## Annex A

Fig 1 Area 1 30 dph 15% AH

	Value Are	ea: Value Area	1		Value Are	ea: Value Area	1		Value Are	a: Value Area	1		Value Are	a: Value Area	1
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gross	profit: 20 %			Gross	profit: 20 %			Gross	profit: 20 %			Gross	profit: 20 %	
	Absorption	on: 50 units p.a			Absorption	on: 50 units p.a.			Absorptio	on: 50 units p.a			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	iit
	15% Affo	rdable Housin	g		15% Affo	rdable Housing	g		15% Affo	rdable Housing	9		15% Affo	rdable Housing	1
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 10	SHEET 1			TEST 10	0 SHEET 1			TEST 10	SHEET 1			TEST 10	SHEET 1		
		EUV 1				EUV2		]		EUV3		] .		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	^^	^^	^^	2011	^ ^	^^	**	2011	^^	^ ^	**	2011	* *	^^	^ ^
2012	^^	^^	^^	2012	^ ^	^^	**	2012	^ ^	^ ^	**	2012	^ ^	^ ^	^ ^
2013	^^	^^	^^	2013	^ ^	^^	**	2013	^^	^ ^	^^	2013	^ ^	^ ^	^ ^
2014	^ ^	**	**	2014	^ ^	**	* *	2014	* *	* *	**	2014	* *	^ ^	^ ^
2015	^^	**	^^	2015	^ ^	^^	**	2015	^ ^	^ ^	**	2015	$\leftrightarrow$	^^	^ ^
2016	^^	^^	^^	2016	^ ^	**	**	2016	^^	^ ^	**	2016	$\leftrightarrow$	^^	^ ^
2017	**	**	**	2017	^^	**	**	2017	**	* *	^^	2017	· · ·	^^	**
2018	**	**	**	2018	^^	**	**	2018	**	* *	^^	2018	$\leftrightarrow$	^ ^	**
2019	^^	^^	^^	2019	^ ^	**	^ ^	2019	^^	^ ^	^^	2019	<b>+</b>	^^	^ ^
2020	**	^^	**	2020	^^	^ ^	**	2020	**	**	^^	2020	**	^ ^	**
2021	**	**	**	2021	^^	**	**	2021	**	* *	^^	2021	* *	^ >	**
2022	**	* *	**	2022	^ ^	* *	* *	2022	**	^ ^	* *	2022	▼ ▼	* *	* *
2023	**	* *	**	2023	^ ^	* *	* *	2023	**	^ ^	* *	2023	$\leftrightarrow$	* *	* *
2024	**	**	**	2024	* *	**	**	2024	**	* *	* *	2024	<b>+</b>	**	**
2025	**	^^	**	2025	^^	^^	**	2025	**	^ ^	^^	2025	$\leftrightarrow$	^ ^	**
2026	**	^^	**	2026	^^	^^	**	2026	**	^ ^	^^	2026	$\leftrightarrow$	^ ^	**
2027	**	**	**	2027	* *	**	**	2027	**	* *	**	2027	**	**	**

