

Table 3 - Surplus Analysis - 75 Flats (3-5 Storey) - Base Test & AH Tenure Sensitivity

Gross Site Area (ha)	0.58
PDL Site only	
PDL BLV @ £850,000/ha	£493,000
PDL BLV @ £1.5m/ha	£870,000
PDL BLV @ £2.2m/ha	£1,276,000
PDL BLV @ £2.8m/ha	£1,624,000
PDL BLV @ £3.5m/ha	£2,030,000

Base Test - AH Tenure assumed at 75% Affordable Rented / 25% Intermediate

75 Flats (3-5 Storey)	PDL BLV @ £850,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha		
Base Test Only (Fixed costs 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)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7
	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.
0% AH	£2,001,035	£2,717,291	£4,151,953	£1,624,035	£2,340,291	£3,774,953	£1,218,035	£1,934,291	£3,368,953	£870,035	£1,586,291	£3,020,953	£464,035	£1,180,291	£2,614,953
20% AH	£1,416,647	£2,014,963	£3,213,381	£1,039,647	£1,637,963	£2,836,381	£633,647	£1,231,963	£2,430,381	£285,647	£883,963	£2,082,381	£120,353	£477,963	£1,676,381
30% AH	£1,105,619	£1,640,248	£2,711,112	£728,619	£1,263,248	£2,334,112	£322,619	£857,248	£1,928,112	£25,381	£509,248	£1,580,112	£431,381	£103,248	£1,174,112
40% AH	£839,508	£1,313,851	£2,263,535	£462,508	£936,851	£1,886,535	£56,508	£530,851	£1,480,535	£291,492	£182,851	£1,132,535	£697,492	£223,149	£726,535
	Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)		
0% AH	£26,680	£36,231	£55,359	£21,654	£31,204	£50,333	£16,240	£25,791	£44,919	£11,600	£21,151	£40,279	£6,187	£15,737	£34,866
20% AH	£18,889	£26,866	£42,845	£13,862	£21,840	£37,818	£8,449	£16,426	£32,405	£3,809	£11,786	£27,765	£1,605	£6,373	£22,352
30% AH	£14,742	£21,870	£36,148	£9,715	£16,843	£31,121	£4,302	£11,430	£25,708	£1,121	£6,790	£21,068	£5,752	£1,377	£15,655
40% AH	£11,193	£17,518	£30,180	£6,167	£12,491	£25,154	£753	£7,078	£19,740	£3,887	£2,438	£15,100	£9,300	£2,975	£9,687

AH Tenure variation (1) - assumed at 75% split equally between Affordable and Social Rented / 25% Intermediate

75 Flats (3-5 Storey)	PDL BLV @ £850,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha		
Base Test Only (Fixed costs 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)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7
	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.
20% AH	£1,154,077	£1,752,387	£2,950,804	£777,077	£1,375,387	£2,573,804	£371,077	£969,387	£2,167,804	£23,077	£621,387	£1,819,804	£382,923	£215,387	£1,413,804
30% AH	£711,900	£1,246,529	£2,317,393	£334,900	£869,529	£1,940,393	£71,100	£463,529	£1,534,393	£419,100	£115,529	£1,186,393	£825,100	£290,471	£780,393
40% AH	£314,832	£788,971	£1,738,578	£62,168	£411,971	£1,361,578	£468,168	£5,971	£955,578	£816,168	£342,029	£607,578	£1,222,168	£748,029	£201,578
	Potential Maximum Residual Surplus/Deficit (£/unit)			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	£15,388	£23,365	£39,344	£10,361	£18,338	£34,317	£4,948	£12,925	£28,904	£308	£8,285	£24,264	£5,106	£2,872	£18,851
30% AH	£9,492	£16,620	£30,899	£4,465	£11,594	£25,872	£948	£6,180	£20,459	£5,588	£1,540	£15,819	£11,001	£3,873	£10,405
40% AH	£4,198	£10,520	£23,181	£829	£5,493	£18,154	£6,242	£80	£12,741	£10,882	£4,560	£8,101	£16,296	£9,974	£2,688

