



Emerging Findings Stage 3: Policy Development Sensitivity Surplus Analysis

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Appendix IIc - Emerging Findings Stage 3: Policy Development Sensitivity Surplus Analysis
Table 2 - Surplus Analysis - 100 Flats 3-5 Storey Borough-wide (Base Test)

Gross Site Area (ha)	0.87
GF BLV £500,000/ha	£435,000
PDL BLV £1.5/ha	£1,305,000
PDL BLV £2m/ha	£1,740,000
PDL BLV £2.5m/ha	£2,175,000

100 Flats 3-5 Storey	Greenfield BLV @ £500,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,000,000/ha			PDL BLV @ £2,500,000/ha		
Base Test Only	Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6	VL4	VL5	VL6
	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.	£4,000/sq. m.	£4,250/sq. m.	£4,500/sq. m.
20% AH	£2,632,261	£3,373,551	£4,114,841	£1,762,261	£2,503,551	£3,244,841	£1,327,261	£2,068,551	£2,809,841	£892,261	£1,633,551	£2,374,841
30% AH	£2,161,765	£2,725,897	£3,384,724	£1,291,765	£1,855,897	£2,514,724	£856,765	£1,420,897	£2,079,724	£421,765	£985,897	£1,644,724
40% AH	£1,698,662	£2,180,791	£2,757,616	£828,662	£1,310,791	£1,887,616	£393,662	£875,791	£1,452,616	-£41,338	£440,791	£1,017,616
	Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)		
20% AH	£26,323	£33,736	£41,148	£17,623	£25,036	£32,448	£13,273	£20,686	£28,098	£8,923	£16,336	£23,748
30% AH	£21,618	£27,259	£33,847	£12,918	£18,559	£25,147	£8,568	£14,209	£20,797	£4,218	£9,859	£16,447
40% AH	£16,987	£21,808	£27,576	£8,287	£13,108	£18,876	£3,937	£8,758	£14,526	-£413	£4,408	£10,176

100 Flats (3-5 Storey) Key Policy Costs	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling
CIL (Indexed Rate @ £123.25)	20% AH	£664,535
	30% AH	£584,060
	40% AH	£505,180
Sustainable Design/Construction 5% of build (Policy SD1/SD2)	£553,636	£5,536
Education Contribution	£356,292	£3,563
Open Space	£326,000	£3,260
M4(2) Accessible and adaptable dwellings (Policy DD2) - 95% of total dwellings	£156,400	£1,564
M4(3) Wheelchair user dwellings (Policy DD2) - 5% of total dwellings	£78,500	£785
Skills Contribution (Policy EC4)	£76,570	£766
Tree Planting (Policy DD4)	£70,000	£700
Sustainable Transport	£47,000	£470

Gross Site Area (ha)	0.65
PDL BLV £1.5/ha	£975,000
PDL BLV £2m/ha	£1,300,000
PDL BLV £2.5m/ha	£1,625,000

100 Flats 6+ Storey Base Test Only									
AH Proportion	VL4 £4,000/sq. m.	VL5 £4,250/sq. m.	VL6 £4,500/sq. m.	VL4 £4,000/sq. m.	VL5 £4,250/sq. m.	VL6 £4,500/sq. m.	VL4 £4,000/sq. m.	VL5 £4,250/sq. m.	VL6 £4,500/sq. m.
20% AH	£318,742	£987,491	£1,750,936	-£6,258	£662,491	£1,425,936	-£331,258	£337,491	£1,100,936
30% AH	-£164,392	£422,355	£757,003	-£489,392	£97,355	£432,003	-£814,392	-£227,645	£107,003
40% AH	-£662,312	-£63,782	£534,737	-£987,312	-£388,782	£209,737	-£1,312,312	-£713,782	-£115,263
20% AH	£3,187	£9,875	£17,509	-£63	£6,625	£14,259	-£3,313	£3,375	£11,009
30% AH	-£1,644	£4,224	£7,570	-£4,894	£974	£4,320	-£8,144	-£2,276	£1,070
40% AH	-£6,623	-£638	£5,347	-£9,873	-£3,888	£2,097	-£13,123	-£7,138	-£1,153

100 Flats (6+ Storey) Key Policy Costs		Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling
CIL (Indexed Rate @ £123.25)	20% AH	£687,307	£6,873
	30% AH	£608,427	£6,084
	40% AH	£526,357	£5,264
		£663,995	£6,640
		£390,245	£3,902
		£350,450	£3,505
		£156,400	£1,564
Sustainable Transport		£78,500	£785
		£81,510	£815
		£70,000	£700
		£14,000	£140