

Viability Assessment
For London Commuter Belt East Sub Region

APPENDICES

By Levvel

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Appendix One – Invitation to Tender – Study Brief

INVITATION TO TENDER

**STRATEGIC HOUSING MARKET
ASSESSMENT:
VIABILITY ASSESSMENT
CONSULTANCY BRIEF**

Commissioned by:



1.0 Introduction

- 1.0 The purpose of commissioning this work is to obtain a robust viability assessment to test the findings of the emerging Strategic Housing Market Assessment (SHMA), which is being prepared for the London Commuter Belt East/M11 sub-region.
- 1.1 The London Commuter Belt East sub-region comprises Brentwood Borough Council, East Herts District Council, Epping Forest District Council, Harlow District Council and Uttlesford District Council (the Consortium).
- 1.2 The Consortium has jointly commissioned Opinion Research Services (ORS) to undertake a Strategic Housing Market Assessment (SHMA) as required by Planning Policy Statement 3: Housing (PPS3). At a local level it informs the preparation of the Local Development Frameworks (LDFs) in each authority. The SHMA forms part of the evidence base for each of the Authority's Local Development Frameworks (LDF) and assists with the production of their respective Housing Strategies. The SHMA will also inform the housing strategy for the London Commuter Belt sub-region as a whole.
- 1.3 The Planning and Compulsory Purchase Act 2004 (as amended) requires local authorities to produce Local Development Frameworks (LDFs) to replace Local Plans. Government guidance on the preparation of LDFs is set out in Planning Policy Statement 12. This makes it clear that policies prepared by a local planning authority should be founded on a thorough understanding of the needs of their area. Through the examination process, one of the tests of soundness will be whether policies are based on a "robust and credible evidence base" (para. 4.24).
- 1.4 In accordance with PPS3, the SHMA has three main objectives:
- Estimate housing need and demand in terms of affordable and market housing;
 - Determine how the distribution of need and demand varies across the plan area, for example, between the urban and rural areas;
 - Consider future demographic trends and identify the accommodation requirements of specific and occupational groups.
- 1.5 The original brief for the SHMA study was based on the Government's practice guidance for Strategic Housing Market Assessments. This states that the findings of the SHMA should provide an appreciation of the wider housing market in order to help develop a spatial vision for the area, as well as estimates of current and future housing need and demand. In addition to findings provided by a SHMA, the guidance states that authorities should consider other factors to determine affordable housing targets, including an assessment of economic viability within their areas.
- 1.6 Although the original SHMA brief included viability work as an optional addition, in light of a recent court of appeal case (Blyth Valley v Persimmon Homes, 2008) the emphasis on all SHMAs being supported by robust viability assessments has been increased. Thus, the Consortium is now seeking a more comprehensive strategic viability assessment for the LCB East / M11 sub-region.

Study Objectives

- 1.7 The purpose of this study is to undertake a strategic assessment of the viability of the recommendations of the SHMA study to inform the affordable housing policy targets of the planning policies in each Authority's respective LDFs. It will test the affordable housing tenure mix suggested by the SHMA for each local authority area to provide the evidence base needed for the planning policies.
- 1.8 As well as informing the policies within the LDF, the findings of the viability assessment will set the context for detailed site specific appraisals as part of each of the Strategic Housing Land Availability Assessments (SHLAAs) of each authority.
- 1.9 The SHMA will provide information on the housing market areas to be considered (Figure 1). This viability assessment should test a range of scenarios in relation to the provision of affordable housing and report on the viability of delivering the affordable housing targets, including the range of circumstances in which affordable housing will be required, in accordance with PPS3.

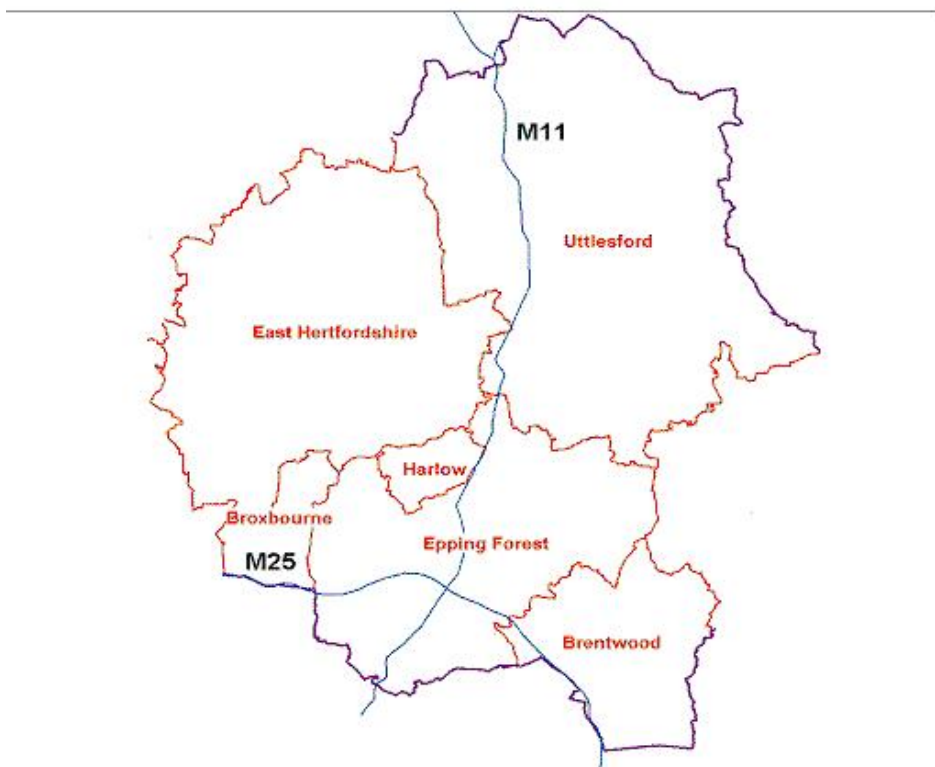


Figure 1: The Study Area

The Study Area

- 1.10 The study area for the viability assessment will cover the LCB East /M11 sub-region which comprises the local authority areas of Brentwood Borough Council; East Hertfordshire District Council; Epping Forest District Council; Harlow District Council; and Uttlesford District Council (Figure 1). The SHMA work also includes Broxbourne Borough Council, but this authority is not included in this further assessment of viability.
- 1.11 The Consortium is all part of the wider London Commuter Belt sub-region, which comprises Brentwood, Broxbourne, Chelmsford, Dacorum, East Herts, Epping Forest, Harlow, Hertsmere, North Herts, St Albans, Stevenage, Three Rivers, Uttlesford, Watford and Welwyn Hatfield, which itself lies within the East of England region. The East of England Plan was published in May 2008, and Policy H1 sets district wide housing provision targets for each of the local planning authorities, and the suggested figures for a continuation of policy H1 beyond 2021. Figure 2 shows the growth required to meet the targets to 2021.

Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets)			
Area/District	Total to Build: April 2001 to March 2021	Of which already built: April 2001 – March 2009	Total to Build April 2009 to March 2021
Harlow	16,000	1,371 (171)	14,629 (1,219)
Uttlesford	8,000	3,006 (376)	4,994 (416)
Brentwood	3,500	1,651 (206)	1,849 (167)
Epping	3,500	1,784 (223)	1,716 (143)
East Herts	12,000	4,032 (504)	7,968 (664)

Figure 2: Extract: Policy H1 - East of England Plan, May 2008

- 1.12 Please note that the figure for Harlow is for total housing growth at Harlow, including urban extensions in Epping Forest and East Herts districts. These urban extensions have not yet been fully defined, nor has building commenced therefore build rates for Harlow relate only to development within Harlow. Whilst the actual

split between districts will be determined through the LDF process, for the purpose of the SHMA study, to 2021 the following figures have been assumed: East Herts 14,500; Epping Forest 6,500; Harlow 10,500.

Average House Prices and Price changes 2005 - 2009			
Area/District	Average House Price in September 2009	Average House Price in March 2005	Percentage Change (4.5 years)
Harlow	£172,300	£166,400	3.5%
Uttlesford	£306,500	£286,600	14.2%
Brentwood	No access to data on Hometrack	No access to data on Hometrack	No access to data on Hometrack
Epping	£303,300	£282,400	7.4%
East Herts	£282,800	£257,000	10.0%
Average LCB East (exc Brentwood)	£266,225	£248,100	7.3%

Figure 3: Average House Prices (Source: Hometrack, accessed 18/11/2009)

1.13

Initial assessments of the housing markets in each of the authorities in LCB East have been conducted as part of the SHMA. Across the LCB East/M11 sub-region as a whole, on average house prices rose by 114% between 2001 and 2008 and are currently around 125% above the East of England average. However, house prices within and between the authorities vary significantly – within the local authority boundaries there are pockets of lower and higher priced housing. Figure 3 shows the average house prices and house prices changes for the LCB East/M11 sub-region for the period 2005 to 2009.

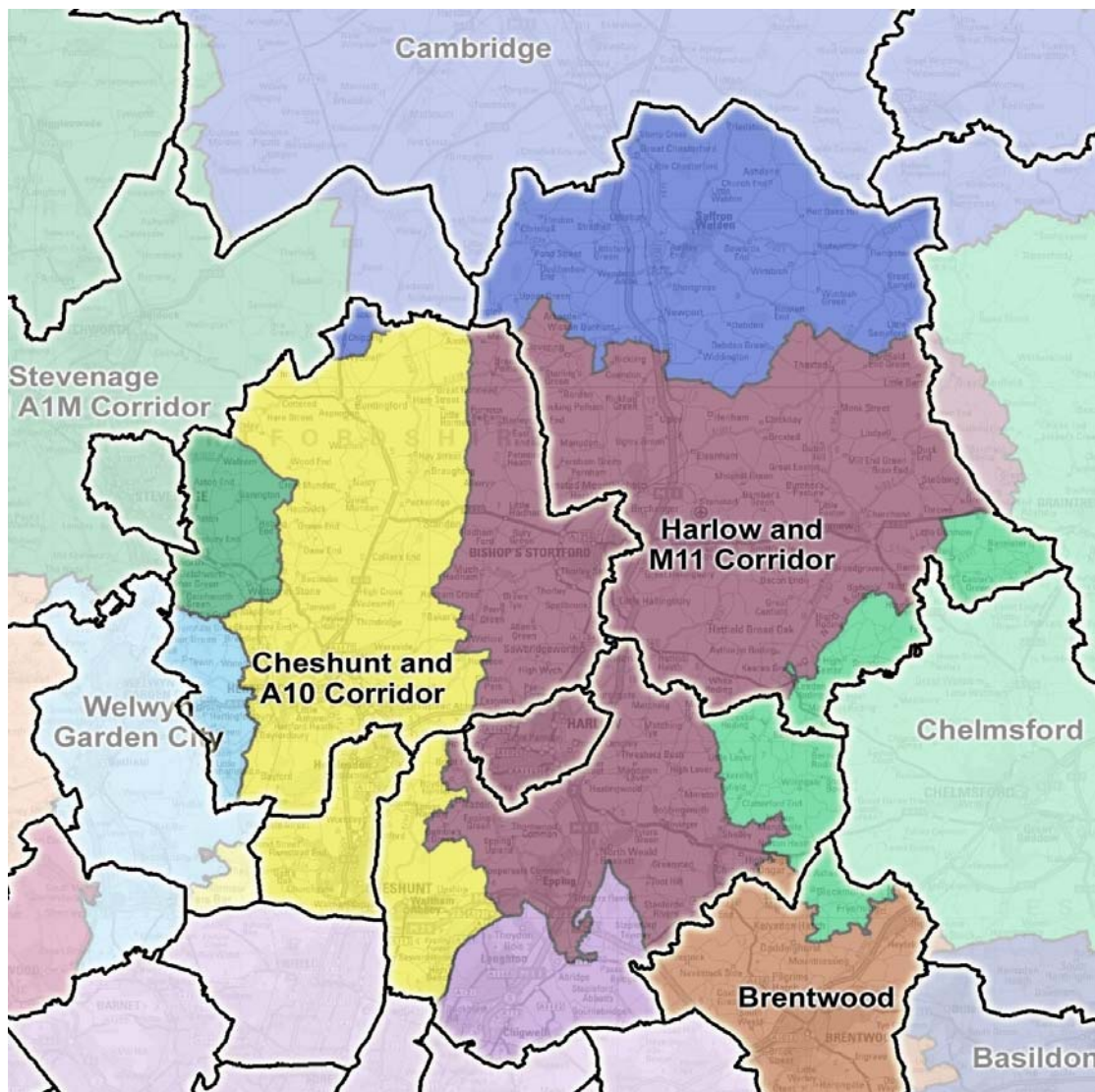


Figure 4: Housing market Areas in the LCB East/M11 sub-region (Source: draft LCB East/M11 Sub-region SHMA, ORS)

1.14 The LCB East/M11 sub-region does not operate as one housing market and the SHMA study has identified a number of smaller housing market areas based on travel to work information (Figure 4). It is apparent that these housing market areas are not contiguous with local authority boundaries. Thus, the viability assessment will also need to take account of other relevant studies recently completed or currently planned for the remaining LCB authorities and other surrounding authorities. Appropriate linkages should be highlighted where these may exist. The Consortium is aware of the following relevant assessments:

- 1.15 Stevenage & North Herts - SHMA conducted by David Couttie Associates;
- Dacorum, Hertsmere, St Albans, Three Rivers, Watford, Welwyn & Hatfield – SHMA conducted by ORS

- Broxbourne - Viability Assessment conducted by Fordhams
- Chelmsford, Colchester and Braintree (Colchester and Braintree not in the LCB) - SHMA conducted by Fordhams.

Methodology

- 1.16 As set out in Section 2 above, this viability assessment should test a range of scenarios in relation to the provision of affordable housing and report on the viability of delivering the affordable housing targets, including the range of circumstances in which affordable housing will be required, in accordance with PPS3.
- 1.17 In their submissions, consultants should clearly set out their proposed methodology for undertaking this viability assessment including a full justification of their assumptions. One such methodological approach could follow the four-stage approach set out below:
- Stage 1: Identification of Site Typologies
 - Stage 2: Viability Assumptions
 - Stage 3: Viability Assessment
 - Stage 4: Outputs and Conclusions
- 1.18 Whichever methodological approach is used, it is anticipated that as a minimum, the following requirements should be met. Where an alternative approach is proposed, it must be fully justified.
- 1.19 Site typology identification will need to take into account the typical sites on which housing will be delivered across the LCB East/M11 sub-region (e.g. Greenfield or previously developed, urban or rural, infill or urban extensions, large or small). Site typologies should be relevant to overall delivery in each local authority area, but at the same time, reflect the housing market areas identified in the SHMA. This approach will ensure that any disparities in the housing market are identified and properly assessed to ensure that sufficient affordable housing delivery can be achieved in each authority.
- 1.20 The viability assessment must identify and justify the types of site to be assessed both in terms of the housing market areas identified by the emerging SHMA, as well as the housing supply pipeline and most recent trajectories identified by individual local authority areas. The types of site to be assessed must be representative of the nature and scale of development that is likely to arise in each housing market area and district. This will need to ensure that a full appraisal of the types of sites (although in most cases not the specific locations) that will come forward to meet housing requirements in the period up to 2026. This will ensure that the 15-year time horizon envisaged by PPS3 and PPS12 can be adhered to in preparing (in particular) Core Strategies for each authority area.
- 1.21 In undertaking this study, consultants should seek to strike a robust balance between ensuring a thorough assessment of the viability of each scenario and ensuring that there is a good and representative sample of scenarios covering all

site typologies and representing all the housing market areas. Consultants will need to demonstrate a full appreciation of the LCB East/M11 housing market.

- 1.22 Considered explanation of the assumptions that will be made about matters including, but not restricted to, land values, build costs, abnormal costs, s.106 contributions, market demand, sales values, residual values, grant availability, funding and the housing market downturn must be submitted, including details of how any assumptions used in the assessment will continue to be fit-for-purpose over a several year period. Any further assumptions used must be fully justified.
- 1.23 The successful consultant should be able to demonstrate the methods that will be used, such as stakeholder workshops, to engage the development industry in the assessment process. It will be the responsibility of the consultant appointed to organise any such events.
- 1.24 Consultants should also demonstrate their familiarity with the requirements of PPS3 and the SHMA practice guidance.
- 1.25 As well as testing a range of affordable housing policy targets and site thresholds the assessment should demonstrate a viable housing mix showing the balance of market, intermediate and social housing recommended for each typology. This should take account of the housing and tenure mix requirements recommended in the SHMA study.
- 1.26 Where appropriate, the successful consultant should recommend revised planning policy targets that are viable for consideration by the local planning authorities. In terms of outputs, the viability assessment should ensure that the requirements of PPS3 paragraph 29 are met. Recommendations should be supported by justified analysis. This will enable each local authority area to assimilate the findings into their LDF policies and comply with the requirement in PPS3 for each authority to set an overall (i.e. plan wide) target for the amount of affordable housing to be provided.
- 1.27 This viability study is a strategic level assessment to test the broad viability of the affordable housing targets identified in the SHMA. The findings of this strategic viability assessment will then be applied to specific sites identified within each authority's Strategic Housing Land Availability Assessment (SHLAA) to assess the deliverability of each site and ensure that each authority can deliver a continuous 5 year supply of housing as part of its 15 year housing trajectory.

Appendix Two – Policy Context

2.0 National Policy

- 2.0 In 2003, the government set out their current vision for housing in the Communities Plan. This publication led to a period of significant change in planning systems across the UK and the current housing policy document which is Planning Policy Statement 3 and the companion document Delivering Affordable Housing.
- 2.1 The Key objectives Of the Communities Plan state that our communities should:
- Be economically prosperous;
 - Have decent homes at affordable prices;
 - Safeguard the countryside;
 - Enjoy a well designed, accessible and pleasant living and working environment; and
 - Be effectively and fairly governed with a strong sense of community.
- 2.2 PPS3 supplements these aims and identifies a number of specific requirements, but emphasises that policy should be applied flexibly, "having regard to housing need and supply and taking account of risks to delivery, drawing upon an informed assessment of the level of finance available, including public subsidy and the level of developer contributions that could reasonable be assumed".¹
- 2.3 A companion document to PPS3, Delivering Affordable Housing expands upon these principles; "Effective use of planning obligations to deliver affordable housing requires good negotiation skills, ambitious but realistic affordable housing targets and thresholds given site viability, funding 'cascade' agreements in case grant is not provided, and use of an agreement that secures standards".²
- 2.4 The approach is therefore to identify the level of need and its nature, to consider the types of affordable housing that might best meet this need and then to consider the economics of delivery and how sources of uncertainty (such as the availability of public funds and economic changes over the life time of the development) can best be managed. This process will necessarily involve the assessment of the financial circumstances of development sites, a process that lies outside the scope of this statement.
- 2.5 The basis of affordable housing must also be considered in the light of economic viability and deliverability. It is important that policies must be grounded in the real world so that they do not hinder development and restrict sites coming forward for (residential) development.
- 2.6 PPS12 considers the deliverability and flexibility of Core Strategies in paragraphs 4-44 to 4-46. This is within the context of overall infrastructure requirements but it is

¹ Paragraph 29, PPS3, DCLG, November 2006

² Delivering Affordable Housing, CLG November 2006. paragraph 10 page 3

clear that if the infrastructure is to be delivered then viability of policies, including affordable housing policies, are viable within this context.

- 2.7 Furthermore, the flexibility of core strategy requirements should also be assessed and PPS12 goes on (paragraph 4-46) to suggest a minimum 15 year consideration of the impact of policy to calculate how contingencies should be dealt with so that constraints and challenges to policy can be considered over the longer time frame.
- 2.8 PPS12 also gives specific guidance on the evidence base necessary to support core strategies. The evidence base should be based on two elements; participation and research/fact finding. Generally, the core strategies should be based on “through evidence”.
- 2.9 Paragraph 29 of PPS3 also refers to viability being important for the setting of overall affordable housing targets. This involves looking at the risks to delivery and the likely level of finance available including public funding and developer subsidy.
- 2.10 Circular 05/05 also has a key role to play in the subject of viability as it provides guidance on the use of planning obligations under S106 of the Town and Country Planning Act 1990. Paragraph B5 of the Circular requires that planning obligations are only sought where they meet all of the following tests:
- Relevant to planning
 - Necessary to make the proposed development acceptable in planning terms;
 - Directly related to the proposed development;
 - Fairly and reasonably related in scale and kind to the proposed development; and
 - Reasonable in all other respects
- 2.11 Paragraph B7 goes on to confirm that ‘planning obligations should never be used purely as a means of securing for the local community a share in the profits of development, i.e. as a means of securing a “betterment levy”’.
- 2.12 The level of financial contributions required on individual sites can be critical in any assessment of financial viability. Circular 05/05 provides the basis upon which Local Authorities should incorporate sufficient information in to the plan-led system in order to enable developers to predict as accurately as possible the likely contributions they will be asked to make through planning obligations. On occasions formulae and standard charges may be appropriate, as part of the framework of negotiating and securing planning obligations. This may change in the near future as further work progresses on introducing the Community Infrastructure Levy (CIL). Regulations implementing CIL will come into force on 6th April 2010. However, Planning Obligations will remain after CIL is introduced and affordable housing is likely to continue to be secured through planning obligations rather than CIL.
- 2.13 The Government argue that CIL will improve predictability and certainty for developers as to what they will be asked to contribute. It will increase fairness by broadening the range of developments asked to contribute and will allow the cumulative impact of small developments to be better addressed. A key benefit of

CIL is that it is can more easily fund sub-regional infrastructure, typically larger elements that will benefit more than one Local Authority Area. The Government proposes that Local Authorities should have the freedom to work together to pool contributions from CIL within the context of delivering their development plan. It is also anticipated that public sector bodies such as the Regional Development Agency could forward fund infrastructure and be reimbursed from a CIL Income Stream.

REGIONAL POLICY

East of England Plan

- 2.14 The East of England Plan, the revision to the Regional Spatial Strategy (RSS) for the East of England, was published on 12th May 2008. Policy H1 makes provision in the region for at least 508,000 dwellings from 2001 to 2021. However, taking completions of 105,550 into account between 2001 and 2006, the minimum regional target is 402,540 from 2006 to 2021. Local planning authorities should plan for delivery of housing for at least 15 years from the date of adoption of relevant development plan documents³. Policy H1 also indicates that district allocations should be regarded as minimum targets to be achieved, rather than a ceiling which should not be exceeded. Minimum provision is made in each local authority for 2001-2021. The following table outlines minimum dwelling provision in each of the five commissioning London Commuter Belt authorities.

	Minimum to build April 2001 to March 2021	Completions – April 2001 to March 2006	Minimum to build April 2006 to March 2021
Brentwood	3,500 (175)	920 (180)	2,580 (170)
East Hertfordshire	12,000 (600)	2,140 (430)	9,860 (660)
Epping Forest	3,500 (175)	1,210 (240)	2,290 (150)
Harlow	16,000 (800)	810 (160)	15,190 (1,010)
Uttlesford	8,000 (400)	1,610 (320)	6,390 (430)

- 2.15 Figures for both Epping Forrest and East Hertfordshire exclude provision in urban extensions to Harlow⁴. Minimum dwelling provision for Harlow includes the urban extensions in Epping Forest and East Hertfordshire Districts, the split between the districts is determined through development plan documents.
- 2.16 Policy H2⁵ sets out the region's affordable housing policy. Within the requirements of Policy H1, DPD's should set appropriate targets taking into account RSS

³ East of England Plan, May 2008, p.28

⁴ Ibid

⁵ Ibid, page 34

objectives, affordable housing needs assessments, strategic housing market assessments, evidence of affordability pressures, the Regional Housing Strategy and the need where appropriate to set specific, separate targets for social rented and intermediate housing. Policy H2 also states, 'at a regional level, delivery should be monitored against the target for some 35% of housing coming forward through planning permissions granted after publication of the RSS to be affordable'.

- 2.17 Based on studies of affordable housing commissioned by EERA and its partners in 2003/04, the region needs approximately 11,000 new affordable homes each year (7,200 social rented, 2,400 intermediate rent and 1,320 social rented backlog). The studies also indicated that about 13,200 additional units were needed to address un-met needs, e.g. homelessness, families in overcrowded accommodation and suppressed households⁶.
- 2.18 Policy LA1 contains guidance for the London Arc which comprises the areas closest to and most strongly influenced by London. Within the context of this report the districts of Brentwood and Epping Forest fall within the London Arc. Some of the characteristics of the Arc extend further to East Hertfordshire and Harlow but these districts are not included because their commuting relationship with London is less strong. However, it is stated⁷ that parts of policy LA1 are broadly applicable to these areas.
- 2.19 Policy HA1: Harlow Key Centre For Development and Change sets the strategy for the new town through developing its role as a major regional housing growth point. Policy HA1 also states that Development Plan Documents should provide for a total of 16,000 additional dwellings between 2001 and 2021, including urban extensions in Epping Forest and East Hertfordshire districts⁸. Housing should be provided within the existing area of the town through selective renewal and development. Urban extensions are also planned for the north, east and on a smaller scale the south and west. Development Plan Documents need to be coordinated by the three authorities to determine appropriate distribution between the urban extensions. A review of the Northern part of the town may lead to at least 10,000 dwellings and possibly more.
- 2.20 Policy T15 identifies the London to Stansted corridor, including Harlow and access to Stansted Airport, as one of the areas likely to come under transport pressures.
- 2.21 The East of England Regional Assembly (EERA) is committed to carrying out an early review of the Plan which will look ahead to 2031. Government has indicated that it expects the review to be completed by the end of 2011 and EERA will submit its draft revised Plan to Government by the end of March 2010.

