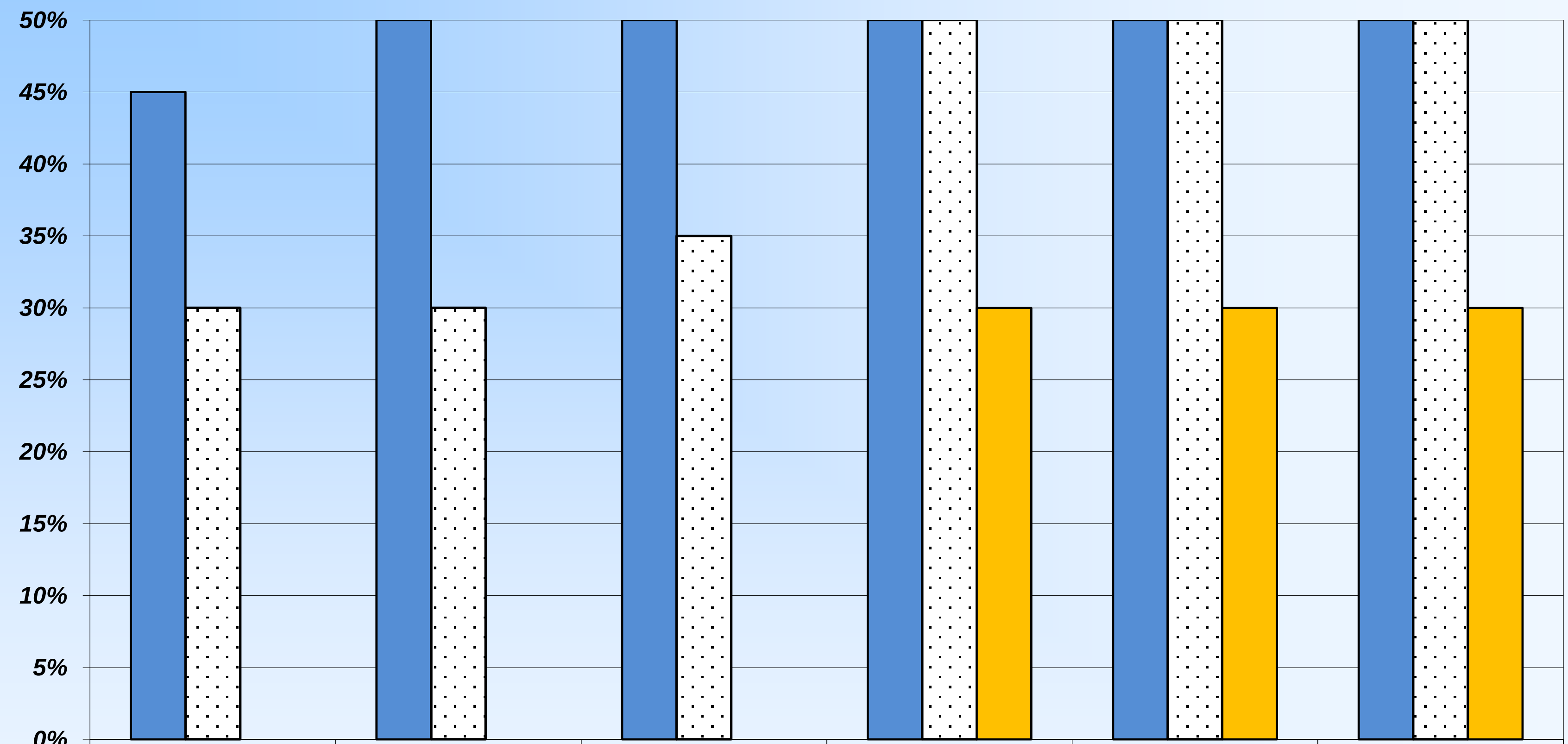
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.D - Site D (Office) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	45%	50%	50%	50%	50%	50%
Mid Value	30%	30%	35%	50%	50%	50%
Low Value	0%	0%	0%	30%	30%	30%

APPENDIX 1 - E

Site E

DTZ

Existing Use: Industrial

Site Description:	Demolition and conversion of industrial premises
Size (ha):	0.4
Land Price:	£1,383,816
Density (dph):	128
Total Units:	51
1 bed flat	20
2 bed flat	31

IRR Viability Threshold: 12%

Value / Tenure

70/30

	35%		40%		45%		50%	
	18*(13/5)**		20 (14/6)		23 (16/7)		26 (18/8)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	54%	81%	51%	82%	45%	83%	39%	83%
Mid Value	34%	58%	32%	58%	26%	58%	20%	57%
Low Value	16%	36%	13%	36%	8%	34%	2%	33%

60/40

	35%		40%		45%		50%	
	18 (11/7)		20 (12/8)		23 (14/9)		26 (16/10)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	58%	84%	56%	86%	50%	87%	44%	89%
Mid Value	38%	60%	35%	61%	29%	61%	23%	61%
Low Value	18%	37%	15%	37%	10%	36%	4%	35%

50/50

	35%		40%		45%		50%	
	18 (9/9)		20 (10/10)		23 (12/11)		26 (13/13)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	63%	88%	60%	90%	55%	92%	51%	97%
Mid Value	41%	63%	38%	64%	33%	64%	28%	66%
Low Value	21%	39%	18%	39%	12%	38%	7%	38%

Maximum Level of Affordable Housing Provision

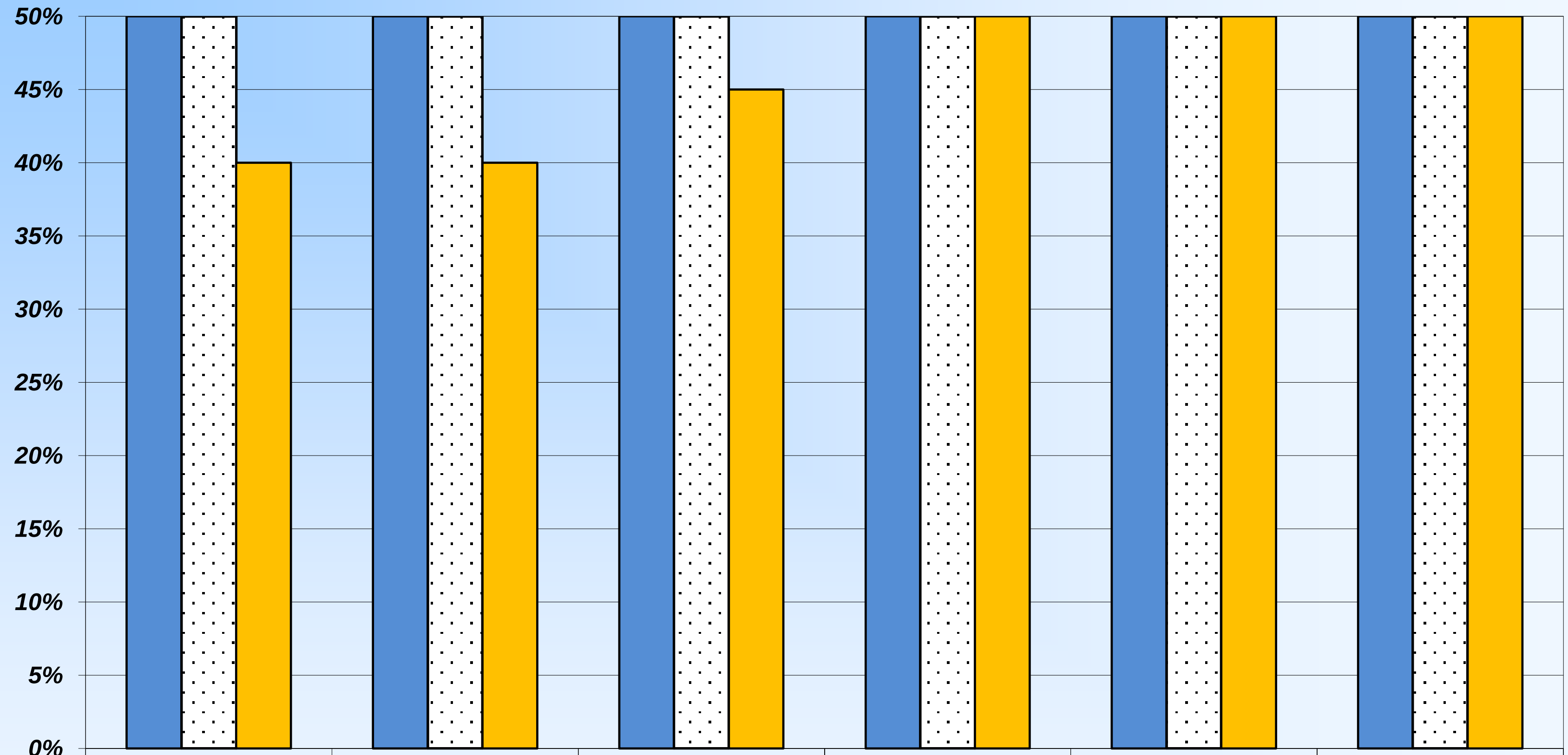
	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	50%	50%	50%	50%	50%	50%
Low Value	40%	40%	45%	50%	50%	50%

** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

Graph 1.E - Site E (Industrial) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	50%	50%	50%	50%	50%	50%
Low Value	40%	40%	45%	50%	50%	50%

APPENDIX 1 - F

Site F

DTZ

Existing Use: Office

Site Description:	Demolition and conversion of office premises and adjoining vacant land
Size (ha):	0.097
Land Price:	£670,973
Density (dph):	113
Total Units:	11
1 Bed Flat	4
2 Bed Flat	7

IRR Viability Threshold: 10%

Value / Tenure

70/30

	35%		40%		45%		50%	
	4*(3/1)**		4 (3/1)		5 (4/1)		5 (4/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	14%	29%	14%	29%	4%	22%	4%	22%
Mid Value	1%	14%	1%	14%	-8%	8%	-8%	8%
Low Value	-11%	0%	-11%	0%	-20%	-6%	-20%	-6%

60/40

	35%		40%		45%		50%	
	4 (2/2)		4 (2/2)		5 (3/2)		5 (3/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	21%	35%	21%	35%	11%	29%	11%	29%
Mid Value	7%	19%	7%	19%	-3%	13%	-3%	13%
Low Value	-7%	3%	-7%	3%	-16%	-2%	-16%	-2%

50/50

	35%		40%		45%		50%	
	4 (2/2)		4 (2/2)		5 (3/2)		5 (3/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	21%	35%	21%	35%	11%	29%	11%	29%
Mid Value	7%	19%	7%	19%	-3%	13%	-3%	13%
Low Value	-7%	3%	-7%	3%	-16%	-2%	-16%	-2%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	40%	50%	50%	50%	50%	50%
Mid Value	*<25%*	*30%*	*30%*	40%	50%	50%
Low Value	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*

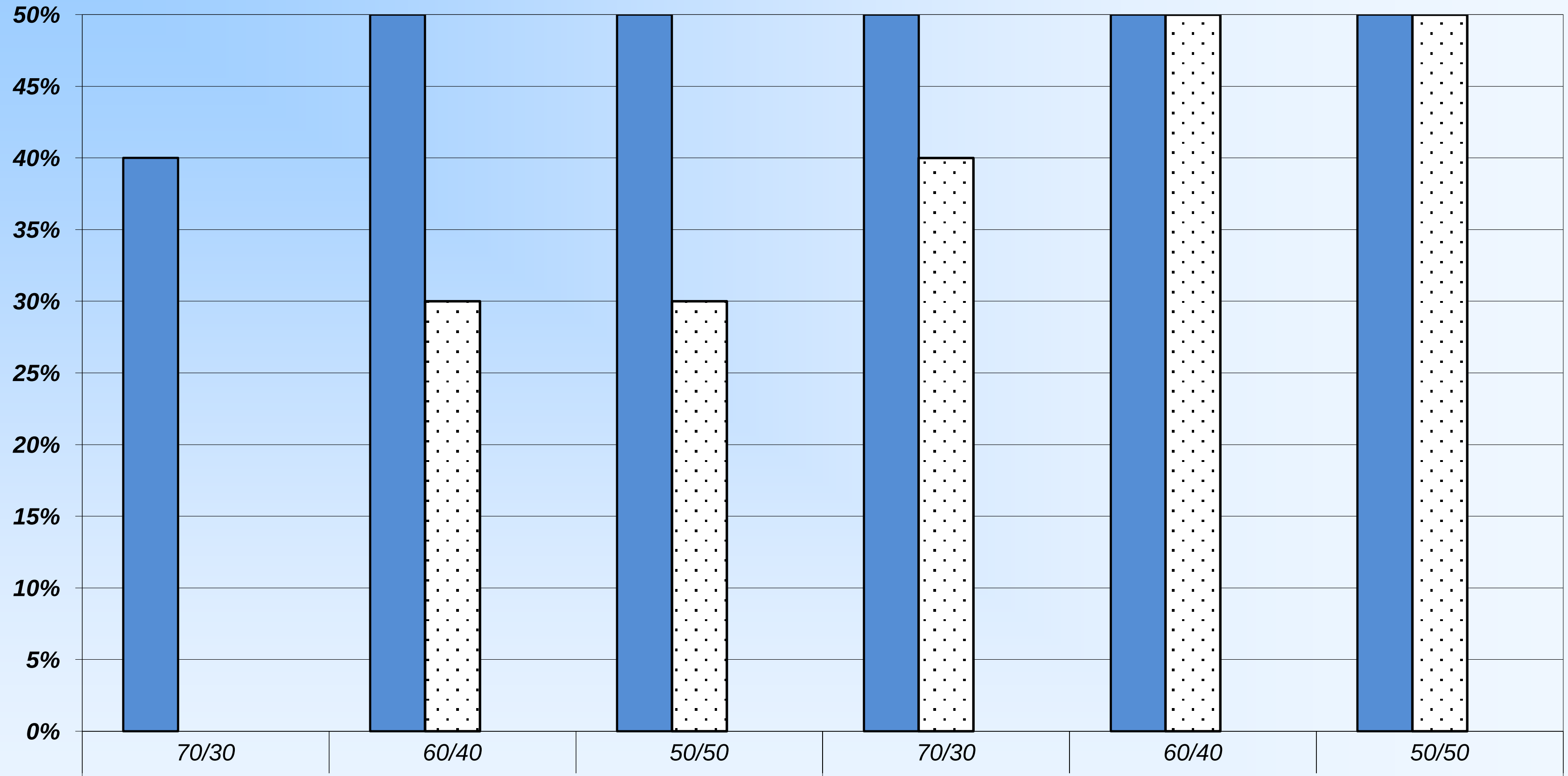
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.F - Site F (Office) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	70/30	60/40	50/50	70/30	60/40	50/50
	No Grant			Grant		
High Value	40%	50%	50%	50%	50%	50%
Mid Value	0%	30%	30%	40%	50%	50%
Low Value	0%	0%	0%	0%	0%	0%

APPENDIX 1 - G

Site G

DTZ

Existing Use: Retail

Site Description: Demolition and conversion of retail premises and car parking

Size (ha):	0.081
Land Price:	£1,205,594
Density (dph):	234
Total Units:	19
1 Bed Flat	8
2 Bed Flat	11

IRR Viability Threshold: 10%

Value / Tenure

70/30

	35%		40%		45%		50%	
	7* (5/2)**		8 (6/2)		9 (6/3)		9 (6/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	14%	28%	9%	28%	6%	26%	6%	26%
Mid Value	1%	13%	-4%	13%	-7%	11%	-7%	11%
Low Value	-12%	-1%	-16%	-1%	-19%	-3%	-19%	-3%

60/40

	35%		40%		45%		50%	
	7 (4/3)		8 (5/3)		9 (5/4)		9 (5/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	17%	30%	11%	27%	8%	26%	8%	26%
Mid Value	3%	15%	-2%	12%	-5%	11%	-5%	11%
Low Value	-10%	0%	-15%	-3%	-18%	-4%	-18%	-4%

50/50

	35%		40%		45%		50%	
	7 (4/3)		8 (4/4)		9 (5/4)		9 (5/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	21%	32%	15%	30%	8%	26%	8%	26%
Mid Value	7%	17%	1%	14%	-5%	11%	-5%	11%
Low Value	-6%	2%	-13%	-1%	-18%	-4%	-18%	-4%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	35%	40%	40%	50%	50%	50%
Mid Value	*<25%*	*<25%*	*25%*	50%	50%	50%
Low Value	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*