AH Tenure variation (2) - assumed at 75% Social Rented / 25% Intermediate

75 Flats (3-5 Storey)	PDL BLV @ £850,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha		
Base Test Only (Fixed costs 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)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7
	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.
20% AH	£935,264	£1,533,574	£2,731,991	£558,264	£1,156,574	£2,354,991	£152,264	£750,574	£1,948,991	£195,736	£402,574	£1,600,991	£601,736	£3,426	£1,194,991
30% AH	£361,927	£896,556	£1,967,421	£15,073	£519,556	£1,590,421	£421,073	£113,556	£1,184,421	£769,073	£234,444	£836,421	£1,175,073	£640,444	£430,421
40% AH	£166,559	£307,763	£1,257,366	£543,559	£69,237	£880,366	£949,559	£475,237	£474,366	£1,297,559	£823,237	£126,366	£1,703,559	£1,229,237	£279,634
	Potential Maximum Residual Surplus/Deficit (£/unit)			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	£12,470	£20,448	£36,427	£7,444	£15,421	£31,400	£2,030	£10,008	£25,987	£2,610	£5,368	£21,347	£8,023	£46	£15,933
30% AH	£4,826	£11,954	£26,232	£201	£6,927	£21,206	£5,614	£1,514	£15,792	£10,254	£3,126	£11,152	£15,668	£8,539	£5,739
40% AH	£2,221	£4,104	£16,765	£7,247	£923	£11,738	£12,661	£6,336	£6,325	£17,301	£10,976	£1,685	£22,714	£16,390	£3,728

75 Flats (3-5 Storey) Key Policy Costs (over base fixed costs)	PDL Site (only)		
	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling	
CIL (Rates based on current DCS) - £25/sq. m. Flats	0% AH	£126,000	£1,680
	20% AH	£100,800	£1,344
	30% AH	£87,350	£1,165
	40% AH	£75,600	£1,008
Sustainable Design/Construction (Policy Option 1)* 2% (% of build cost) - all new build housing to achieve a min 19% CO2 reduction on Building Regs	0% AH	£150,696	£2,009
	20% AH	£150,242	£2,003
	30% AH	£150,014	£2,000
	40% AH	£149,901	£1,999
Sustainable Design/Construction (Policy Option 2)* <10 dwellings = 2% (% of build cost) >10 dwellings = 7% (% of build cost)** - all major new-build development should be designed to achieve zero carbon homes and all other new build housing will achieve a min 19% CO2 reduction on Building Regulations	0% AH	£527,436	£7,032
	20% AH	£525,845	£7,011
	30% AH	£525,050	£7,001
	40% AH	£524,652	£6,995
Sustainable Design/Construction (Policy Option 3)* 5% (% of build cost) - min on-site CO2 reduction of at least 35% beyond Building Regulations for major development (equivalent to FHS Option 2).	0% AH	£376,740	£5,023
	20% AH	£375,604	£5,008
	30% AH	£375,036	£5,000
	40% AH	£374,752	£4,997
Open Space - based on OS study (March 2020) utilising corresponding OS calculator (Financial Contribution only)		£211,514	£2,820
M4(2) Accessible and adaptable dwellings (Policy CP1) - 100% of total dwellings		£123,450	£1,646
M4(3) Wheelchair user dwellings (Policy CP2) - 5% of total dwellings		£58,841	£785

*Includes allowance for Biodiversity Net Gain (BNG)

**subject to the proportion of physical on-site measures and off-setting by way of financial contribution

Table 4 - Surplus Analysis - 100 Flats (6+ Storey) - Base Test & AH Tenure Sensitivity