⁶ Ibid, page 33

⁷ Ibid page 91, paragraph 13.35

⁸ Ibid, page 98

Regional Housing Strategy for the East of England: 2005 - 2010

- 2.22 The Regional Housing Strategy for the East of England was published by the East of England Regional Assembly (EERA) in May 2005 and outlines its main vision as:
- 2.23 “To ensure everyone can live in a decent home which meets their needs, at a price they can afford and in locations that are sustainable”⁹.
- 2.24 The RHS aims to meet the ‘aspirational’ target of 40% for the provision of affordable housing across the region set in the East of England Plan; to reduce the backlog of current need and the provision of units for Key workers. The EERA undertook an Affordable Housing Study in 2003 and based on this research identified that there is a need for 23,900 units projected across the region throughout the duration of the plan period from 2001-2021. Additionally, the EERA claims that there is a need of 11,000 affordable housing units per year of which, 7,200 of dwellings should be designated for the social rented sector. A further Affordable Housing Study estimates that in order to meet the “backlog of unmet need for social housing” that 1,320 units per annum need to be built for ten years.
- 2.25 In terms of public funding allocations, the RHS states that the government had contributed a grant funding for the whole of the East of England region of £431 million for 2006-2008 which is pinpointed for the development of new affordable housing as well as improving current housing stock.
- 2.26 The London Commuter Belt is the largest of the sub-regions spanning 15 local housing authorities and two counties. 14 of the 15 local authorities are also included in the “prospering uk” super group based upon the ONS Census based classification. The “London effect” is evident across the sub- region and this include the problem of housing affordability¹⁰. The future development of Stansted airport and policy- led growth of the London- Stansted- Cambridge- Peterborough Corridor poses challenges for the sub region which need to deal with the tensions arising from the need to protect greenbelt whilst supporting housing growth.
- 2.27 The Regional Housing Strategy also states that local targets should meet the targets set out in the East of England Plan. Local authorities should also:
- ensure sufficient high quality homes are located in the right locations to support economic activity and regeneration;
 - address affordable housing needs and the needs of migrant workers, refugees and other socially excluded groups;
 - develop demonstrator projects that that deliver high density high density, resource efficient affordable housing to maximise the use of brownfield land opportunities.

⁹ Regional Housing Strategy for the East of England, P.3

¹⁰ Ibid, page 19

East of England Investment Statement 2008- 2011 – April 2008

2.28 The Housing Corporation published an Investment Statement for the East of England for the period 2008 to 2011 in April 2008. The Regional Assembly proposed that the regional 2008-11 programme will provide at least 23,700 new affordable homes (based on funding of £711 million), over double the number of affordable homes compared to 2006-08. It was also proposed that nearly 15,000 will be affordable rent, and more than 9,400 for affordable sale through the government's HomeBuy initiative.

2.29 It is expected that the programme will deliver an average of 8,000 new homes a year to 2011. It was estimated that the first stage of the programme will deliver 3,122 new rented homes and 2,685 low cost homes (including 1,478 Open Market HomeBuy units). It is expected that 50% of the programme remains to be allocated through regular market engagement.

		LCHO						
	RENT	HBYNB	OMHB	HOLD	LCHO Total	Sub – total	Other	Grand Total
Value (£m)	119.1	14.6	51.7	1.0	67.3	186.4	0.2	186.6
Homes	3,122	1,184	1,478	23	2,685	5,808	9	5,816

¹¹Table: First Stage of Regional Allocations for the Entire East of England

2.30 The Regional Assembly recommended that 33.8% of the total allocation (£711 million) be for the London Commuter Belt Sub Region at £240.3 million. The initial programme allocated a total of 25.3 million. The majority of this funding (£21.3 million) will provide 575 affordable rented homes (£37,043 per unit); the remaining 3.7 million will help to deliver 227 Low Cost Home Ownership (LCHO) units (£16,299 per unit).

2.31 The programme also indicates that the M11 Corridor has been outlined as a growth area according to the National Affordable Housing Programme. £30.3 million is allocated to provide 758 social rented dwellings and 275 LCHO units will be delivered through the funding of £1.9 million.

2.32 The latest quarterly Investment Statement is dated October 2009 and produced by the Homes and Community Agency. The overall allocation for 2008-2011 indicates that funding of £384.79 million will lead to the allocation of 8,086 social rented affordable housing units across the East of England. 6,280 intermediate units have also been allocated based on funding of £187.21 million. The total identified spend is now 572 million about 80% of the originally identified £711 million. Updated information for the London Commuter Belt Sub Region indicates that a total of £114.87 million (almost 50% of the original £240.3 million) will now be allocated as follows: - £64.31 million to deliver 1,427 social rented (£45,065 per unit) homes and £50.56 million to help deliver 1,515 units (£33,372 per unit).

¹¹ East of England Investment Statement 2008 to 2011 (April 2008) Housing Corporation page.8

The London Commuter Belt Housing Strategy 2009 – 2011

2.33 The London Commuter Belt Sub-Region (LCBSR) is the largest of the nine sub-regions in the East of England. Affordability and access to housing remains an issue across the sub-region. The Housing Strategy identifies and analyses housing issues and priorities in the context of the sub-region's housing market. The existing regional and local strategies provide the basis for the development of the strategy. The Housing Strategy does not attempt to present the sub-region as a uniform collection of authorities. It is recognised that there are internal differences between the more urban authorities such as Harlow and the mostly rural districts of East Hertfordshire and Uttlesford¹².

2.34 In 2009 there were 43,000 households registered on housing lists in the Sub-Region. Maximising affordable housing delivery has been identified as one of the three sub-regional priorities. Affordability remains a challenge and is an urgent priority. Three sub-regional priorities have been identified including:

- Maximising the delivery of affordable housing;
- Improve the condition and use of the housing stock in the private sector within the sub-region;
- Delivering outcomes through effective partnership working¹³.

2.35 The LCB authorities have predicted that a total of 3811 affordable homes will be completed in the sub region between 2009/10 and 2010/11. Completed and projected affordable housing delivery can be broken down into the following tenures:

	2008/09 Completions	2009/10 Planned	2010/11 Planned
Social Rent	887	1137	1438
Intermediate Rent	80	112	266
Low cost home ownership	426	357	501
Total	1393	1606	2205

14

2.36 The LCB authorities are also facing a mismatch between the current level of need for housing in the context of supply and the projected level of need and future supply. The impact of the recession is having a considerable impact on the ability to deliver the affordable housing programme throughout the sub-region. The

¹² The London Commuter Belt Housing Strategy 2009 – 2011 page 7

¹³ Ibid, page5

¹⁴ Ibid page 32

housing strategy identifies the lack of mortgages for first time buyers, the downturn in the supply of affordable homes provided through section 106 agreements, the lack of liquidity and cash flow impacting developers/RSLs, the fall in housing transactions and the rise in repossessions as some of the major challenges faced by the sub-region. However, falling land values reduced material and labour costs may provide some opportunities to deliver new housing¹⁵.

London Commuter Belt (East)/M11 Sub Region Strategic Housing Market Assessment 2008

- 2.37 Opinion Research Services working in partnership with Savills were jointly commissioned by Brentwood, Broxbourne, East Herts, Epping Forest, Harlow and Uttlesford Councils and referred to collectively as LCB (East)/M11 Sub Region) to undertake a comprehensive and integrated Strategic Housing Market Assessment (SHMA) for the sub-region. This will form a crucial part of the evidence bases currently being developed across the region as part of the Local Development Framework development process. The SHMA contributes to all three levels of planning. At the regional level it develops an evidence base for regional housing policy, informs Regional Housing Strategy reviews and will assist with the review of the Regional Spatial Strategy. At the Sub Regional level it will provide a deeper understanding of housing markets at the strategic level and will form part of the evidence base for the Sub Regional Housing Strategy. At the local level it will provide an evidence base for Local Development Documents and assist with the production of Core Strategies at the local level.
- 2.38 The Study Report on Findings was released in January 2010 and is a comprehensive 200+ page document to inform future policy development. The overall level of housing need identified is at Figure 90, page 99 of the SHMA confirming that 1.8% or 4,800¹⁶ existing households are in housing need.
- 2.39 Section 7 of the report profiles affordability and concludes that virtually no owner occupied housing is available to those earning less than £30,000 and an individual earner would need to earn at least £55,000 to access the cheapest quarter of properties on the market. However, half of the private rented should be available to those with incomes of £50,000. 17% of the total stock would be affordable to someone earning £20,000 or less, while half the stock requires earnings over £65,000 or more and a third requires earning of £80,000 or more.
- 2.40 There is an intermediate market for those earning between £20,000 and £49,999, and many households who are currently allocated to social housing can potentially afford intermediate housing products. If more intermediate provision is made this may release some pressure on social housing.¹⁷
- 2.41 Section 8 of the SHMA estimates the future requirement for all tenures of housing. The initial projections in paragraph 8.72 identified an overall housing requirement between 2007 and 2026 for 50,100 with a tenure split of 29.4% market housing,

¹⁵ Ibid page 36

¹⁶ ORS SHMA page 99. This figure of 4,800 includes Broxbourne at 850. Broxbourne is not covered by this report.

¹⁷ Ibid page 109

49.2% Intermediate Housing and 21.5% Social Rented Housing. This was an extreme conclusion and reflects house prices at their peak in 2007/08. The report goes on at paragraph 8.90 to confirm that house prices used for affordability were reduced from the 2007/08 level by 21.5% to take into account the long term house price trends. This then changes the tenure mix requirements to 54.3% Market Housing, 24.2% Intermediate Housing and 21.5% Social Rented Housing. This overall requirement varies dramatically across the individual districts as detailed in Figure 136 of the report with the highest level of market housing required being 79.5% in Harlow and lowest at 4.9% in Brentwood.

- 2.42 The report goes on to provide a great deal of detailed information on unit size and mix requirements by Local Authority Area. Figure 152 in the report provides a useful summary of the overall housing requirement main findings but tenure and local Authority Area as detailed below.

Local Authority	Affordable Housing			Market Housing
	Social Rent	Intermediate	Affordable Total	
Brentwood	29.6%	65.5%	95.1%	4.9%
East Herts	11.5%	33.7%	45.2%	54.7%
Epping Forest	43.9%	26.5%	70.4%	29.6%
Harlow	20.5%	0.0%	20.5%	79.5%
Uttlesford	16.1%	32.4%	48.5%	51.5%

Source – Extract from Figure 152, ORS SHMA 2008 page 146¹⁸

- 2.43 The assessment of future housing requirements is complicated by the short term volatility of house prices and the uncertainty attached to their rate of recovery. The report therefore looks at two main conclusions. The level of social rented requirement stays constant, as this group only have enough income to afford social housing rents. The requirement for intermediate housing reduces and market housing increases proportionately when lower prices from long terms trends are used.
- 2.44 Much work has also been undertaken on the needs of specific sub groups including, the needs of older people, black and minority ethnic groups, the BME dimension of homelessness and rural households.
- 2.45 Section 11 of the report provides some discussion on the key policy issues and implications arising from the SHMA. The key conclusion is that it will be possible for Local Authorities to use the information in the SHMA to inform the evidence base, but that it will need to be assessed alongside additional information provided by an economic appraisal of development sites in order to establish a robust and credible affordable housing target.¹⁹

¹⁸ Figures may not sum due to rounding.

¹⁹ Ibid, paragraph 11.71, page 194

- 2.46 The key message is that the SHMA estimates of housing requirements are not necessarily targets in themselves. Account needs to be taken of a number of local policy aims and priority groups before tenure and size mix targets can be met.

EAST HERTS

Local Plan

- 2.47 The East Hertfordshire Local Plan Second Review 2007 was adopted by the Council on the 18th April 2007. It has been saved for a period of three years. After April 2010 only specific policies will be saved, and saved policies will gradually be replaced by the Local Development Framework. The Local Plan defines affordable housing as 'housing provided, with subsidy, both for rent and low cost market housing, for people who are unable to resolve their housing requirements on the local private sector housing market because of the relationship between local housing costs and incomes'²⁰.
- 2.48 In order to meet the high levels of need identified the Council will seek to negotiate a target of up to 40% affordable housing on all suitable sites. Targets for allocated sites are detailed in the Settlement Chapter, whilst other aspects of allocated and windfall sites are assessed on the basis of Policies HSG3 and HSG4. The target of up to 40% applied to allocated sites will be calculated on the actual number of dwellings the site is capable of producing when it comes forward, and not the estimated number of dwellings²¹.
- 2.49 Affordable Housing Policy HSG3 includes the above target and definition of affordable housing and sets the following site size thresholds.
- proposing 15 or more dwellings, or over 0.5 hectares, in the six main settlements; and
 - proposing 3 or more dwellings, or over 0.09 hectares, in the Category 1 and 2 villages.

Local Development Scheme – June 2007

- 2.50 The Council published 'version 2' of their Local Development Scheme in November 2006. However, the Council has not been able to meet many of its key milestones set out in the LDS. According to the 2008/09 Annual Monitoring Report the Council intend to update the Local Development Scheme in 2010 In order to update the timetable.
- 2.51 The Council is currently working on its first Development Plan Document - the Core Strategy and will be proceeding with an Issues and Options consultation in the summer of 2010. The revised LDS will then follow.
- 2.52 The Core Strategy will be followed by a Site Allocations DPD that will allocate specific sites for development and a Development Control Policies DPD that will set out the policies used by the Council's Development Control Service to determine planning applications.

²⁰ The East Hertfordshire Local Plan Second Review 2007 paragraph 3.10.1

²¹ Ibid, paragraph 3.10.3

2.53 The Council has already adopted a number Supplementary Planning Documents as indicated below:

- Landscape Character Assessment SPD - 2007
- Historic Parks and Gardens SPD - 2007
- Sustainability Appraisals: Indicators and Targets SPD – 2007
- Affordable Housing and Lifetime Homes SPD – 2008
- Planning Obligations SPD – 2008
- Vehicle parking Provision at New Development SPD – 2008
- Open Space, Sport and Recreation SPD - 2009

The Affordable Housing & Lifetime Homes Supplementary Planning Document (SPD) - 2008

2.54 The Affordable Housing & Lifetime Homes Supplementary Planning Document (SPD) supplements the Council's policies on affordable housing and Lifetime Homes in the Local Plan Second Review 2007. It was adopted on 9th January 2008 and is a material consideration that will be taken into account.

2.55 The SPD expands on Local Plan Policy HSG3 and states that affordable housing will be sought on sites of 15 or more dwellings, or over 0.5 hectares in the six main settlements and 3 or more dwellings/ over 0.09 hectares in the Category 1 and 2 villages²².

2.56 A site may not be suitable for affordable housing provision if it does not lead to the creation of sustainable mixed communities and will result in a successful housing development. If a developer believes that a successful development cannot be achieved evidence needs to be submitted to the Council. According to paragraph 6.20, to achieve mixed, inclusive and sustainable communities, affordable housing should apply:

- 'On all sites be distributed across the site rather than provided in on single parcel;
- On sites incorporating 30 or more residential units be provided in groups of no more than 15% of the total number of units being provided or 25 affordable units, whichever is the lesser²³.

2.57 In relation to size, type and tenure of affordable housing, this will be influenced by the minimum requirements of the Affordable Housing provider and determined by Policy HSG4 of the Local Plan. The SHMA was not available when the SPD was published; however, based on the results of the 2004 Housing Needs Survey it is

²² Affordable Housing and Lifetime Homes SPD – 2008 P.10

²³ Ibid P.14

stated that social rented affordable housing constitutes the majority need in the district.

- 2.58 Paragraph 6.29 notes that 'the Council will now seek 40% affordable housing as a starting point. This will occur on suitable sites along with other contributions as set out in the Council's Planning Obligations SPD. However, the SPD also recognises that circumstances will vary from site to site. Where viability evidence is provided the Council will, 'negotiate the most appropriate balance of contributions in order to ensure that the development contributes to the creation of a sustainable community'²⁴.

Planning Obligations SPD - 2008

- 2.59 The Planning Obligations SPD was adopted in October 2008. In relation to affordable housing, the Planning Obligations SPD does not add additional guidance or Policy. The SPD confirms that the Council will seek 40% affordable housing in line with Local Plan requirements and that the basis for assessing need and contributions is the Housing Needs Survey Final Report 2004 including the 2005 update and the Strategic Housing Market Assessment which was not available at the time.
- 2.60 Thresholds are in place in the six main settlement areas for affordable housing (as outlined in policy HSG3 of the Local Plan), nature conservation and landscape, sustainable construction, community recycling facilities and all other contributions including healthcare and County Council contributions. Thresholds may be lowered in Category 1 and 2 villages as outlined by Local Plan Policies OSV1 and OSV2. A number of Indicative standard charges are outlined in Table 4 of the Planning Obligations SPD for amenity green space and outdoor sports facilities, etc. In addition to the items in Table 4 the Council may seek planning obligations for other items for which standard charges have not been developed as detailed in paragraph 2.10.5 of the SPD²⁵.

New Affordable Homes Commissioning Brief – September 2008

- 2.61 East Herts published a commissioning brief on new affordable housing in September 2008. The brief accompanies the Council's Affordable Housing and Lifetimes Homes Supplementary Document (SPD) and the Council's Housing Strategy and is underpinned by the Housing Needs Survey 2004 (updated in 2005)
- 2.62 The commissioning brief reflects the current policy position and elaborates on the findings of the 2004 Housing Needs Study providing detailed information on the matters such as tenure structure, unit mix, unit space standards, social housing grant levels and design and quality standards.
- 2.63 Of the 40% affordable housing, the Council requires a tenure split of 75% (social) rented and 25% intermediate housing. Intermediate housing is defined as:
- Properties at flexible levels allowing for subsequent 100% ownership;

²⁴ Ibid, P.15, paragraph 6.29

²⁵ Planning Obligations SPD – 2008, P.14/15

- Properties to be fixed equity, marketed at 60% open market value;
- Properties for intermediate rent up to 20% below market rent level.

The Council requires the following proportions of each size of property:

- 1/3 1 bedroom two person
- 1/3 2 bedroom 3 and 4 person (ideally 2 bedroom houses)
- 1/3 3 bedroom 4 and 5 person (ideally houses or ground floor flats)

- 2.64 The briefing states that, 'the Council will no longer support the provision of social housing grant or other public subsidy for affordable housing on any site subject to a planning agreement under Section 106 of the Town and Country Planning Act 1990, unless it can be proved by use of a recognised economic appraisal toolkit that the scheme becomes unviable'²⁶. Schemes brought forward which are not subject to a s106 agreement will be considered for public subsidy, including the Housing Corporation Funding, in accordance with the Council's Schedule of rates ranging from £24,500 for a shared ownership unit up to £41,000 for a rented 3 bed unit.

Annual Monitoring Report 2008-2009

- 2.65 The Annual Monitoring Review measures housing delivery against the Adopted Local Plan target of 11,100 dwellings from 1991 to 2011 and the East of England target of 12,000 dwellings from 2001 to 2021.

Target Source	Plan Period	Total Housing Required	Total Housing Built During Plan Period
Adopted Local Plan Second Review	1991-2011	11,100	10,161
East of England Plan	2001-2021	12,000	4,032

Source Annual Monitoring Report 2008/09 December 2009 P.22

- 2.66 The PPS3 five year supply calculation 2010/11 to 2014/15 indicates that East Herts has 4.9 years supply. The housing trajectory indicates the Council will need to identify further sites for housing the Local Development Framework
- 2.67 A total of 145 affordable homes were completed during the monitoring year which represents 24% of all completions. However, when the adopted Local Plan thresholds are applied, the percentage of affordable homes is 35%. 77% of development has taken place in the District's six main settlements. This includes

²⁶ New Affordable Homes Commissioning Brief, East Herts District Council, September 2008, p.2

Bishop's Stortford (31%), Ware (24%) and Hertford (13%). Monitoring also indicates that the type and size of dwellings completed during 2008/2009 is broadly in line with the Council's Housing Needs Survey.

BRENTWOOD POLICY REVIEW

Brentwood Replacement Local Plan – August 2005

- 2.68 The Brentwood Replacement Local Plan was formally adopted by the Council on 25 August 2005. The Council's affordable housing policy H9 seeks to negotiate 35% affordable housing on all suitable sites above the thresholds of 20 units and above or on suitable residential sites of 0.66 hectares or more within the Brentwood Urban Area, and on sites of 5 units and above or on suitable sites of 0.16 hectares or more within defined settlements elsewhere in the Borough²⁷. At the time of adoption the 1998 Housing Needs Study (Fordham Research Services) recommended that the Council should seek to negotiate a proportion of at least 30% affordable housing on new development sites. It was also suggested that any target for shared ownership accommodation should be 5% and this can be added to the 30% for subsidised rented housing. The Council therefore adopted the 35% target. Policy H9 also defines affordable housing as being both subsidised rented accommodation and low lost market housing.
- 2.69 There is also Policy H10 which allows for Affordable Rural housing within the Green Belt under very special circumstances. The Council is conscious of the fact that it may be difficult to deliver affordable housing outside of the defined settlements.
- 2.70 The Local Plan notes that the housing stock is relatively recent in construction with 70% of private sector properties having been built since 1945. 3, 4 and 5 bed Detached and semi-detached dwellings are the dominant housing type and property prices are high. These factors combined with a shortfall in the supply of rented housing mean that it can be quite difficult for first time buyers to access the housing market. Paragraph 3.7 states that, "there is therefore, a need to direct housing policies towards making best use of land that is available for housing and to ensure that an appropriate mix of housing types, sizes and tenures is available within the Borough to meet all needs"²⁸.
- 2.71 Paragraph 3.12 presents a list of 22 major housing sites which contribute to housing provision over the period 1996 to 2011. These sites are defined as, 'sites with unimplemented planning permission, either implemented or unimplemented, or with potential capacity (at an average density assumption) for 12 or more dwellings'.²⁹ Policy H1 makes provision for 1,450 new dwellings (net) to be built during the period 1996 to 2011. Apart from housing allowed for within the context of policy H10 and Green Belt policies, new development should be provided within the existing settlement areas.
- 2.72 The Local Plan also outlines that at the time of publication much of the supply of housing development land already had planning permission and that there are many small sites which fall below affordable housing thresholds. The Urban Capacity Study indicated that within the villages opportunities for delivering affordable housing would only arise if a threshold of 5 dwellings and above or 0.16 hectares and more was adopted.

²⁷ Brentwood Replacement Local Plan, 2005, Chapter 3

²⁸ Ibid, paragraph 3.7

²⁹ Ibid, paragraph 3,12

- 2.73 In May 2008 the Council made an application to the Secretary of State to save all but 24 of the Adopted Replacement Local Plan policies beyond the automatic 3 year period. This also includes policies H9 and H10. Policy H1 is not saved.

5 Year Land Supply

- 2.74 There is no SHLAA available. However, the Council published a 5 year land supply assessment April 2010 to March 2015 in November 2009. The assessment shows that Brentwood can demonstrate a 5 year supply of housing of 951, this is 172 more than the current RSS requirement of 779 and equates to a land supply of 6.1 years.³⁰ The Council is in the process of completing its first SHLAA.

Local Development Framework

- 2.75 The First Local Development Scheme (LDS) was approved by the Secretary of State on 1 August 2006. A Second LDS was approved by the Secretary of State on 25 July 2007 and was formally brought into effect on 27 September 2007. The preparation of Local Development Documents is behind schedule and the LDS is now in need of further review.
- 2.76 The Council continues to work on the LDF Evidence Base and is at an early stage in the process of preparing the Core Strategy and Development Control DPD. The first formal stage of consultation on Issues and Options commenced on 11 November 2009 for a 6 week period ending on 23rd December 2009. The Issues and Options paper notes that a high proportion of the existing dwellings within the Borough are larger three and four bedroom detached properties. However, indications show that the predominant need within the Borough is for smaller one and two bedroom properties. Recent completions have aimed to address this, with 80% of completions in 2007/8 being one and two bedroom dwellings³¹.
- 2.77 The key issues to be addressed, as identified by the Issues and Options Paper, are how to:
- Provide an appropriate range of housing in terms of types, sizes, tenure and mix;
 - Secure more affordable housing provision in new housing development through a review of the thresholds and the proportion of affordable housing required, in order to meet the identified local need;
 - Deliver an appropriate split of affordable housing between social rented and intermediate;
 - Deliver sufficient special needs accommodation;

³⁰ 5 Year Deliverable Housing Supply Assessment: 1 April 2010 to 31 March 2015 Nov 2009 – Paragraph 4.5 and 4.6

³¹ Brentwood Borough's Sustainable Community Strategy and Local Development Framework Core Strategy DPD, paragraph 7.29, page 33

- Meet the housing needs of an ageing population, particularly through the provision of accessible housing;
- Develop links with other care organizations³².