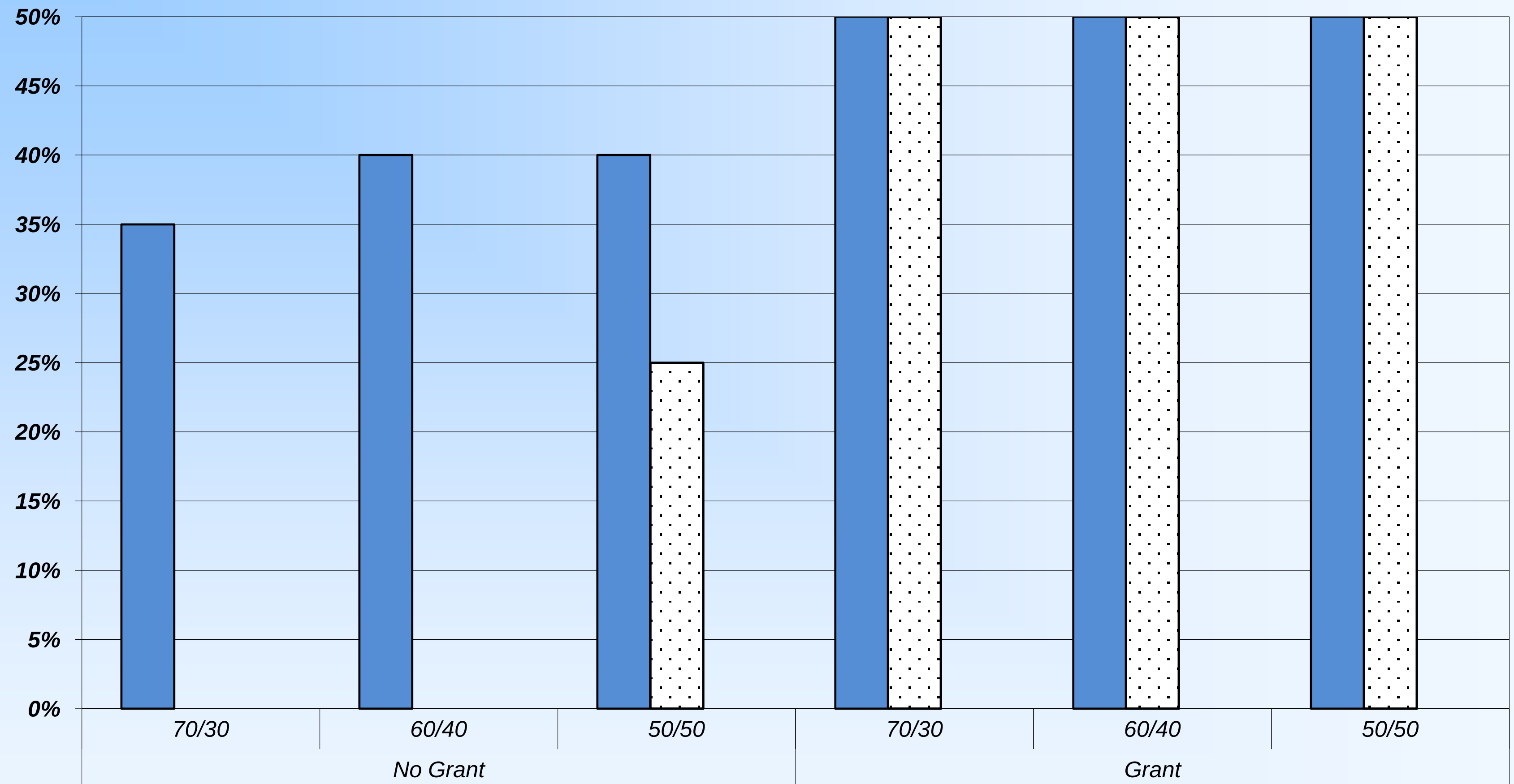
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.G - Site G (Retail) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	70/30	60/40	50/50	70/30	60/40	50/50
	No Grant			Grant		
High Value	35%	40%	40%	50%	50%	50%
Mid Value	0%	0%	25%	50%	50%	50%
Low Value	0%	0%	0%	0%	0%	0%

APPENDIX 1 - H

Site H

DTZ

Existing Use: Public House

Site Description:	Demolition and conversion of public house
Size (ha):	0.119
Land Price:	£280,000
Density (dph):	151
Total Units:	19
1 Bed Flat	8
2 Bed Flat	8
2 Bed Bungalow	2

IRR Viability Threshold: 10%

Value / Tenure

70/30

	35%		40%		45%		50%	
	6* (4/2)**		7 (5/2)		8 (6/2)		9 (6/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	79%	112%	71%	113%	65%	117%	65%	130%
Mid Value	56%	84%	48%	84%	42%	86%	40%	94%
Low Value	33%	57%	27%	57%	21%	58%	18%	61%

60/40

	35%		40%		45%		50%	
	6 (4/2)		7 (4/3)		(5/3)		9 (5/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	79%	112%	80%	122%	72%	125%	73%	138%
Mid Value	56%	84%	55%	90%	47%	91%	46%	99%
Low Value	33%	57%	31%	60%	24%	60%	22%	63%

50/50

	35%		40%		45%		50%	
	6 (3/3)		7 (4/3)		8 (4/4)		9 (5/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	86%	118%	80%	122%	82%	134%	73%	138%
Mid Value	60%	88%	55%	90%	55%	97%	46%	99%
Low Value	36%	59%	31%	60%	29%	64%	22%	63%

Maximum Level of Affordable Housing Provision

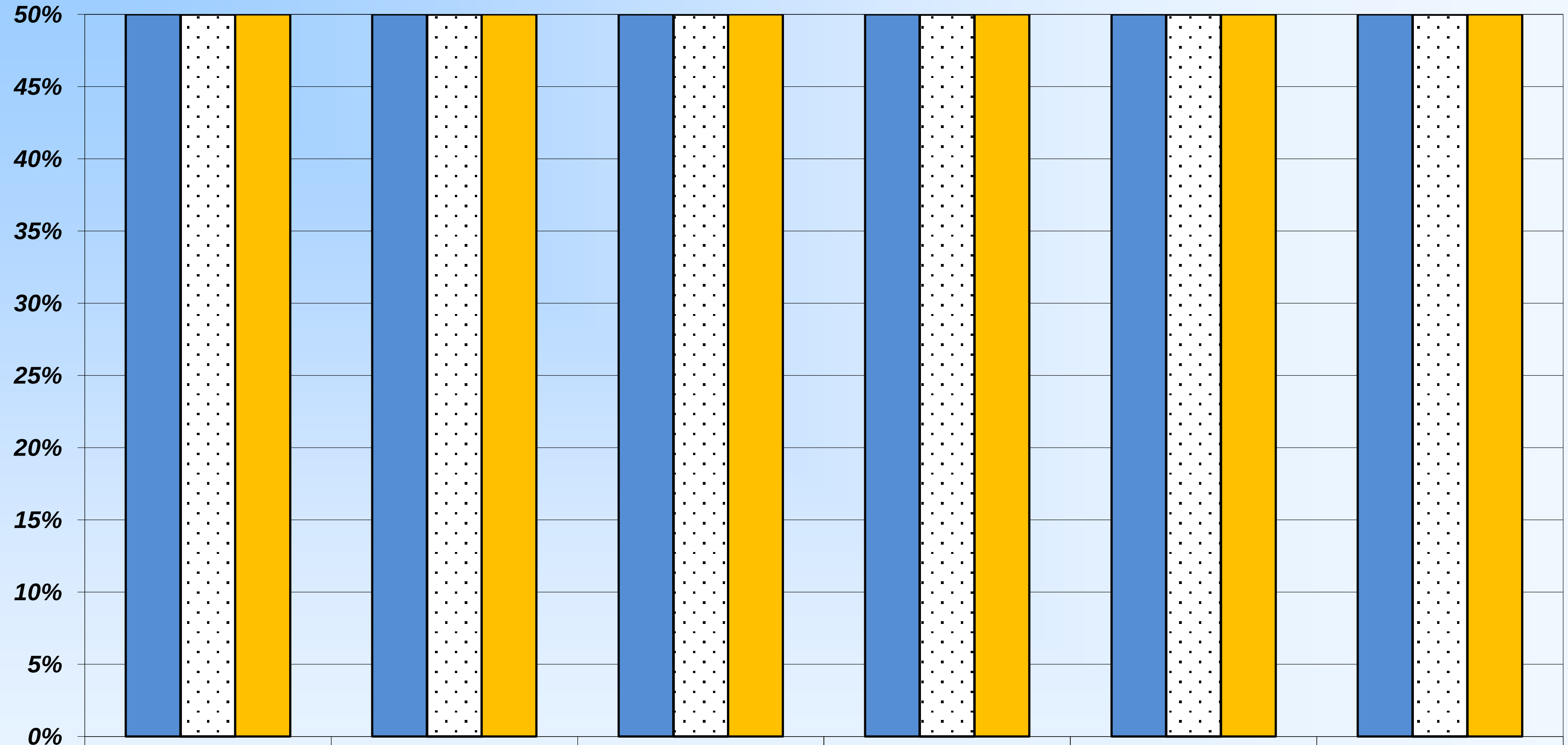
	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	50%	50%	50%	50%	50%	50%
Low Value	50%	50%	50%	50%	50%	50%

** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

Graph 1.H - Site H (Fmr Public House) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	50%	50%	50%	50%	50%	50%
Low Value	50%	50%	50%	50%	50%	50%

APPENDIX 1 - I

Site I

DTZ

Existing Use: **Residential - EUV Varied** | **IRR Viability Threshold:** **10%**

Site Description: Demolition of 4 large residential dwellings and redevelopment on land

Size (ha):	0.5			
Density (dph):	94		Land price:	
Total Units:	47		High	£3,450,000
1 Bed Flat	14		Mid	£2,760,000
2 Bed Flat	33		Low	£2,070,000

Value / Tenure

70/30

	35%		**40%**		**45%**		**50%**	
	17* (12/5)**		19 (13/6)		21 (15/6)		24 (17/7)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	8%	20%	5%	18%	0%	15%	-6%	12%
Mid Value	5%	18%	2%	16%	-3%	14%	-9%	10%
Low Value	1%	15%	-2%	14%	-7%	11%	-13%	9%

60/40

	35%		**40%**		**45%**		**50%**	
	17 (10/7)		19 (11/6)		21 (13/8)		24 (14/10)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	10%	22%	9%	21%	5%	17%	-2%	14%
Mid Value	7%	19%	6%	18%	2%	15%	-6%	13%
Low Value	3%	16%	2%	16%	-3%	13%	-10%	11%

50/50

	35%		**40%**		**45%**		**50%**	
	17 (9/8)		19 (10/9)		21 (11/10)		24 (12/12)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	11%	22%	8%	21%	5%	19%	0%	17%
Mid Value	8%	20%	5%	19%	1%	17%	-3%	15%
Low Value	4%	17%	0%	16%	-3%	14%	-8%	12%

Maximum Level of Affordable Housing Provision

	No Grant			**Grant**		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	*30%*	35%	35%	50%	50%	50%
Mid Value	*25%*	*30%*	*30%*	50%	50%	50%
Low Value	*<25%*	*<25%*	*<25%*	*25%*	*25%*	*25%*

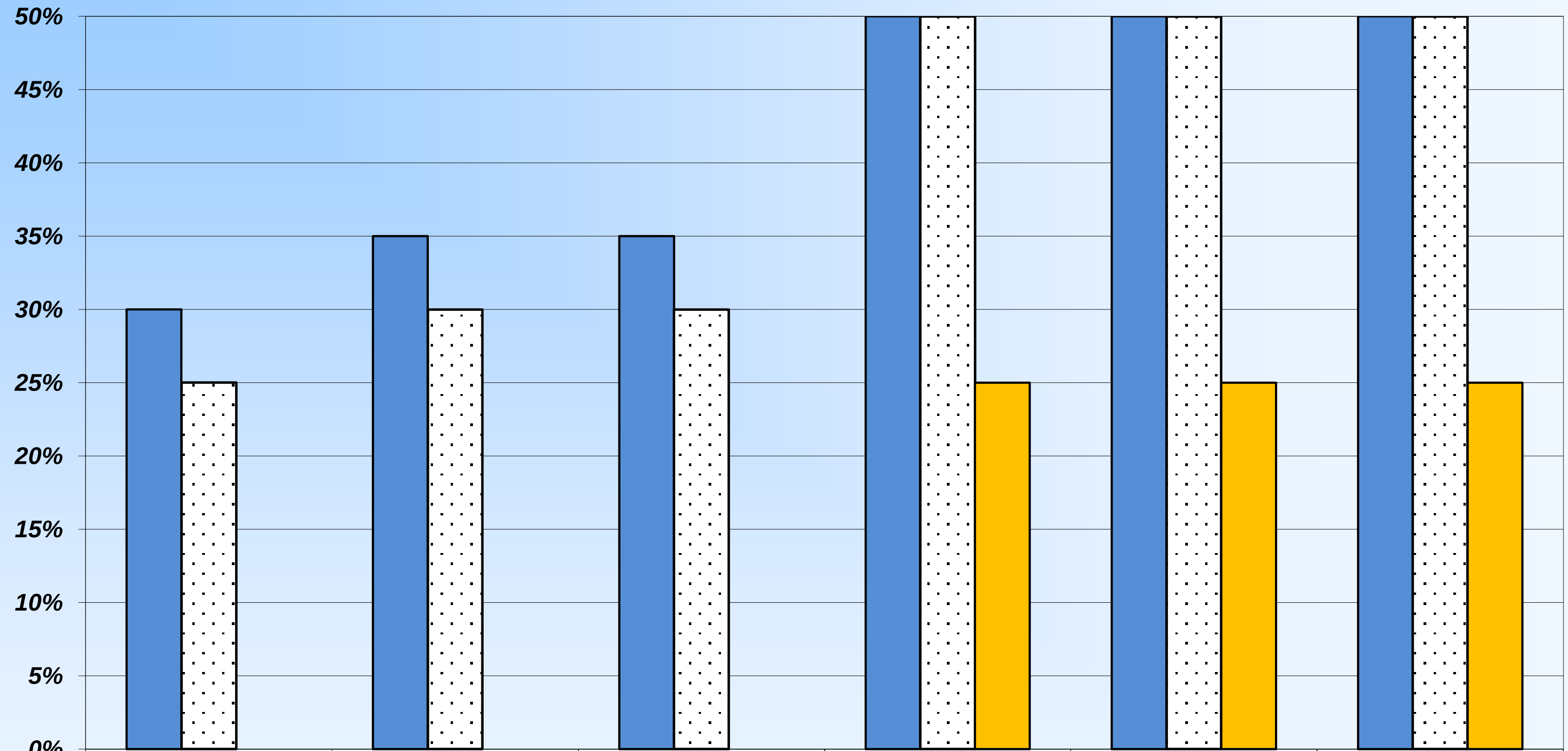
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.I - Site I (Resiential) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	70/30	60/40	50/50	70/30	60/40	50/50
	No Grant			Grant		
High Value	30%	35%	35%	50%	50%	50%
Mid Value	25%	30%	30%	50%	50%	50%
Low Value	0%	0%	0%	25%	25%	25%

APPENDIX 1 - J

Site J

DTZ

Existing Use: Residential - EUV Varied **IRR Viability Threshold: 10%**

Site Description: Redevelopment on land of one large Victorian property converted into three flats

Size (ha):	0.134			
Density (dph):	75		Land Price:	
Total Units:	10		High	£900,000
1 Bed Flat	3		Mid	£750,000
2 Bed Flat	7		Low	£600,000

Value / Tenure

70/30

	35%		40%		45%		50%	
	4*(3/1)**		4 (3/1)		5 (4/1)		5 (4/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-5%	5%	-5%	5%	-16%	-2%	-16%	-2%
Mid Value	-9%	3%	-9%	3%	-19%	-5%	-19%	-5%
Low Value	-13%	-1%	-13%	-1%	-23%	-7%	-23%	-7%

60/40

	35%		40%		45%		50%	
	4 (2/2)		4 (2/2)		5 (3/2)		5 (3/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	0%	10%	0%	10%	-10%	3%	-10%	3%
Mid Value	-4%	7%	-4%	7%	-14%	0%	-14%	0%
Low Value	-8%	3%	-8%	3%	-18%	-3%	-18%	-3%

50/50

	35%		40%		45%		50%	
	4 (2/2)		4 (2/2)		5 (3/2)		5 (3/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	0%	10%	0%	10%	-10%	3%	-10%	3%
Mid Value	-4%	7%	-4%	7%	-14%	0%	-14%	0%
Low Value	-8%	3%	-8%	3%	-18%	-3%	-18%	-3%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	*<25%*	*<25%*	*<25%*	*25%*	40%	40%
Mid Value	*<25%*	*<25%*	*<25%*	*<25%*	*30%*	*30%*
Low Value	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*