Fig 2 Area 1 30 dph 50% AH

9			٠.١٠.												
		ea: Value Area				a: Value Area		1		ea: Value Area		1		ea: Value Area	
		ıgs (50 Houses				gs (50 Houses		1		gs (50 Houses				gs (50 Houses	
		site @(30 DPH)	dph.			site @(30 DPH)	dph.	1	1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gross	s profit: 20 %			Gross	profit: 20 %			Gross	profit: 20 %			Gross	profit: 20 %	
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				gain at 100%			Planning	g gain at 100%				g gain at 100%	
Su		r unit (rent) & £0	0 per unit	Su		r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	) per unit	Sui		r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	it
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 10	SHEET 1			TEST 10	SHEET 1			TEST 10	SHEET 1			TEST 10	SHEET 1		
	EUV1 EUV2							] .		EUV3		_		EUV4	
	DOWN MIDDLE UP DOWN MIDDLE UP								DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	^ ^	^^	^^	2011	^ ^	^^	^ ^	2011	$\leftrightarrow$	^ ^	^ ^	2011	<b>+</b> +	^ >	**
2012	^ ^	^^	^^	2012	**	^^	^ ^	2012	**	^ ^	^ ^	2012	<b>*</b> *	^ >	*
2013	*	^^	^^	2013	*	^^	^ ^	2013	. ←	^ ^	^ ^	2013	<b>+</b> +	<b>~ ~</b>	<b>‡</b>
2014	*	^^	^^	2014	*	^^	^ ^	2014	<b>* *</b>	^^	^ ^	2014	<b>+</b> +	<b>~ ~</b>	<b>*</b>
2015	*	^^	^^	2015	+	^ ^	^ ^	2015	<b>* *</b>	^ ^	* *	2015	<b>+ +</b>	<b>~ ~</b>	<b>‡</b>
2016	+	^^	^^	2016	* *	^ ^	^ ^	2016	<b>* *</b>	^ ^	^ ^	2016	<b>+</b> +	<b>~ ~</b>	<b>‡</b>
2017	* >	^^	^^	2017	* *	**	**	2017	* *	^^	**	2017	* *	<b>*</b> *	0
2018	* >	^^	^^	2018	* *	**	**	2018	<b>* *</b>	^^	**	2018	<b>*</b> *	<b>*</b> *	•
2019	* >	^^	^^	2019	* *	**	**	2019	* *	^^	^^	2019	* *	<b>*</b> *	* *
2020	(+	^^	^^	2020	* *	^^	**	2020	<b>* *</b>	•	**	2020	<b>*</b> *	<b>*</b> *	<b>* *</b>
2021	* *	^^	^^	2021	* *	**	**	2021	* *	•	**	2021	* *	<b>*</b> *	* *
2022	2022						**	2022	* *	^^	**	2022	* *	* *	* *
2023	2023						**	2023	* *	^^	**	2023	* *	<b>*</b> *	•
2024								2024	* *	^^	**	2024	* *	<b>*</b> *	•
2025	* >	^^	^^	2025	* >	**	^^	2025	* *	^^	^^	2025	* *	* *	<b>•</b>
2026	* >	^^	^^	2026	( ▼	**	^^	2026	* *	^^	**	2026	* *	* *	* *
2027	* >	^^	^ ^	2027	**	* *	**	2027	* *	* *	* *	2027	* *	* *	**

Fig 3 Area 1 30 dph 50% AH Planning Gain at 300% (£15,000/unit)

	Value Are	ea: Value Area	1		Value Are	a: Value Area	1		Value Are	a: Value Area	1		Value Are	a: Value Area 1	1
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwelling	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gross	s profit: 20 %			Gross	profit: 20 %			Gross	profit: 20 %			Gross	profit: 20 %	
	Absorption	on: 50 units p.a	L		Absorptio	n: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 300%			Planning	gain at 300%			Planning	g gain at 300%			Planning	g gain at 300%	
Su	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 per	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	nit		Sustainabi	ility at £0 per un	it			ility at £0 per un	
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 5	SHEET 1			TEST 5	SHEET 1			TEST 5	SHEET 1			TEST 5	SHEET 1		
l .	EUV1 EUV2							] .		EUV3				EUV4	
	DOWN	MIDDLE	UP DOWN MIDDLE UP						DOWN	MIDDLE	UP	] [	DOWN	MIDDLE	UP
2011	**	^^	^^	2011	* *	^^	^^	2011	$\leftrightarrow$	^ ^	**	2011	**	* >	**
2012	* >	^^	^^	2012	* >	^^	^^	2012	( ₹	^ ^	**	2012	**	<b>*</b> *	$\leftrightarrow$
2013	* >	^^	^^	2013	( ▼	^^	^^	2013	<b>* *</b>	^ ^	**	2013	**	<b>*</b> *	0
2014	* >	^^	^^	2014	* *	^^	^^	2014	<b>* *</b>	^ ^	**	2014	* *	<b>*</b> *	<b>•</b>
2015	* *	^^	^^	2015	* *	^^	^^	2015	<b>* *</b>	↔	**	2015	**	<b>*</b> *	* *
2016	<b>~ ~</b>	^ >	^ >	2016	* *	* >	* >	2016	<b>* *</b>	( +	* >	2016	**	<b>*</b> *	* *
2017	**	* >	* >	2017	* *	* >	* >	2017	* *	( ▼	* >	2017	* *	<b>~</b> ~	* *
2018	**	* >	* >	2018	* *	* >	* >	2018	* *	4 +	* >	2018	* *	<b>~</b> ~	* *
2019	**	* >	* >	2019	* *	* >	* >	2019	* *	( ▼	* >	2019	* *	<b>~</b> ~	* *
2020	**	* >	* >	2020	* *	* >	* >	2020	* *	* *	* >	2020	* *	<b>~</b> ~	* *
2021	**	* >	* >	2021	* *	* >	* >	2021	* *	* *	* >	2021	**	~ ~	**
2022	**	* >	* >	2022	* *	* >	* >	2022	* *	(+	* >	2022	**	~ ~	**
2023	**	^^	^^	2023	* *	^^	**	2023	* *	• •	^^	2023	**	~ ~	**
2024	**	^^	^^	2024	* *	^^	**	2024	* *	* *	^^	2024	**	~ ~	**
2025	**	^^	**	2025	* *	**	^ ^	2025	* *	* *	^^	2025	**	~ ~	* *
2026	**	**	^^	2026	* *	^ ^	**	2026	* *	• • •	**	2026	**	~ ~	**
2027	2027						^^	2027	▼ ▼	$\leftrightarrow$	^ ^	2027	<b>*</b> *	<b>*</b> *	<b>*</b> *