2.78 The 2007 Local Development Scheme also sets out a summary timetable for the following Local Development Documents:

- Site Specific Allocations DPD;
- Urban Place Supplement SPD (formally adopted on 26 September 2007);
- Planning Obligations & Developer Contributions SPD;
- Shopfront Guidance SPD formally adopted on 11th March 2010;

2008/09 Annual Monitoring Report and Delivery Rates – December 2009

2.79 The 2008/09 Annual Monitoring Report indicates that since 2001, 1,631 dwellings have been delivered across the Borough, leaving an outstanding requirement of 1,860 equating to an average of 156 per year. The five year requirement is therefore 779 dwellings. . Annual net dwelling completions have been above the RSS average annual requirement, apart from 2004/05 and 2005/06. 251 net dwellings (273 Gross dwellings) were completed during the monitoring year, including 78 affordable housing units. Of these completions 29 units (37%) were social rented dwellings. The following table illustrates delivery rates of affordable housing from 2001/02 to 2008/09³³:

Year	Number of Affordable Dwelling Completions	% of Total Permanent Dwelling Completions
2001/02	81	44.75
2002/03	14	5.30
2003/04	0	0.00
2004/05	2	1.32
2005/06	21	18.10
2006/07	39	17.89
2007/08	82	34.02
2008/09	78	27.37

Table: Affordable Housing Completions 2001/02 to 2008/09

EPPING FOREST POLICY REVIEW

Local Plan

³² Core Strategy Issues and Options, November 2009, p.34

³³ Annual Monitoring Report 2008/09 Table 7 , page 31

- 2.80 The Epping Forest Local Plan Alterations were adopted in 2006. House prices in the Epping Forrest District are among the highest in the country. Demand for housing is driven by a number of factors the proximity to London, the accessibility of the urban areas, the high standard of housing and an increasing amount of single households³⁴. As such, there is an acute need for affordable housing, especially for key workers. Paragraph 9.29a defines affordable housing as, "that which is provided for people who are unable to rent or buy on the open market"³⁵.
- 2.81 Policy H1A: "As the Replacement Structure Plan target of 2,400 (NET) houses during the period 1996 to 2011 has already been substantially exceeded, no further provision for housing land is made by this plan"³⁶.
- 2.82 Policy H5A states that 'On all suitable development sites the Council will seek an appropriate number and type of affordable dwellings'. Suitability is based upon local housing needs, the size/ characteristics of the site, the type of affordable housing required and the type of dwelling proposed; the dispersal of affordable housing throughout the site; the nature of adjacent dwellings; and the proximity of the site to public transport and accessible facilities.
- 2.83 Policy H6A sets the thresholds for affordable housing. For residential or mixed use development in settlements with a population of greater than 3,000, affordable housing is required where the site is above 0.5 hectares or where 15 or more dwellings will be provided. In settlements with a population of 3,000 or less affordable housing will be required for two or more dwellings on a greenfield site, and where the site is 0.1ha or larger. Affordable housing will also be required on previously developed sites with three or more dwellings.
- 2.84 The 2003 Housing Needs Study recommended that an affordable housing target of 40% on suitable sites should be implemented. Policy H7A deals with levels of affordable housing and seeks at least 40% affordable housing on all suitable sites in settlements with a population of 3,000 or greater. Where the population is less than 3,000, 50% affordable housing will be sought on Greenfield sites. On previously developed sites 33% affordable housing is sought for applications for three units and 50% for applications of four or more new dwellings.

5 Year Land Supply

- 2.85 A five year land supply paper was published in December 2009. 1,309 units are predicted to be completed within the next 5 year financial year period. This reduces to 1,178 when a 10% non-build rate is applied. The Council have demonstrated that it has a 5 year supply of land for housing, and actually has a surplus of land supply in the short term. If the 1,178 residual is compared to the EEP target of 3,500 between 2001-2021, the remaining units left to provide for are 538³⁷

³⁴ EFDC Local Plan Alterations, Adopted July 2006, Chapter 9 Housing (Replacement Chapter) paragraph 9.1a page 65

³⁵ Ibid Paragraph 9.29a, page 72

³⁶ Ibid, paragraph 9.12a page.67

³⁷ EFDC 5 Year Assessment of Land Supply 01/04/2010 to 31/03/2015 page 3

- 2.86 A total of 1,784 net new dwellings have been completed within the district since 2001:

Year	Net Additional Dwellings
2001-2002	237
2002-2003	271
2003-2004	208
2004-2005	240
2005-2006	286
2006-2007	277
2007-2008	108
2008-2009	157
Total	1,784

Source ³⁸

LCB Affordable Housing Directory August 2009 (LCBHRSR)

- 2.87 The Council has no detailed affordability criteria. However, it will seek around 70% of the affordable homes as social rented and around 30% as New – Build HomeBuy (shared ownership). For New Build HomeBuy, the average initial equity sold to applicants across a development should be no more than 35%, with individual initial equities being between 25% and 50%. Rent levels should be no more than 2.5% of the unsold equity. The Council also expects the mix of the affordable housing to reflect the mix of the market housing in terms of ratios of property types (houses, flats, etc.) and bedroom numbers.

2008/2009 Annual Monitoring Report – December 2009

- 2.88 Core Output Indicator H5 measures gross affordable housing completions and during the monitoring period 2008-09, 31 (gross) affordable units were completed. Of these 31 units, 29 were for social rent, and 11 were intermediate homes. This is a significant improvement on the previous year's figure of 14 affordable homes. The 14 in 2007/08 were split over two sites, both of which were 100% affordable housing developments. Many smaller sites which fall below the affordable housing threshold have come forward historically. The housing trajectory indicates that within the next few monitoring years, several larger sites above the 15 unit threshold are expected to progress to completion, all of which will provide a proportion of affordable housing.
- 2.89 From 2001/02 to 2006/07 annual net dwelling completions remained well above the East of England Plan annualised target of 175. However, in the monitoring year (2007/08) completions fell to 108 due to the slowdown in the economy. In 2008/09 the 157 dwellings completed in the monitoring period is lower than many of the previous years, but does represent an improvement from 2007/08, although the

³⁸ Ibid Page 1

recession is still having a marked effect on house building. The overall annualised average since 2001 equates to 223 which still exceeds the EEP annualised target of 175.

Monitoring Year	Net number of dwellings completed
2001/02	237
2002/03	271
2003/04	208
2004/05	240
2005/06	286
2006/07	277
2007/08	108
2008/09	157
Total	1,784 (223 annualised)

Source AMR 2007/08 Paragraph 5.2.1.3

Local Development Framework

2.90 The Local Development Scheme was revised and re-submitted to GO East in November 2007. The LDS is currently under review, and a new version is due for publication in early 2010. According to the 2007 LDS the following Local Development Documents were planned (adoption dates may occur later):

- Core Strategy – Adoption August 2010 (Issues and Options to now occur in Spring 2010).
- Land Allocations – Adoption May 2011
- North Weald Area Action Plan – Adoption May 2011
- Land Around Harlow Area Action Plan – Adoption May 2011
- S.106 Contributions

2.91 The 2009 AMR confirms that the delays to the Core Strategy have had a knock on effect upon the rest of the LDF. The Land Allocations DPD and Area Action Plan for

'Lands around Harlow' have not been progressed and can't be until the strategic decisions about growth are made through the Core Strategy. The Area Action Plan for 'Land at North Weald' is no longer needed, as the proposals for North Weald Airfield in earlier drafts of the East of England Plan were subsequently removed. The Council continues to build on its Evidence Base to support the ongoing LDF process.

UTTLESFORD POLICY REVIEW

Local Plan

- 2.92 The Uttlesford Local Plan was adopted in January 2005. Policy H1 proposes the development of 5,052 dwellings for the period 2000 to 2011. At the time it was estimated that the scale of requirements for affordable housing was nearly 300 homes per annum for the period 2001 to 2006, reducing to about 230 homes per annum for the next five year period to 2011. According to paragraph 6.6, the Local Plan has also identified 8 strategic sites.
- 2.93 Local Plan Policy H9 sets a target of 40% affordable housing on appropriate allocated and windfall sites, having regard to the up to date Housing Needs Survey, market and site considerations.
- 2.94 The supporting text also states that for affordable housing to be relevant it must result in weekly outgoings on housing costs such that 20% of Uttlesford households in need can afford, excluding housing benefits. This housing should be available, both initially and for subsequent occupancy, only to those with a demonstrable housing need³⁹.
- 2.95 Guidance on thresholds is contained in the supporting text. Within Great Dunmow, Saffron Walden, Stansted Mountfitchet, on sites of 0.5 hectares or of 15 dwellings or more 40% affordable housing will be negotiated. Elsewhere in the District 40% affordable housing will also be sought on sites of 0.5 hectares or of 15 dwellings or more. It is also stated that 'the level of housing provision sought on a site should have regard to the Council's target for housing provision yet should not make development unviable⁴⁰.
- 2.96 According to Policy H10 – 'Housing Mix', all development sites of 0.1 hectares and above or 3 or more dwellings will be required to include a significant proportion of market housing comprising smaller properties.
- 2.97 Policy H11 deals with affordable housing on "Exception Sites". The development of affordable housing will be permitted outside settlements on a site where housing would not normally be permitted provided that a number of criteria are met. 100% of the dwellings are to be affordable and provided through an RSL, the development will meet local needs that cannot be met in any other way, the development is a scale appropriate to the size, facilities and character of the settlement and the site adjoins the settlement.

Local Development scheme

- 2.98 The third revision of the Local Development Scheme was submitted to the Secretary of State in January 2009.
- 2.99 **Core Strategy:** Further public participation on the preferred options will run for the 6 weeks between 15th February 2010 and 9th April 2010. Consultation on the

³⁹ Uttlesford Local Plan Adopted January 2005, and Policies Saved in 2007. Para. 6.28

⁴⁰ Ibid Para. 6.29

submission Core Strategy will take place in winter 2010 before the Strategy is submitted for examination in May 2011 with adoption in Spring 2012.

- 2.100 **Development Control DPD:** According to the LDS, work is due to begin on this DPD in January 2011. However, work on the document will begin when the Core Strategy has been through examination.
- 2.101 **Site Allocations DPD:** Commencement will begin in January 2011 and according to the LDS the DPD is scheduled to be adopted in October 2013.

Core Strategy

- 2.102 The Council formally consulted on the Core Strategy Preferred Options document from 30th November 2007 to 11th January 2008. Objective 5 is 'to meet the housing requirement for Uttlesford as set out in the East of England Plan and to make sure that the housing being provided creates balanced communities and meets local housing needs in terms of type and tenure including affordable housing and special needs housing'.
- 2.103 Affordable housing is also a key issue identified by the Council. Policy DC1 (Housing Need) outlines that the preferred option proposes that the current 40% target should be maintained applying to schemes of 15 units or more or sites of 0.5 ha or above. Any future policy will also take on board the outcomes of the Strategic Housing Market Assessment. The housing strategy will provide for 9,666 new homes between 2001 and 2024. The revised Core Strategy currently out to consultation increased the overall number of new home to be provided to 10,150 between 2001 and 2026. With reference to the overall target early indications from the SHMA recently commissioned is that the proposed 40% may need to increase to meet identified needs. Viability is to be tested before further revisions are progressed. The new Draft also suggests a new policy be introduced to manage the phasing and delivery of housing. Policy DC2 outlines the Housing Strategy for the district. This has also been revised to make reference tot 10,150 homes over the extended period of 2001 to 2026. Further details on the 5 year supply is contained within the Annual Monitoring Report

Annual Monitoring Report – December 2009

- 2.104 From 2000/01 to 2008/09 3,230 dwellings have been delivered as illustrated by the following table:

Year	Net Additional Dwellings
2000-2001	224
2001-2002	182
2002-2003	396
2003-2004	241
2004-2005	344
2005-2006	542
2006-2007	326
2007-2008	538
2008-2009	437
Total	3230

Table: Net additional dwellings – 2000/01 to 2008/09

- 2.105 The target in the Uttlesford Plan is to provide 980 affordable homes between 2000 and 2011. The following table includes both exception sites and affordable housing as an element of market housing schemes. In total, 143 affordable homes were delivered during the monitoring year 2008-2009. Of this total 104 were social rented and 39 were intermediate homes. Planning permission exists for a further 421 affordable units the majority of which will be on major sites. If all these sites come forward the district target will be exceeded.

Year	Number of Affordable Homes Completed
2000-2001	26
2001-2002	28
2002-2003	14
2003-2004	25
2004-2005	112
2005-2006	172
2006-2007	50
2007-2008	56
2008-2009	143
Total	626

Table: Affordable Housing Provision – 2000/01 to 2008/09

- 2.106 Uttlesford District Council's five year land requirements based on the RSS East of England Plan for the period 2010 to 2015 will be 2,150 or 430 per annum. Appendix 3 in the AMR identifies a range of allocated and unallocated sites that will

be developed in the five years totalling 2,724 units. The significant risk to achieving this supply is the deliverability of land North East of Elsenham – a key element of the Core Strategy. However, even if this were removed from the trajectory the council would still achieve 2,124 or 99% of its plan target.

HARLOW POLICY REVIEW

Adopted Replacement Harlow Local plan – July 2006

- 2.107 The Harlow Replacement Local Plan was adopted in July 2006 and defines affordable housing as:
- “Housing which is accessible to people whose income does not enable them to afford to buy or rent for their needs on the free housing market. The monthly cost of housing should not exceed thirty per cent of the household’s net monthly income”⁴¹.
- 2.108 Policy H5 states that, “on residential development sites of 15 or more dwellings or 0.5 of a hectare or more irrespective of the number of dwellings, the Council will negotiate the provision of intermediate housing and/ or social rented housing, based on the prevailing housing needs assessment. Negotiations will take into account the economics of provision and site suitability⁴²”. The supporting text also notes that, ‘30% is a baseline for negotiation by the Council. This policy does not preclude developers providing affordable housing on sites that do not meet the policy’s criterion. The Council will therefore endeavour to achieve affordable housing on all sites through negotiation’⁴³.
- 2.109 Table 1 of the Replacement Local Plan shows an indicative number of affordable dwellings on allocated sites based on the 30% baseline. In total, 9 sites will deliver 501 affordable homes.
- 2.110 Policy H6 states that, ‘on housing sites where a Registered Social Landlord will not be involved in the management of affordable housing, housing for successive occupants will be secured by the use of planning obligations. The legal agreement will restrict the occupancy to those who cannot compete in the housing market’⁴⁴.

The Affordable Housing Supplementary Planning Document - March 2007

- 2.111 A negotiation baseline of 30% affordable housing was set through Policy H5 of the Local Plan. However, this figure predated the most up to date housing needs study (as of March 2007) and was based on a study from February 2000. Opinion Research Services published a Housing Requirements Study in April 2005. For the purpose of the SPD (and based on the 2005 Housing Requirements Study) the percentage of affordable housing was presented as a target for either a 5 or 10 year period. This varies between 42% for five years and 28% over ten years. The SPD then sets the starting point at 33%, 3% above the baseline, on eligible sites⁴⁵.

⁴¹ Adopted Harlow Replacement Local Plan paragraph 6.8.8

⁴² Ibid, Chapter 6, paragraph 6.8.7

⁴³ Ibid

⁴⁴ Ibid Chapter 6, paragraph 6.8.11

⁴⁵ Affordable Housing SPD, Paragraph 4.2

In relation to thresholds affordable housing will be required on development sites of 15 or more dwellings or 0.5 a hectare or more⁴⁶.

- 2.112 Paragraph 5.10 states that the Council will require a minimum of 5 units or 25% of all new affordable units built to comply with full Lifetime Homes Standard.
- 2.113 According to paragraph 7.1, the Council will only accept New Build HomeBuy as low cost home ownership provided through S.106 agreement. Any other forms of HomeBuy such as Open Market HomeBuy will not be counted as contributions to affordable housing.
- 2.114 Paragraph 7.1 also indicates that 'HomeBuy will only be acceptable as where the required minimum equity purchase is no greater than 50%. The Council will only accept New Build HomeBuy as low cost home ownership provided through Section 106 Agreement's unless otherwise negotiated and agreed jointly by the Council's Planning and Strategic Housing Service'⁴⁷.
- 2.115 The SPD also expects developer contributions of free serviced land and grant free affordable development on Section 106 sites, unless the necessary financial information is submitted to justify the need for public subsidy.⁴⁸

Annual Monitoring Report 2008-09

- 2.116 The adopted Regional Spatial Strategy allocates 16,000 dwellings for the Harlow Area, including possible urban extensions in Epping Forest District Council and East Hertfordshire District Council. According to the Annual Monitoring Report, 'it is estimated that the quantum of additional dwellings between 2001 and 2021 that this study should seek to distribute between the urban extensions in the Harlow Area is approximately 11,000 dwellings'⁴⁹. Until an options appraisal has been completed which will indicate how the dwellings may be apportioned in the District's Core Strategies, 8000 dwellings has been assumed as Harlow's apportionment over the same period. The following table illustrates the net additional completions in the district from 2004/05 to 2008/09:

Year	Net Dwellings
2004/05	102
2005/06	358
2006/07	159

⁴⁶ Ibid Paragraph 4.3

⁴⁷ Ibid Paragraph 7.1,

⁴⁸ Ibid Section 8

⁴⁹ Annual Monitoring Report, paragraph 5.4 page.20

2007/08	145
2008/09	259

Table: Net completions 2004/05 to 2008/09⁵⁰

- 2.117 In the monitoring year there were 32 Affordable Housing completions, equating to 12.12% of total completions. This falls well below the Council's target of 33%. Of the total number of affordable housing units completed, 11 were intermediate and 21 were social rented.
- 2.118 Affordable Housing completions have been reliant on permissions that incorporated an affordable housing element. Newhall and the Gateway scheme will be providing a significant proportion of affordable units and have yet to complete at the rate expected in the future. Other developments set out in the housing trajectory will also incorporate at least 33% affordable units and will therefore contribute more in coming years.

Local Development Scheme

- 2.119 The most recent Local Development Scheme that came into effect in summer 2007 is the 'Local Development Scheme 2007 Issue 4'. Both the Affordable Housing SPD and the Common Guidelines SPD were adopted in March 2007. It was anticipated that the LDS would be revised to change the start date for DPD production to coincide with the adoption date of the East of England Plan. However, the RSS identifies Harlow Area for significant growth and the Council is working with East Herts DC and Epping Forest DC to align Core Strategy DPD's. It is anticipated that consultation on Issues and Options will commence in spring 2010.

Harlow Housing Strategy 2008 – 2013 (November 2008)

- 2.120 This document sets out a framework for housing activity and investment by the Council and its partner organisations. It sets out the long term vision for housing in Harlow up to 2013. There are four priority areas within the strategy:
- Maximise the delivery of a range of new affordable homes and make the best use of existing resources to help those in housing need.
 - Improve the condition of Harlow's housing stock across all sectors
 - Help develop sustainable and safe communities
 - Provide an efficient and effective housing service that provides value for money.
- 2.121 The Stansted Area housing Partnership (SAHP) is a partnership between Harlow, Uttlesford, Braintree and East Herts. Councils following the granting of planning

⁵⁰ Ibid page 20

permission by Uttlesford to BAA to increase passenger through put at 25 million. BAA Stansted contributed £2.2 million towards the finding of affordable housing within a 10 mile radius of the airport. A key feature of the SAHP is the development of a cross boundary nomination agreement, giving the opportunity for residents of the four councils to move across local authority boundaries.

Appendix Three - Current and Projected Economic Conditions

3.0 Market Trends

Introduction

- 3.0 In order for our analysis of viability to be dynamic it is important to understand past trends in order to assess how future markets might perform. While past history has its own specific characteristics which may be peculiar to the period in question, there are still fundamental principles that can be seen that will suggest how markets might perform in the future. This will not inform a single assessment of how the market will perform but will give us the main parameters within which we can test possible future scenarios.
- 3.1 It is important to note that our analysis is limited to the housing market. Where we discuss the general economy this is in the context of its action upon the housing market both nationally and locally. It is not our purpose, here, to predict general economic conditions either locally or nationally. However, we do look at the effects of the economy on the housing market both in terms of price trends and affordability.
- 3.2 Although local housing markets are contingent upon local conditions, they are also subject to both the economic conditions internationally and nationally. More specifically, they are subject to national regulation and constraints. In particular, the availability and cost, generally, of finance dictates the price that home owners are able to afford. The costs of finance for individuals will be influenced by national lending practices and interest rates. These, in turn, are influenced by the national economy and, increasingly, the role of international markets is important.
- 3.3 Looking at past market performance can only give trends and the interpretation of how markets act must be considered carefully. For instance, the housing market recession of the late 1980s and early 1990s has been considered to be due to the dramatic increase in base interest rates and the cost of finance. While this admittedly caused a number of home owners to get into financial difficulties, some commentators⁵¹ have pointed to the possibility that the housing market had already been in decline and that the decline in values had already started to take place. In these terms the housing market recession of the 1990s would have happened in any case notwithstanding the effect of Black Wednesday in 1992. The housing market was beginning to recover just before that stage and the dramatic increases in the cost of borrowing immediately following Black Wednesday heralded a further period of house price stagnation. However it is still not clear whether this was part of the general cycle in house price inflation/deflation and, in particular, Fred Harrison points to an approximate 18 year boom and bust land and property cycle that has been evident over the long-term⁵². In other words, it may be possible that

⁵¹ See especially Fred Harrison "Boom Bust: House Prices, Banking and the Depression of 2010" Shephard Walwyn 2005, Andrew Oswald "The Great 2003-2005 Crash in Britain's Housing Market" November 2002, Cameron Muellbauer and Murphy "Was there a British House Price Bubble? Evidence from a Regional Panel" March 2006

⁵² Even the current Prime Minister when he was Chancellor of the Exchequer, acknowledged the effect of a volatile housing market : "Most stop-go problems that Britain has suffered in the last 50 years have been led or influenced by the more highly cyclical and often more volatile nature of our housing market" - Gordon Brown, Chancellor of the Exchequer, House of Commons, June 2003

these property price fluctuations occur despite general economic trends and, indeed, may be their very cause.

- 3.4 Another peculiar feature of the housing market is the positive price: transaction volume correlation⁵³. When prices inflate, the number of transactions increases; trading is more frequent and volume is higher when prices go up and vice versa⁵⁴. This means that we have to look at a more dynamic approach to the assessment of the performance of the housing market.
- 3.5 Rady and Ortalo-Magne⁵⁵ suggest a model to explain the underlying reasons for “boom-bust” housing market cycles. It assumes households will generally prefer home-ownership and that the income of young households plays a critical role in the fluctuations in the market. The market is sensitive to income “shocks” amplified by credit constraints which affect the timing of household moves that explains the positive price: transaction volume correlation.
- 3.6 The actions, generally, of first-time buyers is to access the market at a level that can be afforded but with the prospect that they will increase housing consumption as their means allow. Thus, as their income increases, they are able to increase their ability to pay and as income increases for first-time buyers in turn then this will increase the capital for those wishing to make purchases up the housing ladder. Liberalisation of the finance market has a similar effect to increasing income especially at the bottom of the market.
- 3.7 Credit liberalisation coincided with the high rate of property price inflation during the 1980s. Together with the increase in tax allowance in the 1983 budget for Mortgage Interest Tax Relief at Source (MIRAS) and the ability for couples to pool their resources, access to mortgages for young first time buyers helped many on to the housing ladder. Right to Buy social housing (following 1980) also encouraged many tenants to enter the housing market thereby increasing the potential market for subsequent homebuyers in the latter part of the 1980s. As Rady and Ortalo-Magne have pointed out, all of this “prompted a major adjustment of the distribution of debt and housing across households, hence a period of exceptionally many transactions”. They point to the rapid increase of transactions in the 1980s to “repeat buyers bringing forward their moves up the property ladder”.
- 3.8 House price growth, however, only remains sustainable while incomes are able to support values. As we have pointed out, the main driver of this is first time buyer (starter home) purchase, typically those households in the 24-35 age group. Pressure on these households is strong because, generally, these are the most highly geared. Subsequent movers in the late 1980s – those that had bought in

⁵³ The effect of the ability to borrow and asset value is discussed by Lamont and Stein where “over some regions, a fall in asset prices can actually lead to reduced asset demands, because it impairs the ability of potential buyers to borrow against the assets”. Owen Lamont (University of Chicago) and Jeremy C Stein (MIT Sloan School of Management) “Leverage and House-price dynamics in US Cities”

⁵⁴ See Wenlan Qian “Heterogeneous Agents, Time-varying Macro Fundamental and Asset Market Dynamics.” Haas School of Business University of Berkeley (2008)

⁵⁵ Rady and Ortalo-Magne “Housing Market Dynamics: On the Contribution of Income Shocks and Credit Constraints” Department of Economics, University of Munich (2001)

the early 1980s – were dependent upon the generation of high levels of equity in order to realise their progression in the housing market.