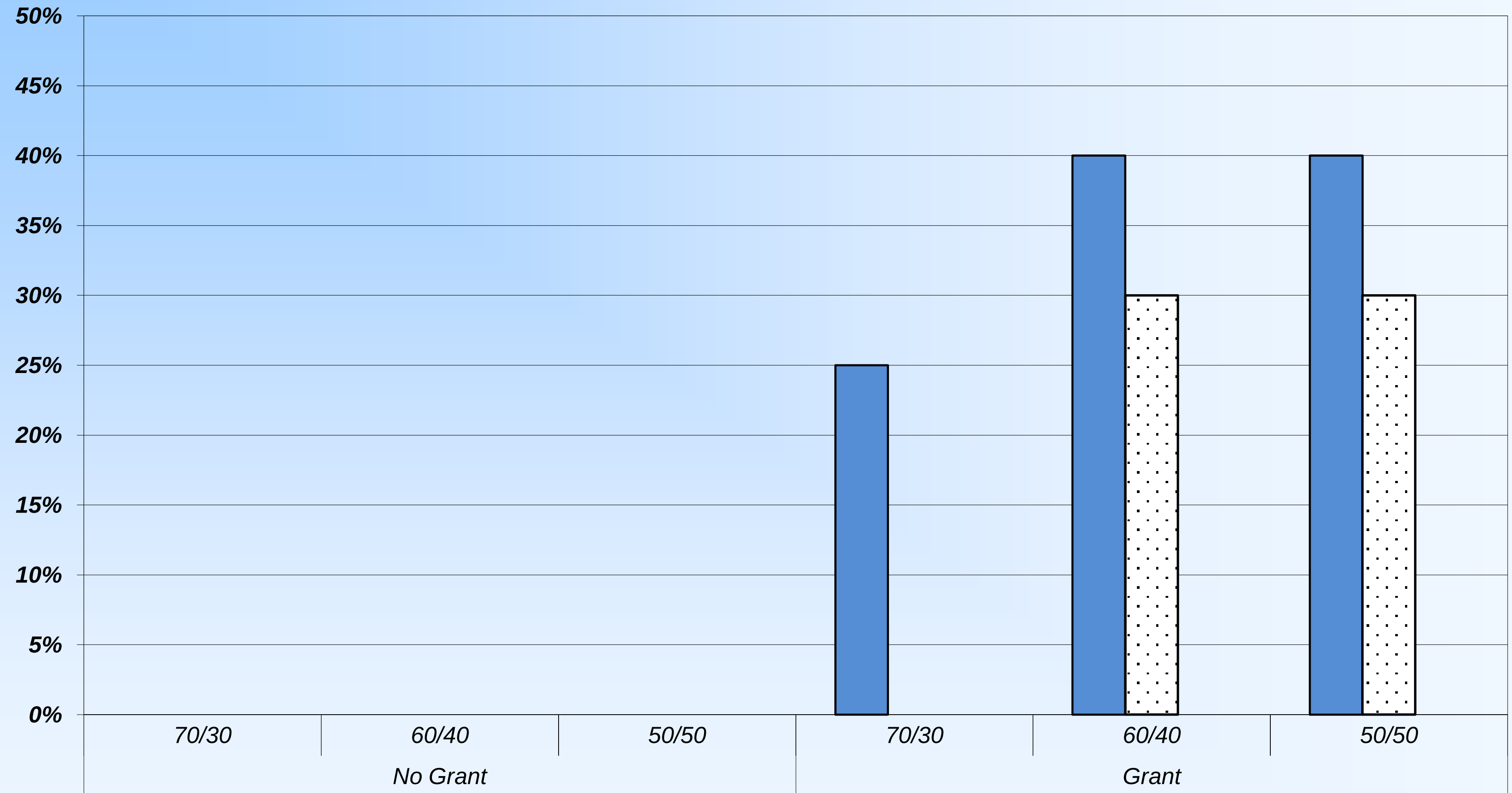
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.J - Site J (Residential) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant 70/30	No Grant 60/40	No Grant 50/50	Grant 70/30	Grant 60/40	Grant 50/50
High Value	0%	0%	0%	25%	40%	40%
Mid Value	0%	0%	0%	0%	30%	30%
Low Value	0%	0%	0%	0%	0%	0%

APPENDIX 1 - K

Site K

DTZ

Existing Use: Residential - EUV Varied — **IRR Viability Threshold: 10%**

Site Description:	Demolition and redevelopment on land of three semi detached dwellings		
Size (ha):	0.25		
Density (dph):	72	High	£1,241,589
Total Units:	18	Mid	£1,034,589
2 bed flats	18	Low	£827,590

Value / Tenure

70/30

	35%		40%		45%		50%	
	6* (4/2)**		7 (5/2)		8 (6/2)		9 (6/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	16%	27%	11%	24%	5%	20%	2%	19%
Mid Value	11%	22%	5%	19%	-1%	16%	-4%	14%
Low Value	4%	16%	-2%	13%	-7%	10%	-11%	8%

60/40

	35%		40%		45%		50%	
	6 (4/2)		7 (4/3)		8 (5/3)		9 (5/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	16%	27%	14%	27%	8%	23%	5%	22%
Mid Value	11%	22%	8%	21%	2%	18%	-1%	16%
Low Value	4%	16%	1%	15%	-5%	12%	-8%	10%

50/50

	35%		40%		45%		50%	
	6 (3/3)		7 (4/3)		8 (4/4)		9 (5/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	20%	30%	14%	27%	11%	26%	5%	22%
Mid Value	13%	24%	8%	21%	5%	20%	-1%	16%
Low Value	6%	17%	1%	15%	-2%	13%	-8%	10%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	40%	40%	45%	50%	50%	50%
Mid Value	35%	35%	35%	50%	50%	50%
Low Value	<25%	<25%	25%	45%	50%	50%

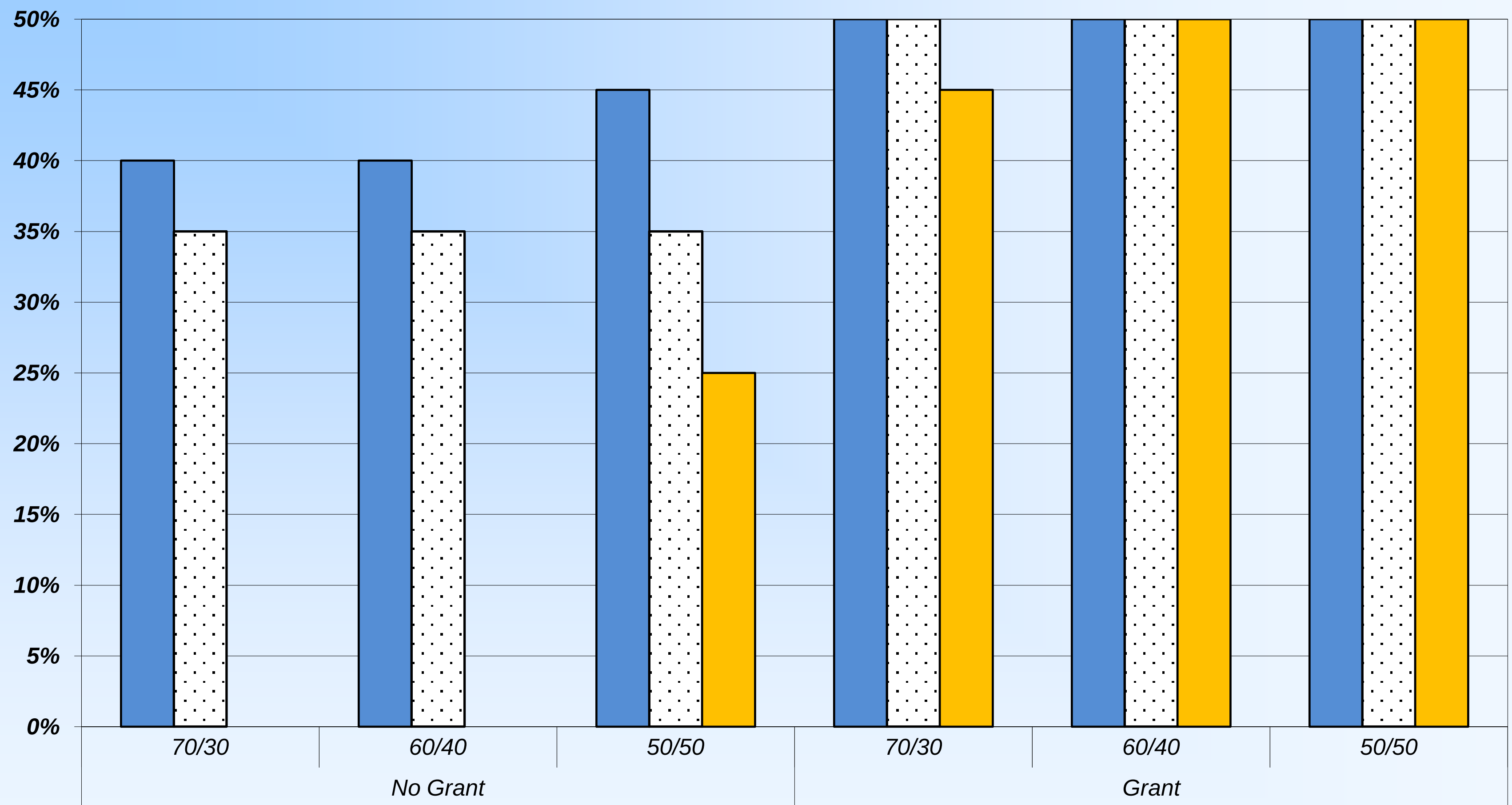
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.K - Site K (Residential) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant 70/30	No Grant 60/40	No Grant 50/50	Grant 70/30	Grant 60/40	Grant 50/50
High Value	40%	40%	45%	50%	50%	50%
Mid Value	35%	35%	35%	50%	50%	50%
Low Value	0%	0%	25%	45%	50%	50%

APPENDIX 1 - L

Site L

DTZ

Existing Use: Residential - EUV Varied **IRR Viability Threshold: 10%**

Site Description:	Demolition of two detached dwellings and redevelopment on land		
Size (ha):	0.144		
Density (dph):	111	High	£1,495,000
Total Units:	16	Mid	£1,150,000
1 Bed Flat	1	Low	£805,000
2 Bed Flat	15		

Value / Tenure

70/30

	35%		40%		45%		50%	
	6*(4/2)**		6 (4/2)		7 (5/2)		8 (6/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-2%	8%	-2%	8%	-8%	3%	-14%	-1%
Mid Value	-2%	9%	-2%	9%	-8%	5%	-15%	0%
Low Value	-3%	10%	-3%	10%	-9%	7%	-15%	3%

60/40

	35%		40%		45%		50%	
	6 (4/2)		6 (4/2)		7 (4/3)		8 (5/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-2%	8%	-2%	8%	-5%	6%	-12%	1%
Mid Value	-2%	9%	-2%	9%	-6%	7%	-12%	2%
Low Value	-3%	10%	-3%	10%	-6%	8%	-13%	5%

50/50

	35%		40%		45%		50%	
	6 (3/3)		6 (3/3)		7 (4/3)		8 (4/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	1%	10%	1%	10%	-5%	6%	-9%	3%
Mid Value	1%	11%	1%	11%	-6%	7%	-10%	5%
Low Value	0%	12%	0%	12%	-6%	8%	-10%	7%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	*<25%*	*<25%*	*<25%*	*30%*	*30%*	35%
Mid Value	*<25%*	*<25%*	*<25%*	*30%*	*30%*	40%
Low Value	*<25%*	*<25%*	*<25%*	40%	40%	40%

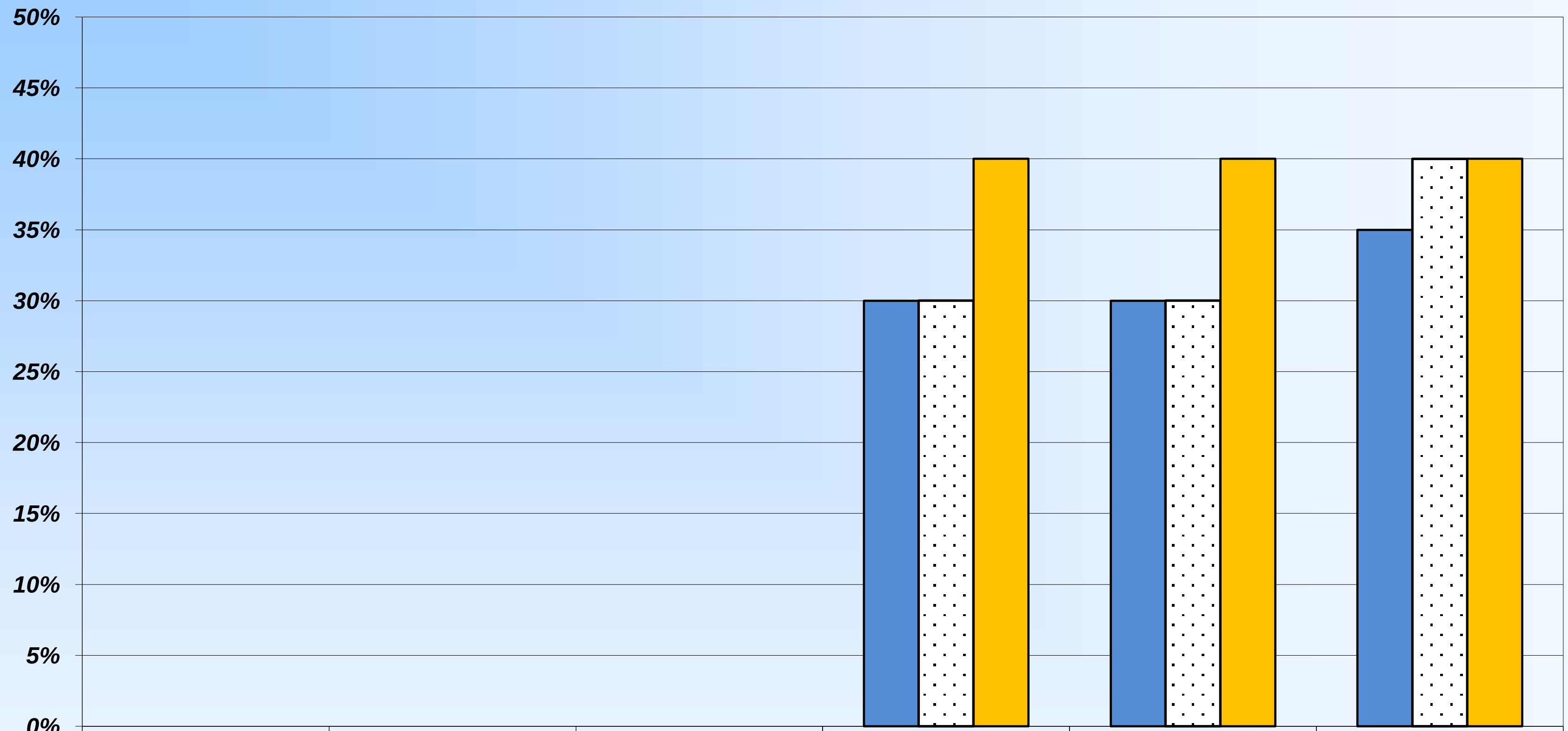
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.L - Site L (Residential) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	70/30	60/40	50/50	70/30	60/40	50/50
	No Grant			Grant		
High Value	0%	0%	0%	30%	30%	35%
Mid Value	0%	0%	0%	30%	30%	40%
Low Value	0%	0%	0%	40%	40%	40%

APPENDIX 1 - M

Site M

DTZ

Existing Use: Residential - EUV Varied **IRR Viability Threshold: 10%**

Site Description:	Demolition and redevelopment of 4 large detached houses			
Size (ha):	0.12			
Density (dph):	48		Land Price:	
Total Units:	19		High	£3,450,000
3 Bed House	3		Mid	£2,760,000
4 Bed House	16		Low	£2,070,000

Value / Tenure

70/30

	35%		40%		45%		50%	
	7* (5/2)**		8 (6/2)		9 (6/3)		9 (6/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-2%	3%	-7%	-1%	-10%	-3%	-10%	-3%
Mid Value	1%	7%	-4%	3%	-7%	0%	-7%	0%
Low Value	4%	12%	-1%	8%	-4%	5%	-4%	5%

60/40

	35%		40%		45%		50%	
	7 (4/3)		8 (5/3)		9 (5/4)		9 (5/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	0%	5%	-5%	1%	-7%	-1%	-7%	-1%
Mid Value	3%	9%	-2%	5%	-4%	3%	-4%	3%
Low Value	7%	14%	2%	10%	-1%	9%	-1%	9%

50/50

	35%		40%		45%		50%	
	7 (4/3)		8 (4/4)		9 (5/4)		9 (5/4)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	0%	5%	-2%	4%	-7%	-1%	-7%	-1%
Mid Value	3%	9%	1%	8%	-4%	3%	-4%	3%
Low Value	7%	14%	5%	13%	-1%	9%	-1%	9%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	<25%	<25%	<25%	<25%	<25%	<25%
Mid Value	<25%	<25%	<25%	30%	30%	30%
Low Value	<25%	30%	30%	35%	40%	40%