Fig 4 Area 1 40 dph 15% AH

FIG.	4 Are	a 140	J apn	157	δ АН										
	Value Are	ea: Value Area	1		Value Are	ea: Value Area	1		Value Are	ea: Value Area	1		Value Are	ea: Value Area	1
	50 dwellin	igs (50 Houses	)			igs (50 Houses			50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare	site @(40 DPH	) dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
		on: 50 units p.a	L.			on: 50 units p.a				on: 50 units p.a				on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%				g gain at 100%			Plannin	g gain at 100%	
Sul	osidy at £0 pe	r unit (rent) & £	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	sidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)				ermediate)	
	Sustainab	ility at £0 per u	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per ur	it		Sustainab	ility at £0 per ur	iit
		rdable Housin				rdable Housin				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	ediate)		66:34 (Social	Rent to Interme	diate)		56:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1	SHEET 1		
		EUV 1				EUV 2		_		EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	^ ^	^^	^^	2011	**	^^	* *	2011	**	**	**	2011	**	* >	**
2012	**	^^	^^	2012	* *	^^	^^	2012	**	**	^^	2012	**	* >	^^
2013	* )	^^	^^	2013	* >	^^	**	2013	(+	**	**	2013	* *	* >	**
2014	* )	**	**	2014	* >	**	**	2014	(+	^^	**	2014	* *	* >	**
2015	* )	**	**	2015	* >	**	**	2015		**	**	2015		**	0
2016				2016	* *			2016				2016			
2017	· ·	^^	**	2017	**	**	**	2017	**	**	**	2017	**	**	+++
2018				2018		**	**	2018	* *	**	**	2018		* *	
2019	(+	**	**	2019	* *	**	**	2019	**	**	**	2019		**	• • •
2020	**	**		2020 2021	* *	**	**	2020 2021	**	•	**	2020 2021	**	* *	0
2021		**		2021		**	**	2021		^^	**	2021			0
2022 2023	A )	**	**	2022	**	**	**	2022		**	**	2022		* *	+ + + + + + + + + + + + + + + + + + + +
2023	<u> </u>	**		2023	( -	**	**	2023	<del>- • •</del>	**	**	2023	<del>- • • •</del>	**	0
2024	<u> </u>	**		2024	17	**	**	2024	<del>- • •</del>	**	**	2024	<del>- • •</del>	**	0
2025		**		2025	17	**	**	2025	<del>- • •</del>	**	**	2025	<del>- • • •</del>	**	0
	( <del>+</del>	**	**		**		**	2026	<del>- • •</del>	**	**	2026	<del></del>	**	0
2027	2027							2021				2027			