- 3.9 An examination of information from Halifax shows that the relationship between incomes and house prices increased rapidly from 3.59 (average income to average house price) in 1983 to 4.43 in 2009⁵⁶. In the London Commuter Belt area, the main SHMA report⁵⁷ reports on house prices to incomes. Figure 134 of that report shows the long term trends for the East region while figure 94⁵⁸ shows the variation in median full time earnings to average house prices. This varies between under 8 times income for Harlow and 11 times for Epping Forest. This shows that the income to house price ratio in the sub-region is particularly challenging. The long term trend position would suggest that prices will need to fall further in order to meet more reasonable affordability levels and that, despite the rise in values during the last half of 2009, there is still a possibility that values will have to fall considerably.
- 3.10 However, looking solely at the relationship between prices and incomes in isolation does not explain the full picture. Many commentators⁵⁹ have pointed to other features of both the economy and the housing market itself.

Unresponsive Supply

- 3.11 The Council for Mortgage lenders (CML)⁶⁰ has remarked on the supply of housing being unresponsive to prices being for two main reasons. Firstly, the durability of housing being such that new housing becomes only a small proportion of the total stock and, secondly, that bringing new housing to the market is both lengthy and has significant barriers.
- 3.12 Taking these factors into consideration, the inelastic supply of housing leads to the “demand driven” increases in price. Any increase in demand due, say, to demographic changes locally or increases in incomes, will lead directly to high housing market inflation.
- 3.13 While certainly it is undeniable that constraints on supply, including the constraints imposed through the planning system, have an effect on the housing market, this will have different effects regionally and demand side influences would appear to be more easily modelled.

⁵⁶ Halifax Price Index Published by Lloyds Banking Group (House Price earnings Ratio)

⁵⁷ London Commuter Belt (East)/M11 Sub-region Strategic Housing Market Assessment 2008 Report of Study Findings Jan 2010 paragraphs 8.85 to 8.87

⁵⁸ Ibid page 102

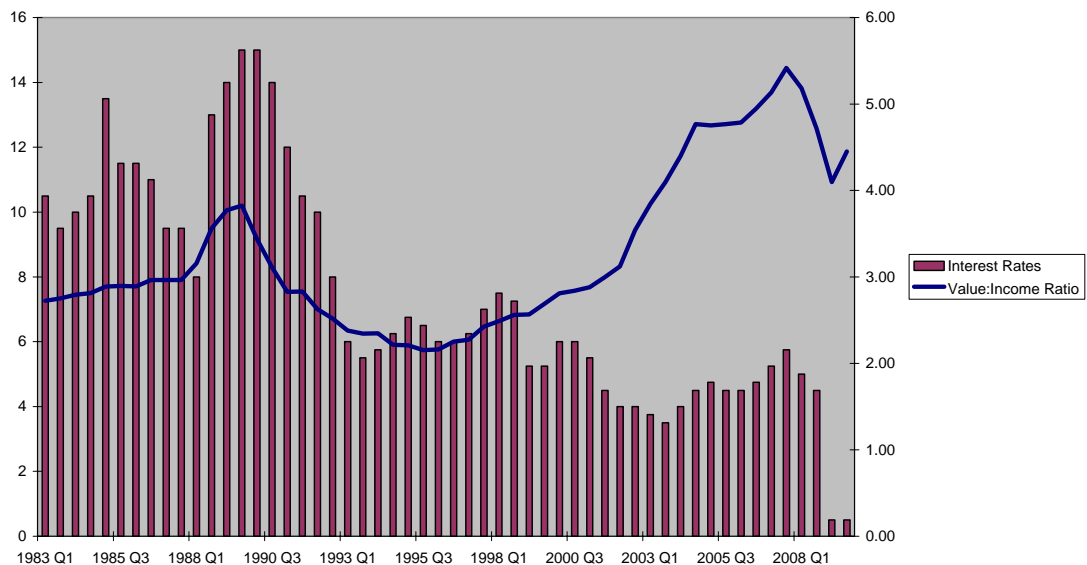
⁵⁹ See especially Charles River Associates on behalf of the Council for Mortgage Lenders (“Managing the Housing Market”, 2001)

⁶⁰ Ibid pp11 - 12

Macroeconomic Influences

- 3.14 We have already pointed to some of the features of the economy that have had an effect on the housing market including credit liberalisation. Interest rates directly affect the costs of housing. These rates have fluctuated widely during the last 25 years as the following graph shows.

Figure 3
Interest Rates to Values 1983 - 2009



- 3.15 While this analysis is only general it is difficult to suggest that interest rates **on their own** have a direct effect on house prices. It is clear that the high interest rates of the late 1980s and early 1990s were a contributing factor in the unaffordability of housing but it becomes more difficult to prove a direct causal link to house price inflation or deflation. Interest rates and the cost of money has become less during the period since 1997 when the government gave control of monetary policy to the Bank of England. While this period coincided with the house price inflation of the mid 2000s, the control of interest rates has failed both to control the rapid increase in property prices (2000 to 2007) and the subsequent crash in prices from that period. There has been an increase in values during the last half of 2009. Curiously, interest rates have been at the lowest point ever since March 2009 and house prices have increased in the latter half of the year. While there is a correlation, the causal link is still difficult to establish as actual new mortgage rates are still high because of the general difficulties with obtaining mortgage finance.

- 3.16 Other economic factors, both internationally and nationally, have occurred which may or may not have directly affected the housing market to some extent or another. These include the economic recession of 1979-1980; the abolition of exchange rate controls in 1979; the high unemployment rates and miners strike during the mid 1980s; discontinuation of membership of the ERM in 1992 (Black Wednesday); the introduction of the minimum wage by the incoming Labour government; the Bank of England given the power to set interest rates; and the recent worldwide recession. All of these factors have affected both supply side and demand side factors in the housing market.

The Housing Market and Economic Growth

- 3.17 The current economic position is looking fragile according to many commentators. While the economy officially came out of recession at the end of 2009, any recovery to pre recession levels looks unlikely for quite some time. Employment and wage levels are under pressure and the ability of households to be able to afford current house price levels is uncertain. While it is not certain that this will lead to further falls in house prices that would enable access for first time buyers, undoubtedly this will act as a brake on rapid house price growth in the near future.

Conclusion

- 3.18 While our analysis would suggest that there is a strong causal link between affordability and housing market prices. Other market conditions, and particularly the cost and availability of finance (including interest rates), are, together, important factors in driving house price inflation. Other macro economic factors are important but it would appear that the volatility of house prices may be somewhat independent of economic factors. Some commentators were suggesting in the early and mid 2000s that the house price increases were sustainable and that the volatility of the past had been “due to a combination of unstable demand and unresponsive supply”⁶¹.

- 3.19 The Council for Mortgage Lenders in 2001, in line with many commentators at the time, were suggesting that the housing market booms and busts were a thing of the past for the following reasons:

- There are less likely to be large swings in interest rates;
- Large swings in financial liberalisation are less likely;
- There is likely to be more macroeconomic stability;
- Greater financial products increase the flexibility of loan conditions.

Finally, the CML believed at that time that:

“The risk to consumers is now lower than during the last house price boom, but it seems more likely that borrowers – rather than lenders – are misperceiving the risks”.

- 3.20 Other economic factors have been important recently. For example, it is clear that the sub-prime crisis in America which led to the worldwide recession has affected the UK economy generally and the affects affordability in the housing market. This may not have been foreseen but it is also clear that house prices generally and starter homes in particular, had reached an unsustainable level. This suggests that there may be some further falls in property prices in order to enable affordability to return to the market. If we are return to our suggested 3.5 times income analysis then prices in the UK will have to fall a further 14%.

⁶¹ CML 2001 page 18

3.21 This is especially a problem for a number of further reasons:

- Unemployment is increasing and the recession is likely to continue;
- There is pressure on incomes generally;
- Public finances are under pressure and there will have to be cuts in expenditure early in the new period of the new government;
- Finance is increasingly difficult to obtain, high loan-to-value (LTV) mortgages (especially for first-time buyers) are difficult to obtain and, despite low base interest rates, finance is expensive (particularly for those wishing to enter the market for the first time);
- Market confidence is low and households expect prices to fall further.

3.22 While these factors are influential on the market, the government has (in the 2009 budget and with additional subsequent announcements), attempted to support the house building industry through a number of measures. It is not yet clear how these measures will affect the property market either in the short or the long terms.

3.23 Therefore, a number of factors have affected the housing market and the affordability of housing. These have included macro-economic influences, the worldwide recession. However, there are also systemic pressures from within the workings of the housing market which affect the affordability of housing and, ultimately, how the market works. In the next section we look at the regional and local situation.

Regional and District Analysis

- 3.24 In our analysis of market trends in Section 1 of this section of the report, we highlighted some of the general characteristics of the housing market in the sub-region with regard to affordability especially of first-time buyers. This is a general assessment based on average incomes and house prices. More specific economic analysis of the sub-region and local housing sub-markets has been identified in the Strategic Housing Market Assessment⁶².
- 3.25 Generally, the evidence shows that there is high pressure on salaries within the sub-region in the next two years due to the effects of the economic recession. Therefore, while the pressures on affordability will be alleviated, the evidence would suggest that prices will still have to fall by approximately 25% before they reach an affordable position. This is taken into account in the 4 scenario positions for future house prices that we consider in the final section of this report.

Scenario Testing

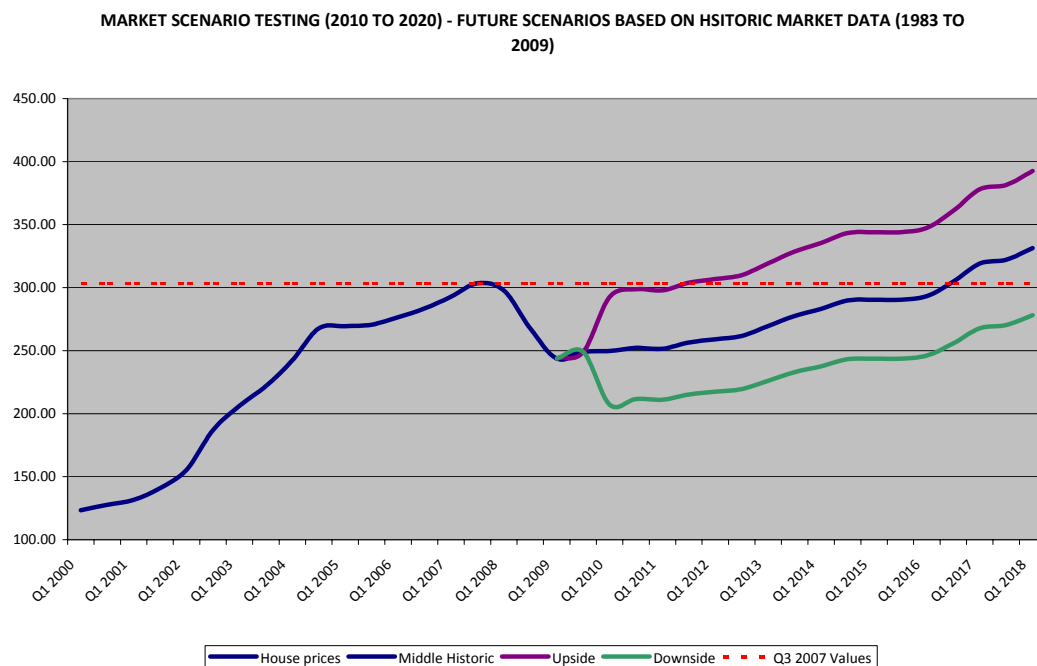
- 3.26 We have seen that the sub-region has been affected by both the recent high house price inflation and the effects of recession that have been prevalent in the rest of the region and country. The rise in house prices has exceeded median incomes by a considerable amount and despite the recent falls in house prices affordability in all of the Districts remains a problem.
- 3.27 Our analysis of past trends, and taking into account the continuing pressures due to the recession, suggests that there may be a long period of stagnation in the property market despite the rises during the 3rd quarter of 2009.
- 3.28 However, we want to test scenarios that assume both a more optimistic position as well as the downside. Therefore, using past trends as a guide, we suggest that there are 3 potential directions (or scenarios) that should be tested representing a range of potential alternative directions the market might take⁶³.
- 3.29 The first of these is an “upside” position where values show an increase in prices in the very short term. We have assumed an increase in values so that 2007 average values are achieved again fairly rapidly and the profile of increases follows the same pattern as in the previous period (1992 to 2003) from this high value base (30% above average).
- 3.30 This is an optimistic view of property prices with house prices assumed to be well above the long term average from the previous period. In this scenario, affordability is likely to be a significant and continuing issue.
- 3.31 The second scenario is our “middle historic” and assumes property values follow the trend seen between 1992 and 2003. The short term follows a continuing decrease in values with a slow recovery with affordability ratios remaining fairly benign until the later part of the period.

⁶² ORS SHMA Section 8

⁶³ Annex A sets out the percentage assumptions for the three scenarios including the assumptions for other cost and value indicators.

3.32 Finally, the “downside” scenario assumes a long term trend 20% below the historic (1992 to 2003) position. Affordability ratios are well below the 3.5 times threshold for much of the period to 2020.

3.33 All three scenarios can be seen in the following diagram:



3.34 We propose a dynamic assessment of viability. To do this we will use the three scenarios to feed into our viability analysis by taking the house price indices that are generated. House price inflation is one component of our proposed future proofing methodology and we will combine projections for other elements of the inputs including Retail Prices Index, Construction Cost forecasts and land value forecasts. We will then use these forecast indices to inform the viability assessments over the length of the development periods as well as to assess variable development start dates. A matrix of costs will be used which uses the property price values described above together with some assumptions on RPI and cost construction indices.

3.35 It is anticipated that these projections will remain constant between the different property value scenarios so that the relative effect of the upside, downside and middle projections for values can be assessed. Annex A includes how different cost and value elements are linked to the various indices. For example, professional fees will be linked to construction cost inflation while planning fees may be linked to RPI.

3.36 Sites will be coming forward through the planning process over different timescales. Therefore, our dynamic approach will allow us to consider developments with completions up to 2026. Clearly, projections at later dates must be treated with caution but this will give a general indication about possible long-term viability. This may allow the council to look at a flexible approach to policy setting over the time of the Core Strategy that will enable challenging but realistic targets for affordable housing to be set.

Annex A

Scenario Testing Parameters

- 3.37 The analysis of past market trends gives us an indication of relative property market activity. We can therefore use this information to help set general scenarios over the following 25 years on the understanding that economic conditions have changed and past performance of the market is not necessarily an indicator of future activity. For this reason, we can use past performance as general guidance that will feed into possible housing market conditions. We have assumed two basic scenarios being, 1) the upside and, 2) the downside. The three scenarios are as follows:
- 3.38 1) Upside Scenario: This is an optimistic view of property market values. This assumes a rapid re-correction of values to 2007 levels and then a future performance trend similar to the previous period (1992 to 2003). Year on year house price inflation and indices will be as follows (Q1 1997 = 100):

Upside Scenario		
Date	Index	Y-o-Y Inflation
2010	294.37	
2011	382.68	30%
2012	394.76	3%
2013	407.22	3%
2014	410.18	1%
2015	413.37	1%
2016	442.36	7%
2017	479.89	8%
2018	511.05	6%
2019	546.82	7%
2020	592.39	8%
2021	645.71	9%
2022	710.28	10%
2023	798.37	12%
2024	853.54	7%
2025	880.79	3%
2026	917.09	4%

- 3.39 2) The Downside Scenario: This is a pessimistic view of property values and possibly a “worst-case” position. In this scenario it is assumed that initial values will continue to fall and that the market will continue to be at approximately 30% below the long term trend. The breakdown of the index for this scenario is as follows:

Downside Scenario		
Date	Index	Y-o-Y Inflation
2010	294.37	
2011	235.50	-20%
2012	242.93	3%
2013	250.59	3%
2014	252.42	1%
2015	254.38	1%
2016	272.22	7%
2017	295.32	8%
2018	314.49	6%
2019	336.51	7%
2020	364.55	8%
2021	397.36	9%
2022	437.09	10%
2023	491.31	12%
2024	525.25	7%
2025	542.02	3%
2026	564.37	4%

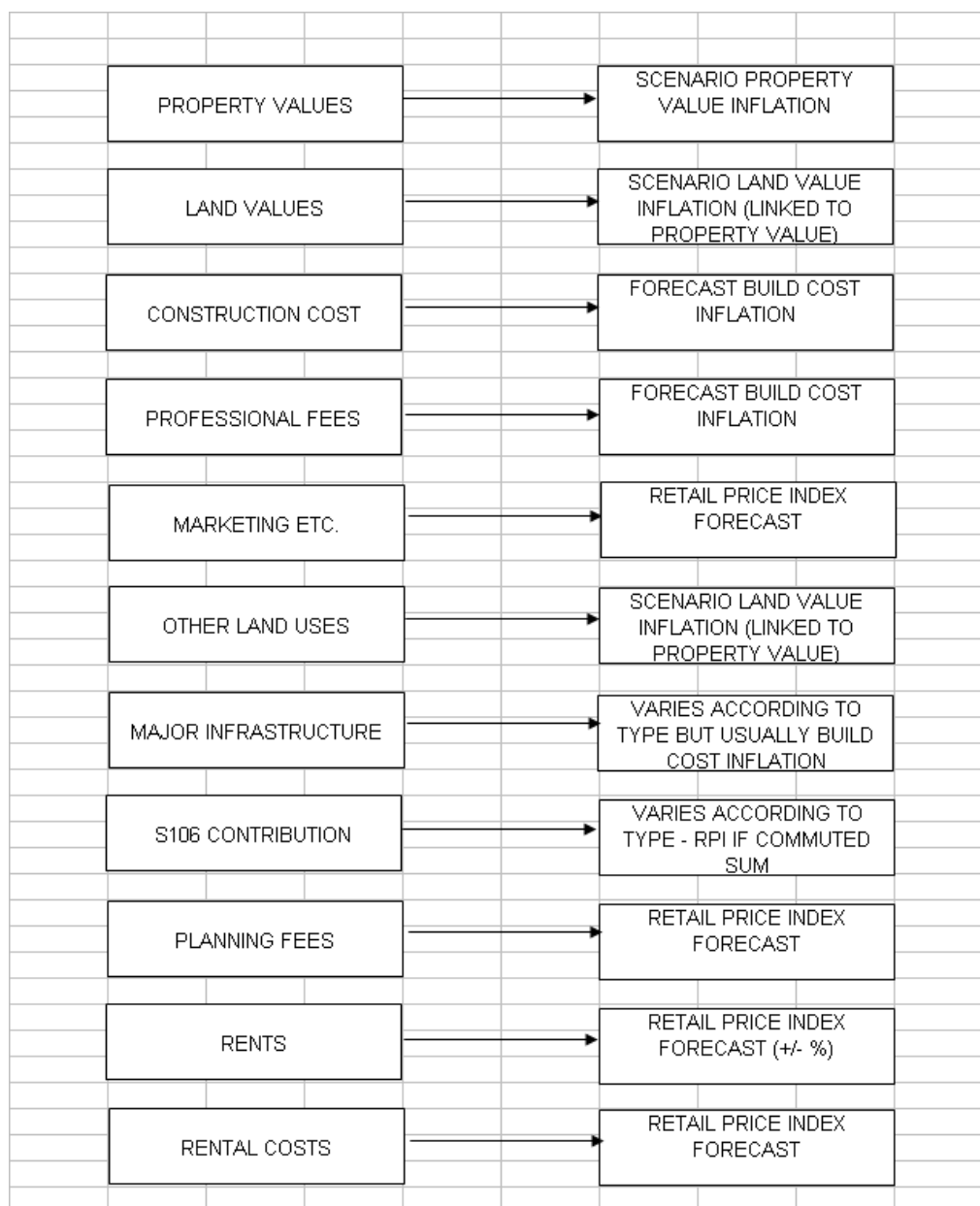
- 3.40 3) The Middle Historic Scenario: This profile assumes a steady but undramatic fall in values over the short term with a recovery to 2007 values by about 2017. House prices in this scenario will be affordable for average incomes (assuming incomes maintain their historic rate of increase) until 2020. The index will be as follows:

Middle Historic Scenario		
Date	Index	Y-o-Y Inflation
2010	294.37	
2011	303.20	3%
2012	312.77	3%
2013	322.64	3%
2014	324.99	1%
2015	327.51	1%
2016	350.49	7%
2017	380.22	8%
2018	404.91	6%
2019	433.25	7%
2020	469.36	8%
2021	511.60	9%
2022	562.76	10%
2023	632.56	12%
2024	676.27	7%
2025	697.85	3%
2026	726.62	4%

- 3.41 These indices will be used within our financial modelling. Our research will establish local values in Quarter 4 of 2009. Sales will be tested assuming the above inflation rates so that sales in a future quarter will be calculated back according to the following formula where x is the future value, y is the current value, z is the future quarter index and w is Q42009 (the base quarter) index:

3.42
$$x = (y / z) * w$$

- 3.43 For the purposes of the model 2009 values will be recalculated to index to 100 in order that the property prices can be assessed on the same basis as the indices for RPI, construction costs, land values and incomes. The modelling assumes that there will be variable rates of inflation for different elements of the development cashflow. Thus, certain elements will be linked to each of the four main cost/value inflation points in the following manner:



3.44 These forecast figures will feed into the financial modelling so that a complete 30 year projection of values and costs can be made. This will either be on a flat rate basis or on variable year on year rates according to the status of the information that is available at the time of the main assessments. The assumptions made will be clear in the final viability report to the Council. It is likely that early year on year assumptions on various inflation rates may be variable but medium to long term rates will be standard rates that do not vary year on year.

Appendix Four – Notional Site Composition

4.0 Notional Site Composition

4.1 The unit type, size profile and density of each notional development scheme can be found in the tables below.

	m2	1500 unit 40 dph	3000 unit 40 dph	3000 unit 30dph	3000 unit 50 dph	5000 unit 30 dph	5000 unit 50 dph
1 bed studio	32						
1 bed 2 p flat	48	138	276	180	340	280	566
2 bed 3 p flat	60	100	200	160	260	260	434
2 bed 4 p flat	67	100	200	160	260	260	434
2 bed 3 p house	71	125	250	200	300	334	500
2 bed 4 p house	76	250	500	360	500	600	830
3 bed 4 p house	81	125	250	250	300	416	500
3 bed 5 p house	86	200	400	480	500	780	834
3 bed 6 p house	95	62	124	160	100	260	168
3 bed 6 p house	100						
4 bed 6 p house	107	300	900	760	380	1250	634
4 bed 7 p house	108						
4 bed 7 p house	115						
5 bed 7 p house	115	100	200	290	60	560	100
6 bed 8 p house	125						
Total units		1500	3000	3000	3000	5000	5000

	m2	250 unit 30 dph	250 unit 50 dph	250 unit 67dph
1 bed studio	32	0	0	0
1 bed 2 p flat	48	0	0	40
2 bed 3 p flat	60	0	0	40
2 bed 4 p flat	67	0	0	40
2 bed 3 p house	71	0	0	0
2 bed 4 p house	76	30	100	56
3 bed 4 p house	81	0	0	0
3 bed 5 p house	86	60	100	0
3 bed 6 p house	95	60	0	0
3 bed 6 p house	100	0	0	64
4 bed 6 p house	101	20	0	0
4 bed 6 p house	107	0	50	0
4 bed 7 p house	108	60	0	0
4 bed 7 p house	115	0	0	10
5 bed 7 p house	115	20	0	0
6 bed 8 p house	125	0	0	0
Total units		250	250	250

	m2	150 unit 30 dph	150 unit 50 dph	150 unit 70 dph
1 bed studio	32	0	0	0
1 bed 2 p flat	48	0	0	24
2 bed 3 p flat	60	0	0	24
2 bed 4 p flat	67	0	0	24
2 bed 3 p house	71	0	0	0
2 bed 4 p house	76	18	60	36
3 bed 4 p house	81	0	0	0
3 bed 5 p house	86	36	60	0
3 bed 6 p house	95	36	0	0
3 bed 6 p house	100	0	0	36
4 bed 6 p house	101	12	0	0
4 bed 6 p house	107	0	30	0
4 bed 7 p house	108	36	0	0
4 bed 7 p house	115	0	0	6
5 bed 7 p house	115	12	0	0
6 bed 8 p house	125	0	0	0
Total units		150	150	150

	m2	50 unit 30 dph	50 unit 50 dph	50 unit 67dph	50 unit 70 dph	50 unit 100 dph	50 unit 120 dph
1 bed studio	32						8
1 bed 2 p flat	48			8	8	16	16
2 bed 3 p flat	60			8	8	12	14
2 bed 4 p flat	67			8	8	12	12
2 bed 3 p house	71					2	
2 bed 4 p house	76	6	20	10	12	6	
3 bed 4 p house	81						
3 bed 5 p house	86	12	20				
3 bed 6 p house	95	12					
3 bed 6 p house	100			14	12	2	
4 bed 6 p house	101	4					
4 bed 6 p house	107		10				
4 bed 7 p house	108	12					
4 bed 7 p house	115			2	2		
5 bed 7 p house	115	4					
6 bed 8 p house	125						
Total units		50	50	50	50	50	50

	m2	15 units 30 dph	15 units 50 dph	15 units 67 dph	15 units 70 dph
1 bed studio	32				
1 bed 2 p flat	48			4	4
2 bed 3 p flat	60			4	4
2 bed 4 p flat	67			1	2
2 bed 3 p house	71			2	2
2 bed 4 p house	76	1	6	4	3
3 bed 4 p house	81				
3 bed 5 p house	86	4	6		
3 bed 6 p house	95	2			
3 bed 6 p house	100				
4 bed 6 p house	101	4	3		
4 bed 6 p house	107				
4 bed 7 p house	108	4			
4 bed 7 p house	115				
5 bed 7 p house	115				
6 bed 8 p house	125				
Total units		15	15	15	15

	m2	10 units 30 dph	10 units 50 dph	10 units 67 dph	10 units 70 dph	3 units 40 dph	3 units 20 dph
1 bed studio	32						
1 bed 2 p flat	48			2	4		
2 bed 3 p flat	60		2	4	4		
2 bed 4 p flat	67		2	4	2		
2 bed 3 p house	71						
2 bed 4 p house	76		2				
3 bed 4 p house	81	2					
3 bed 5 p house	86	4				1	
3 bed 6 p house	95		4			1	
3 bed 6 p house	100						
4 bed 6 p house	101	2					
4 bed 6 p house	107						1
4 bed 7 p house	108	2				1	1
4 bed 7 p house	115						1
5 bed 7 p house	115						
6 bed 8 p house	125						
Total units		10	10	10	10	3	3

Appendix Five – Value Area Information

5.0 Value Area Information

- 5.0 Brentwood sales values are set out in the table below. The figures are £ per square metre and show the values that have been used for each Postcode Sector and for each unit type.