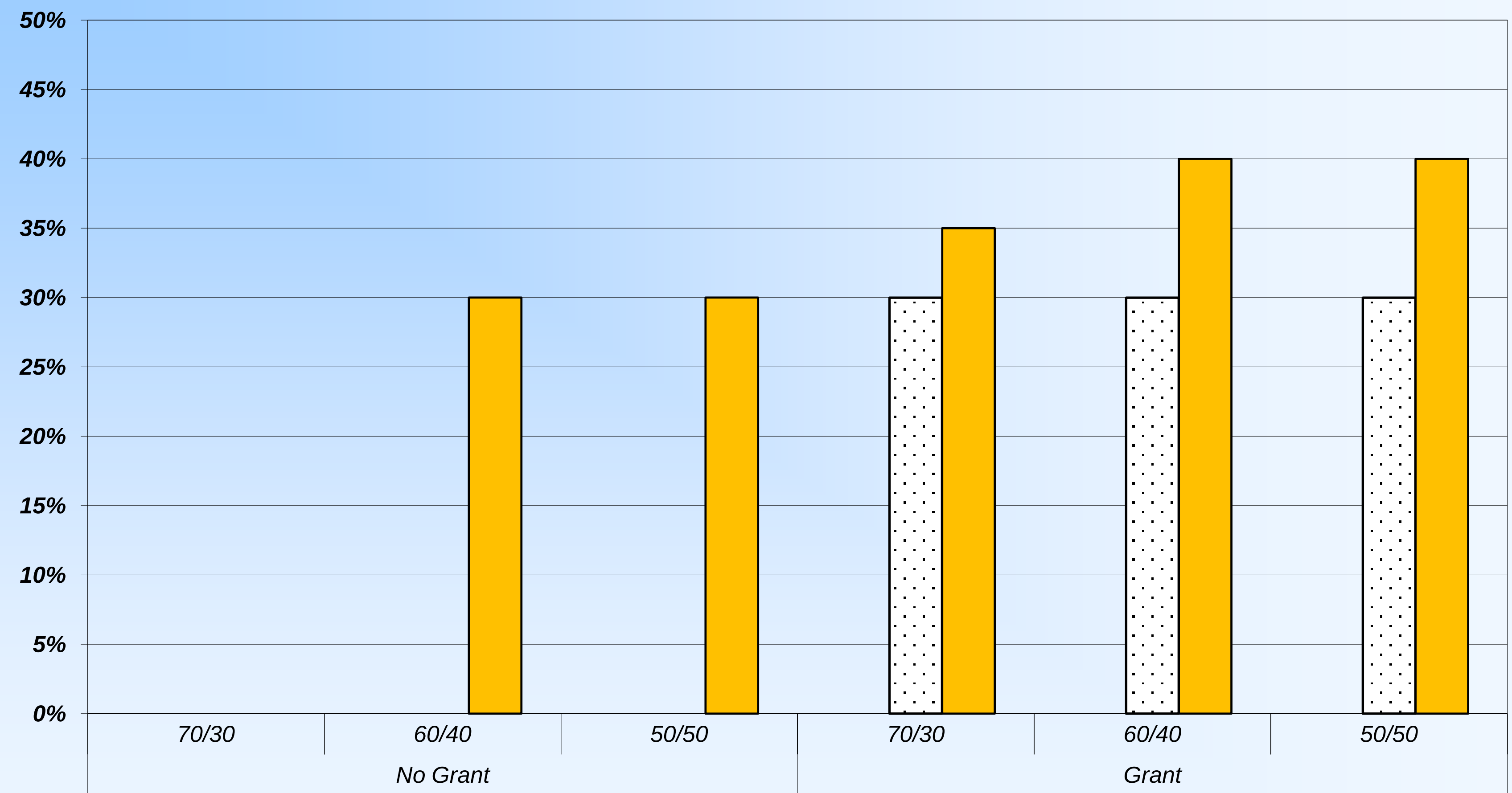
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.M - Site M (Residential) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	0%	0%	0%	0%	0%	0%
Mid Value	0%	0%	0%	30%	30%	30%
Low Value	0%	30%	30%	35%	40%	40%

APPENDIX 1 - N

Site N

DTZ

Existing Use: Residential - EUV Varied **IRR Viability Threshold: 10%**

Site Description:	Demolition and redevelopment of two large existing dwellings		
Size (ha):	0.321		
Density (dph):	43.6	High	1,725,000
Total Units:	14	Mid	1,380,000
1 Bed Flat	3	Low	1,035,000
2 Bed Flat	7		
4 Bed House	4		

Value / Tenure

70/30

	35%		**40%**		**45%**		**50%**	
	5* (4/1)**		6 (4/2)		6 (4/2)		7 (5/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-4%	3%	-9%	-1%	-9%	-1%	-15%	-5%
Mid Value	-3%	5%	-9%	1%	-9%	1%	-15%	-4%
Low Value	-3%	7%	-9%	2%	-9%	2%	-15%	-1%

60/40

	35%		**40%**		**45%**		**50%**	
	5 (3/2)		6 (4/2)		6 (4/2)		7 (4/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-3%	3%	-9%	-1%	-9%	-1%	-12%	-1%
Mid Value	-3%	4%	-9%	1%	-9%	1%	-12%	1%
Low Value	-3%	6%	-9%	2%	-9%	2%	-12%	2%

50/50

	35%		**40%**		**45%**		**50%**	
	5 (3/2)		6 (3/3)		6 (3/3)		7 (4/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-3%	3%	-6%	2%	-6%	2%	-12%	-1%
Mid Value	-3%	4%	-6%	3%	-6%	3%	-12%	1%
Low Value	-3%	6%	-6%	5%	-6%	5%	-12%	2%

Maximum Level of Affordable Housing Provision

	No Grant			**Grant**		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	<25%	<25%	<25%	<25%	<25%	<25%
Mid Value	<25%	<25%	<25%	<25%	<25%	<25%
Low Value	<25%	<25%	<25%	25%	<25%	<25%

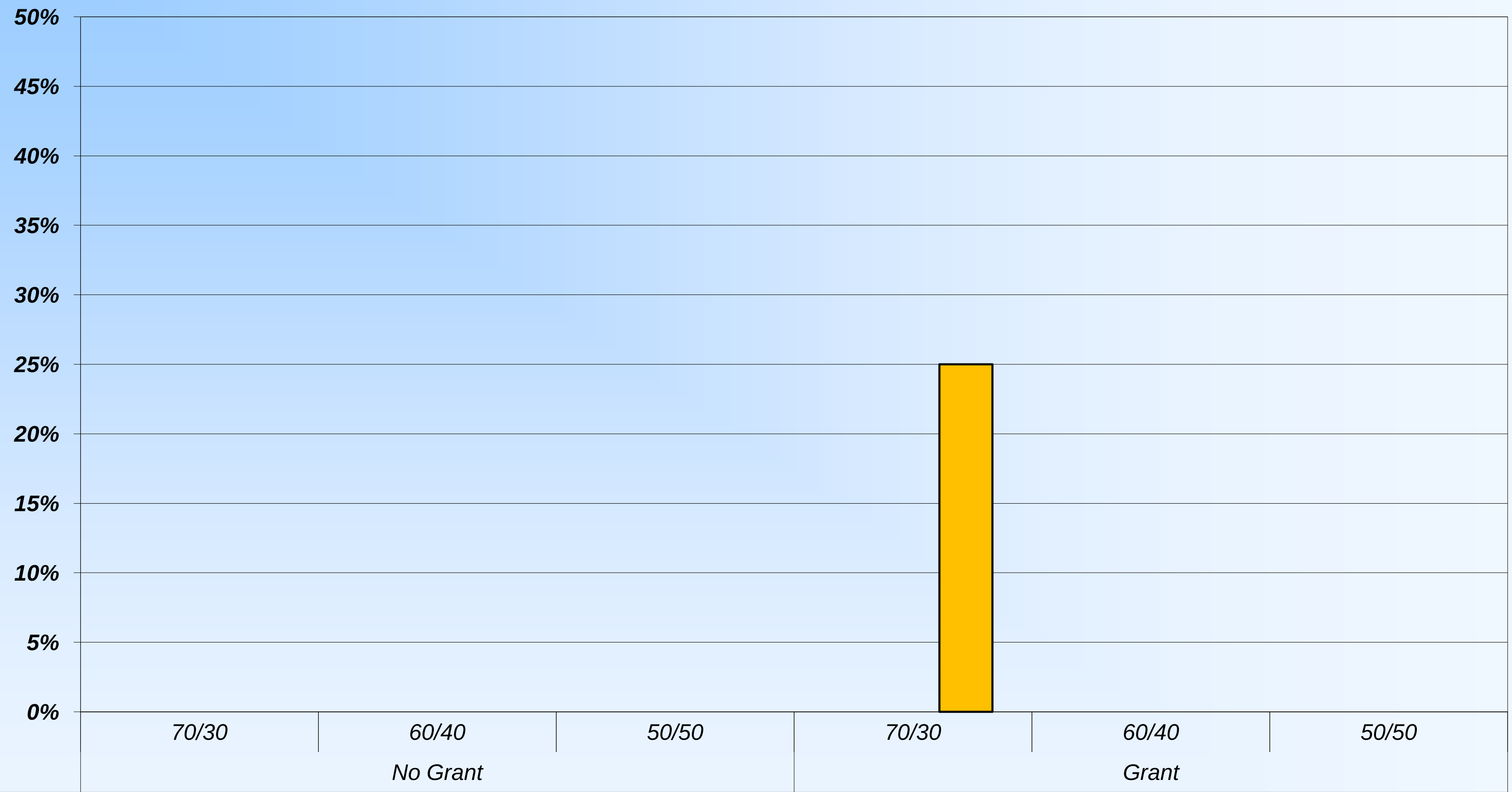
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.N - Site N (Residential) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	0%	0%	0%	0%	0%	0%
Mid Value	0%	0%	0%	0%	0%	0%
Low Value	0%	0%	0%	25%	0%	0%

APPENDIX 1 - O

Site O

DTZ

Existing Use: Residential - EUV Varied — **IRR Viability Threshold: 10%**

Site Description:	Demolition and redevelopment on land of two detached dwellings		
Size (ha):	0.131		
Land Price:	£1,150,000		
Density (dph):	107	High	£1,495,000
Total Units:	14	Mid	£1,150,000
1 Bed Flat	1	Low	£805,000
2 Bed Flat	13		

Value / Tenure

70/30

	35%		40%		45%		50%	
	5* (4/1)**		6 (4/2)		6 (4/2)		7 (5/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-8%	0%	-12%	-3%	-12%	-3%	-19%	-8%
Mid Value	-8%	2%	-12%	-1%	-12%	-1%	-19%	-6%
Low Value	-8%	4%	-12%	2%	-12%	2%	-19%	-3%

60/40

	35%		40%		45%		50%	
	5 (3/2)		6 (4/2)		6 (4/2)		7 (4/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-5%	2%	-12%	-3%	-12%	-3%	-17%	-6%
Mid Value	-5%	4%	-12%	-1%	-12%	-1%	-16%	-4%
Low Value	-5%	6%	-12%	2%	-12%	2%	-16%	-1%

50/50

	35%		40%		45%		50%	
	5 (3/2)		6 (3/3)		6 (3/3)		7 (4/3)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-5%	2%	-9%	-1%	-9%	-1%	-17%	-6%
Mid Value	-5%	4%	-9%	1%	-9%	1%	-16%	-4%
Low Value	-5%	6%	-9%	3%	-9%	3%	-16%	-1%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	<25%	<25%	<25%	<25%	<25%	<25%
Mid Value	<25%	<25%	<25%	<25%	<25%	<25%
Low Value	<25%	<25%	<25%	<25%	25%	25%

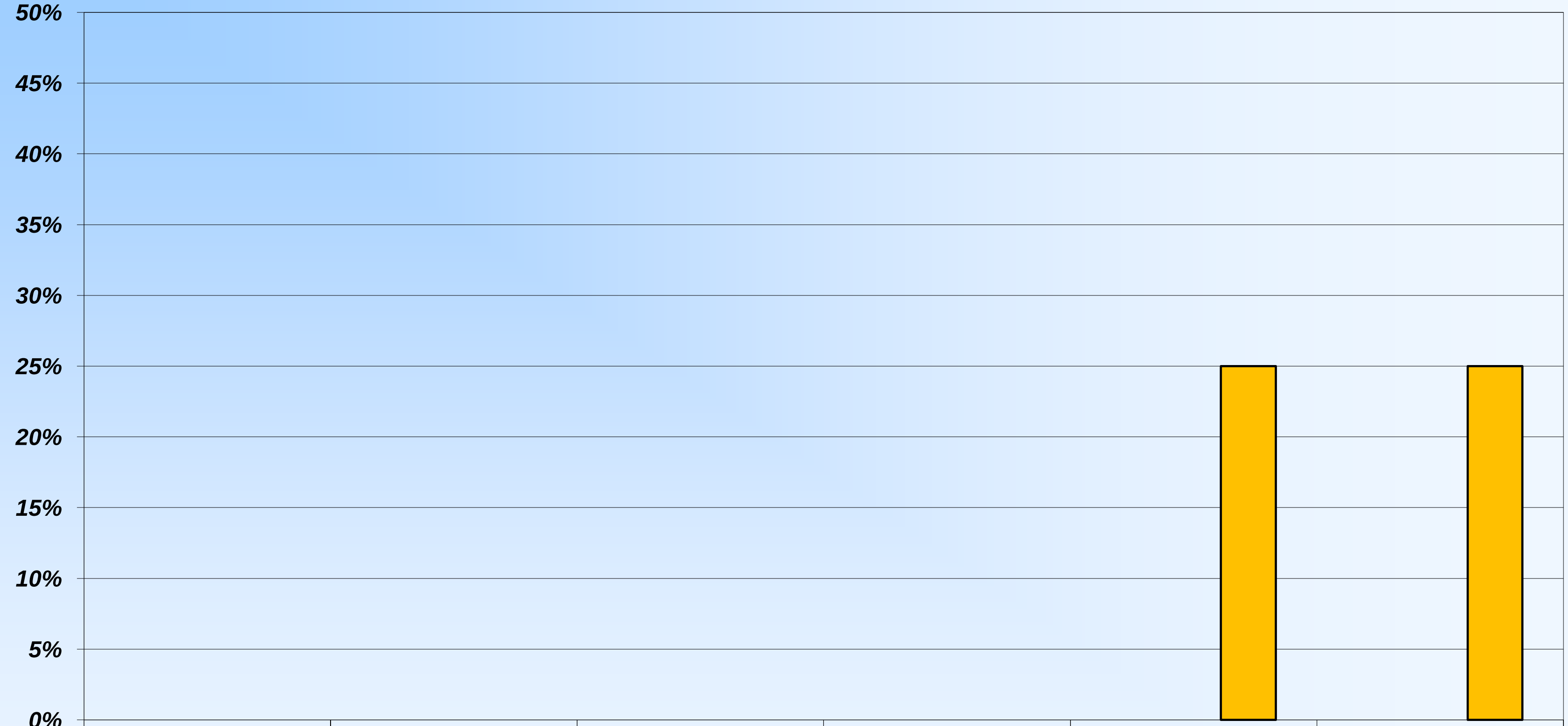
** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Graph 1.O - Site O (Residential) - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	0%	0%	0%	0%	0%	0%
Mid Value	0%	0%	0%	0%	0%	0%
Low Value	0%	0%	0%	0%	25%	25%

APPENDIX 2

RESULTS TABLES AND GRAPHS

SMALL SITES

APPENDIX 2 - P

Site P

DTZ

Existing Use: **Residential - EUV Varied**

Site Description:	Demolition of one detached dwelling and redevelopment on land		
Size (ha):	0.013		
Density (dph):	385	Land Price:	
Total Units:	5	High	£650,000
1 Bed Flat	5	Mid	£500,000
2 Bed Flat	0	Low	£350,000

Value / Tenure

IRR Threshold: 10%

70/30

	35%		40%		45%		50%	
	2* (1/1)**		2 (1/1)		2 (1/1)		2 (1/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-24.1%	-17.6%	-24.1%	-17.6%	-24.1%	-17.6%	-24.1%	-17.6%
Mid Value	-22.2%	-14.2%	-22.2%	-14.2%	-22.2%	-14.2%	-22.2%	-14.2%
Low Value	-19.4%	-9.0%	-19.4%	-9.0%	-19.4%	-9.0%	-19.4%	-9.0%

60/40

	35%		40%		45%		50%	
	2 (1/1)		2 (1/1)		2 (1/1)		2 (1/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-24.1%	-17.6%	-24.1%	-17.6%	-24.1%	-17.6%	-24.1%	-17.6%
Mid Value	-22.2%	-14.2%	-22.2%	-14.2%	-22.2%	-14.2%	-22.2%	-14.2%
Low Value	-19.4%	-9.0%	-19.4%	-9.0%	-19.4%	-9.0%	-19.4%	-9.0%

50/50

	35%		40%		45%		50%	
	2 (1/1)		2 (1/1)		2 (1/1)		2 (1/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	-24.1%	-17.6%	-24.1%	-17.6%	-24.1%	-17.6%	-24.1%	-17.6%
Mid Value	-22.2%	-14.2%	-22.2%	-14.2%	-22.2%	-14.2%	-22.2%	-14.2%
Low Value	-19.4%	-9.0%	-19.4%	-9.0%	-19.4%	-9.0%	-19.4%	-9.0%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*
Mid Value	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*
Low Value	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*	*<25%*

** Denotes the total number of affordable units provided rounded to the nearest whole unit*
*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*
Red - IRR below threshold (not viable)
<25% - viable affordable housing quota below 25%

Tariff - Unit

	£ per unit						
	£25,000	**£30,000**	**£35,000**	**£40,000**	**£45,000**	**£50,000**	**£55,000**
Total Contribution:	*£125,000*	*£150,000*	*£175,000*	*£200,000*	*£225,000*	*£250,000*	*£275,000*
High Value	-1%	-3%	-6%	-8%	-10%	-13%	-15%
Mid Value	-12%	-15%	-17%	-20%	-22%	-25%	-28%
Low Value	-24%	-26%	-29%	-32%	-35%	-38%	-41%