Gross Site Area (ha)	0.52
PDL Site only	
PDL BLV @ £850,000/ha	£442,000
PDL BLV @ £1.5m/ha	£780,000
PDL BLV @ £2.2m/ha	£1,144,000
PDL BLV @ £2.8m/ha	£1,456,000
PDL BLV @ £3.5m/ha	£1,820,000

Base Test - AH Tenure assumed at 75% Affordable Rented / 25% Intermediate

100 Flats (6+ Storey)	PDL BLV @ £850,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha		
Base Test Only (Fixed costs 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)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7
	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.
0% AH	£1,104,570	£2,059,578	£3,972,461	£766,570	£1,721,578	£3,634,461	£402,570	£1,357,578	£3,270,461	£90,570	£1,045,578	£2,958,461	£273,430	£681,578	£2,594,461
20% AH	£296,257	£1,123,628	£2,780,702	£41,743	£785,628	£2,442,702	£405,743	£421,628	£2,078,702	£717,743	£109,628	£1,766,702	£1,081,743	£254,372	£1,402,702
30% AH	£73,016	£660,555	£2,126,463	£411,016	£322,555	£1,788,463	£775,016	£41,445	£1,424,463	£1,087,016	£353,445	£1,112,463	£1,451,016	£717,445	£748,463
40% AH	£477,782	£187,628	£1,472,004	£815,782	£150,372	£1,134,004	£1,179,782	£514,372	£770,004	£1,491,782	£826,372	£458,004	£1,855,782	£1,190,372	£94,004
	Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)			Potential Maximum Residual Surplus/Deficit (£/unit)		
0% AH	£11,046	£20,596	£39,725	£7,666	£17,216	£36,345	£4,026	£13,576	£32,705	£906	£10,456	£29,585	£2,734	£6,816	£25,945
20% AH	£2,963	£11,236	£27,807	£417	£7,856	£24,427	£4,057	£4,216	£20,787	£717,743	£109,628	£1,766,702	£1,081,743	£254,372	£1,402,702
30% AH	£730	£6,606	£21,265	£411	£3,226	£17,885	£7,750	£414	£14,245	£1,087,016	£353,445	£1,112,463	£1,451,016	£717,445	£748,463
40% AH	£477,782	£1,876	£14,720	£815,782	£1,504	£11,340	£1,179,782	£514,372	£7,700	£1,491,782	£826,372	£4,580	£1,855,782	£1,190,372	£940

AH Tenure variation (1) - assumed at 75% split equally between Affordable and Social Rented / 25% Intermediate

100 Flats (6+ Storey)	PDL BLV @ £850,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha		
Base Test Only (Fixed costs 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)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7
	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.
20% AH	£77,524	£904,862	£2,561,888	£260,476	£566,862	£2,223,888	£624,476	£202,862	£1,859,888	£936,476	£109,138	£1,547,888	£1,300,476	£473,138	£1,183,888
30% AH	£531,174	£223,088	£1,688,997	£869,174	£114,912	£1,350,997	£1,233,174	£478,912	£986,997	£1,545,174	£790,912	£674,997	£1,909,174	£1,154,912	£310,997
40% AH	£1,216,084	£487,518	£868,578	£1,554,084	£825,518	£530,578	£1,918,084	£1,189,518	£166,578	£2,230,084	£1,501,518	£145,422	£2,594,084	£1,865,518	£509,422
	Potential Maximum Residual Surplus/Deficit (£/unit)			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	£775	£9,049	£25,619	£2,605	£5,669	£22,239	£6,245	£2,029	£18,599	£9,365	£1,091	£15,479	£13,005	£4,731	£11,839
30% AH	£5,312	£2,231	£16,890	£8,692	£1,149	£13,510	£12,332	£4,789	£9,870	£15,452	£7,909	£6,750	£19,092	£11,549	£3,110
40% AH	£12,161	£4,875	£8,686	£15,541	£8,255	£5,306	£19,181	£11,895	£1,666	£22,301	£15,015	£1,454	£25,941	£18,655	£5,094