Type	CM13	CM14	CM15	CM4	RM4
Flat	3216	3220	3014	3800	2976
Terrace	2692	3130	2821	3292	3627
Semi	2937	2985	3132	3699	3609
Detached	3365	2969	3194	3604	3984

- 5.1 Uttlesford sales values are set out in the table below. The figures are £ per square metre and show the values that have been used for each Postcode Sector and for each unit type.

Type	CB10	CB11	CM22	CM23	CM6
Flat	2467	2375	2589	2606	1875
Terrace	3501	2590	2898	2820	2764
Semi	2875	2989	2757	2693	2705
Detached	3750	4218	3510	3091	3089

- 5.2 East Herts sales values are set out in the table below. The figures are £ per square metre and show the values that have been used for each Postcode Sector and for each unit type.

Type	CM23	SG11	SG12	SG13/14	SG9
Flat	2606	2946	2786	3384	2366
Terrace	2820	3166	3121	3309	2722
Semi	2693	3353	2933	3556	3662
Detached	3091	4692	5134	4929	2732

- 5.3 Harlow sales values are set out in the table below. The figures are £ per square metre and show the values that have been used for each Postcode Sector and for each unit type.

Type	CM17	CM18	CM19	CM20	Additional Value Area
Flat	2661	1853	1781	2103	3326
Terrace	2515	1999	2203	2159	3144
Semi	2663	2421	2757	2783	3329
Detached	3600	2725	4194	3846	4500

5.4 Epping Forest sales values are set out in the table below. The figures are £ per square metre and show the values that have been used for each Postcode Sector and for each unit type.

Type	CM16	CM17	CM5/EN9	IG10	IG7	RM4
Flat	3504	2661	2762	3360	3685	2976
Terrace	3471	2515	2933	3397	2833	3627
Semi	4157	2663	3368	3277	3146	3609
Detached	4790	3600	4229	5679	5431	3984

Appendix Six – Section 106/CIL

6.0 Section 106/CIL

6.0 Essex County Council Requirements

- **Education** – (education contributions have been applied to 10 units or more but not 1 bedroom units) Flats £3,852 per unit, Houses £8,085 per unit
- **Transport** - £2,714 per unit
- **Libraries** - £235 per unit
- **Waste management** - £288 per unit
- **Public art** -1% build cost including fees
- **Adult learning and social care** - £127 per unit

6.1 Hertfordshire County Council Requirements⁶⁴

Contributions Table and Calculator

Bedrooms*	1	2	3	4	5+	1	2	3
	HOUSES					FLATS		
	Market & other					Market & other		
Primary Education	£231	£1,036	£2,469	£3,721	£4,692	£93	£816	£1,392
Secondary Education	£263	£802	£2,561	£4,423	£5,662	£47	£444	£1,677
Nursery Education	£35	£175	£340	£459	£545	£32	£195	£270
Childcare	£14	£64	£138	£199	£244	£8	£57	£89
Youth Facilities	£6	£16	£50	£82	£105	£3	£13	£41
Library Facilities	£98	£147	£198	£241	£265	£77	£129	£164
Total	£647	£2,240	£5,756	£9,125	£11,513	£260	£1,654	£3,633
	HOUSES					FLATS		
	Social Rent					Social Rent		
Primary Education	£247	£2,391	£3,860	£5,048	£5,673	£44	£1,167	£2,524
Secondary Education	£62	£450	£1,676	£2,669	£2,405	£14	£261	£1,084
Nursery Education	£39	£453	£475	£503	£955	£9	£216	£313
Childcare	£12	£121	£188	£226	£277	£4	£65	£113
Youth Facilities	£2	£8	£31	£51	£55	£1	£6	£21
Library Facilities	£48	£91	£130	£156	£155	£38	£82	£107
Total	£410	£3,514	£6,360	£8,653	£9,520	£110	£1,797	£4,162

*uses an assumed relationship between bedrooms and habitable rooms

⁶⁴ Hertfordshire County Council – Planning Obligations Guidance Toolkit for Hertfordshire whole doc jan 2008.doc

6.2 East Herts District Council Requirements⁶⁵

Summary of Indicative Standard Charges

Number of Bedrooms per dwelling	1	2	3	4	5	6+
Occupancy rate (multiplier)	1.08	1.32	1.77	2.48	2.92	3.45
Parks and Public Gardens (section 3.2)	£207	£253	£340	£476	£561	£662
Outdoor Sports Facilities (section 3.3)	£573	£701	£940	£1,317	£1,551	£1,832
Amenity Green Space (section 3.2)	£89	£108	£145	£203	£239	£283
Provision for Children and Young People (section 3.2)	£0	£103	£138	£193	£228	£269
Recycling Facilities (section 3.5)	£72	£72	£72	£72	£72	£72
Community Centres and Village Halls (section 3.7)	£153	£187	£251	£352	£415	£490
Accessibility (section 6.2)	£625	£750	£1,125	£1,500	£1,500	£1,500
Total if all standard charges are applied	£1,719	£2,174	£3,011	£4,113	£4,566	£5,108

⁶⁵ East Herts District Council, Planning Obligations Supplementary Planning Document, October 2008

6.3 Harlow Council Open Space Requirements⁶⁶

Number of Bedrooms	Contribution per unit
1	£788
2	£1,313
3	£1,836
4	£2,363
5	£2,363

6.4 Uttlesford District Council – Open Space Assumptions Used for the Purposes of this Study

Open Space Contribution

Number of Bedrooms per dwelling	1	2	3	4	5	6+
Total Charge	£869	£1,166	£1,563	£2,190	£2,578	£3,046

⁶⁶ Based on table 3 of Harlow District Council Open Space, Sport and Recreation SPD 2007

Appendix Seven – Development Timetable

7.0 Development Timetable

7.1 10 and 15 Unit Schemes

	Start Month	End Month
Main Development Cashflow	1	24
Planning Application	2	6
Site Acquisition	7	8
Construction (Single Phase)	9	18
Sales Period (Single Phase)	15	24
Receipt from Affordable Housing	17	18

7.2 50 Unit Scheme

	Start Month	End Month
Main Development Cashflow	1	31
Planning Application	2	6
Site Acquisition	7	8
Construction (Single Phase)	9	27
Sales Period (Single Phase)	18	31
Receipt from Affordable Housing	26	27

7.3 150 Unit Scheme

	Start Month	End Month
Main Development Cashflow	1	45
Planning Application	2	6
Site Acquisition	7	8
Construction (Single Phase)	9	39
Sales Period (Single Phase)	18	45
Receipt from Affordable Housing	38	39

7.4 250 Unit Scheme

	Start Month	End Month
Main Development Cashflow	1	51
Planning Application	2	6
Site Acquisition	7	8
Construction (Single Phase)	9	45
Sales Period (Single Phase)	18	51
Receipt from Affordable Housing	44	45

7.5 1000 Unit Phase of a 3000/ 5000 unit scheme

	Start Month	End Month
Main Development Cashflow	1	75
Planning Application	2	6
Site Acquisition	7	8
Construction (Single Phase)	18	66
Sales Period (Single Phase)	30	75
Receipt from Affordable Housing	40	60

7.6 1500 Unit Scheme

	Start Month	End Month
Main Development Cashflow	1	95
Planning Application	2	6
Site Acquisition	7	8
Construction (Single Phase)	9	81
Sales Period (Single Phase)	24	95
Receipt from Affordable Housing	30	80

Appendix Eight – Thornes Chartered Surveyors Letter

8.0 Thornes Chartered Surveyors letter

THORNES
CHARTERED SURVEYORS & ESTATE AGENTS

Mr Simon Mitchell
Levvel
Leigh House
147 Leigh Road
Wimborne
BH21 2AD

Our Ref: GT/SD/LCB East Viability Assessment

Tuesday 9th February 2010

Dear Simon,

Re: LCB East Viability Assessment – Open Market Values.

Thank you for your letter of the 1st February 2010 in connection with the above and following our various telephone conversations I would confirm that we have assessed the information presented by you on a postcode sector level and have checked these against comparables available on a postcode basis through Rightmove and also through Mouse Price.com.

We found that generally the prices stated are approximately correct. However, those urban properties at lower densities can become misleading in some of the postcode areas where the houses are of larger 4/5 bedroom accommodation. There have been few sales in some of the postcode areas and the average figures therefore being produced are not necessarily correct.

We would suggest that in replying to the authority the 4/5 bedroom units should be stated to be within the urban area and not having more than 0.1 of a hectare. However, due to the small number of properties that have been sold over the recent past, the upper quartile properties in the survey appear to produce a higher value against their square meterage. Taking the case of Brentwood CM4 the average Rightmove detached house on the basis of 31 sales comes in at 511,290 rather than the hometrack figure upper quartile average of 105 square metres at 795,000. This means that the value per square metre for the upper quartile is only an average and generally these figures are too high.

22, Parkstone Road, Poole, Dorset. EH15 2PG
t: 01202 684004 f: 01202 683462
e: info@thornes.org.uk w: www.thornes.org.uk



land, property & planning consultants, energy assessors, valuers & chartered surveyors

This is also the case looking at Epping Forest, IG10, where the upper quartile is again £820,000 at 105 square metres and £6,490 per square metres for the average. In the upper range of the houses in the survey, we would suggest it is very unlikely that the 6 bedroom eight person houses could only have a meterage of 125 this is more likely to be in the range of 180/200 square metres and therefore have a smaller meterage and value figure.

Land Values

We have checked land values throughout the various areas being investigated and would report that over the last two year period there have been very few land sales generally. However, those that have taken place have been influenced by the various section agreement costs or infrastructure payments and it is therefore very difficult to be specific with regard to the various postcode areas as in some of these areas there have been no land sales recorded over the last three year period. However, from our experience we would confirm that over the last three year period land prices have been effected by not only the credit crunch but also the increased requirement in either social housing contributions or 106 agreements or a combination of both. In this context we have found that high density housing (i.e Flats) have become less attractive to build due to the costs and generally poor sales and the land price has therefore reduced to a figure in the region of 25% of the GDV of the actual units. This figure rises as the density of building becomes less and up to a point where very low density housing could be 45%/50% of the GDV of the unit. We would therefore place a percentage on the various bands as follows.

1. Land values in the various areas or high density flat development sites at approximately 25% of the GDV of the completed units.
2. Land values for terraced housing in an urban environment up to 81 square metres in size figures in the region of 30% of the GDV of the completed unit.
3. Land values for detached housing to 100 square metres in size a figure nearer to 35% of the GDV of the unit.
4. Land values for detached housing with density in the region of 10 units per acre (25 DPH) 38% of the GDV of the completed unit.

Land values for 5/6 bedroom houses is in the region of 40% of the GDV of the unit.

Land values for properties having a square meterage of over 150 square metres is between 40%-50% of the GDV of the unit depending on the area of land to be sold with the unit.

We would comment that these figures have been realised recently on land sales throughout the areas being investigated but may again be influenced by the up coming national infrastructure levy (nil), we have estimated this could effect the land values to the extent of a further 10% in a downwards direction in the case of residential property and a figure could be as high as 40% with regard to industrial or commercial land values if the charge is around £50 per square metre, which equates to around £100,000 per acre.

We would suggest that it could be beneficial to meet to conclude adjusting the figures on the range of upper property meterage and figures and will await hearing from you accordingly.

Yours sincerely,

Graham C Thorne FRICS FCIQB

Appendix Nine – Stakeholder Engagement

9.0 Stakeholder Engagement

Stakeholder Methodology

- 9.0 In consultation with the Council it was agreed that the most appropriate method of stakeholder engagement for this study would be the use of an email/postal questionnaire and two stakeholder events. A copy of the questionnaire can be found at the end of this section.

Stakeholder Questionnaire

- 9.1 The questionnaire sought to ascertain stakeholder's views on key assumptions that would be modelled to assess the impact upon development of a range of affordable housing policy options. Thus the questionnaire outlined a range of key assumptions in order that development conditions within the sub region could be fairly reflected within the parameters of the study.
- 9.2 Each Council provided a comprehensive contact list of circa 314 active stakeholders within the sub region. These included, not exclusively, Registered Social Landlords (RSLs), private developers, house builders, planning and other development consultants and land owners.
- 9.3 A copy of the questionnaire and letter was sent to all stakeholders on the week beginning 21st December 2009 with a requested response date of January 14th 2010. In total, 10 responses were received. The questionnaire responses were used to inform the modelling assumptions.

Response Rate

- 9.4 A total of 10 Questionnaires were returned and the response rate by type of organisation was as follows:
- Agents/ Consultants – 3
 - Developers – 3
 - RSLs - 4

Response to Specific Questions

9.5 Q.1 Scheme Types

Respondents were asked to select appropriate site types that reflect the land being brought forward for development. The questionnaire presented four scheme types labelled A to D. Respondents were also asked to include any other scheme types that have not been considered.

- The study should also consider the provision of flats within Estate Housing at circa 50 dwellings per hectare.
- One stakeholder with interests in East Hertfordshire and Harlow stated that Sustainable Urban Extensions also need to be tested. A range of different densities with a range of dwelling types including flats, terraces, maisonettes,

semi-detached and detached with an overall average between 44 dph and 70 dph need to be tested.

- It is important to ensure that a consistent and appropriate definition of density is applied.
- An additional option should be considered testing densities in the region of 25-30 dph at Greenfield locations at the edge of the existing urban areas. This could be suitable for sustainable urban extension schemes such as in North Harlow.
- Rural scheme types should be added to address local needs.

9.6 Q.2 Affordable Housing Percentages

- Sensitivity analysis should be undertaken from 15% to 50% at 5% intervals. Percentages below 20% will need to be tested.
- The percentage will vary according to the tenure mix, availability of social housing grant, Section 106 requirements and abnormal costs. Testing and policy will need to spell out assumptions and how other factors will be taken into account in adjusting affordable housing requirements.
- A range of between 10% and 40% would be a more appropriate range of affordable housing to test based on affordable housing within the area.
- If the study is to inform the formulation of planning policy it is important that appropriate flexibility is incorporated in the wording.

9.7 Q.3 Thresholds – It was proposed that Levvel will test a 15 unit threshold and sites as low as 5 dwellings.

- A broad range of thresholds should be considered for different areas. It is unlikely that sites accommodating 5 units or less will be able to contribute an element of affordable housing.
- If rural sites are being considered the threshold will need to be from 5 units to capture affordable housing.

9.8 Q.4 Values Required to Bring Land Forward for development

In Brentwood a net value of at least £1,600,000 per hectare must be achieved in order for land to be brought forward for development (assuming that community benefits and affordable housing have already been taken off). The response rate to this question was low although one respondent was able to advise on land values in Epping Forrest.

Greenfield/ Agricultural Land

- Epping Forest - £3,000,000 per hectare

Brownfield Land

- Epping Forest £2,000,000 per hectare

Industrial Land

- Epping Forest £2,000,000 per hectare

One respondent noted that there can be no assumption generally applied. What is sufficient to bring land forward will depend upon existing land use value and personal financial circumstances.

9.9 Q.5 Land Value Expressed as a Percentage of the Development Value

- Greenfield land values typically account for 30% to 40% of development value.
- Brownfield land accounts for 30% to 40% of development land value
- A range of 30% to 40% was recommended for industrial land.

One respondent noted that “a rule of thumb” of 35-40% of GVD is highly inaccurate but this will have an influence on landowner’s expectations. Site specific abnormal costs and the level of planning obligations need to be taken into account.

9.10 Q.6 Is 17% of Gross Development Value and acceptable profit rate?

- Profit levels of 10% to 25% should be tested at 2% intervals.
- The forward sale of affordable housing needs to be accounted for.
- A profit level of around 22% is more realistic in reflecting the high level of risk to reward and also the likelihood of future tax increases.
- Acceptable returns will vary depending on the nature of the scheme. A range of 17-25% should be tested as the minimum return to the developer.
- Current conditions are likely to dictate a higher margin in new sites. One respondent noted that at present the margin sought is likely to be around 25 – 28% of GDV. In more normal market circumstances profit is still likely to be 20 to 22% of GDV for normal market housing, however, this is also dependent on site specific risks.

9.11 Q.7 Should we be assessing profit/return on a different basis e.g. profit on cost, internal rate of return?

- Profit on cost should be used – it represents an industry benchmark. IRR could also be used but may be overly detailed for the purposes of the study.
- Profit should be assessed on the basis of how house-builders in particular assess profit/risk.
- The internal rate of return should be looked at where a scheme includes flats.
- It would be appropriate to test a number of indicators and these would vary from scheme to scheme.

- The Internal Rate of Return can be used.
- Another benchmark is the “first year deficit” where the developer looks to subsidise by a first year deficit of £500 per unit.
- One respondent that the Internal Rate of Return is a useful means of comparing investment decisions.

9.12 Q.8 Build Costs

Stakeholders were asked for their views on an appropriate build cost per m2 on the basis of Gross Internal Floor Area. Some stakeholders were able to advise on build costs for public buildings. Only one stakeholder advised on build costs for private dwellings and has requested that the information provided remain confidential. A variety of responses were received:

Development Type	Build Cost
Flatted Development:	Public £1,050 to £1,600 m2
Terraced Housing/ Town Houses:	Public £1,050 to £1,600 m2
Semi- Detached:	Public: £1,050 to £1,700 m2
Detached:	Public 1,300 m2

9.13 Q.9 Dwelling Sizes

Stakeholders were asked what dwellings size should be assumed for the following flat and house types. Respondents suggested the following ranges for private and public dwellings in each category:

Unit Type	Private Dwelling Size	Public Dwelling Size
1 bed flat	46 to 60m2	30 to 53m2
2 bed flat	56 to 74m2	Public 45 to 74m2
2 bed house	61 to 84 m2	50 to 84m2
3 Bed House (Semi Detached)	80 to 105m2	55 to 86m2
3 bed house (Detached)	90 to 111 m2	60 to 111m2
4 bed house (Detached)	100 to 121 m2	65 to 121 m2

9.14 Q.10 Rent

Respondents gave their views on gross rents, management, maintenance, voids and the cost of major repairs for a number of dwelling types ranging from a 1 bed flat to a 4 bed house. Two respondents completed this section of the questionnaire and their suggested figures for Harlow and Epping Forest are included. Another respondent provided general rents that were not specific to any one local authority.

Unit Type	Gross Rent	Management	Maintenance	Voids	Major Repairs
1 Bed Flat	£74.12- £78.19	£500	£500 - £600	1.9% - 2.5%	0.5% - 0.8%
2 Bed Flat	£80.97 - £89	No Response	No Response	No Response	No Response
2 Bed House	£83.29 - £94	No Response	No Response	No Response	No Response
3 Bed House	£93.47- £107.40	No Response	No Response	No Response	No Response
4 Bed House	£103.66- £117	No Response	No Response	No Response	No Response

- 9.15 Q. 11 Capitalisation of Rents
- 9.16 Views were sought on whether the proposed assumption of 6% for the capital receipt from social rented properties is correct.
- It should be highlighted that a yield of 6% may fluctuate. A yield of 7% should also be considered.
 - Whilst 6% is likely to be reasonable in the current market this is likely to vary and should therefore be subject to sensitivity testing.
- 9.17 Public Subsidy
- 9.18 It was explained that the methodology would initially assume a nil public subsidy baseline before testing the effect of public subsidy. Stakeholders were asked for recommendations for an appropriate level of public subsidy. The following responses were received:
- £50,000 subsidy per unit for social rented and £20,000 per unit for intermediate rent.
 - A range of levels should be tested drawing on past allocation but also taking account the likely future changes to grant allocation.
 - Recent schemes have achieved an average of £40,000 per social rented and £18,000 per shared ownership unit.
 - In Epping, one respondent recommended £65,000 per social rented and £35,000 per intermediate HomeBuy unit.
 - £22,000 per shared ownership and £50,000 per social rented unit.
- 9.19 Further Comments
- Affordable Housing Viability should be considering affordable Gypsy and Traveller sites which are a form of affordable housing according to the CLG.
 - Shared ownership is selling very well in Epping Forest.
 - The grant rates in the East of England HCA region tend to be low and this has proved a challenge to develop schemes in the region.
- 9.20 Following the stakeholder events held on 14th January 2010, there were requests from some stakeholders for more information therefore a précis of stakeholder feedback at the events and more information on the study methodology was forwarded by email to all stakeholders who had responded to the questionnaire, attended a stakeholder event and/or those who had expressed an interest in the study but were unable to attend the stakeholder events. The information (sent in the form of a brief report) was sent on 22nd January and can be found at the end of this section.
- 9.21 Further information received from stakeholders as a result of this additional report is summarised below:

- There is a need to identify what is the minimum land value that needs to be achieved in order to ensure that landowners will sell their land and whether any variations exist across the sub region. Some respondents disagreed with the intention to apply percentage uplifts to the Existing Use Value of site.
- The importance of the cost/value of land was emphasised. There were concerns about the real cost of affordable housing in the current market and increased build costs associated with the Code for Sustainable Homes Standards. Some also voiced their concerns about setting targets over the period of the LDF. Some commented on the over supply of intermediate rented flats and of general needs flats. It was further commented that grant levels may also decrease in the next bidding round.
- Although the proposed methodology reflects a situation where land is purchased and developed as a single entity this may not reflect the full range of ways that land is brought forward for development.
- It is important that all relevant inputs and methodologies are very carefully considered and justified in the context of the local markets which the study covers. The final paper should clearly identify the range of inputs applied to the study.
- The proposed methodology will include two main tests of a development's viability. The residual land value will be measured as a proportion of gross development value and will also be compared to alternative use values. One respondent noted that considerable care must be exercised with such an approach to ensure that land comes forward on the basis of a willing seller. Most landowners will wish to see a commercial uplift in land value which properly reflects the risks of development.
- It is important that variations to inputs and assumptions between authorities is set out clearly from the outset in order to ensure the ranges are appropriate and clarification is required as to which inputs which are constant across the sub region and those which are local authority specific.
- One respondent noted that the approach to mixed developments is not clear. This was of concern as development economics on larger and mixed use schemes will be very different to small/ medium sized residential schemes.
- Any target that is eventually agreed upon by the constituent Councils should, in keeping with PPS3, serve as the basis for further negotiation between Council and developer so that full regard is given to the viability of each application. Any percentage target set out in the Core Strategy should not be treated as a fixed requirement. A degree of flexibility is required having regard for the level of developer contribution that can be reasonably secured through each application.
- Planning policy should not allow for a proportion of land value to be secured for the community benefit. This is strictly contrary to national planning policy and the principle that local authorities should not attempt to share in the profits of development.
- To reflect costs and expectations the calculation model should consider net developer profit.