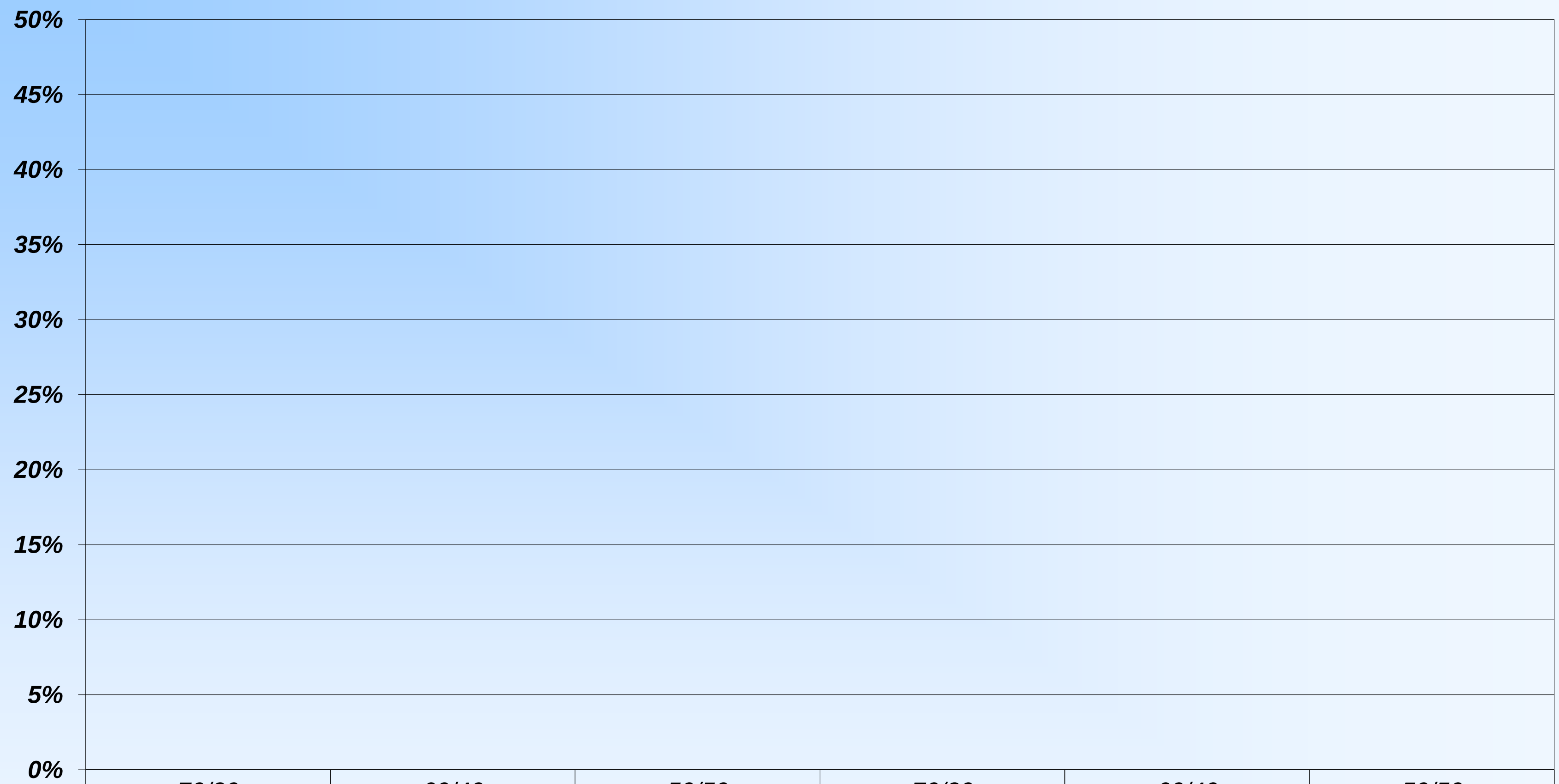
Tariff - Hab Room

	£ per hab room						
	£5,000	**£7,500**	**£10,000**	**£12,500**	**£15,000**	**£17,500**	**£20,000**
Total Contribution:	*£50,000*	*£75,000*	*£100,000*	*£125,000*	*£150,000*	*£175,000*	*£200,000*
High Value	5%	3%	1%	-1%	-3%	-6%	-8%
Mid Value	-5%	-8%	-10%	-12%	-15%	-17%	-20%
Low Value	-16%	-19%	-21%	-24%	-26%	-29%	-32%

Tariff - Area (sq ft)

	£ per sq ft						
	£20	**£30**	**£40**	**£50**	**£60**	**£70**	**£80**
Total Contribution:	*£60,000*	*£90,000*	*£120,000*	*£150,000*	*£180,000*	*£210,000*	*£240,000*
High Value	4%	2%	-1%	-3%	-6%	-9%	-12%
Mid Value	-6%	-9%	-12%	-15%	-18%	-21%	-24%
Low Value	-17%	-20%	-23%	-26%	-30%	-33%	-37%

Graph 2.P - Site P - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	70/30	60/40	50/50	70/30	60/40	50/50
	No Grant			Grant		
High Value	0%	0%	0%	0%	0%	0%
Mid Value	0%	0%	0%	0%	0%	0%
Low Value	0%	0%	0%	0%	0%	0%

APPENDIX 2 - Q

Site Q

DTZ

Existing Use: **Garden Land**

Site Description: Development on garden land at the rear of an existing dwelling
Size (ha): 0.078
Land Price: £263,250
Density (dph): 64
Total Units: 5
1 Bed Flat 0
2 Bed Flat 5

Value / Tenure

IRR Threshold: **10%**

70/30

	35%		40%		45%		50%	
	2* (1/1)**		2 (1/1)		2 (1/1)		2 (1/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	28.0%	44.5%	28.0%	44.5%	28.0%	44.5%	28.0%	44.5%
Mid Value	11.9%	26.3%	11.9%	26.3%	11.9%	26.3%	11.9%	26.3%
Low Value	-3.6%	8.8%	-3.6%	8.8%	-3.6%	8.8%	-3.6%	8.8%

60/40

	35%		40%		45%		50%	
	2 (1/1)		2 (1/1)		2 (1/1)		2 (1/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	28.0%	44.5%	28.0%	44.5%	28.0%	44.5%	28.0%	44.5%
Mid Value	11.9%	26.3%	11.9%	26.3%	11.9%	26.3%	11.9%	26.3%
Low Value	-3.6%	8.8%	-3.6%	8.8%	-3.6%	8.8%	-3.6%	8.8%

50/50

	35%		40%		45%		50%	
	2 (1/1)		2 (1/1)		2 (1/1)		2 (1/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	28.0%	44.5%	28.0%	44.5%	28.0%	44.5%	28.0%	44.5%
Mid Value	11.9%	26.3%	11.9%	26.3%	11.9%	26.3%	11.9%	26.3%
Low Value	-3.6%	8.8%	-3.6%	8.8%	-3.6%	8.8%	-3.6%	8.8%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	50%	50%	50%	50%	50%	50%
Low Value	<25%	<25%	<25%	30%	30%	30%

** Denotes the total number of affordable units provided rounded to the nearest whole unit*
*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*
Red - IRR below threshold (not viable)
<25% - viable affordable housing quota below 25%

Tariff - Unit - 50% Grant

	£ per unit						
	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000	£55,000
Total Contribution:	*£125,000*	*£150,000*	*£175,000*	*£200,000*	*£225,000*	*£250,000*	*£275,000*
High Value	41%	38%	36%	34%	32%	29%	27%
Mid Value	24%	22%	20%	17%	15%	12%	10%
Low Value	8%	5%	3%	0%	-3%	-6%	-9%

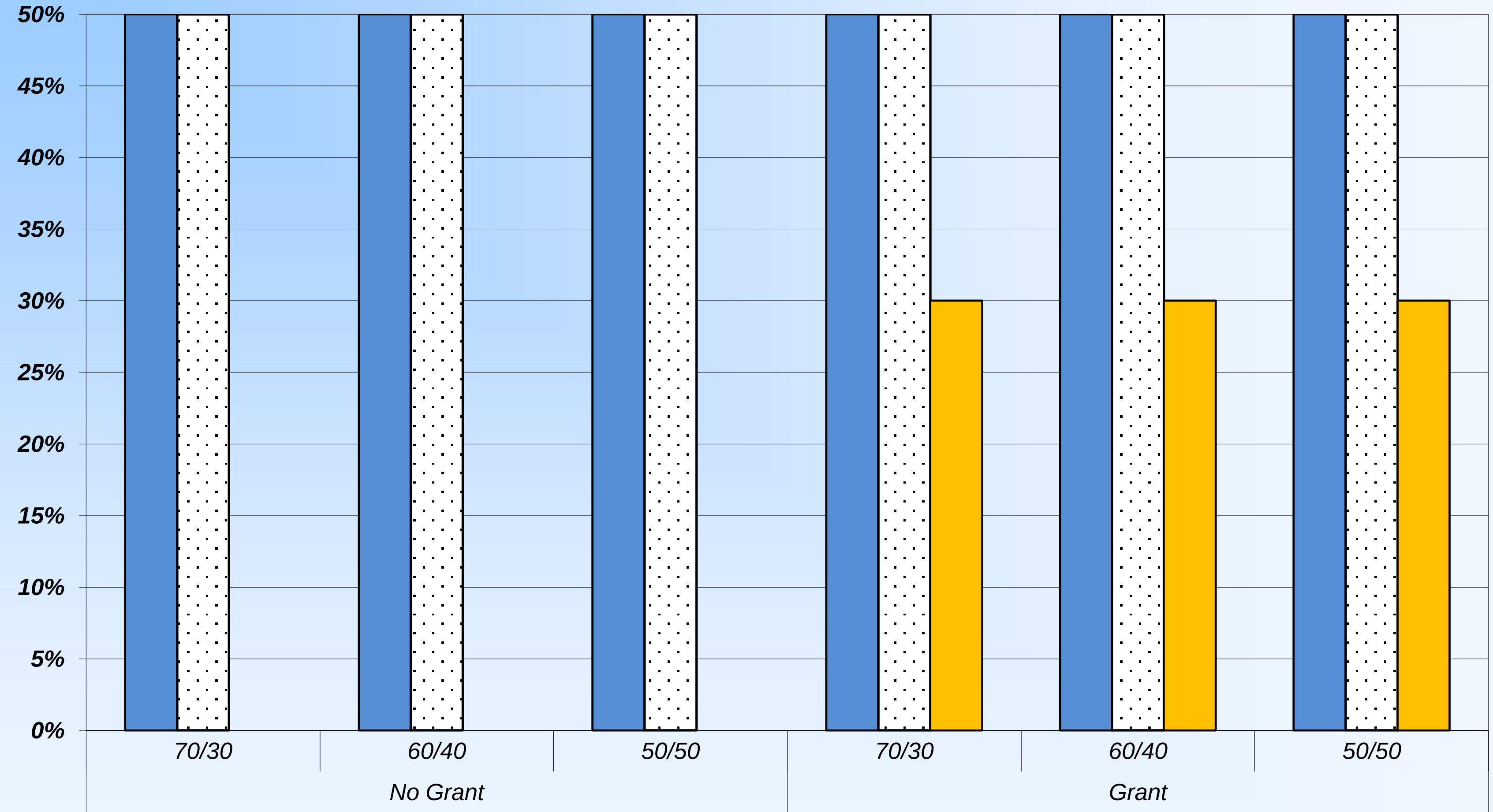
Tariff - Hab Room

	£ per hab room						
	£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000
Total Contribution:	*£75,000*	*£112,500*	*£150,000*	*£187,500*	*£225,000*	*£262,500*	*£300,000*
High Value	45%	42%	38%	35%	32%	28%	25%
Mid Value	29%	26%	22%	18%	15%	11%	7%
Low Value	13%	9%	5%	1%	-3%	-7%	-12%

Tariff - Area (sq ft)

	£ per sq ft						
	£20	£30	£40	£50	£60	£70	£80
Total Contribution:	*£78,000*	*£117,000*	*£156,000*	*£195,000*	*£234,000*	*£273,000*	*£312,000*
High Value	45%	41%	38%	34%	31%	27%	23%
Mid Value	29%	25%	22%	18%	14%	10%	6%
Low Value	13%	9%	5%	1%	-4%	-8%	-13%

Graph 2.Q - Site Q - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	50%	50%	50%	50%	50%	50%
Low Value	0%	0%	0%	30%	30%	30%

APPENDIX 2 - R

Site R

DTZ

Existing Use: Residential - EUV Varied

Site Description: Demolition of an existing large detached dwelling and redevelopment on land

Size (ha):	0.117		
Density (dph):	77	Land Price:	
Total Units:	9	High	£750,000
1 Bed Flat	0	Mid	£600,000
2 Bed Flat	9	Low	£450,000

Value / Tenure

IRR Threshold: 10%

70/30

	35%		40%		45%		50%	
	3* (2/1)**		4 (3/1)		4 (3/1)		4 (3/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	8%	17%	-3%	10%	-3%	10%	-3%	10%
Mid Value	5%	15%	-6%	8%	-6%	8%	-6%	8%
Low Value	1%	12%	-9%	6%	-9%	6%	-9%	6%

60/40

	35%		40%		45%		50%	
	3 (2/1)		4 (2/2)		4 (2/2)		4 (2/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	8%	17%	2%	14%	2%	14%	2%	14%
Mid Value	5%	15%	-1%	12%	-1%	12%	-1%	12%
Low Value	1%	12%	-5%	10%	-5%	10%	-5%	10%

50/50

	35%		40%		45%		50%	
	3 (2/1)		4 (2/2)		4 (2/2)		4 (2/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	8%	17%	2%	14%	2%	14%	2%	14%
Mid Value	5%	15%	-1%	12%	-1%	12%	-1%	12%
Low Value	1%	12%	-5%	10%	-5%	10%	-5%	10%

Maximum Level of Affordable Housing Provision

	No Grant			Grant		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	30%	30%	30%	50%	50%	50%
Mid Value	*25%*	*25%*	*25%*	35%	50%	50%
Low Value	*<25%*	*<25%*	*<25%*	*35%*	*50%*	*50%*

** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Tariff - Unit

	£ per unit						
	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000	£55,000
Total Contribution:	*£225,000*	*£270,000*	*£315,000*	*£360,000*	*£405,000*	*£450,000*	*£495,000*
High Value	30%	28%	26%	24%	22%	20%	17%
Mid Value	15%	13%	11%	9%	6%	4%	1%
Low Value	0%	-2%	-5%	-7%	-10%	-13%	-15%

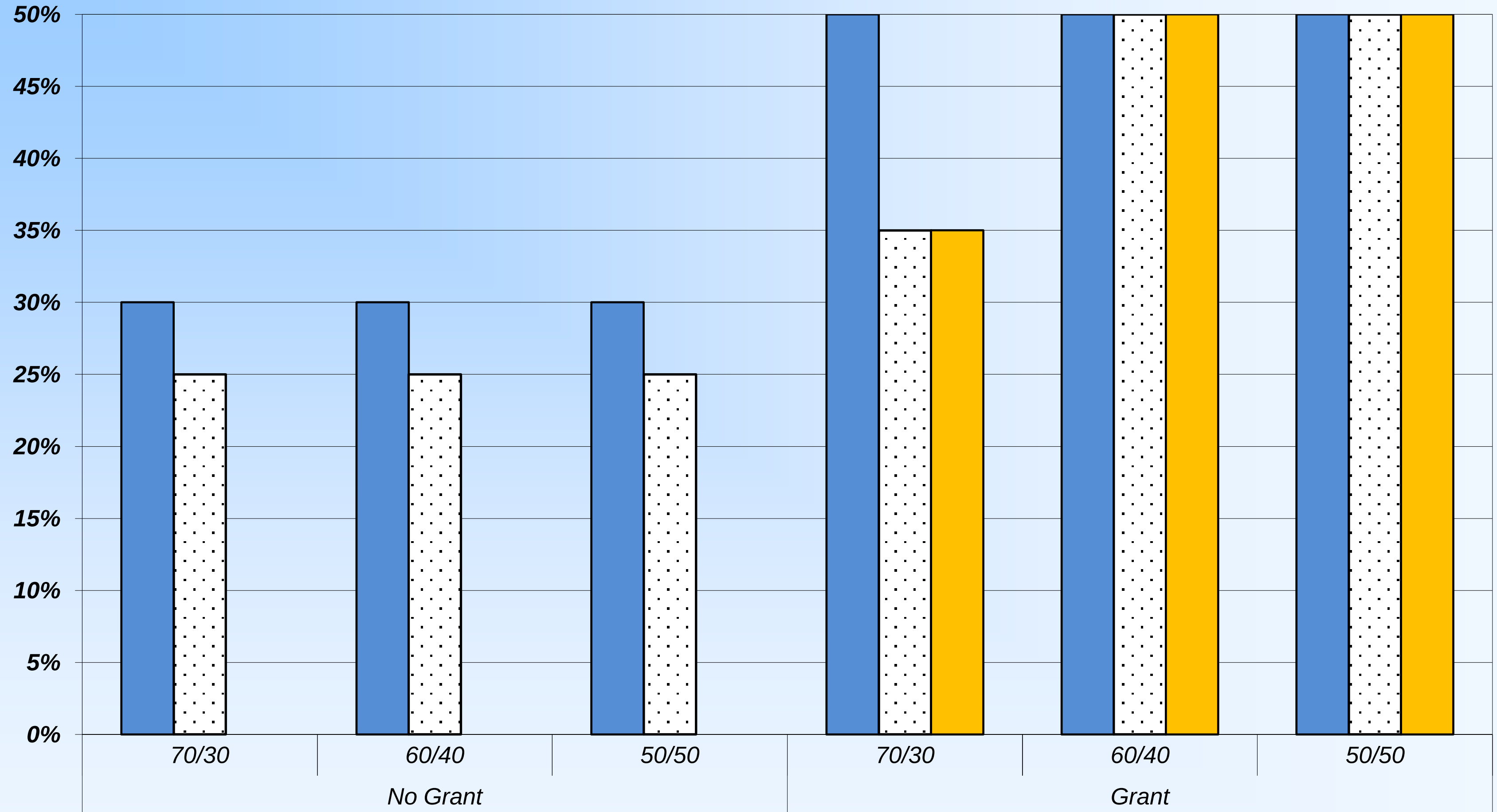
Tariff - Hab Room

	£ per hab room						
	£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000
Total Contribution:	*£135,000*	*£202,500*	*£270,000*	*£337,500*	*£405,000*	*£472,500*	*£540,000*
High Value	34%	31%	28%	25%	22%	19%	15%
Mid Value	20%	17%	13%	10%	6%	3%	-1%
Low Value	5%	1%	-2%	-6%	-10%	-14%	-18%

