

Appendix 1: Table illustrating BLV-RV £/Hectare and BLV % over/under RV at 10%, 20% and 30% affordable housing requirement by typology with sensitivity testing at 17.5% profit

Scenario	Dwellings	Typology	Viability	BLV - RV £/Hectare 10%	BLV - RV £/Hectare 20%	BLV - RV £/Hectare 30%	BLV % over / under RV 10% AH	BLV % over / under RV 20% AH	BLV % over / under RV 30% AH	BLV - RV £/Hectare 10% (17.5%)	BLV - RV £/Hectare 20% (17.5%)	BLV - RV £/Hectare 30% (17.5%)	BLV % over / under RV 10% AH (17.5%)	BLV % over / under RV 20% AH (17.5%)	BLV % over / under RV 30% AH(17.5%)
1a	10	Low	Not Viable	-£830,129	-£937,498	-£1,129,103	-224%	-253%	-305%	-£702,111	-£823,705	-£1,029,534	-113%	-16%	-22%
1b	10	Medium	Not Viable	-£22,270	-£174,879	-£427,039	-5%	-35%	-86%	£159,282	-£13,500	-£285,832	2%	0%	-4%
1c	10	High	Viable	£909,842	£675,586	£326,463	147%	109%	53%	£1,171,696	£908,345	£530,127	11%	9%	6%
2a	25	Low	Not Viable	-£795,653	-£959,674	-£1,079,740	-215%	-259%	-291%	-£663,883	-£845,091	-£976,615	-112%	-17%	-20%
2b	25	Medium	Not Viable	£30,920	-£193,934	-£356,612	6%	-39%	-72%	£217,795	-£31,434	-£210,362	3%	0%	-3%
2c	25	High	Viable	£989,942	£660,262	£425,645	160%	107%	69%	£1,259,473	£894,637	£636,582	11%	9%	7%
3	50	Low	Not Viable	-£802,079	-£945,115	-£1,105,235	-216%	-255%	-298%	-£672,271	-£829,731	-£1,004,273	-112%	-16%	-21%
3	50	Medium	Not Viable	£25,122	-£169,998	-£385,308	5%	-34%	-78%	£209,213	-£6,362	-£242,126	3%	0%	-4%
3	50	High	Viable	£978,315	£670,898	£386,777	158%	109%	63%	£1,243,830	£906,912	£593,289	11%	9%	6%
4	10	Low	Not Viable	-£1,137,739	-£1,241,690	-£1,429,876	-307%	-335%	-386%	-£1,009,721	-£1,127,896	-£1,330,307	-119%	-22%	-28%
4	10	Medium	Not Viable	-£391,418	-£533,770	-£775,674	-79%	-108%	-157%	-£209,866	-£372,391	-£634,467	-3%	-5%	-10%
4	10	High	Not Viable	£423,773	£211,055	-£116,529	69%	34%	-19%	£685,627	£443,814	£87,134	6%	4%	1%
5	25	Low	Not Viable	-£996,311	-£1,191,046	-£1,308,971	-269%	-321%	-353%	-£864,540	-£1,076,463	-£1,205,846	-116%	-21%	-25%
5	25	Medium	Not Viable	-£212,834	-£468,146	-£624,398	-43%	-95%	-126%	-£25,959	-£305,646	-£478,148	0%	-4%	-7%
5	25	High	Viable	£659,019	£303,316	£82,192	107%	49%	13%	£928,550	£537,691	£293,130	8%	5%	3%
6	50	Low	Not Viable	-£995,627	-£1,102,572	-£1,294,931	-269%	-297%	-349%	-£865,819	-£987,188	-£1,193,970	-116%	-19%	-25%
6	50	Medium	Not Viable	-£209,304	-£358,269	-£567,801	-42%	-72%	-115%	-£25,213	-£194,633	-£424,619	0%	-3%	-6%
6	50	High	Viable	£671,812	£411,471	£104,540	109%	67%	17%	£937,328	£647,485	£311,052	9%	6%	3%
7	100	Low	Not Viable	-£1,071,892	-£1,178,067	-£1,378,197	-289%	-318%	-372%	-£942,084	-£1,062,682	-£1,277,235	-117%	-21%	-26%
7	100	Medium	Not Viable	-£299,435	-£446,089	-£643,216	-61%	-90%	-130%	-£115,344	-£282,453	-£500,034	-2%	-4%	-7%
7	100	High	Viable	£555,335	£299,847	£9,417	90%	49%	2%	£820,851	£535,861	£215,929	8%	5%	2%
8	100	Medium	Marginal	£111,025	-£47,185	-£255,866	22%	-10%	-52%	£295,116	£116,452	-£112,685	4%	2%	-2%
8	100	High	Viable	£1,098,492	£817,771	£503,075	178%	132%	81%	£1,364,008	£1,053,785	£709,587	12%	10%	8%
9	250	Medium	Viable	£252,064	£90,237	-£124,080	51%	18%	-25%	£436,154	£253,873	£19,102	6%	4%	0%
9	250	High	Viable	£1,280,757	£994,770	£663,162	207%	161%	107%	£1,546,273	£1,230,784	£869,674	14%	12%	9%
10	500	Medium	Viable	£106,459	£20,419	-£152,204	22%	4%	-31%	£290,679	£184,170	-£8,921	4%	3%	0%
10	500	High	Viable	£1,093,244	£870,873	£581,535	177%	141%	94%	£1,358,945	£1,107,052	£788,192	12%	11%	8%
11	1,000	Medium	Marginal	£106,459	-£51,733	-£260,433	22%	-10%	-53%	£290,679	£112,017	-£117,151	4%	2%	-2%
11	1,000	High	Viable	£1,093,244	£812,595	£492,121	177%	132%	80%	£1,358,945	£1,048,775	£698,778	12%	10%	7%
12	10	Medium	Marginal		£57,958	-£181,281		12%	-37%		£219,337	-£40,074		3%	-1%
12	10	High	Viable		£949,641	£612,193		154%	99%		£1,182,400	£815,857		12%	9%
13	25	Medium	Marginal		-£64,345	-£229,777		-13%	-46%		£98,155	-£83,527		1%	-1%
13	25	High	Viable		£825,309	£584,907		134%	95%		£1,059,684	£795,845		10%	8%
14	50	Medium	Marginal		-£42,841	-£231,785		-9%	-47%		£119,659	-£89,597		2%	-1%
14	50	High	Viable		£815,198	£491,121		132%	80%		£1,049,573	£696,199		10%	8%
15	100	Medium	Marginal		-£39,477	-£248,159		-8%	-50%		£124,159	-£104,977		2%	-2%
15	100	High	Viable		£825,478	£499,135		134%	81%		£1,061,492	£705,647		10%	8%
16	250	Medium	Marginal		-£39,477	-£250,177		-8%	-51%		£124,159	-£106,996		2%	-2%
16	250	High	Viable		£823,149	£503,794		133%	82%		£1,059,163	£710,306		10%	8%