- One respondent stated that the model sets an indicative price at a percentage above existing use value. There were concerns about this assumption as landowners do not enter into negotiation with developers on the basis of a default price.
- It may be helpful if the assumptions loaded into the viability model were tested against a range of actual schemes to see whether this would have resulted in implementable schemes.
- In relation to developer profit one stakeholder noted that to properly reflect costs and expectations the model should consider a net developer profit. This figure should be net of tax that is potentially payable to a landowner. It was advised that this would provide a true indicator of the net residual land value.
- Any calculation should identify what is the minimum land value that landowners expect to achieve from their sites in order that they will sell their land.



STRATEGIC HOUSING MARKET ASSESSMENT: AFFORDABLE HOUSING VIABILITY ASSESSMENT

STAKEHOLDER QUESTIONNAIRE



The London Commuter Belt East/M11 Sub-Region Consortium has commissioned Opinion Research Services to undertake the Strategic Housing Market Assessment with the results being tested by a further study of the economic viability. Levvel has been appointed to undertake the study on affordable housing economic viability in the sub-region which incorporates BRENTWOOD, EAST HERTFORDSHIRE, EPPING FOREST, HARLOW and UTTLESFORD council areas. The study will be undertaken in the context of Planning Policy Statement (PPS) 3: Housing (November 2006).

The overall aim of the study is to produce a sound, robust technical evidence base that will support the sub-regional Strategic Housing Market Assessment (SHMA). It will ultimately inform Core Strategy affordable housing policies in all five local authority areas and contribute to other objectives identified by the local authorities including the effects of the current economic climate with regard to sites coming forward for residential development. The study will test the impact of affordable housing on development viability on a strategic basis, relevant to the local circumstances in each local authority area. It will look at a number of issues including (but not exclusively):

- The levels of affordable housing that could be sought by planning policy;
- Thresholds that could be justified;
- Optimum mix of affordable housing tenure type that can be justified;
- The level of affordable housing provision that could be viable with and without public subsidy.

The study will make recommendations as to the appropriate level, form and type of affordable housing that could be supported in new housing schemes in each local authority, perhaps with different targets and thresholds in different housing market area.

Key Stakeholder Engagement

The advice and opinions of house builders, registered social landlords, land agents and other relevant key stakeholders are crucial to make sure the study approach is appropriate and robust. Any assistance you can provide Levvel will be gratefully received. Should you have any questions or queries regarding this work, please do not hesitate to contact Levvel through the details provided at the end of the questionnaire.

The Consortium Officers with whom to liaise should you have any general queries are Amanda Wintle, Principal Planning Officer, Epping Forest District Council Tel 01992 564543 awintle@eppingforestdc.gov.uk OR John Careford, Senior Planning Policy Officer, East Herts District Council, Tel 01992 531623 john.careford@eastherts.gov.uk

We would be very grateful if you could return this questionnaire by Tuesday 12th January 2010 or bring it with you if you are attending the stakeholders' meeting scheduled to take place in two sessions on 14th January 2010.

If you wish to attend the meeting on 14th January can you please confirm to Amanda Wintle or John Careford by Friday 8th January 2009 stating which time you would prefer. A return slip is included with the covering letter to this questionnaire.

LOCAL AUTHORITY AREA(s)

Can you indicate within which local authority area or areas you have experience of working or have interests in:

BRENTWOOD BOROUGH COUNCIL

☐

EAST HERTFORDSHIRE DISTRICT COUNCIL

☐

EPHING FOREST DISTRICT COUNCIL

☐

HARLOW DISTRICT COUNCIL

☐

UTTLESFORD DISTRICT COUNCIL

☐

PLEASE TICK ALL THAT APPLY

SCHEME TYPOLOGY

As part of the study, we will choose a number of notional schemes on which to carry out development appraisals. The effect of the imposition of affordable housing will then be assessed to ensure that future policy does not reduce land values to a level which will prevent land being brought forward for development.

Our aim is to assess a range of development types which are likely to come forward in each housing market area throughout the sub-region. In this regard, your views are sought on the following;

Q1 Do the following development types adequately cover the range of schemes coming forward in the District?

- A – Flatted Development – flats/apartments up to 100 dwellings per hectare
- B - Mixed Development – flats and houses up to 70 dwellings per hectare
- B – Estate Housing – Town Houses, Semi-Detached and Detached dwellings of circa 50 dwellings per hectare
- C – Lower Density Estate Housing – Semi Detached and Detached dwellings of circa 40 dwellings per hectare
- D – Low Density Estate Housing - Semi Detached and Detached dwellings of circa 30 dwellings per hectare

YES

☐

NO

☐

If NO, please include details of scheme types we have not considered in terms of development mix and density and, if appropriate, to which local authority area they should be applied;

These development types will each be assessed as if they were being developed on parcels of land throughout each housing market area in order to account for geographical variations in the value of housing which have an effect on development viability.

POLICY TESTS - PERCENTAGE AND THRESHOLD

Initially, we will test a range of percentage targets and thresholds for affordable housing to include the following:

On all new development on sites in the towns and other centres of population we will test a range of targets between 20% and 50% affordable housing requirement

Q2 Are there any other affordable housing percentages we should consider?

YES

NO

The number of dwellings above which affordable housing is required has been 15 dwellings. It may be that sites of fewer than 15 dwellings could contribute to affordable housing. We will test sites as low as 5 units to see if they could contribute an element of affordable housing.

Q3 Are there any other thresholds you think we should consider?

YES

NO

Please provide any comments you may have on the range of thresholds and percentages we will be testing.

LAND VALUES

Planning policy seeks to secure a proportion of land value for the community benefit. It is important to ensure that too much is not sought or it may threaten the prospects of the land coming forward.

We are therefore interested to know at what value land will be brought forward for development in the sub-region and specifically in each housing market area.

Q4 What values can be assumed to be sufficient to bring land forward for development in the sub-region? Please express this on a per hectare basis if possible.

Greenfield/Agricultural land

Brentwood -

East Herts -

Epping Forest -

Harlow -

Uttlesford -

Brownfield land

Brentwood -

East Herts -

Epping Forest -

Harlow -

Uttlesford -

Industrial land

Brentwood -

East Herts -

Epping Forest -

Harlow -

Uttlesford -

Q5 Do you have a view as to the value of land expressed as a percentage of the development value (all areas)?

Greenfield/Agricultural land

Brownfield land

Industrial land

DEVELOPER PROFIT

Profit levels can be affected by the level of risk attached to a particular development. Current housing market conditions mean development is risky and therefore may require a higher profit to make it worthwhile for a developer to build. However, the policy that this study is to inform will endure for the life of each local authority's Core Strategy which, it is to be assumed, will also cover less risky housing market conditions.

We will test viability at the following base profit level;

17% of Gross Development Value

Q6 Are we assessing an acceptable profit level?

YES

☐☐

NO

If no, please provide justification and an alternative acceptable profit rate.

Q7: Should we be assessing profit/return on a different basis e.g. profit on cost, Internal Rate of Return?

YES

☐☐

NO

If Yes, please provide details below;

BUILD COSTS

We will assume basic build costs aligned to the appropriate measure from the Royal Institute of Chartered Surveyors Build Cost Information Service (BCIS) as a baseline build cost for each local authority area plus 15% as an allowance for external areas.

Q8 In order to compare this to “on the ground” costs, we would appreciate your views on a per m² build cost below (on the basis of Gross Internal Floor Area)

Development type	Build Cost per m2 GIFA (private housing)	Build cost per m ² GIFA (public housing)
Flatted Development		
Terraced Housing/Town Houses		
Semi-Detached		
Detached		

DWELLING SIZES

Q9 What dwelling sizes should we assume for the following flat and house types (ft² or m²)?

TYPE	AFFORDABLE	MARKET
1 BED FLAT		
2 BED FLAT		
2 BED HOUSE		
3 BED (Semi) HOUSE		
3 BED (Detached) HOUSE		
4 BED (Detached) HOUSE		

RENT

In order to ensure we are properly assessing the value of the affordable housing to the developer it would be helpful if we had real values for assumed rents and costs of social rented housing.

Q10 This question is aimed mainly at RSLs – What rent levels should we allow for (we are currently using DATASPRING values but would like to ensure up-to-date information is used). Can you also give an indication on management, maintenance, void levels and major repairs allowances from gross rent (expressed as a percentage or as an amount).

TYPE	GROSS RENT	MANAGEMENT	MAINTENANCE	VOIDS	MAJOR REPAIRS
1 BED FLAT					
2 BED FLAT					
2 BED HOUSE					
3 BED HOUSE					
4 BED HOUSE					

CAPITALISATION OF RENTS

Q11 We are currently assuming a yield of 6% for the capital receipt from social rented properties. Is this correct?

YES

☐

NO

☐

If NO, please give some indication of an alternative;

PUBLIC SUBSIDY

Q12 Our methodology will assume a nil public subsidy baseline in the first instance and will then test the effect of applying public subsidy to the affordable housing units. In your experience what levels of public subsidy (on a per unit basis) should we be assessing (if appropriate, indicate for each local authority);

Finally, if you have any further comments about our assumptions, including any that we have not mentioned above, please feel free to include them here. The above questions do not cover every assumption we are making and we want to make sure that the parameters and principles that we are taking into account are clear and open and acceptable to local stakeholders in the residential development process. We want the process to be as inclusive as possible.

You may choose to remain anonymous although, even if you give us your details, we will not attribute your name to the views expressed within this questionnaire or provide them to any other party without your express permission. We would like to follow up this questionnaire with telephone discussions where we feel further clarification is necessary. Your help is very much appreciated.

I wish to remain anonymous YES ☐ NO ☐

Name _____

Position _____

Company _____

Address _____

_____ POST CODE _____

Contact telephone _____

Email address _____ @ _____

May we contact you further? YES ☐ NO ☐

PLEASE RETURN THIS QUESTIONNAIRE BY TUESDAY 12TH JANUARY 2010 TO:

Levvel, 147 Leigh Road, Wimborne BH21 2AD

Telephone 01202 639444

www.levvel.co.uk

gail.percival@levvel.co.uk, simon.mitchell@levvel.co.uk

Follow up report sent by email 22 January 2010

Stakeholder Engagement - LCB East Affordable Housing Viability Assessment

January 2010

Introduction

Levvel has been appointed by the London Commuter Belt East Sub Region comprising Brentwood Borough Council, East Herts Council, Epping Forest District Council, Harlow Council and Uttlesford District Council to undertake an Affordable Housing Viability Assessment.

The purpose of the study is to undertake a broad assessment of development viability that will inform planning policy over the lifetime of each Local Planning Authority's Core Strategy. The study will be undertaken in the context of Planning Policy Statement (PPS) 3: Housing (November 2006).

This study was commissioned to supplement the LCB East Sub Regional Strategic Housing Market Assessment undertaken by Opinion Research Services.

Background - Stakeholder Engagement

Stakeholder Questionnaire

It was identified at the inception of the project the importance of ensuring stakeholder engagement therefore a questionnaire and covering letter were forwarded to a range of appropriate stakeholders identified by each Local Authority in December 2009. This included an invitation to two stakeholder events held in the morning and afternoon of 14 January 2010.

Stakeholder Meetings

Sixteen stakeholders attended the events on the 14 January 2010. A short presentation on the purpose of, and background to the study was provided by Levvel. This was followed by discussions with attendees regarding the nature and range of assumptions that would be used for the purposes of undertaking a study of this nature.

A précis of issues discussed at the stakeholder events is outlined in the following section.

One of the key aspects raised by stakeholders was a desire for a further opportunity to comment further regarding the study methodology. The timetable for delivery of the project has been altered to enable this.

We invite stakeholders (those who attended the stakeholder events on 14 January 2010 and/or returned a completed stakeholder questionnaire and/or notified Levvel they were unable to attend the event) to comment further if they should wish, by Monday February 1st 2010, using the contact information in Section 5 of this report.

Stakeholder Events – Summary of Feedback and Comments

Key feedback and comments received are summarised below:

- Assumptions used for the purposes of viability modelling should be explicit within the report;
- The range of affordable housing policy percentages to be assessed, proposed as (20% - 50% - with a starting position of 35%) may not be sufficient and that percentages below 20% may need to be assessed;
- Build costs should reflect notional scheme density and unit types;
- An affordable housing tenure mix of 50% social rent 50% intermediate was unlikely to be acceptable to RSLs currently;
- The intermediate rented market in certain areas is currently excessive and some units are being switched back to low cost home ownership;
- Current affordability of low cost home ownership products reflects generally an initial equity purchase of 35%;
- Profit at 17% of GDV for market housing may be too low;
- Profit at 6% of GDV for affordable housing may be too low;
- A definition of developer profit should be provided within the report
- Although assessments should assume nil grant as a baseline position, the impact of public subsidy at current levels (and levels below this), should be assessed;
- Public subsidy levels for the LCB East sub region have generally reflected the East of England position notwithstanding the sub regions proximity to London;
- Development finance costs at 6.5% per annum over the lifetime of the Plan may not reflect the current position in securing finance;
- Testing of thresholds as low as 1 unit may not be PPS3 compliant;
- The mandatory timescales for Code for Sustainable Homes should ensure the different timescale for affordable housing is reflected;
- Alternative land use values should reflect the differences between net and gross land values and be realistic.

Methodology

We will take on board the specific elements that have been identified through this stakeholder engagement process using both the feedback from the stakeholder meetings and the stakeholder questionnaires returned. The questionnaire is an important element in refining the final assumptions that will be made.

The assumptions used within the study will be based upon best practice, our further analysis and feedback from this stakeholder engagement process and experience in undertaking studies of this nature. Where practicable and necessary, sensitivity testing will be undertaken against certain elements.

We will ensure that a range of notional development schemes varying in scale and nature will be assessed across the sub region to reflect development that is likely to come forward within the lifetime of each authorities Plan.

In order to maintain consistency, the methodology used to assess viability for policy setting purposes will be compatible with general practice nationally. It will take into account realistic development economics in order to test policy requirements at a District wide level.

We are aware that development economics may be assessed differently between organisations and between different site types.

A residual value methodology will be used which incorporates a discounted cash flow analysis. This is especially relevant to larger schemes with longer development periods. The outcome of this analysis will then be assessed against the level which is required to bring these sites forward for development. This is undertaken through two main tests of viability:

- The residual land value will be assessed against the existing/alternative use value of the site;
- The relationship between residual value and Gross Development Value will also be assessed. This will be based upon analysis of the long term historic relationship between these two factors.

Profit

Different organisations will have different methods of assessing profit. We will use the convention of a percentage of gross development value as well as a reasonable level of internal overheads in order to achieve a gross profit level.

Build costs

Current BCIS costs will be used (to reflect the built form of each notional site) plus an additional uplift in respect of external works and a further contingency in order to allow additional comfort against those figures. Build costs will also reflect the additional costs likely to be incurred in achieving the relevant Code for Sustainable Homes requirements.

Professional Fees

These will be a percentage of build costs.

Lifetime Homes

Additional costs will be incorporated in order to achieve Lifetime Homes Standards should the Council's seek to achieve this.

Sales and marketing costs

These will be a proportion of the sales values and number of sales units and will take into account legal fees.

Finance costs

These are assessed using a monthly cashflow. Finance arrangement fees will also be included.

Costs of disposal

This will be set as a proportion of the value of all affordable units (rent and sale).

Tenure mixes

A range of affordable housing tenure mixes will be assessed within each District.

S106 costs

Full Section 106 costs at both a District and County level will be included as costs. This may be an area where sensitivity testing is undertaken to reflect any potential future increases to these sums.

Infrastructure costs

It is likely that a range of infrastructure costs will be assessed, particularly against notional site typologies that are more likely to be associated with the delivery of new infrastructure.

Ground rent

Ground rents on flats will be assumed and capitalised.

Acquisition costs

Residual value takes into account the cost of acquiring land including legal fees, agents fees and stamp duty at the prevailing rate.

Planning fees

These will be incorporated at the prevailing rate.

Other miscellaneous costs

Additional items such as valuation fees and site investigation fees will be allowed for where appropriate.

Summary

Although some of these items have been outlined previously in the stakeholder questionnaire we invite further comment on any of the aspects outlined above by emailing comments to simon.mitchell@levvel.co.uk or gail.percival@levvel.co.uk

Appendix Ten – Brentwood Additional Sensitivity Testing

Figure B1

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2020			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B2

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM4			
10% Affordable Housing			
AH Mix:	30-70 Social rent:Intermediate		
	Open Space Only S106 allowance		
	Nil Grant Higher EUV Sensitivity		
	19% Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2020			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B3

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM13			
35% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	Open Space Only \$106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2020			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure B4

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM13			
10% Affordable Housing			
AH Mix:	30:70 Social rent:Intermediate		
	Open Space Only \$106 allowance		
	Higher Grant Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2020			
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	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure B5

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM14			
20% Affordable Housing			
AH Mix:	50:50 Social rent: Intermediate		
	Open Space Only \$106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2020			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B6

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM15			
35% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	Open Space Only \$106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2020			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B7

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - RM4			
35% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	Open Space Only		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2020			
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	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure B8

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - RM4			
10% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	\$106 100%		
	Nil Grant Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure B9

Brentwood - CM4			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	85-15 social rent:intermediate		
	100% S106 allowance		
	Nil grant Lower EUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure B10

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM4			
35% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	Open Space Only S106 allowance		
	Nil Grant Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure B11

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM13			
35% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	Open Space Only \$106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B12

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM14			
AH Mix:	85-15 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B13

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM14			
10% Affordable Housing			
AH Mix:	30-70 Social rent:Intermediate		
	100% S106 allowance		
	Nil Grant Higher AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B14

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM15			
AH Mix:	50-50 Social rent :Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B15

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM15			
10% Affordable Housing			
AH Mix:	100% Social Rent		
	Open Space Only S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B16

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - RM4			
40% Affordable Housing			
AH Mix:	85-15 Social rent to Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B17

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - RM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher Land AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B18

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Brentwood - CM4			
AH Mix:	30-70 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B19

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Brentwood - CM13			
35% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	Open Space Only S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B20

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Brentwood - CM13			
20% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	Open Space Only S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B21

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Brentwood - CM14			
35% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	Open Space Only \$106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B22

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Brentwood - CM15			
20% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	100% \$106 allowance		
	Normal Grant Lower AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B23

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Brentwood - RM4			
10% Affordable Housing			
AH Mix:	85-15 Social rent to Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B24

50 units on a 1.917 hectare site (26 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM4			
20% Affordable Housing			
AH Mix:	30-70 Social rent:Intermediate		
	100% S106 allowance		
	Higher AUV Nil Grant sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B25

50 units on a 1.917 hectare site (26 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B26

50 units on a 1.917 hectare site (26 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM13			
AH Mix:	30-70 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B27

50 units on a 1.917 hectare site (26 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM14			
10% Affordable Housing			
AH Mix:	30-70 Social rent to Intermediate		
	100% S106 allowance		
	Lower AUV no grant sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B28

50 units on a 1.917 hectare site (26 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM15			
20% Affordable Housing			
AH Mix:	30-70 Social rent to Intermediate		
	100% S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B29

50 units on a 1.917 hectare site (26 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - RM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B30

50 units on a 1.917 hectare site (26 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - RM4			
20% Affordable Housing			
AH Mix:	30-70 Social Rent to Intermediate		
	100% S106 allowance		
	Normal Grant Higher AUV		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B31

50 units on a 1.15 hectare site (43 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM4			
45% Affordable Housing			
AH Mix:	85-15 Social rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	DOWNSIDE	VIABILITY MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B32

50 units on a 1.15 hectare site (43 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM4			
20% Affordable Housing			
AH Mix:	30-70 Social rent to Intermediate		
	100% S106 allowance		
	Nil Grant Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	DOWNSIDE	VIABILITY MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B33

50 units on a 1.15 hectare site (43 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM13			
25% Affordable Housing			
AH Mix:	30-70 Social Ren:Intermediate		
	100% S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B34

50 units on a 1.15 hectare site (43 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - CM14			
30% Affordable Housing			
AH Mix:	30-70 social rent to intermediate		
	100 S106 allowance		
	Lower AUV nil grant sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B35

50 units on a 1.15 hectare site (43 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - RM4			
40% Affordable Housing			
AH Mix:	85-15 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2020			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B36

50 units on a 1.15 hectare site (43 units per hectare density) - 0 flat(s) and 50 house(s).			
Brentwood - RM4			
35% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B37

50 units on a 0.82 hectare site (61 units per hectare density) - 24 flat(s) and 26 house(s).			
Brentwood - CM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2017			
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2020			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B38

50 units on a 0.575 hectare site (87 units per hectare density) - 40 flat(s) and 10 house(s).			
Brentwood - CM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2017			
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2019			
2020			
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2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B39

50 units on a 0.48 hectare site (104 units per hectare density) - 50 flat(s) and 0 house(s).			
Brentwood - CM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2016			
2017			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B40

50 units on a 0.82 hectare site (61 units per hectare density) - 24 flat(s) and 26 house(s).			
Brentwood - CM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B41

50 units on a 0.575 hectare site (87 units per hectare density) - 40 flat(s) and 10 house(s).			
Brentwood - CM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B42

50 units on a 0.48 hectare site (104 units per hectare density) - 50 flat(s) and 0 house(s).			
Brentwood - CM13			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B43

50 units on a 0.82 hectare site (61 units per hectare density) - 24 flat(s) and 26 house(s).			
Brentwood - CM14			
30% Affordable Housing			
AH Mix:	30-70 social rent to intermediate		
	100 S106 allowance		
	Normal Grant Lower EUV sensitivity		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B44

50 units on a 0.48 hectare site (104 units per hectare density) - 50 flat(s) and 0 house(s).			
Brentwood - CM13			
10% Affordable Housing			
AH Mix:	30-70 social rent:intermediate		
	100 S106 allowance		
	Normal Grant Higher EUV sensitivity		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B45

50 units on a 0.82 hectare site (61 units per hectare density) - 24 flat(s) and 26 house(s).			
Brentwood - RM4			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B46

50 units on a 0.575 hectare site (87 units per hectare density) - 40 flat(s) and 10 house(s).			
Brentwood - RM4			
AH Mix:	50-50 Social rent :Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B47

150 units on a 5.75 hectare site (26 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - CM4			
35% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate (@50% Equity)		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure B48

150 units on a 5.75 hectare site (26 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - CM13			
20% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure B49

150 units on a 5.75 hectare site (26 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - RM4			
40% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	100 S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B50

150 units on a 3.45 hectare site (43 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - CM4			
45% Affordable Housing			
AH Mix:	30-70 Social Rent:Intermediate		
	100 S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B51

150 units on a 3.45 hectare site (43 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - CM4			
30% Affordable Housing			
AH Mix:	30-70 Social rent:Intermediate		
	100 S106 allowance		
	Normal Grant Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B52

150 units on a 3.45 hectare site (43 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - CM13			
30% Affordable Housing			
AH Mix:	30-70 Social rent to intermediate		
	100 S106 allowance		
	Normal Grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B53

150 units on a 3.45 hectare site (43 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - CM14			
AH Mix:	30-70 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B54

150 units on a 3.45 hectare site (43 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - RM4			
25% Affordable Housing			
AH Mix:	30-70 SR:I		
	100 S106 allowance		
	Nil Grant Higher AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B55

150 units on a 3.45 hectare site (43 units per hectare density) - 0 flat(s) and 150 house(s).			
Brentwood - RM4			
50% Affordable Housing			
AH Mix:	30-70 Social Rent to Intermediate		
	100 S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	DOWNSIDE	VIABILITY MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure B56

150 units on a 2.46 hectare site (61 units per hectare density) - 72 flat(s) and 78 house(s).			
Brentwood - CM4			
40% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	100 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross profit sensitivity.		
YEAR	DOWNSIDE	VIABILITY MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure B57

150 units on a 2.46 hectare site (61 units per hectare density) - 72 flat(s) and 78 house(s).			
Brentwood - CM4			
25% Affordable Housing			
AH Mix:	30-70 Social Rent to Intermediate		
	100 S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B58

150 units on a 2.46 hectare site (61 units per hectare density) - 72 flat(s) and 78 house(s).			
Brentwood - CM13			
AH Mix:	30-70 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B59

150 units on a 2.46 hectare site (61 units per hectare density) - 72 flat(s) and 78 house(s).			
Brentwood - RM4			
AH Mix:		85-15 Social Rent to Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B60

150 units on a 2.46 hectare site (61 units per hectare density) - 72 flat(s) and 78 house(s).			
Brentwood - RM4			
15% Affordable Housing			
AH Mix:	30-70 Social rent to Intermediate		
	100 S106 allowance		
	Normal Grant Higher AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B61

10 units on a 0.333 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Brentwood - CM4			
AH Mix:		100% Social Rent	
10% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity			
19% Gross profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B62

10 units on a 0.33 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
Brentwood - CM15			
AH Mix:	100% Intermediate (25% Initial Share)		
30% Affordable Housing			
100% S106 allowance			
Lower Grant Lower Land AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2015			
2016			
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2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure B63