Tariff - Area (sq ft)

	£ per sq ft						
	£20	£30	£40	£50	£60	£70	£80
Total Contribution:	*£140,400*	*£210,600*	*£280,800*	*£351,000*	*£421,200*	*£491,400*	*£561,600*
High Value	34%	31%	28%	24%	21%	18%	14%
Mid Value	20%	16%	13%	9%	5%	2%	-2%
Low Value	5%	1%	-3%	-7%	-11%	-15%	-20%

Graph 2.R - Site R - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant 70/30	No Grant 60/40	No Grant 50/50	Grant 70/30	Grant 60/40	Grant 50/50
High Value	30%	30%	30%	50%	50%	50%
Mid Value	25%	25%	25%	35%	50%	50%
Low Value	0%	0%	0%	35%	50%	50%

APPENDIX 2 - S

Site S

DTZ

Existing Use: **Residential - EUV Varied**

Site Description:	Demolition of light industrial depot and redevelopment for residential use
Size (ha):	0.2
Land Price:	£691,908
Density (dph):	45
Total Units:	9
1 Bed Flat	7
2 Bed Flat	2

Value / Tenure

IRR Threshold: **10%**

70/30

	35%		**40%**		**45%**		**50%**	
	3* (2/1)**		4 (3/1)		4 (3/1)		4 (3/1)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	30%	42%	17%	33%	17%	33%	17%	33%
Mid Value	21%	31%	7%	22%	7%	22%	7%	22%
Low Value	11%	20%	-2%	12%	-2%	12%	-2%	12%

60/40

	35%		**40%**		**45%**		**50%**	
	3 (2/1)		4 (2/2)		4 (2/2)		4 (2/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	30%	42%	27%	42%	27%	42%	27%	42%
Mid Value	21%	31%	16%	30%	16%	30%	16%	30%
Low Value	11%	20%	6%	19%	6%	19%	6%	19%

50/50

	35%		**40%**		**45%**		**50%**	
	3 (2/1)		4 (2/2)		4 (2/2)		4 (2/2)	
	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)	No Grant (% IRR)	Grant (% IRR)
High Value	30%	42%	27%	42%	27%	42%	27%	42%
Mid Value	21%	31%	16%	30%	16%	30%	16%	30%
Low Value	11%	20%	6%	19%	6%	19%	6%	19%

Maximum Level of Affordable Housing Provision

	No Grant			**Grant**		
	70/30	60/40	50/50	70/30	60/40	50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	35%	50%	50%	50%	50%	50%
Low Value	35%	35%	35%	50%	50%	50%

** Denotes the total number of affordable units provided rounded to the nearest whole unit*

*** Denotes the number of each affordable housing tenure provided (social rented/shared ownership)*

Red - IRR below threshold (not viable)

<25% - viable affordable housing quota below 25%

Tariff - Unit

	£ per unit						
	£25,000	**£30,000**	**£35,000**	**£40,000**	**£45,000**	**£50,000**	**£55,000**
Total Contribution:	*£225,000*	*£270,000*	*£315,000*	*£360,000*	*£405,000*	*£450,000*	*£495,000*
High Value	42%	40%	38%	36%	34%	32%	31%
Mid Value	31%	29%	28%	26%	24%	22%	20%
Low Value	21%	19%	17%	15%	13%	11%	9%

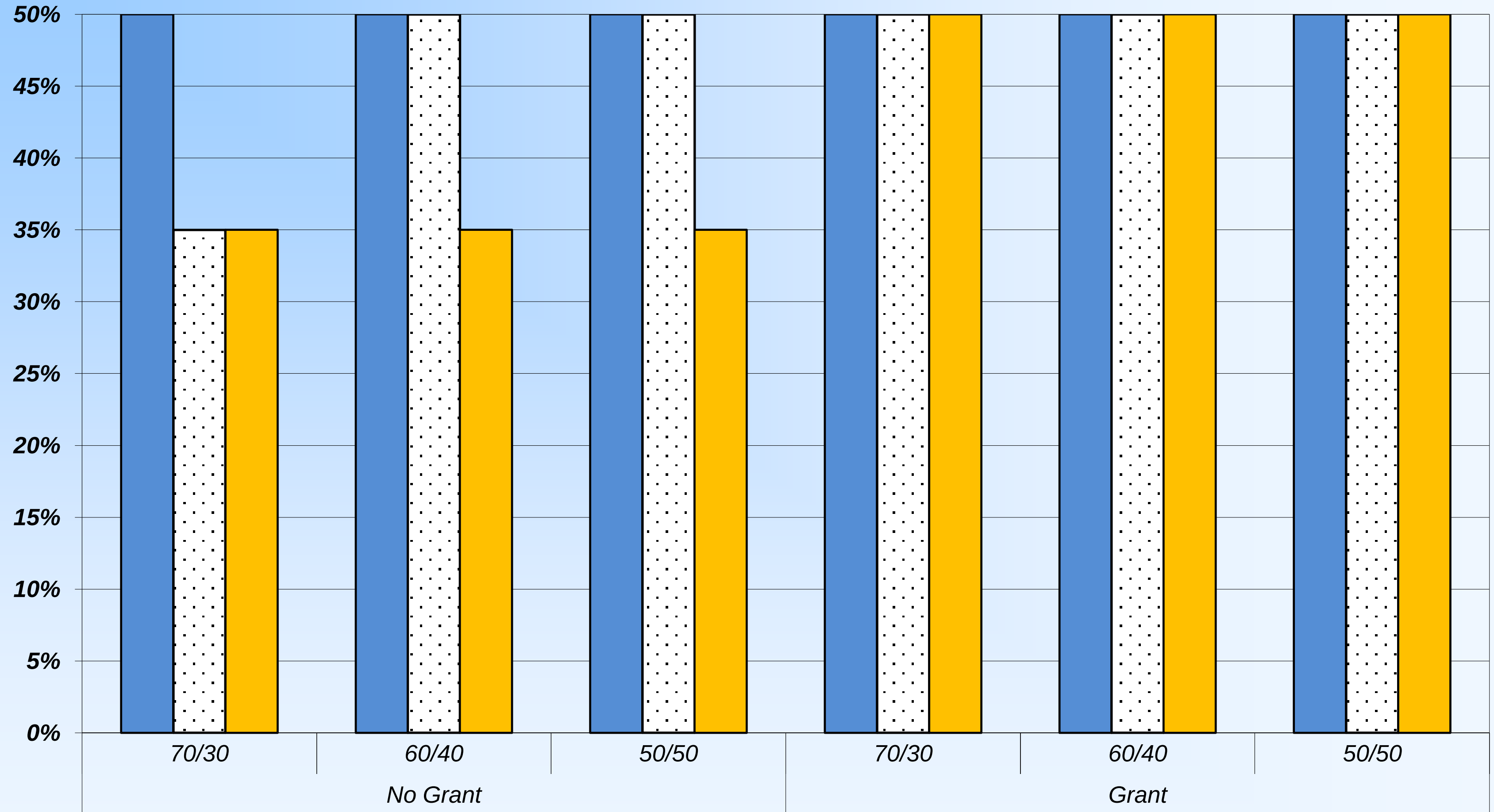
Tariff - Hab Room

	£ per hab room						
	£5,000	**£7,500**	**£10,000**	**£12,500**	**£15,000**	**£17,500**	**£20,000**
Total Contribution:	*£100,000*	*£150,000*	*£200,000*	*£250,000*	*£300,000*	*£350,000*	*£400,000*
High Value	45%	42%	39%	36%	33%	30%	27%
Mid Value	35%	32%	29%	26%	22%	19%	16%
Low Value	24%	21%	18%	15%	11%	8%	4%

Tariff - Area (sq ft)

	£ per sq ft						
	£20	**£30**	**£40**	**£50**	**£60**	**£70**	**£80**
Total Contribution:	*£160,056*	*£240,084*	*£320,112*	*£400,140*	*£480,168*	*£560,196*	*£640,224*
High Value	44%	41%	38%	35%	31%	28%	24%
Mid Value	34%	31%	27%	24%	20%	17%	13%
Low Value	24%	20%	17%	13%	9%	5%	1%

Graph 2.S - Site S - Graph to show the Maximum Level of Affordable Housing that can be viably Provided at a Range of Tenure Splits (Social Rented/Shared Ownership)



	No Grant 70/30	No Grant 60/40	No Grant 50/50	Grant 70/30	Grant 60/40	Grant 50/50
High Value	50%	50%	50%	50%	50%	50%
Mid Value	35%	50%	50%	50%	50%	50%
Low Value	35%	35%	35%	50%	50%	50%

APPENDIX 3

INTERNAL RATE OF RETURN
–
EXPLANATORY NOTES

APPENDIX 3 –

Internal Rate of Return (IRR)

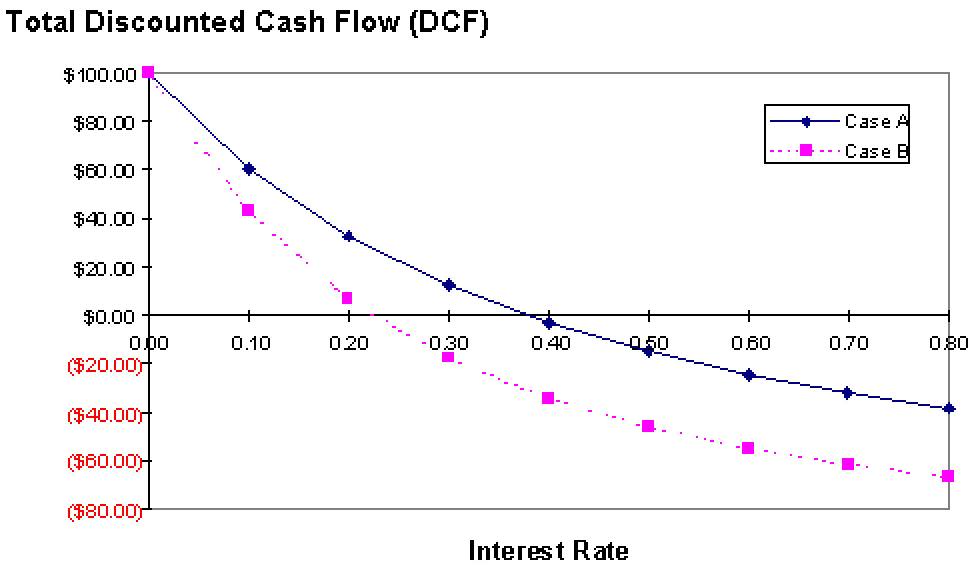
Internal rate of return (IRR) is the rate of return on an investment. The IRR of an investment is the discount rate for which the total present value of future cash flows equals the cost of the investment. In other words, it is the interest rate, which produces a zero Net Present Value (NPV).

The NPV formula is defined as:

$$NPV = I_0 + \frac{I_1}{1+r} + \frac{I_2}{(1+r)^2} + \ldots + \frac{I_n}{(1+r)^n}$$

Where
I = Future Cash Flows
r = Interest Rate

The IRR calculation is used to derive the value of the interest rate (r), given a series of net future cash flows (I), which would discount the value of the net future cash flows to zero. The calculation is performed iteratively, where a computer program initially guesses the value of r, and then continuously refines itself, until the equation yields a result at or near zero. Probably the best way to illustrate IRR quickly is with the help of the graph below.



These curves are based on two different investments cash flow scenarios; Case A and Case B. We have used nine different interest rates, from 0% up to 80%, in steps of 10%. As one would expect, as the interest rate used for calculating NPV of the cash flow stream increases, the resulting NPV decreases. For Case A, an interest rate of 38% produces NPV or Discounted Cash Flow (DCF) of zero, whereas Case B reaches zero with an interest rate of 22%. Case A therefore has an IRR of 38%, Case B an IRR of 22%. Which is the better Investment? Other things being equal, the one with the higher IRR.

Would an investment with an IRR of, say 75% be a better investment? The answer is YES. Another way to think of IRR is this: IRR tells one the interest rates required to "wipe out" the value of this investment. For the Case A cash flow, the prevailing interest rate would have to rise to 38% to make this investment worthless or nil. The Case B investment would become worthless if interest rates rose to 22%.

Source website:
http://searchcrm.techtarget.com/expert/KnowledgebaseAnswer/0,289625,sid11_gci1244411,00.html and http://www.solutionmatrix.com/internal-rate-of-return.html

APPENDIX 4

FORMULA FOR CALCULATING NUMBER OF OFF-SITE UNITS AND CALCULATION OF DEVELOPERS CONTRIBUTION

APPENDIX 4

FORMULA FOR CALCULATING THE NUMBER OF UNITS OFF-SITE

CALCULATING THE NUMBER OF UNITS OFF-SITE

The following formula should be used to calculate the number of units to be provided off-site:

$$C = \left\{ 100 \text{ X } \left[\frac{A}{100 - B} \right] \right\} - A$$

Where A = capacity of application site in units
B = % of affordable housing sought
C = number of units to be provided off-site.

Example on a development of 20 units and with 40% affordable housing:

$$C = \left\{ 100 \text{ X } \left[\frac{20}{100\text{-}40} \right] \right\} - 20$$

$C = (100 \text{ X } 0.333) - 20$

$C = 33.3 - 20$
C= 13.3 units-rounded to 13.

Therefore across the two sites 13 out of 33 units would be affordable, thus maintaining the 40% affordable ratio.

Source: LB Havering.

