

Appendix 2: Table illustrating BLV-RV whole scheme at 10%, 20% and 30% affordable housing requirement by typology with sensitivity testing at 17.5% profit

Location	Site Type	Scenario	Dwellings	Typology	BLV-RV 20% profit on GDV 10% AH	BLV-RV 20% profit on GDV 20% AH	BLV-RV 20% profit on GDV 30% AH	BLV-RV 17.5% profit on GDV 10% AH	BLV-RV 17.5% profit on GDV 20% AH	BLV-RV 17.5% profit on GDV 30% AH
Urban	Greenfield	1a	10	Low	-£240,737	-£271,875	-£327,440	-£203,612	-£238,875	-£298,565
Urban	Greenfield	1b	10	Medium	-£6,458	-£50,715	-£123,841	£46,192	-£3,915	-£82,891
Urban	Greenfield	1c	10	High	£263,854	£195,920	£94,674	£339,792	£263,420	£153,737
Urban	Greenfield	2a	25	Low	-£572,870	-£690,965	-£777,413	-£477,995	-£608,465	-£703,163
Urban	Greenfield	2b	25	Medium	£22,262	-£139,632	-£256,760	£156,812	-£22,632	-£151,460
Urban	Greenfield	2c	25	High	£712,758	£475,389	£306,464	£906,821	£644,139	£458,339
Urban	Greenfield	3	50	Low	-£1,146,972	-£1,351,515	-£1,580,486	-£961,347	-£1,186,515	-£1,436,111
Urban	Greenfield	3	50	Medium	£35,925	-£243,098	-£550,990	£299,175	-£9,098	-£346,240
Urban	Greenfield	3	50	High	£1,398,990	£959,385	£553,091	£1,778,678	£1,296,885	£848,403
Urban	Brownfield	4	10	Low	-£329,944	-£360,090	-£414,664	-£292,819	-£327,090	-£385,789
Urban	Brownfield	4	10	Medium	-£113,511	-£154,793	-£224,945	-£60,861	-£107,993	-£183,995
Urban	Brownfield	4	10	High	£122,894	£61,206	-£33,794	£198,832	£128,706	£25,269
Urban	Brownfield	5	25	Low	-£717,344	-£857,553	-£942,459	-£622,469	-£775,053	-£868,209
Urban	Brownfield	5	25	Medium	-£153,241	-£337,065	-£449,566	-£18,691	-£220,065	-£344,266
Urban	Brownfield	5	25	High	£474,493	£218,387	£59,178	£668,556	£387,137	£211,053
Urban	Brownfield	6	50	Low	-£1,423,746	-£1,576,679	-£1,851,752	-£1,238,121	-£1,411,679	-£1,707,377
Urban	Brownfield	6	50	Medium	-£299,304	-£512,325	-£811,956	-£36,054	-£278,325	-£607,206
Urban	Brownfield	6	50	High	£960,691	£588,403	£149,492	£1,340,379	£925,903	£444,805
Urban	Brownfield	7	100	Low	-£3,065,610	-£3,369,271	-£3,941,642	-£2,694,360	-£3,039,271	-£3,652,892
Urban	Brownfield	7	100	Medium	-£856,383	-£1,275,815	-£1,839,597	-£329,883	-£807,815	-£1,430,097
Urban	Brownfield	7	100	High	£1,588,258	£857,562	£26,932	£2,347,633	£1,532,562	£617,557
Urban Extension	Greenfield	8	100	Medium	£317,532	-£134,948	-£731,778	£844,032	£333,052	-£322,278
Urban Extension	Greenfield	8	100	High	£3,141,688	£2,338,824	£1,438,793	£3,901,063	£3,013,824	£2,029,418
Urban Extension	Greenfield	9	250	Medium	£1,802,254	£645,195	-£887,170	£3,118,504	£1,815,195	£136,580
Urban Extension	Greenfield	9	250	High	£9,157,412	£7,112,608	£4,741,609	£11,055,850	£8,800,108	£6,218,172
Urban Extension	Greenfield	10	500	Medium	£1,521,297	£291,792	-£2,174,988	£4,153,797	£2,631,792	-£127,488
Urban Extension	Greenfield	10	500	High	£15,622,452	£12,444,770	£8,310,137	£19,419,327	£15,819,770	£11,263,262
Urban Extension	Greenfield	11	1,000	Medium	£3,042,594	-£1,478,541	-£7,443,164	£8,307,594	£3,201,459	-£3,348,164
Urban Extension	Greenfield	11	1,000	High	£31,244,905	£23,223,977	£14,064,825	£38,838,655	£29,973,977	£19,971,075
Village	Greenfield	12	10	Medium		£16,808	-£52,572		£63,608	-£11,622
Village	Greenfield	12	10	High		£275,396	£177,536		£342,896	£236,598
Village	Greenfield	13	25	Medium		-£46,329	-£165,440		£70,671	-£60,140
Village	Greenfield	13	25	High		£594,222	£421,133		£762,972	£573,008
Village	Greenfield	14	50	Medium		-£61,691	-£333,770		£172,309	-£129,020
Village	Greenfield	14	50	High		£1,173,886	£707,215		£1,511,386	£1,002,527
Village	Greenfield	15	100	Medium		-£112,904	-£709,734		£355,096	-£300,234
Village	Greenfield	15	100	High		£2,360,868	£1,427,526		£3,035,868	£2,018,151
Village	Greenfield	16	250	Medium		-£282,261	-£1,788,769		£887,739	-£765,019
Village	Greenfield	16	250	High		£5,885,514	£3,602,126		£7,573,014	£5,078,688