Brentwood - CM4			
10 units on a 0.2 hectare site (50 units per hectare density) - 4 flat(s) and 6 house(s).			
AH Mix:	100% Social Rent		
20% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure B64

10 units on a 0.2 hectare site (50 units per hectare density) – 4 flat(s) and 6 house(s).			
Brentwood - CM15			
AH Mix:	100% Intermediate (25% Initial Share)		
20% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Appendix Eleven – Epping Forest Additional Sensitivity Testing

Figure EP1

Epping Forest EN9/CM5			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP2

SCHEME TYPE 2 (50/50)		Epping Forest EN9/CM5		
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).				
AH Mix:		70:30 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
	2011			
	2012			
	2013			
	2014			
	2015			
	2016			
	2017			
	2018			
	2019			
	2020			
	2021			
	2022			
	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure EP3

Epping Forest EN9/CM5			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP4

Epping Forest CM16			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP5

Epping Forest CM16			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP6

Epping Forest CM16			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
14% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP7

Epping Forest CM17			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
14% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2015			
2016			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP8

Epping Forest IG7			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP9

Epping Forest IG7			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
47% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP10

Epping Forest IG7			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2015			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP11

Epping Forest IG10			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
47% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2019			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP12

Epping Forest IG10			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2015			
2016			
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2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP13

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Epping Forest IG10			
AH Mix:	50:50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP14

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Epping Forest RM4			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2019			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP15

Epping Forest EN9/CM5			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP16

Epping Forest EN9.CM5			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
7% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP17

Epping Forest CM16			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100 % S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP18

Epping Forest CM16			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2013			
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2015			
2016			
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2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP19

Epping Forest CM17			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2013			
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2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP20

Epping Forest CM17			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP21

Epping Forest IG7			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP22

Epping Forest IG7			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
47% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP23

Epping Forest IG7			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP24

Epping Forest IG10			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
47% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP25

Epping Forest IG10			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP26

Epping Forest RM4			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP27

Epping Forest RM4			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
7% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP28

Epping Forest EN9/CM5			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP29

Epping Forest CM16			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2015			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP30

SCHEME TYPE 2 (50/50)		Epping Forest CM16		
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).				
AH Mix:		70:30 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
	2011			
	2012			
	2013			
	2014			
	2015			
	2016			
	2017			
	2018			
	2019			
	2020			
	2021			
	2022			
	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure EP31

Epping Forest CM16			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
7% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP32

Epping Forest CM17			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
7% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP33

Epping Forest CM17			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
14% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EP34

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Epping Forest IG7			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EP35

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Epping Forest IG7			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP36

Epping Forest IG7			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
14% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP37

Epping Forest IG7			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP38

Epping Forest IG10			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
14% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP39

Epping Forest RM4			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP40

SCHEME TYPE 2 (50/50)		Epping Forest RM4	
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP41

Epping Forest RM4			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
7% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP42

Epping Forest EN9/CM5			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
25% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP43

Epping Forest EN9/CM5			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
25% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2014			
2015			
2016			
2017			
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2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP44

Epping Forest CM16			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
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2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP45

Epping Forest CM16			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP46

Epping Forest CM16			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP47

Epping Forest CM17			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP48

Epping Forest IG7			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP49

Epping Forest IG7			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2013			
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2016			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP50

Epping Forest IG10			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	0.5 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP51

Epping Forest IG10			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP52

50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
Epping Forest RM4			
AH Mix:		50:50 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP53

Epping Forest RM4			
50 units on a 1.83 hectare site (27 units per hectare density) - 0 flat(s) and 50 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP54

SCHEME TYPE 2 (50/50)		Epping Forest EN9/CM5	
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:		70:30 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2015			
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2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP55

SCHEME TYPE 4			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
Epping Forest EN9/CM5			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP56

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Epping Forest EN9/CM5			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP57

Epping Forest CM16			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP58

Epping Forest CM16			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
50% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	1 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP59

Epping Forest CM16			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP60

Epping Forest CM17			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP61

Epping Forest CM17			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP62

Epping Forest IG7			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP63

50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
Epping Forest IG7			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP64

Epping Forest IG7			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP65

Epping Forest IG10			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	200% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP66

Epping Forest IG10			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2021			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP67

Epping Forest IG10			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Higher Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP68

Epping Forest RM4			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
	35% Affordable Housing		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2022			
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2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP69

Epping Forest RM4			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2021			
2022			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP70

Epping Forest RM4			
50 units on a 1.1 hectare site (45 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP71

Epping Forest EN9/CM5			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP72

Epping Forest CM16			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP73

Epping Forest CM16			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP74

Epping Forest CM16			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP75

Epping Forest CM17			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP76

Epping Forest EN9/CM5			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP77

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
Epping Forest IG10			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP78

Epping Forest IG10			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP79

Epping Forest IG10			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP80

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
Epping Forest RM4			
AH Mix:		50:50 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP81

Epping Forest RM4			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP82

Epping Forest RM4			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP83

Epping Forest CM17			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
AH Mix:	60:40 Social Rent:Intermediate		
10% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP84

Epping Forest CM16			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
20% Affordable Housing			
AH Mix:	60:40 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP85

Epping Forest CM16			
50 units on a 0.417 hectare site (120 units per hectare density) - 50 flat(s) and 0 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2024			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP86

Epping Forest CM16			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP87

Epping Forest CM16			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP88

Epping Forest CM16			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
20% Affordable Housing			
AH Mix:	60:40 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP89

Epping Forest IG7			
50 units on a 0.417 hectare site (120 units per hectare density) - 50 flat(s) and 0 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP90

Epping Forest IG7			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP91

Epping Forest IG7			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100 % S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP92

50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
Epping Forest IG10			
20% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2024			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP93

50 units on a 0.417 hectare site (120 units per hectare density) - 50 flat(s) and 0 house(s).			
Epping Forest IG10			
20% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP94

Epping Forest IG10			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP95

Epping Forest CM16			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP96

Epping Forest RM4			
50 units on a 0.5 hectare site (100 units per hectare density) - 40 flat(s) and 10 house(s).			
AH Mix:	60:40 Social Rent:Intermediate		
	10% Affordable Housing		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP97

Epping Forest CM5 EN9			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
25% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP98

150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
Epping Forest CM5 EN9			
25% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP99

150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
Epping Forest CM16			
AH Mix:		50:50 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP100

Epping Forest CM16			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP101

Epping Forest CM16			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2022			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EP102

Epping Forest CM16			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EP103

Epping Forest IG7			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
25% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP104

150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).				
Epping Forest IG7				
AH Mix:		50:50 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Nil Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
	2011			
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	2021			
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	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure EP105

Epping Forest IG7			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
25% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP106

Epping Forest IG10			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP107

Epping Forest IG10			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	200% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP108

Epping Forest RM4			
150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
25% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP109

150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).				
Epping Forest RM4				
AH Mix:		50:50 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
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	2021			
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	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure EP110

150 units on a 5.5 hectare site (27 units per hectare density) - 0 flat(s) and 150 house(s).			
Epping Forest RM4			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP111

150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).				
Epping Forest EN9 CM5				
AH Mix:		50:50 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
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	2021			
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	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure EP112

150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
Epping Forest EN9 CM5			
AH Mix:		50:50 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP113

Epping Forest EN9 CM5			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP114

Epping Forest CM16			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP115

Epping Forest CM16			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	200% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP116

Epping Forest CM16			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP117

Epping Forest CM17			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP118

Epping Forest IG7			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
25% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP119

Epping Forest IG7			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
15% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP120

150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
Epping Forest IG10			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP121

Epping Forest IG10			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
25% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP122

Epping Forest IG10			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP123

Epping Forest RM4			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP124

Epping Forest RM4			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
45% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP125

Epping Forest RM4			
150 units on a 3.3 hectare site (45 units per hectare density) - 0 flat(s) and 150 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP126

Epping Forest EN9/CM5			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP127

150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
Epping Forest EN9/CM5			
15% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP128

Epping Forest CM16			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP129

Epping Forest CM16			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
45% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP130

Epping Forest CM16			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP131

Epping Forest CM16			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP132

Epping Forest CM17			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
	10% Affordable Housing		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP133

Epping Forest IG7			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
25% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP134

Epping Forest IG7			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP135

Epping Forest IG7			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
10% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP136

Epping Forest IG10			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP137

Epping Forest IG10			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP138

Epping Forest IG10			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	200% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP139

Epping Forest IG10			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP140

Epping Forest RM4			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
AH Mix:	70:30 Social Rent:Intermediate		
25% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP141

Epping Forest RM4			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP142

Epping Forest RM4			
150 units on a 2.37 hectare site (63.3 units per hectare density) - 72 flat(s) and 78 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
10% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP143

Epping Forest CM16			
10 units on a 0.33333 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
30% Affordable Housing			
AH Mix:	100% Social Rented		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP144

SCHEME TYPE 3			
10 units on a 0.33333 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
Epping Forest EN9 CM5			
AH Mix:	100% Shared Ownership		
20% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure EP145

10 units on a 0.33333 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
Epping Forest CM17			
10% Affordable Housing			
AH Mix:	100% Shared Ownership		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EP146

10 units on a 0.33 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
Epping Forest CM16			
10% Affordable Housing			
AH Mix:	100% Shared Ownership		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EP147

Epping Forest CM16			
10 units on a 0.33333 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
AH Mix:	100% Social Rented		
20% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP148

10 units on a 0.2 hectare site (50 units per hectare density) - 4 flat(s) and 6 house(s).			
Epping Forest IG7			
10% Affordable Housing			
AH Mix:	100% Shared Ownership		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EP149

10 units on a 0.1428 hectare site (70 units per hectare density) - 10 flat(s) and 0 house(s).			
Epping Forest CM16			
10% Affordable Housing			
AH Mix:	100% Shared Ownership		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Appendix Twelve – Harlow Additional Sensitivity Testing

Figure H1

Harlow CM17			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70-30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H2

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Harlow CM17			
13% Affordable Housing			
AH Mix:	70-30 Social Rent to Intermediate		
	100% S106 allowance		
	Higher Value AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H3

SCHEME TYPE 2 (50/50)		Harlow CM18	
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70-30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H4

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Harlow CM19			
45% Affordable Housing			
AH Mix:	70:30 Social rent Intermediate		
	100% S106 allowance		
	Nil grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H5

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Harlow CM19			
25% Affordable Housing			
AH Mix:	70:30 Social Rent: Intermediate		
	100% S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H6

Harlow CM20			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70-30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H7

Harlow CM20			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
20% Affordable Housing			
AH Mix:	70-30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H8

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Harlow CM17			
35% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	50% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H9

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Harlow CM17			
7% Affordable Housing			
AH Mix:	50-50 social rent:intermediate		
	100% S106 allowance		
	Higher AUV sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H10

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Harlow CM18			
25% Affordable Housing			
AH Mix:	100% Social rent		
	50% S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H11

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Harlow CM18			
7% Affordable Housing			
AH Mix:	70-30 social rent:intermediate		
	100% S106 allowance		
	Higher AUV sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H12

SCHEME TYPE 2 (50/50)		Harlow CM19		
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).				
AH Mix:		70-30 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
	2011			
	2012			
	2013			
	2014			
	2015			
	2016			
	2017			
	2018			
	2019			
	2020			
	2021			
	2022			
	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure H13

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Harlow CM19			
7% Affordable Housing			
AH Mix:	100% social rent		
	1 S106 allowance		
	Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H14

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
Harlow CM17			
25% Affordable Housing			
AH Mix:	70-30 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H15

50 units on a 1.67 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM17			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H16

50 units on a 1.67 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM17			
20% Affordable Housing			
AH Mix:	70-30 social rent to intermediate		
	100 S106 allowance		
	nil grant higher AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H17

SCHEME TYPE 2 (50/50)		Harlow CM18	
50 units on a 1.67 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	70-30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H18

50 units on a 1.67 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM19			
42% Affordable Housing			
AH Mix:	50-50 Social rent to Intermediate		
	100 S106 allowance		
	Lower AUV sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H19

50 units on a 1.67 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM19			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H20

50 units on a 1.67 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM20			
AH Mix:		100% Social rent	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H21

50 units on a 1.67 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM20			
25% Affordable Housing			
AH Mix:	50-50 Social rent to Intermediate		
	0.5 S106 allowance		
	Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure H22

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).				
Harlow CM17				
AH Mix:		50-50 Social rent:Intermediate		
25% Affordable Housing				
100% S106 allowance				
Nil Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
	2011			
	2012			
	2013			
	2014			
	2015			
	2016			
	2017			
	2018			
	2019			
	2020			
	2021			
	2022			
	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally Viable		
		=Viable		

Figure H23

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM20			
25% Affordable Housing			
AH Mix:	70-30 Social Rent:Intermediate		
	50% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H24

Harlow CM18			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
30% Affordable Housing			
AH Mix:	70-30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H25

SCHEME TYPE 2 (50/50)		Harlow CM18	
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	70-30 Social Rent:Intermediate		
25% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H26

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM19			
40% Affordable Housing			
AH Mix:	50:50 Social Rent to Intermediate		
	100 S106 allowance		
	Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H27

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
Harlow CM19			
20% Affordable Housing			
AH Mix:	50-50 social rent:intermediate		
	50 S106 allowance		
	Higher AUV sensitivity.		
	19% Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure H28

SCHEME TYPE 2 (50/50)		Harlow CM17		
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).				
AH Mix:		70-30 Social Rent:Intermediate		
25% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
	2011			
	2012			
	2013			
	2014			
	2015			
	2016			
	2017			
	2018			
	2019			
	2020			
	2021			
	2022			
	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally Viable		
		=Viable		

Figure H29

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
Harlow CM17			
25% Affordable Housing			
AH Mix:	100% Social rent		
	100% S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H30

150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
Harlow CM17			
20% Affordable Housing			
AH Mix:	50:50 Social Rent to Intermediate		
	100% S106 allowance		
	Lower AUV sensitivity.		
	19% Gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H31

Harlow CM17			
150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
10% Affordable Housing			
AH Mix:	50-50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H32

150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
Harlow CM19			
AH Mix:		100% Social rent	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower AUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H33

150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
Harlow CM19			
20% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H34

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
Harlow CM17			
35% Affordable Housing			
AH Mix:	50-50 Social rent:Intermediate		
	50% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H35

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
Harlow CM17			
30% Affordable Housing			
AH Mix:	50-50 Social rent to Intermediate		
	50% S106 allowance		
	Higher AUV sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure H36

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
Harlow CM18			
35% Affordable Housing			
AH Mix:	70-30 Social Rent:Intermediate		
	50% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure H37

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
Harlow CM18			
10% Affordable Housing			
AH Mix:	50-50 Social rent to intermediate		
	50% S106 allowance		
	Nil Grant Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H38

SCHEME TYPE 2 (50/50)		Harlow CM19	
150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	70-30 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H39

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
Harlow CM19			
15% Affordable Housing			
AH Mix:	70-30 social rent to intermediate		
	100% S106 allowance		
	Higher AUV Normal grant sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H40

SCHEME TYPE 2 (50/50)		Harlow CM17	
150 units on a 2.142 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
AH Mix:	70-30 Social Rent:Intermediate		
25% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H41

150 units on a 2.142 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
Harlow CM17			
10% Affordable Housing			
AH Mix:	50-50 Social rent to intermediate		
	50 S106 allowance		
	Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H42

150 units on a 2.142 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
Harlow CM18			
10% Affordable Housing			
AH Mix:	50-50 social rent to intermediate		
	50 S106 allowance		
	Lower AUV normal grant sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H43

150 units on a 2.142 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
Harlow CM19			
10% Affordable Housing			
AH Mix:	50-50 Social rent to Intermediate		
	100% S106 allowance		
	Normal Grant Lower AUV sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H44

150 units on a 2.142 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
Harlow CM20			
10% Affordable Housing			
AH Mix:	50-50 Social Rent to Intermediate		
	50 S106 allowance		
	Lower AUV Normal Grant sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H45

Harlow CM17			
10 units on a 0.33 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
20% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H46

Harlow CM17			
10 units on a 0.33 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
10% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
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2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H47

Harlow CM18			
10 units on a 0.333 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
AH Mix:	100% Intermediate		
20% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H48

Harlow CM19			
10 units on a 0.33 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
30% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H49

Harlow CM20			
10 units on a 0.33 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
20% Affordable Housing			
AH Mix:	100% Social Rent		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure H50

Harlow CM20			
10 units on a 0.2 hectare site (50 units per hectare density) - 4 flat(s) and 6 house(s).			
AH Mix:	100% Intermediate		
10% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2019			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Appendix Thirteen – Uttlesford Additional Sensitivity Testing

Figure U1

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Uttlesford CB10			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure U2

Uttlesford - CB10			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure U3

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Uttlesford - CB10			
13% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure U4

Uttlesford - CB11			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure U5

Uttlesford - CB11			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	1 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U6

Uttlesford - CB11			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
13% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U7

Uttlesford - CM6			
AH Mix:	30:70 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U8

Brentwood - CM6			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U9

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Uttlesford - CM22			
35% Affordable Housing			
AH Mix:	30:70 Social rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U10

SCHEME TYPE 2 (50/50)			
Uttlesford - CM22			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U11

Uttlesford - CM23			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U12

Uttlesford - CM23			
15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U13

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
Uttlesford - CM23			
AH Mix:	30:70 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U14

Uttlesford CB10			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U15

Uttlesford - CB10			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
14% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U16

Uttlesford - CB11			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
	35% Affordable Housing		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U17

Uttlesford - CB11			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
14% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2020			
2021			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U18

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
Uttlesford - CM6			
AH Mix:		30:70 Social rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010		e	
2011			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U19

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U20

Uttlesford - CM22			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U21

Uttlesford - CM22			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2021			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U22

Uttlesford - CM23			
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U23

Uttlesford - CB10			
15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U24

15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
Uttlesford - CB10			
35% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	0.5 S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U25

Uttlesford - CB10			
15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
14% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U26

Uttlesford - CB11			
15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
7% Affordable Housing			
AH Mix:	100% Social Rent		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U27

Uttlesford - CM6			
15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
AH Mix:	100% Social Rent		
7% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U28

15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
Uttlesford - CM22			
AH Mix:		50:50 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U29

Uttlesford - CM22			
15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
7% Affordable Housing			
AH Mix:	100% Social Rent		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U30

15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
Uttlesford - CM23			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U31

Uttlesford - CM23			
15 units on a 0.223 hectare site (67 units per hectare density) - 9 flat(s) and 6 house(s).			
7% Affordable Housing			
AH Mix:	100% Social Rent		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U32

Uttlesford CB10			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U33

Uttlesford CB10			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
45% Affordable Housing			
AH Mix:	70:30 Social Rent:Intermediate		
	1 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure U34

Uttlesford CB10			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=MARGINALLY VIABLE		
	=VIABLE		

Figure U35

Uttlesford CB11			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
45% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U36

Uttlesford CB11			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U37

Uttlesford CB11			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
6% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U38

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s)			
Uttlesford CM6			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U39

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Uttlesford CM6			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
2022			
2023			
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2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure U40

Uttlesford CM6			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
6% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure U41

Uttlesford CM22			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U42

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Uttlesford CM22			
AH Mix:		50-50 Social rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U43

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
Uttlesford CM22			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U44

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).				
Uttlesford CB10				
AH Mix:		30:70 Social rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Nil Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
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	2018			
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	2021			
	2022			
	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure U45

Uttlesford CB10			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U46

Uttlesford CB10			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U47

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
Uttlesford CB11			
AH Mix:		50-50 Social rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U48

Uttlesford CB11			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U49

Uttlesford CM6			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U50

Uttlesford CM6			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
20% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U51

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
Uttlesford CM22			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2023			
2024			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U52

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
Uttlesford CM22			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U53

Uttlesford CM22			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U54

Uttlesford CM22			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U55

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
Uttlesford CM23			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U56

Uttlesford CB10			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
AH Mix:		70:30 Social Rent/Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U57

Uttlesford CB10			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
50:50 Social Rent/Intermediate			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U58

50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
Uttlesford CB11			
50:50 Social Rent:Intermediate			
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U59

50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
Uttlesford CB11			
AH Mix:	30:70 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U60

Uttlesford CB11			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U61

Uttlesford CM6			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
	35% Affordable Housing		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U62

Uttlesford CM6			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
	20% Affordable Housing		
	100 % S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U63

Uttlesford CM22			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
AH Mix:		70:30 Social Rent/Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U64

Uttlesford CM22			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U65

Uttlesford CM22			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U66

Uttlesford CM23				
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).				
AH Mix:		70:30 Social Rent/Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
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	2021			
	2022			
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	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure U67

Uttlesford CM23			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100 % S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U68

Uttlesford CM23			
50 units on a 0.746 hectare site (67 units per hectare density) - 24 flat(s) and 26 house(s).			
10% Affordable Housing			
AH Mix:	60:40 Social Rent/Intermediate		
	100 % S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U69

Uttlesford CB10			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	200 % S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U70

Uttlesford CB10			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	200 % S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U71

Uttlesford CB10			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100 % S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U72

250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
Uttlesford CB11			
35% Affordable Housing			
AH Mix:	30:70 Social rent:Intermediate		
	2 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U73

Uttlesford CB11			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	200% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U74

Uttlesford CB11			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U75

Uttlesford CM6			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
20% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	200 % S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U76

Uttlesford CM22			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U77

Uttlesford CM22			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
10% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	200 % S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U78

Uttlesford CM23			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U79

Uttlesford CM23			
250 units on a 8.333 hectare site (30 units per hectare density) - 0 flat(s) and 250 house(s).			
20% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	200% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U80

250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
Uttlesford CB10			
AH Mix:		30:70 Social rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U81

Uttlesford CB10			
250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	100 % S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U82

Uttlesford CB10			
250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100 % S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U83

250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
Uttlesford CB11			
AH Mix:	50-50 Social rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U84

250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
Uttlesford CB11			
AH Mix:		50:50 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U85

Uttlesford CB11			
250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
40% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	200 % S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U86

Uttlesford CB11			
250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	200 %S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U 87

SCHEME TYPE 5			
250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
Uttlesford CM6			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U 88

Uttlesford CM22			
250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
35% Affordable Housing			
AH Mix:	70:30 Social Rent/Intermediate		
	200 %S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U89

250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
Uttlesford CM22			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2019			
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2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U90

Uttlesford CM22			
250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	200 %S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U91

250 units on a 5 hectare site (50 units per hectare density) - 0 flat(s) and 250 house(s).			
Uttlesford CM23			
AH Mix:		50:50 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U92

Uttlesford CB10			
250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
AH Mix:		70:30 Social Rent/Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U93

Uttlesford CB10			
250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U94

250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
Uttlesford CB11			
35% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	200% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U95

Uttlesford CB11			
250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	200% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U96

250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
Uttlesford CM6			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U97

Uttlesford CM6			
250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	2 S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U98

Uttlesford CM22			
250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U99

Uttlesford CM22			
250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
AH Mix:	70:30 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U100

Uttlesford CM22			
250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
10% Affordable Housing			
AH Mix:	50:50 Social Rent/Intermediate		
	2 S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U101

250 units on a 3.731 hectare site (67 units per hectare density) - 120 flat(s) and 130 house(s).			
Uttlesford CM23			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U102

10 units on a 0.333 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
Uttlesford CB11			
AH Mix:		100% Intermediate	
30% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U103

10 units on a 0.2 hectare site (50 units per hectare density) - 4 flat(s) and 6 house(s).			
Uttlesford CB10			
AH Mix:		100% Intermediate	
30% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure U104

10 units on a 0.2 hectare site (50 units per hectare density) - 4 flat(s) and 6 house(s).			
Uttlesford CB10			
30% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	25% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure U105

Uttlesford CB10			
10 units on a 0.2 hectare site (50 units per hectare density) - 4 flat(s) and 6 house(s).			
10% Affordable Housing			
AH Mix:	100% Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Appendix Fourteen – East Hertfordshire Additional Sensitivity Testing

Figure EH1

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts CM23			
15% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	0.5 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH2

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG9			
25% Affordable Housing			
AH Mix:	25:75 Social Rent: Intermediate		
	50% S106 allowance		
	Normal Grant sensitivity.		
	Lower EUV sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH3

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG11			
40% Affordable Housing			
AH Mix:	75:25 Social Rent to Intermediate		
	1 S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross profit sensitivity.		
YEAR	DOWNSIDE	VIABILITY	
		MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH4

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG11			
40% Affordable Housing			
AH Mix:	75:25 Social Rent to Intermediate		
	CIL @ £23,000 per unit S106 allowance		
	Nil Grant Lower AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	DOWNSIDE	VIABILITY	
		MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH5

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG11			
20% Affordable Housing			
AH Mix:	25:75 Social rent to Intermediate		
	0.5 S106 allowance		
	Higher AUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH6