APPENDIX 5 CALCULATION OF DEVELOPER'S CONTRIBUTION

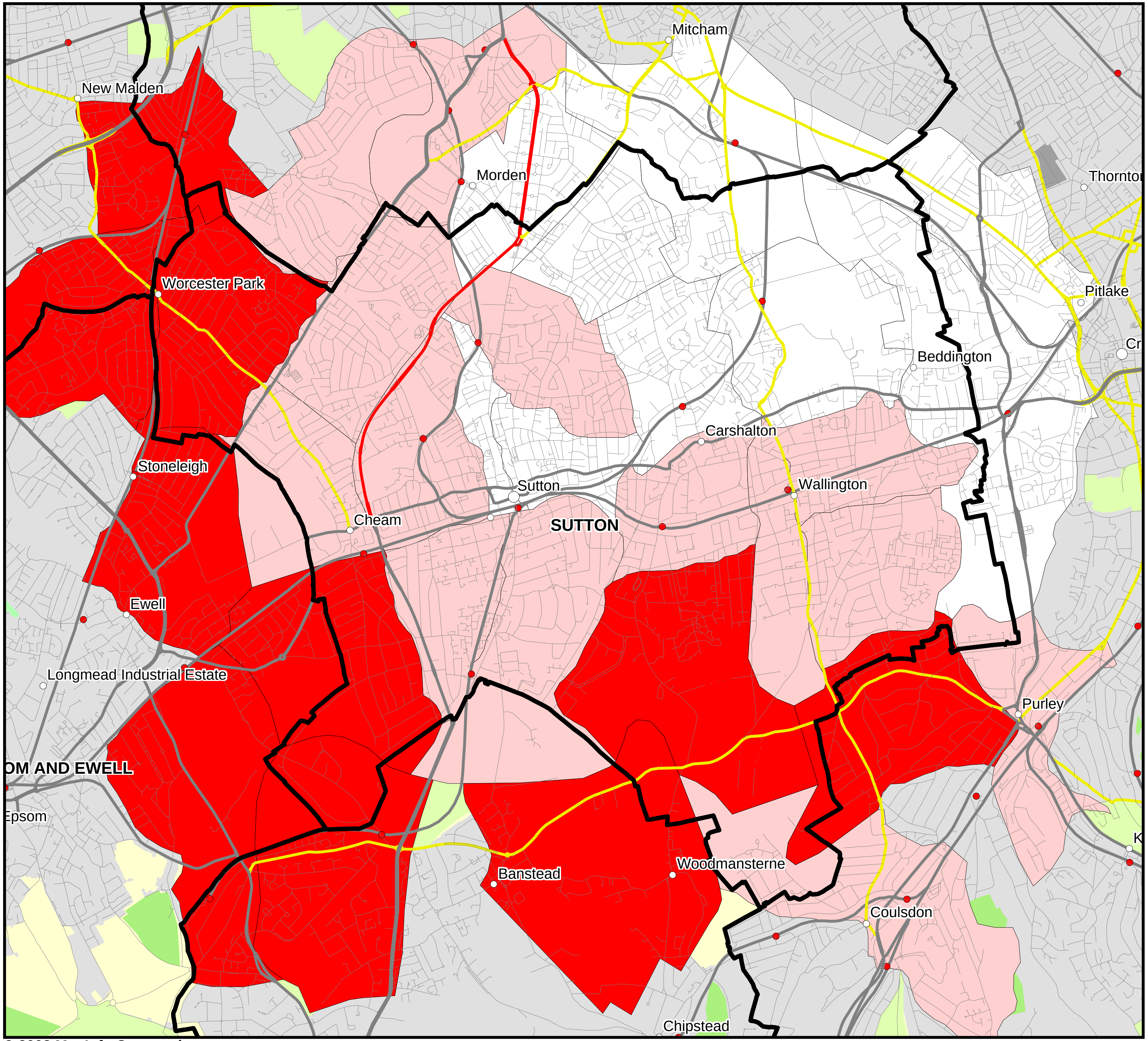
AFFORDABLE HOUSING CONTRIBUTIONS 2005/06

Unit size	Assumed rent	Rent Minus Service Charge	Annual net rent	Total Cost Indicator 2005/06	Less mortgage funded by net rent	Funding "gap"
m2	£s	£s	£s	£s	£s	£s
up to 25	56	49	2,563	70,100	-£34,349	25,236
25/30	58	51	2,654	79,300	-£35,576	31,829
30/35	60	53	2,746	88,500	-£36,803	38,422
35/40	64	56	2,931	97,600	-£39,287	43,673
40/45	67	59	3,086	106,800	-£41,360	49,420
45/50	70	62	3,203	116,000	-£42,937	55,663
50/55	73	64	3,340	125,100	-£44,777	61,558
55/60	76	67	3,478	134,300	-£46,617	67,538
60/65	79	69	3,600	143,500	-£48,255	73,720
65/70	80	70	3,661	152,600	-£49,071	80,639
70/75	82	72	3,752	161,800	-£50,297	87,233
75/80	84	74	3,844	171,000	-£51,524	93,826
80/85	86	76	3,935	180,100	-£52,751	100,334
85/90	88	78	4,046	189,300	-£54,229	106,676
90/95	91	80	4,159	198,500	-£55,750	112,975
95/100	93	82	4,273	207,600	-£57,271	119,189
100/105	96	84	4,386	216,800	-£58,793	125,487
105/110	98	87	4,500	226,000	-£60,314	131,786
110/115	100	88	4,576	235,100	-£61,338	138,497
115/120	103	91	4,713	244,300	-£63,178	144,477

Assumptions:

- Borrowing rate for RSLs of 6.25%
- Service charge at 12%
- Rents increase 5% per annum over 2001/02 rent caps
- On Costs (fees) of 15% deducted from TCI
- The mortgage rate is calculated over 30 years.
- NB The level of contribution would be assessed as the sum of the funding gap for each of the units that would need to be provided off-site by the developer in order to meet the affordable housing requirement.(See paras 9.2 and 9.5).
- The Council will allow for the provision of changes in Housing Corporation target rents and interest rates on a regular Basis, and if no updated figures are available for Total Cost Indicators, then these figures will be increased by the Retail Price Index.

- Example: Row 1: £70,100 less 15% minus £34,349 = £25,236



SUTTON

LA Boundary

Average House Prices Q3&4 2007
Full Sutton LA Area

- Low (9)
- Medium (14)
- High (10)

Numbers in brackets indicate number of post sectors within price band

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APPENDIX 6

SMALL SITES

OFF-SITE TARIFF

			100 % Priv	50% w/ grant	Diff	Per Unit	Hab Room	Area (p/m2)	Area (£psf)
Site A		High	£ 10,685,113	£ 8,722,050	£1,963,063	£ 50,334.94	£17,685.25	£ 729.14	£ 67.74
Units		Mid	£ 9,447,425	£ 7,912,800	£1,534,625	£ 39,349.36	£13,825.45	£ 570.00	£ 52.95
	39	Low	£ 8,209,738	£ 7,103,550	£1,106,188	£ 28,363.78	£ 9,965.65	£ 410.87	£ 38.17
	111								

Area					
1 Bed Flat	8	600	55.7	4800	445.9
2 Bed Flat	31	780	72.5	24180	2246.4
Total		1380	128.2	28980.0	2692.3

			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Site B									
Units		High	£ 48,803,081	£ 39,889,364	£8,913,717	£ 50,935.52	£18,805.31	£ 753.59	£ 70.01
		Mid	£ 43,159,846	£ 36,243,473	£6,916,373	£ 39,522.13	£14,591.50	£ 584.73	£ 54.32
	175	Low	£ 37,516,611	£ 32,597,582	£4,919,028	£ 28,108.73	£10,377.70	£ 415.87	£ 38.64
	474								

Area					
1 Bed Flat	51	600	55.7	30600	2842.8
2 Bed Flat	124	780	72.5	96720	8985.5
Total		1380	128.2	127320.0	11828.3

			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Site C									
Units		High	£ 25,551,995	£ 20,959,064	£4,592,931	£ 47,843.03	£19,057.80	£ 802.31	£ 74.54
		Mid	£ 22,608,045	£ 19,067,280	£3,540,765	£ 36,882.97	£14,691.97	£ 618.51	£ 57.46
	96	Low	£ 19,664,095	£ 17,162,332	£2,501,763	£ 26,060.03	£10,380.76	£ 437.02	£ 40.60
	241								

Area					
1 Bed Flat	52	600	55.7	31200	2898.6
2 Bed Flat	39	780	72.5	30420	2826.1
3 Bed Flat	5	960	89.2	4800	445.9

Total		1380	217.4	61620.0	5724.6

Site D			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 46,860,127	£ 38,514,610	£8,345,518	£ 47,962.74	£18,753.97	£ 813.25	£ 75.55
		Mid	£ 41,458,897	£ 35,012,007	£6,446,890	£ 37,051.09	£14,487.39	£ 628.23	£ 58.36
	174	Low	£ 36,057,667	£ 31,509,404	£4,548,263	£ 26,139.44	£10,220.82	£ 443.21	£ 41.18
	445								

Area					
1 Bed Flat	58	600	55.7	34800	3233.0
2 Bed Flat	97	780	72.5	75660	7029.0
Total		1380	128.2	110460.0	10262.0

Site E			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 13,391,113	£ 10,863,563	£2,527,550	£ 49,559.80	£19,004.14	£ 751.98	£ 69.86
		Mid	£ 11,845,925	£ 9,878,875	£1,967,050	£ 38,569.61	£14,789.85	£ 585.22	£ 54.37
	51	Low	£ 10,300,738	£ 8,894,188	£1,406,550	£ 27,579.41	£10,575.56	£ 418.47	£ 38.88
	133								

Area					
1 Bed Flat	20	600	55.7	12000	1114.8
2 Bed Flat	31	780	72.5	24180	2246.4
Total		1380	128.2	36180.0	3361.2

Site F			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 2,907,413	£ 2,358,213	£ 549,200	£ 49,927.27	£18,937.93	£ 752.11	£ 69.87
		Mid	£ 2,571,725	£ 2,142,650	£ 429,075	£ 39,006.82	£14,795.69	£ 587.60	£ 54.59
	11	Low	£ 2,236,038	£ 1,927,088	£ 308,950	£ 28,086.36	£10,653.45	£ 423.10	£ 39.31
	29								

Area					
1 Bed Flat	4	600	55.7	2400	223.0

2 Bed Flat	7	780	72.5	5460	507.2
Total		1380	128.2	7860.0	730.2

Site G			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 4,955,363	£ 4,120,425	£ 834,938	£ 43,944.08	£17,039.54	£ 671.69	£ 62.40
		Mid	£ 4,383,925	£ 3,735,550	£ 648,375	£ 34,125.00	£13,232.14	£ 521.61	£ 48.46
	19	Low	£ 3,812,488	£ 3,350,675	£ 461,813	£ 24,305.92	£ 9,424.74	£ 371.52	£ 34.52
	49								

Area					
1 Bed Flat	8	600	55.7	4800	445.9
2 Bed Flat	11	780	72.5	8580	797.1
Total		1380	128.2	13380.0	1243.0

Site H			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 4,668,875	£ 3,833,938	£ 834,938	£ 46,385.42	£18,150.82	£ 713.28	£ 66.26
		Mid	£ 4,130,750	£ 3,482,375	£ 648,375	£ 36,020.83	£14,095.11	£ 553.90	£ 51.46
	18	Low	£ 3,592,625	£ 3,130,813	£ 461,813	£ 25,656.25	£10,039.40	£ 394.52	£ 36.65
	46								

Area					
1 Bed Flat	8	600	55.7	4800	445.9
2 Bed Flat	10	780	72.5	7800	724.6
Total		1380	128.2	12600.0	1170.6

Site I			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 12,611,088	£ 10,168,550	£2,442,538	£ 51,968.88	£19,232.58	£ 770.11	£ 71.54
		Mid	£ 11,153,025	£ 9,247,425	£1,905,600	£ 40,544.68	£15,004.72	£ 600.82	£ 55.82
	47	Low	£ 9,694,963	£ 8,326,300	£1,368,663	£ 29,120.48	£10,776.87	£ 431.53	£ 40.09
	127								

Area					
1 Bed Flat	14	600	55.7	8400	780.4

2 Bed Flat	33	780	72.5	25740	2391.3
Total		1380	128.2	34140.0	3171.7

Site J			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 2,681,913	£ 2,132,713	£ 549,200	£ 54,920.00	£20,340.74	£ 814.27	£ 75.65
		Mid	£ 2,371,850	£ 1,942,775	£ 429,075	£ 42,907.50	£15,891.67	£ 636.17	£ 59.10
	10	Low	£ 2,061,788	£ 1,752,838	£ 308,950	£ 30,895.00	£11,442.59	£ 458.06	£ 42.56
	27								

Area					
1 Bed Flat	3	600	55.7	1800	167.2
2 Bed Flat	7	780	72.5	5460	507.2
Total		1380	128.2	7260.0	674.5

Site K			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 5,156,775	£ 4,160,138	£ 996,638	£ 55,368.75	£18,456.25	£ 764.09	£ 70.99
		Mid	£ 4,557,150	£ 3,774,075	£ 783,075	£ 43,504.17	£14,501.39	£ 600.36	£ 55.77
	18	Low	£ 3,957,525	£ 3,388,013	£ 569,513	£ 31,639.58	£10,546.53	£ 436.63	£ 40.56
	54								

Area					
1 Bed Flat		600	55.7	0	0.0
2 Bed Flat	18	780	72.5	14040	1304.3
Total		1380	128.2	14040.0	1304.3

Site L			100 % Priv	50% w/ grant	Diff		Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 4,522,813	£ 3,595,413	£ 927,400	£ 57,962.50	£19,731.91	£ 811.59	£ 75.40
		Mid	£ 3,997,500	£ 3,269,100	£ 728,400	£ 45,525.00	£15,497.87	£ 637.44	£ 59.22
	16	Low	£ 3,472,188	£ 2,942,788	£ 529,400	£ 33,087.50	£11,263.83	£ 463.29	£ 43.04
	47								

Area					
1 Bed Flat	1	600	55.7	600	55.7
2 Bed Flat	15	780	72.5	11700	1087.0

Total	1380	128.2	12300.0	1142.7

Site M			100 % Priv		50% w/ grant		Diff			Hab Room	Area (p/m2)		Area (£psf)	
Units		High	£	9,178,875	£	7,095,500	£2,083,375	£	109,651.32	£22,645.38	£	894.76	£	83.13
		Mid	£	8,447,025	£	6,585,700	£1,861,325	£	97,964.47	£20,231.79	£	799.40	£	74.27
	19	Low	£	7,715,175	£	6,075,900	£1,639,275	£	86,277.63	£17,818.21	£	704.03	£	65.41
	92													

Area					
3 Bed House	3	1053	97.8	3159	293.5
4 Bed House	16	1369	127.2	21904	2034.9
Total		2422	225.0	25063.0	2328.4

Site N			100 % Priv		50% w/ grant		Diff			Hab Room	Area (p/m2)		Area (£psf)	
Units		High	£	4,680,663	£	3,829,825	£ 850,838	£	60,774.11	£18,102.93	£	719.10	£	66.81
		Mid	£	4,210,700	£	3,497,125	£ 713,575	£	50,969.64	£15,182.45	£	603.09	£	56.03
	14	Low	£	3,740,738	£	3,164,425	£ 576,313	£	41,165.18	£12,261.97	£	487.08	£	45.25
	47													

Area					
1 Bed Flat	3	600	55.7	1800	167.2
2 Bed Flat	7	780	72.5	5460	507.2
4 Bed House	4	1369	127.2	5476	508.7
Total		2749	255.4	12736.0	1183.2

Site O			100 % Priv		50% w/ grant		Diff			Hab Room	Area (p/m2)		Area (£psf)	
Units		High	£	3,949,838	£	3,153,925	£ 795,913	£	56,850.89	£19,412.50	£	797.69	£	74.11
		Mid	£	3,491,150	£	2,865,925	£ 625,225	£	44,658.93	£15,249.39	£	626.62	£	58.21
	14	Low	£	3,032,463	£	2,577,925	£ 454,538	£	32,466.96	£11,086.28	£	455.55	£	42.32
	41													

Area					
1 Bed Flat	1	600	55.7	600	55.7
2 Bed Flat	13	780	72.5	10140	942.0

Total		1380	128.2	10740.0	997.8

SMALL SITES

Site P			100 % Priv	50% w/ grant	Diff	Unit	Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 1,127,500	£ 996,500	£ 131,000	£ 26,200.00	£13,100.00	£ 470.03	£ 43.67
		Mid	£ 999,375	£ 899,625	£ 99,750	£ 19,950.00	£ 9,975.00	£ 357.90	£ 33.25
	5	Low	£ 871,250	£ 802,750	£ 68,500	£ 13,700.00	£ 6,850.00	£ 245.78	£ 22.83
	10								

Area					
1 Bed Flat	5	600	55.7	3000	278.7
2 Bed Flat	0	780	72.5	0	0.0
Total		1380	128.2	3000.0	278.7

Site Q			100 % Priv	50% w/ grant	Diff	Unit	Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 1,432,438	£ 1,231,713	£ 200,725	£ 40,145.00	£13,381.67	£ 554.00	£ 51.47
		Mid	£ 1,265,875	£ 1,108,025	£ 157,850	£ 31,570.00	£10,523.33	£ 435.67	£ 40.47
	5	Low	£ 1,099,313	£ 984,338	£ 114,975	£ 22,995.00	£ 7,665.00	£ 317.33	£ 29.48
	15								

Area					
1 Bed Flat	0	600	55.7	0	0.0
2 Bed Flat	5	780	72.5	3900	362.3
Total		1380	128.2	3900.0	362.3

Site R			100 % Priv	50% w/ grant	Diff	Unit	Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 2,578,388	£ 2,114,688	£ 463,700	£ 51,522.22	£17,174.07	£ 711.01	£ 66.05
		Mid	£ 2,278,575	£ 1,914,375	£ 364,200	£ 40,466.67	£13,488.89	£ 558.44	£ 51.88
	9	Low	£ 1,978,763	£ 1,714,063	£ 264,700	£ 29,411.11	£ 9,803.70	£ 405.87	£ 37.71
	27								

Area					
1 Bed Flat	0	600	55.7	0	0.0
2 Bed Flat	9	780	72.5	7020	652.2

Total			1380	128.2	7020.0	652.2

Site S			100 % Priv	50% w/ grant	Diff	Unit	Hab Room	Area (p/m2)	Area (£psf)
Units		High	£ 3,056,550	£ 2,428,225	£ 628,325	£ 69,813.89	£ 31,416.25	£ 1,174.18	£ 109.08
		Mid	£ 2,822,850	£ 2,269,575	£ 553,275	£ 61,475.00	£ 27,663.75	£ 1,033.93	£ 96.05
	9	Low	£ 2,589,150	£ 2,110,925	£ 478,225	£ 53,136.11	£ 23,911.25	£ 893.68	£ 83.03
	20								

Area					
1 Bed Flat	7	600	55.7	4200	390.2
2 Bed Flat	2	780	72.5	1560	144.9
Total		1380	128.2	5760.0	535.1

AVERAGES

Per Unit	Total	
High	£ 1,022,070.37	£ 53,793.18
Mid	£ 820,063.87	£ 43,161.26
Low	£ 618,194.49	£ 32,536.55
Per hab room		
High	£ 360,429.04	£ 18,969.95
Mid	£ 287,719.36	£ 15,143.12
Low	£ 215,064.31	£ 11,319.17
Area (£ psqm)		
High	£ 14,468.16	£ 761.48
Mid	£ 11,539.64	£ 607.35
Low	£ 8,613.41	£ 453.34
Area (£ psqft)		
High	£ 1,344.13	£ 70.74
Mid	£ 1,072.06	£ 56.42
Low	£ 800.20	£ 42.12