AH Tenure variation (2) - assumed at 75% Social Rented / 25% Intermediate

100 Flats (6+ Storey)	PDL BLV @ £850,000/ha			PDL BLV @ £1,500,000/ha			PDL BLV @ £2,200,000/ha			PDL BLV @ £2,800,000/ha			PDL BLV @ £3,500,000/ha		
Base Test Only (Fixed costs 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)			Potential Maximum Residual Surplus/Deficit (£ Total)		
AH Proportion	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7	VL5	VL6	VL7
	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.	£3,750/sq. m.	£4,000/sq. m.	£4,500/sq. m.
20% AH	£141,223	£686,048	£2,343,075	£479,223	£348,048	£2,005,075	£843,223	£15,952	£1,641,075	£1,155,223	£327,952	£1,329,075	£1,519,223	£691,952	£965,075
30% AH	£1,021,904	£215,022	£1,251,530	£1,359,904	£553,022	£913,530	£1,723,904	£917,022	£549,530	£2,035,904	£1,229,022	£237,530	£2,399,904	£1,593,022	£126,470
40% AH	£1,964,734	£1,225,935	£180,290	£2,302,734	£1,563,935	£157,710	£2,666,734	£1,927,935	£521,710	£2,978,734	£2,239,935	£833,710	£3,342,734	£2,603,935	£1,197,710
	Potential Maximum Residual Surplus/Deficit (£/unit)			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	£1,412	£6,860	£23,431	£4,792	£3,480	£20,051	£8,432	£160	£16,411	£11,552	£3,280	£13,291	£15,192	£6,920	£9,651
30% AH	£10,219	£2,150	£12,515	£13,599	£5,530	£9,135	£17,239	£9,170	£5,495	£20,359	£12,290	£2,375	£23,999	£15,930	£1,265
40% AH	£19,647	£12,259	£1,803	£23,027	£15,639	£1,577	£26,667	£19,279	£5,217	£29,787	£22,399	£8,337	£33,427	£26,039	£1,977

100 Flats (6+ Storey) Key Policy Costs (over base fixed costs)	PDL Site (only)		
	Policy Cost Implication £ Total	Policy Cost Implication Approx. £/dwelling	
CIL (Rates based on current DCS) - £25/sq. m. Flats	0% AH	£168,000	£1,680
	20% AH	£134,400	£1,344
	30% AH	£117,600	£1,176
	40% AH	£100,800	£1,008
Sustainable Design/Construction (Policy Option 1)* 2% (% of build cost) - all new build housing to achieve a min 19% CO2 reduction on Building Regs	0% AH	£236,544	£2,365
	20% AH	£235,206	£2,352
	30% AH	£235,206	£2,352
	40% AH	£235,206	£2,352
Sustainable Design/Construction (Policy Option 2)* <10 dwellings = 2% (% of build cost) >10 dwellings = 7% (% of build cost)** - all major new-build development should be designed to achieve zero carbon homes and all other new build housing will achieve a min 19% CO2 reduction on Building Regulations	0% AH	£827,904	£8,279
	20% AH	£823,222	£8,232
	30% AH	£823,222	£8,232
	40% AH	£823,222	£8,232
Sustainable Design/Construction (Policy Option 3)* 5% (% of build cost) - min on-site CO2 reduction of at least 35% beyond Building Regulations for major development (equivalent to FHS Option 2).	0% AH	£591,360	£5,914
	20% AH	£588,016	£5,880
	30% AH	£588,016	£5,880
	40% AH	£588,016	£5,880
M4(2) Accessible and adaptable dwellings (Policy CP1) - 100% of total dwellings	£164,600	£1,646	
M4(3) Wheelchair user dwellings (Policy CP2) - 5% of total dwellings	£78,455	£785	

*Includes allowance for Biodiversity Net Gain (BNG)

**subject to the proportion of physical on-site measures and off-setting by way of financial contribution