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG12			
45% Affordable Housing			
AH Mix:	75:25 social rent to intermediate		
	0.5 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH7

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG12			
20% Affordable Housing			
AH Mix:	25:75 Social rent to Intermediate		
	50% S106 allowance		
	Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH8

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG13/SG14			
50% Affordable Housing			
AH Mix:	75:25 Social Rent to Intermediate		
	100% S106 allowance		
	Lower EUV sensitivity.		
	19% gross profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH9

15 units on a 0.5 hectare site (30 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG13/SG14			
35% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	50% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH10

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts CM23			
35% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	0.5 S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH11

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts CM23			
7% Affordable Housing			
AH Mix:	25:75		
	0.5 S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH12

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG9			
47% Affordable Housing			
AH Mix:	25:75 Social Rent to intermediate		
	1 S106 allowance		
	Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH13

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG9			
UNENCUMBERED			
AH Mix:			
	No S106 allowance		
	No other sensitivity		
YEAR	DOWNSIDE	VIABILITY MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH14

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG11			
40% Affordable Housing			
AH Mix:	50:50 Social Rent to Intermediate		
	0.5 S106 allowance		
	Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	DOWNSIDE	VIABILITY MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH15

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG11			
20% Affordable Housing			
AH Mix:	25:75 social rent to intermediate		
	0.5 S106 allowance		
	Higher EUV, Normal Grant sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH16

SCHEME TYPE 2 (50/50)		East Herts SG12		
15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).				
AH Mix:		75:25 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
	2011			
	2012			
	2013			
	2014			
	2015			
	2016			
	2017			
	2018			
	2019			
	2020			
	2021			
	2022			
	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure EH17

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG12			
7% Affordable Housing			
AH Mix:	25:75 Social Rent to Intermediate		
	0.5 S106 allowance		
	Higher EUV, normal grant sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH18

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG13/SG14			
40% Affordable Housing			
AH Mix:	50:50 Social Rent to Intermediate		
	1 S106 allowance		
	Lower EUV, Nil Grant sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH19

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG13/14			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH20

15 units on a 0.3 hectare site (50 units per hectare density) - 0 flat(s) and 15 house(s).			
East Herts SG13/14			
20% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	1 S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH21

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
East Herts CM23			
7% Affordable Housing			
AH Mix:	25:75 social rent to intermediate		
	0.5 S106 allowance		
	Lower EUV, normal grant sensitivity.		
	19% Gross profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH22

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
East Herts SG9			
7% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	0.5 S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
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2020			
2021			
2022			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH23

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
East Herts SG11			
35% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	50% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH24

East Herts SG13/SG14			
15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
35% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	50% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH25

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
East Herts SG13/SG14			
35% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	50% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH26

15 units on a 0.214 hectare site (70 units per hectare density) - 10 flat(s) and 5 house(s).			
East Herts SG13/14			
7% Affordable Housing			
AH Mix:	25:75 Social rent to Intermediate		
	50% S106 allowance		
	Higher EUV, Normal Grant sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH27

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts CM23			
10% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	10% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH28

East Herts SG9			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH29

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG9			
35% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH30

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG9			
30% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	10 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH31

East Herts SG9			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
20% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH32

East Herts SG11			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	75:25 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH33

East Herts SG11			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
40% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH34

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG11			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH35

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG12			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH36

East Herts SG12			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:	75:25 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH37

East Herts SG12			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
35% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	CIL		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH38

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG12			
50% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH39

East Herts SG13/14			
50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
50% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH40

50 units on a 1.666 hectare site (30 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG13/14			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH41

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts CM23			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH42

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts CM23			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH43

SCHEME TYPE 4			
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG9			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH44

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG9			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH45

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG9			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH46

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG11			
40% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH47

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG11			
AH Mix:		25:75 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2024			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH48

SCHEME TYPE 2 (50/50)		East Herts SG12	
50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
AH Mix:		75:25 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH49

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG12			
AH Mix:		25:75 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH50

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG13/14			
50% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH51

50 units on a 1 hectare site (50 units per hectare density) - 0 flat(s) and 50 house(s).			
East Herts SG13/14			
AH Mix:		25:75 Social rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Nil Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH52

SCHEME TYPE 5			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts CM23			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH53

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts CM23			
20% Affordable Housing			
AH Mix:	25:75		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EH54

East Herts CM23			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	0.5 S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2020			
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2026			
	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EH55

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts SG9			
10% Affordable Housing			
AH Mix:	50:50 Social rent:Intermediate		
	0.5 S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH56

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts SG9			
35% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	0.5 S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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2021			
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2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH57

East Herts SG11			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
AH Mix:	75:25 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH58

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts SG11			
35% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	0.5 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH59

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts SG11			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH60

East Herts SG12			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
AH Mix:	75:25 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH61

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts SG12			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH62

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts SG12			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH63

50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts SG12			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S.106 Allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH64

SCHEME TYPE 5			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
East Herts SG13.14			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH65

East Herts SG13.14			
50 units on a 0.714 hectare site (70 units per hectare density) - 24 flat(s) and 26 house(s).			
40% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	1 S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH66

150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts CM23			
15% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	1 S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH67

East Herts SG9			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH68

150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG9			
20% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
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Figure EH69

East Herts SG11			
150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	75:25 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
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Figure EH70

150 units on a 5 hectare site (30 units per hectare density) - Flats flat(s) and Houses house(s).			
East Herts SG11			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	0.5 S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH71

East Herts SG11			
150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
35% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	CIL		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH72

150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG11			
35% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	CIL		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH73

East Herts SG12				
150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).				
AH Mix:		75:25 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Lower EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
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	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure EH74

East Herts SG12			
150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	75:25 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH75

150 units on a 5 hectare site (30 units per hectare density) - Flats flat(s) and Houses house(s).			
East Herts SG12			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	0.5 S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EH76

East Herts SG13 SG14			
150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	75:25 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EH77

150 units on a 5 hectare site (30 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG13 SG14			
50% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH78

150 units on a 5 hectare site (30 units per hectare density) - Flats flat(s) and Houses house(s).			
East Herts SG13 SG14			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	1 S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH79

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts CM23			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH80

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts CM23			
15% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH81

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG9			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
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Figure EH82

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG9			
AH Mix:		50:50 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH83

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG9			
30% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EH84

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG9			
20% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally Viable		
	=Viable		

Figure EH85

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG9			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100 %S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
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Figure EH86

East Herts SG11			
150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
40% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
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Figure EH87

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG11			
AH Mix:		25:75 Social Rent:Intermediate	
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH88

East Herts SG12			
150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	75:25 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH89

East Herts SG12			
150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
35% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	CIL		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH90

East Herts SG12			
150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
25% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	CIL		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
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	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH91

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG12			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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Figure EH92

150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
East Herts SG12			
15% Affordable Housing			
AH Mix:	50:50 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
		VIABILITY	
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=Marginally VIABLE		
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Figure EH93

East Herts SG13 SG14			
150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
45% Affordable Housing			
AH Mix:	75:25 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
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Figure EH94

East Herts SG13 SG14			
150 units on a 3 hectare site (50 units per hectare density) - 0 flat(s) and 150 house(s).			
AH Mix:	75:25 Social Rent/Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Higher EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=NOT VIABLE		
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Figure EH95

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts CM23			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
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	=VIABLE		

Figure EH96

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts CM23			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
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2019			
2020			
2021			
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2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH97

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG9			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH98

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG9			
25% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH99

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG9			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH100

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG11			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH101

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG11			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH102

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG12			
10% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Normal Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
YEAR	VIABILITY		
	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH103

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG12			
AH Mix:	25:75 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Normal Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
VIABILITY			
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH104

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG12			
25% Affordable Housing			
AH Mix:	25:75 Social Rent:Intermediate		
	100% S106 allowance		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH105

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).			
East Herts SG 13 SG 14			
AH Mix:	50:50 Social Rent:Intermediate		
35% Affordable Housing			
100% S106 allowance			
Nil Grant Lower EUV sensitivity.			
19% Gross Profit sensitivity.			
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

Figure EH106

150 units on a 2.142857 hectare site (70 units per hectare density) - 72 flat(s) and 78 house(s).				
East Herts SG 13 SG14				
AH Mix:		25:75 Social Rent:Intermediate		
35% Affordable Housing				
100% S106 allowance				
Normal Grant Higher EUV sensitivity.				
19% Gross Profit sensitivity.				
		VIABILITY		
YEAR		DOWNSIDE	MIDDLE	UPSIDE
	2010			
	2011			
	2012			
	2013			
	2014			
	2015			
	2016			
	2017			
	2018			
	2019			
	2020			
	2021			
	2022			
	2023			
	2024			
	2025			
	2026			
		=NOT VIABLE		
		=Marginally VIABLE		
		=VIABLE		

Figure EH107

East Herts SG11			
10 units on a 0.333333 hectare site (30 units per hectare density) - 0 flat(s) and 10 house(s).			
20% Affordable Housing			
AH Mix:	100% Shared Ownership		
	CIL		
	Nil Grant Lower EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
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2014			
2015			
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2017			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

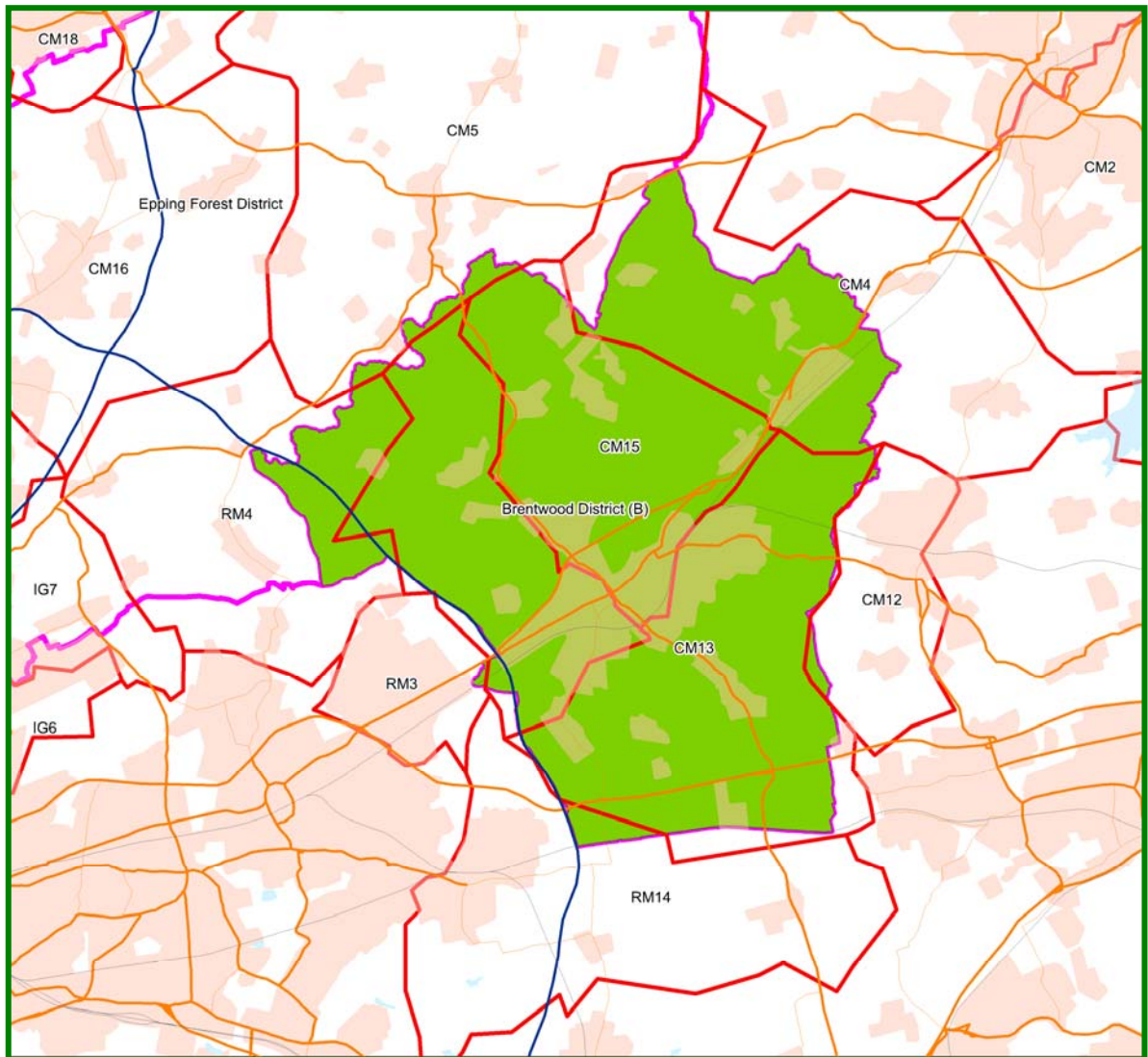
Figure EH108

East Herts SG13 SG14			
10 units on a 0.2 hectare site (50 units per hectare density) - 4 flat(s) and 6 house(s).			
10% Affordable Housing			
AH Mix:	100% Shared Ownership		
	50% S.106 Requirements		
	Nil Grant Higher EUV sensitivity.		
	19% Gross Profit sensitivity.		
	VIABILITY		
YEAR	DOWNSIDE	MIDDLE	UPSIDE
2010			
2011			
2012			
2013			
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2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
	=NOT VIABLE		
	=Marginally VIABLE		
	=VIABLE		

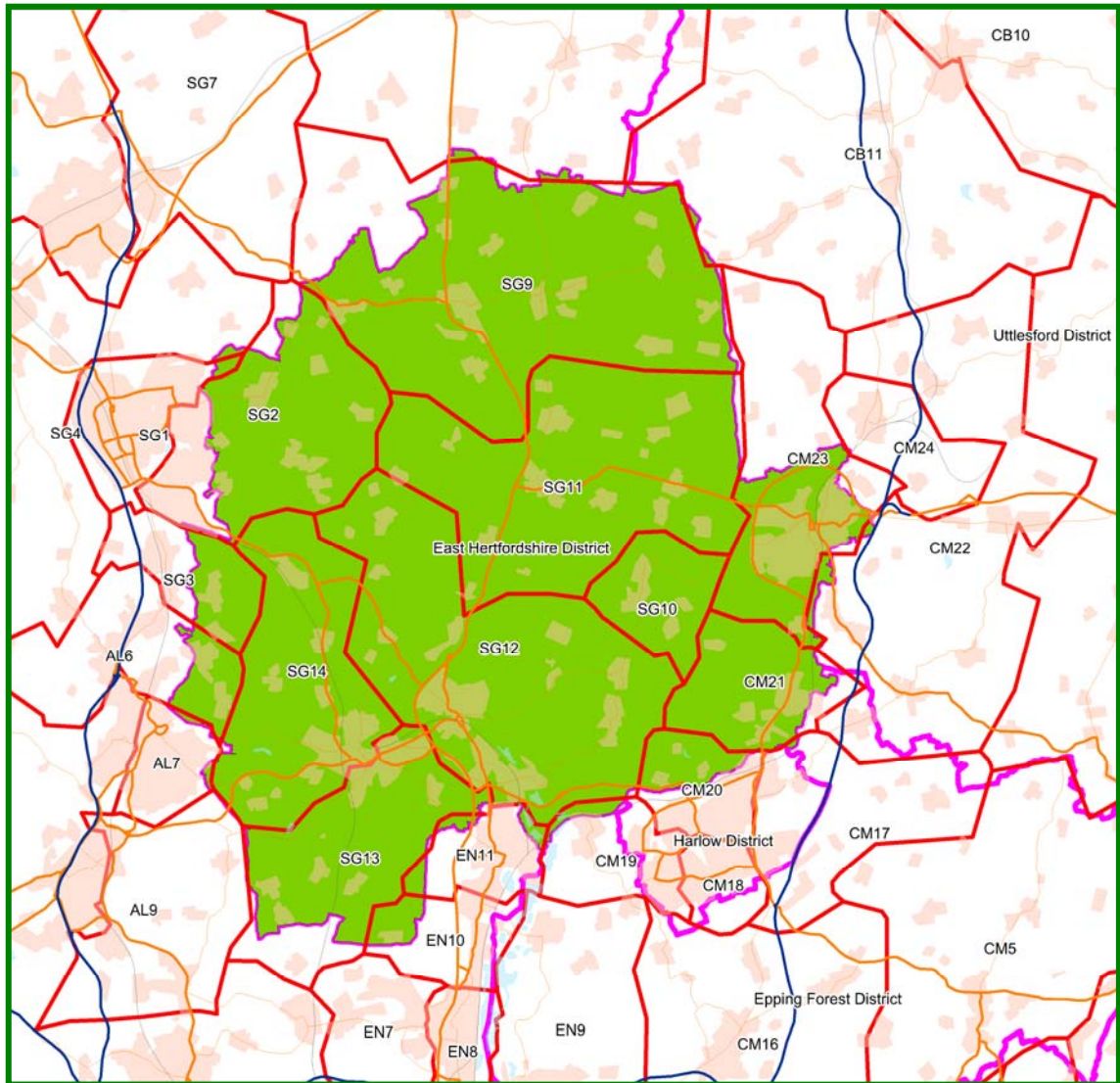
Appendix Fifteen – Local Authority Postcode Area Maps

The Postcode Areas for each Local Authority are illustrated by the following maps.

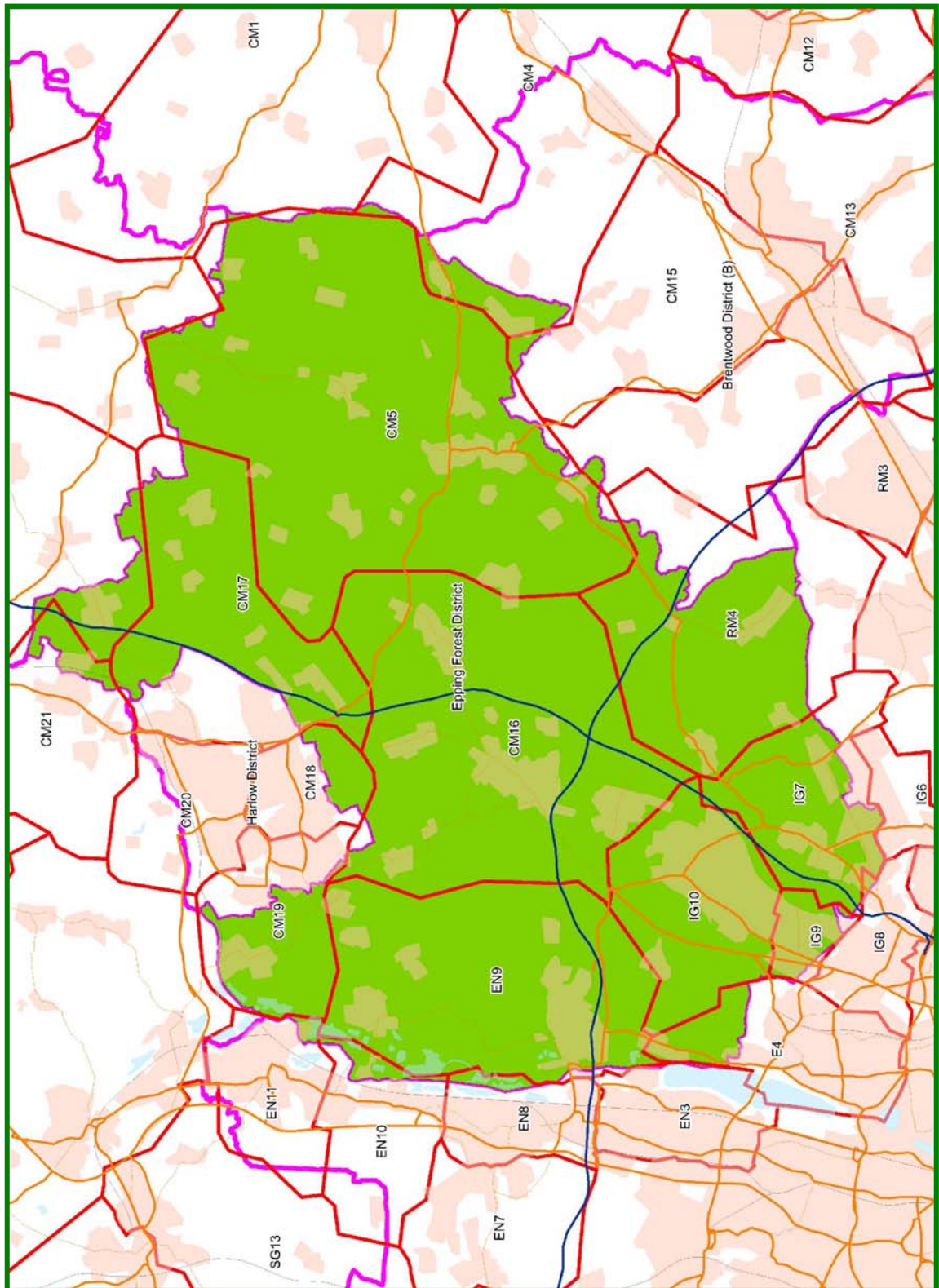
Postcode Area Map 1 – Brentwood Borough Council



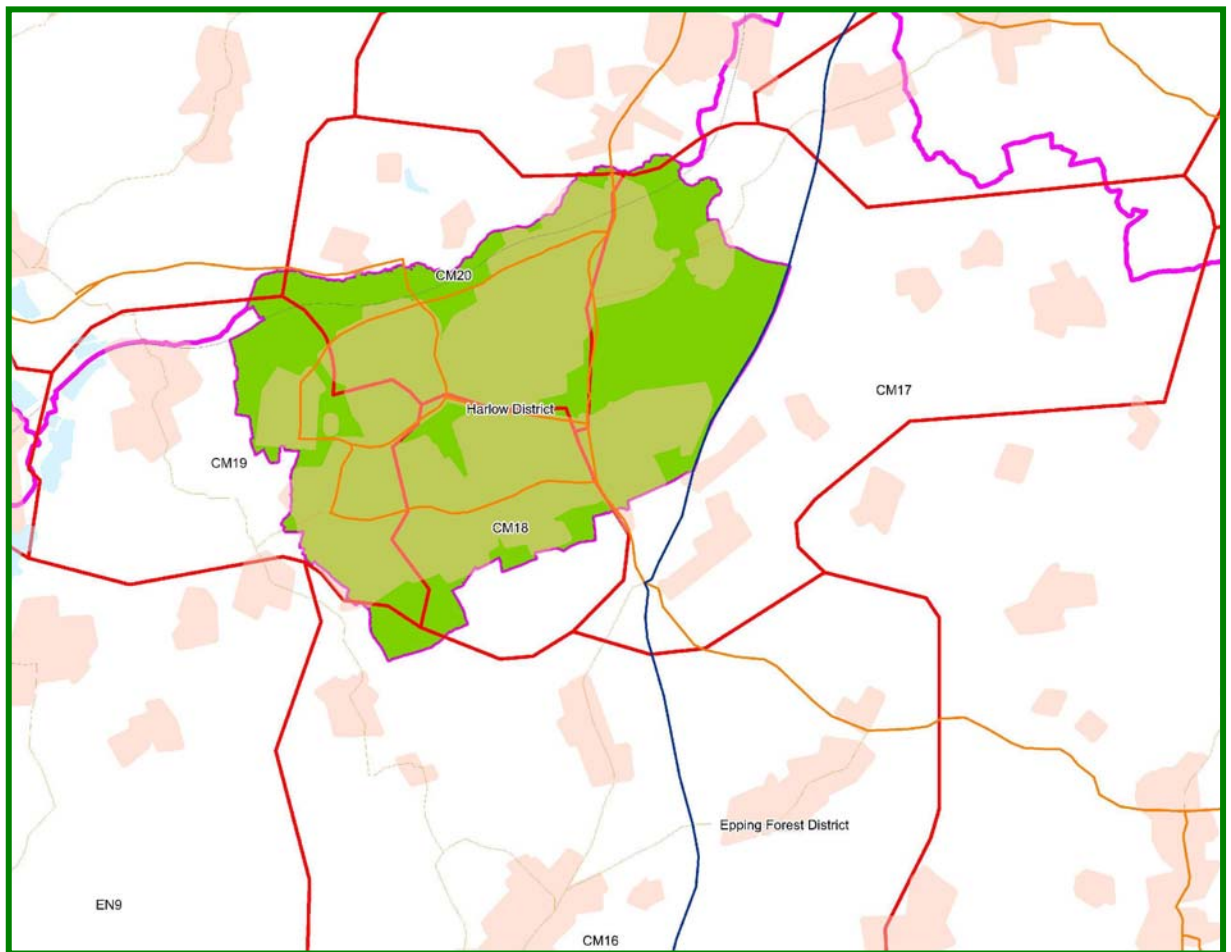
Postcode Area Map 2 – East Hertfordshire District Council



Postcode Area Map 3 – Epping Forest District Council



Postcode Area Map 4 – Harlow District Council



Postcode Area Map 5 – Uttlesford District Council