APPENDIX 7

GLA "THREE DRAGONS" TOOLKIT APPRAISALS

SITES A - S

Scheme Results

Site	Site A - Mid Value 40% - 7030 - No Grant
Address	
Scheme	0
Description	

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£1,715,000
Per hectare	£3,649,000
Per dwelling	£44,000
Per market dwelling	£73,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	39
No. of Habitable rooms	109
No. of Bedrooms	70
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	83.0
Habitable rooms per ha.	231.9

SCHEME REVENUE	£6,543,000
Contribution to revenue from:	
Market housing	£5,530,000
Affordable Housing	£1,013,000
- Social rent	£337,000
- New build HomeBuy	£677,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£4,828,000
Contribution to costs from:	
Market housing	£3,116,000
Affordable Housing	£1,420,000
- Social rent	£994,000
- New build HomeBuy	£426,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£293,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 1,626,000	£ 89,000
Acquisition Cost	£ 94,000	£ 1,621,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site B - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£7,568,000
Per hectare	£5,406,000
Per dwelling	£43,000
Per market dwelling	£72,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	175
No. of Habitable rooms	474
No. of Bedrooms	299
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	125.0
Habitable rooms per ha.	338.8

SCHEME REVENUE	£28,820,000
Contribution to revenue from:	
Market housing	£24,352,000
Affordable Housing	£4,468,000
- Social rent	£1,489,000
- New build HomeBuy	£2,979,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£21,252,000
Contribution to costs from:	
Market housing	£13,699,000
Affordable Housing	£6,240,000
- Social rent	£4,368,000
- New build HomeBuy	£1,872,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£1,313,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 4,843,000	£ 2,725,000
Acquisition Cost	£ 279,000	£ 7,289,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site C - Mid Value 40% - 7030 - No Grant
Address	
Scheme	0
Description	

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£3,977,000
Per hectare	£14,730,000
Per dwelling	£41,000
Per market dwelling	£69,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	96
No. of Habitable rooms	241
No. of Bedrooms	145
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	355.6
Habitable rooms per ha.	892.4

SCHEME REVENUE	£15,099,000
Contribution to revenue from:	
Market housing	£12,751,000
Affordable Housing	£2,348,000
- Social rent	£788,000
- New build HomeBuy	£1,560,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£11,122,000
Contribution to costs from:	
Market housing	£7,149,000
Affordable Housing	£3,252,000
- Social rent	£2,276,000
- New build HomeBuy	£976,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£720,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 5,167,000	-£ 1,190,000
Acquisition Cost	£ 298,000	£ 3,679,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site Address	Site D - Mid Value 40% - 7030 - No Grant
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£7,301,000
Per hectare	£13,520,000
Per dwelling	£42,000
Per market dwelling	£70,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	174
No. of Habitable rooms	445
No. of Bedrooms	271
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	322.2
Habitable rooms per ha.	824.9

SCHEME REVENUE	£27,704,000
Contribution to revenue from:	
Market housing	£23,398,000
Affordable Housing	£4,306,000
- Social rent	£1,442,000
- New build HomeBuy	£2,863,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)		
Whole scheme	£	-
Per social rental dwelling	£	-
Per Newbuild Homebuy dwelling	£	-
Per Intermediate Rent dwelling	£	-

SCHEME COSTS	£20,403,000
Contribution to costs from:	
Market housing	£13,126,000
Affordable Housing	£5,972,000
- Social rent	£4,180,000
- New build HomeBuy	£1,792,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£1,305,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values			Against residual	
Existing Use Value	£	8,201,000	-£	900,000
Acquisition Cost	£	472,000	£	6,829,000
Value for offices	£	-	£	-
Value for industrial	£	-	£	-
Value as hotel site	£	-	£	-
Value as other alternative use	£	-	£	-

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Scheme Results

Site	Site E - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£2,162,000
Per hectare	£5,405,000
Per dwelling	£42,000
Per market dwelling	£71,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	51
No. of Habitable rooms	133
No. of Bedrooms	82
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	127.5
Habitable rooms per ha.	332.8

SCHEME REVENUE	£8,213,000
Contribution to revenue from:	
Market housing	£6,938,000
Affordable Housing	£1,275,000
- Social rent	£426,000
- New build HomeBuy	£849,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£6,051,000
Contribution to costs from:	
Market housing	£3,896,000
Affordable Housing	£1,773,000
- Social rent	£1,241,000
- New build HomeBuy	£532,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£383,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 1,384,000	£ 778,000
Acquisition Cost	£ 80,000	£ 2,082,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site F - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£470,000
Per hectare	£4,845,000
Per dwelling	£43,000
Per market dwelling	£71,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	11
No. of Habitable rooms	29
No. of Bedrooms	18
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	113.4
Habitable rooms per ha.	299.4

SCHEME REVENUE	£1,784,000
Contribution to revenue from:	
Market housing	£1,507,000
Affordable Housing	£277,000
- Social rent	£92,000
- New build HomeBuy	£184,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£1,314,000
Contribution to costs from:	
Market housing	£846,000
Affordable Housing	£386,000
- Social rent	£270,000
- New build HomeBuy	£116,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£83,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 671,000	-£ 201,000
Acquisition Cost	£ 39,000	£ 431,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site G - Mid Value 40% - 7030 - No Grant
Address	
Scheme	0
Description	

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£801,000
Per hectare	£9,889,000
Per dwelling	£42,000
Per market dwelling	£70,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	19
No. of Habitable rooms	49
No. of Bedrooms	30
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	234.6
Habitable rooms per ha.	605.2

SCHEME REVENUE	£3,039,000
Contribution to revenue from:	
Market housing	£2,567,000
Affordable Housing	£472,000
- Social rent	£158,000
- New build HomeBuy	£314,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£2,238,000
Contribution to costs from:	
Market housing	£1,440,000
Affordable Housing	£656,000
- Social rent	£459,000
- New build HomeBuy	£197,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£143,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 1,206,000	-£ 405,000
Acquisition Cost	£ 69,000	£ 732,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site Address	Site H - Mid Value 40% - 7030 - No Grant
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£753,000
Per hectare	£6,328,000
Per dwelling	£42,000
Per market dwelling	£70,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	18
No. of Habitable rooms	46
No. of Bedrooms	28
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	151.3
Habitable rooms per ha.	385.7

SCHEME REVENUE	£2,859,000
Contribution to revenue from:	
Market housing	£2,415,000
Affordable Housing	£444,000
- Social rent	£149,000
- New build HomeBuy	£296,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)		
Whole scheme	£	-
Per social rental dwelling	£	-
Per Newbuild Homebuy dwelling	£	-
Per Intermediate Rent dwelling	£	-

SCHEME COSTS	£2,106,000
Contribution to costs from:	
Market housing	£1,354,000
Affordable Housing	£616,000
- Social rent	£431,000
- New build HomeBuy	£185,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£135,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 280,000	£ 473,000
Acquisition Cost	£ 16,000	£ 737,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site I - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£952,000
Per hectare	£1,867,000
Per dwelling	£20,000
Per market dwelling	£34,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	47
No. of Habitable rooms	127
No. of Bedrooms	80
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	92.2
Habitable rooms per ha.	248.8

SCHEME REVENUE	£7,674,000
Contribution to revenue from:	
Market housing	£6,525,000
Affordable Housing	£1,149,000
- Social rent	£361,000
- New build HomeBuy	£788,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£6,722,000
Contribution to costs from:	
Market housing	£4,286,000
Affordable Housing	£2,084,000
- Social rent	£1,459,000
- New build HomeBuy	£625,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£353,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 2,760,000	-£ 1,808,000
Acquisition Cost	£ 159,000	£ 793,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site J - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£431,000
Per hectare	£3,216,000
Per dwelling	£43,000
Per market dwelling	£72,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	10
No. of Habitable rooms	27
No. of Bedrooms	17
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	74.6
Habitable rooms per ha.	201.5

SCHEME REVENUE	£1,643,000
Contribution to revenue from:	
Market housing	£1,388,000
Affordable Housing	£255,000
- Social rent	£85,000
- New build HomeBuy	£170,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£1,212,000
Contribution to costs from:	
Market housing	£781,000
Affordable Housing	£356,000
- Social rent	£249,000
- New build HomeBuy	£107,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£75,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 750,000	-£ 319,000
Acquisition Cost	£ 43,000	£ 388,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site Address	Site K - Mid Value 40% - 7030 - No Grant
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£741,000
Per hectare	£2,964,000
Per dwelling	£41,000
Per market dwelling	£69,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	18
No. of Habitable rooms	54
No. of Bedrooms	36
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	72.0
Habitable rooms per ha.	216.0

SCHEME REVENUE	£3,154,000
Contribution to revenue from:	
Market housing	£2,668,000
Affordable Housing	£486,000
- Social rent	£160,000
- New build HomeBuy	£326,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£2,413,000
Contribution to costs from:	
Market housing	£1,578,000
Affordable Housing	£700,000
- Social rent	£490,000
- New build HomeBuy	£210,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£135,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 1,035,000	-£ 294,000
Acquisition Cost	£ 60,000	£ 681,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Site	Site L - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£723,000
Per hectare	£5,021,000
Per dwelling	£45,000
Per market dwelling	£75,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	16
No. of Habitable rooms	47
No. of Bedrooms	31
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	111.1
Habitable rooms per ha.	326.7

SCHEME REVENUE	£2,769,000
Contribution to revenue from:	
Market housing	£2,341,000
Affordable Housing	£428,000
- Social rent	£141,000
- New build HomeBuy	£286,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£2,046,000
Contribution to costs from:	
Market housing	£1,322,000
Affordable Housing	£603,000
- Social rent	£422,000
- New build HomeBuy	£181,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£120,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 1,150,000	-£ 427,000
Acquisition Cost	£ 66,000	£ 657,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Site Address	Site M - Mid Value 40% - 7030 - No Grant
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£1,485,000
Per hectare	£3,713,000
Per dwelling	£78,000
Per market dwelling	£130,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	19
No. of Habitable rooms	12
No. of Bedrooms	73
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	47.5
Habitable rooms per ha.	30.4

SCHEME REVENUE	£5,741,000
Contribution to revenue from:	
Market housing	£4,942,000
Affordable Housing	£799,000
- Social rent	£195,000
- New build HomeBuy	£604,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)		
Whole scheme	£	-
Per social rental dwelling	£	-
Per Newbuild Homebuy dwelling	£	-
Per Intermediate Rent dwelling	£	-

SCHEME COSTS	£4,256,000
Contribution to costs from:	
Market housing	£2,820,000
Affordable Housing	£1,293,000
- Social rent	£905,000
- New build HomeBuy	£388,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£143,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values			Against residual	
Existing Use Value	£	2,760,000	-£	1,275,000
Acquisition Cost	£	159,000	£	1,326,000
Value for offices	£	-	£	-
Value for industrial	£	-	£	-
Value as hotel site	£	-	£	-
Value as other alternative use	£	-	£	-

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Scheme Results

Site	Site N - Mid Value 40% - 7030 - No Grant
Address	
Scheme	0
Description	

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£754,000
Per hectare	£2,349,000
Per dwelling	£54,000
Per market dwelling	£90,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	14
No. of Habitable rooms	27
No. of Bedrooms	33
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	43.6
Habitable rooms per ha.	83.7

SCHEME REVENUE	£2,902,000
Contribution to revenue from:	
Market housing	£2,474,000
Affordable Housing	£428,000
- Social rent	£126,000
- New build HomeBuy	£302,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£2,148,000
Contribution to costs from:	
Market housing	£1,402,000
Affordable Housing	£641,000
- Social rent	£449,000
- New build HomeBuy	£192,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£105,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 1,380,000	-£ 626,000
Acquisition Cost	£ 79,000	£ 675,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Site	Site O - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£632,000
Per hectare	£4,824,000
Per dwelling	£45,000
Per market dwelling	£75,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	14
No. of Habitable rooms	41
No. of Bedrooms	27
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	106.9
Habitable rooms per ha.	313.1

SCHEME REVENUE	£2,418,000
Contribution to revenue from:	
Market housing	£2,044,000
Affordable Housing	£374,000
- Social rent	£124,000
- New build HomeBuy	£250,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£1,786,000
Contribution to costs from:	
Market housing	£1,154,000
Affordable Housing	£527,000
- Social rent	£369,000
- New build HomeBuy	£158,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£105,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 1,150,000	-£ 518,000
Acquisition Cost	£ 66,000	£ 566,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site P - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£186,000
Per hectare	£14,308,000
Per dwelling	£37,000
Per market dwelling	£62,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	5
No. of Habitable rooms	10
No. of Bedrooms	5
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	384.6
Habitable rooms per ha.	769.2

SCHEME REVENUE	£694,000
Contribution to revenue from:	
Market housing	£585,000
Affordable Housing	£109,000
- Social rent	£37,000
- New build HomeBuy	£72,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£508,000
Contribution to costs from:	
Market housing	£324,000
Affordable Housing	£147,000
- Social rent	£103,000
- New build HomeBuy	£44,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£38,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 500,000	-£ 314,000
Acquisition Cost	£ 29,000	£ 157,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site Q - Mid Value 40% - 7030 - No Grant
Address	
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£260,000
Per hectare	£3,333,000
Per dwelling	£52,000
Per market dwelling	£87,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	5
No. of Habitable rooms	15
No. of Bedrooms	10
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	64.1
Habitable rooms per ha.	192.3

SCHEME REVENUE	£877,000
Contribution to revenue from:	
Market housing	£741,000
Affordable Housing	£136,000
- Social rent	£45,000
- New build HomeBuy	£91,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£617,000
Contribution to costs from:	
Market housing	£392,000
Affordable Housing	£188,000
- Social rent	£132,000
- New build HomeBuy	£56,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£38,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 263,000	-£ 3,000
Acquisition Cost	£ 15,000	£ 245,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site	Site R - Mid Value 40% - 7030 - No Grant
Address	
Scheme	0
Description	

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£411,000
Per hectare	£3,513,000
Per dwelling	£46,000
Per market dwelling	£76,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	9
No. of Habitable rooms	27
No. of Bedrooms	18
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	76.9
Habitable rooms per ha.	230.8

SCHEME REVENUE	£1,577,000
Contribution to revenue from:	
Market housing	£1,334,000
Affordable Housing	£243,000
- Social rent	£80,000
- New build HomeBuy	£163,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per social rental dwelling	£ -
Per Newbuild Homebuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

SCHEME COSTS	£1,166,000
Contribution to costs from:	
Market housing	£754,000
Affordable Housing	£344,000
- Social rent	£241,000
- New build HomeBuy	£103,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£68,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values		Against residual
Existing Use Value	£ 600,000	-£ 189,000
Acquisition Cost	£ 35,000	£ 376,000
Value for offices	£ -	£ -
Value for industrial	£ -	£ -
Value as hotel site	£ -	£ -
Value as other alternative use	£ -	£ -

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Scheme Results

Site Address	Site S - Mid Value 40% - 7030 - No Grant
Scheme Description	0

Site Reference Number	0
Application Number	0
NLUD Ref. Number	0
UPRN or Grid Ref.	0

RESIDUAL VALUE	£574,000
Per hectare	£2,870,000
Per dwelling	£64,000
Per market dwelling	£106,000
Per habitable room	No Info
Per bedspace	No Info

SCHEME UNITS	
No. of Dwellings	9
No. of Habitable rooms	29
No. of Bedrooms	20
% Wheelchair Units	0%

SCHEME DENSITIES	
Dwellings per ha.	45.0
Habitable rooms per ha.	144.9

SCHEME REVENUE	£1,942,000
Contribution to revenue from:	
Market housing	£1,652,000
Affordable Housing	£290,000
- Social rent	£87,000
- New build HomeBuy	£203,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Capital Contribution	£0
Commercial Elements	£0

AFFORDABLE UNITS						
	Social Rent	New build HomeBuy	Intermediate Rent	Low Cost Sale	Equity Share	Total Affordable
Units %	28%	12%	0%	0%	0%	40%
Hab rooms	28%	12%	0%	0%	0%	40%
Bedrooms	28%	12%	0%	0%	0%	40%
Persons	28%	12%	0%	0%	0%	40%
Floorspace	28%	12%	0%	0%	0%	40%

PUBLIC SUBSIDY (GRANT)		
Whole scheme	£	-
Per social rental dwelling	£	-
Per Newbuild Homebuy dwelling	£	-
Per Intermediate Rent dwelling	£	-

SCHEME COSTS	£1,368,000
Contribution to costs from:	
Market housing	£898,000
Affordable Housing	£403,000
- Social rent	£282,000
- New build HomeBuy	£121,000
- Intermediate Rent	£0
- Low Cost Sale	£0
- Equity Share	£0
Land Financing Costs	£0
Planning Obligations	£68,000
Exceptional Development Costs	£0
Commercial Elements	£0

Alternative Site Values			Against residual	
Existing Use Value	£	692,000	-£	118,000
Acquisition Cost	£	40,000	£	534,000
Value for offices	£	-	£	-
Value for industrial	£	-	£	-
Value as hotel site	£	-	£	-
Value as other alternative use	£	-	£	-

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