Fig 5 Area 1 40 dph 30% AH

	Value Are	a: Value Area	1		Value Are	ea: Value Area	1		Value Are	ea: Value Area	1		Value Are	ea: Value Area	1
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
	Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorptio	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%			Plannin	g gain at 100%	
Sul	osidy at £0 pe	r unit (rent) & £0	D per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainabi	lity at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per un	it
	30% Affo	rdable Housin	g		30% Affo	rdable Housing	9		30% Affo	rdable Housing	3		30% Affo	rdable Housing	J
	66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1 5	EST 1 SHEET 1 TEST 1 SHEET 1							TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		1 .		EUV2		1 .		EUV3		1 .		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^ ^	^^	2011	*	^^	^ ^	2011	<b>*</b> *	^^	^ ^	2011	* *	^ >	^^
2012	* >	^ ^	^^	2012	*	^^	^ ^	2012	<b>*</b> *	^^	* *	2012	* *	<b>~ ~</b>	<b>↔</b>
2013	* >	^ ^	^^	2013	+	^^	^ ^	2013	<b>*</b> *	^^	* *	2013	* *	<b>~ ~</b>	<b>↔</b>
2014	* >	^ ^	^^	2014	<b>*</b> *	^^	^ ^	2014	<b>*</b> *	^^	^ ^	2014	* *	<b>~ ~</b>	€ +
2015	* *	**	^^	2015	* *	^^	^^	2015	* *	$\leftrightarrow$	**	2015	* *	<b>*</b> *	* *
2016	**	* >	^ >	2016	<b>~ ~</b>	* >	* >	2016	<b>* *</b>	4.*	* >	2016	* *	<b>*</b> *	* *
2017	**	* >	^ >	2017	<b>~ ~</b>	* >	* >	2017	<b>* *</b>	4.*	* >	2017	* *	* *	* *
2018	<b>* *</b>	* >	^ >	2018	<b>~ ~</b>	* >	* >	2018	<b>*</b> *	4.4	* >	2018	* *	<b>*</b> *	* *
2019	<b>* *</b>	* >	^ >	2019	<b>~ ~</b>	* >	* >	2019	<b>* *</b>	4.*	* >	2019	* *	<b>*</b> *	* *
2020	* *	* >	^ >	2020	* *	* >	* >	2020	* *	* *	* >	2020	* *	* *	* *
2021	**	* >	^ >	2021	<b>~ ~</b>	* >	* >	2021	<b>* *</b>	* *	* >	2021	* *	* *	* *
2022	**	* >	* *	2022	**	* >	* >	2022	**	* *	**	2022	**	<b>~</b> ~	* *
2023	**	* >	* *	2023	**	* >	* >	2023	* *	(+	* >	2023	* *	<b>~</b> ~	* *
2024	**	**	^^	2024	**	**	**	2024	**	^ ^	**	2024	* *	<b>~</b> ~	<b>()</b>
2025	**	**	^^	2025	* *	**	**	2025	**	0	**	2025	**	<b>~</b> ~	* *
2026	**	**	^^	2026	**	**	**	2026	**	$\leftrightarrow$	**	2026	**	<b>~</b> ~	* *
2027	**	* >	* >	2027	**	* >	* >	2027	**	(+	* >	2027	* *	~ ~	* *

Fig 6 Area 1 40 dph 40% AH

Fig	о аге	a 140	apn (	40%	о АП										
	Value Are	ea: Value Area	1		Value Are	ea: Value Area	1		Value Are	a: Value Area	1		Value Are	a: Value Area	1
	50 dwellin	igs (50 Houses	)			gs (50 Houses			50 dwellin	gs (50 Houses	)			gs (50 Houses	
	1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare:	site @(40 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%	
Sul	osidy at £0 pe	r unit (rent) & £	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Sub	sidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit
	(inte	ermediate)			(inte	ermediate)				ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per u	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per ur	iit
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)	- (	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1	SHEET 1		
		EUV 1				EUV2				EUV3				EUV4	
	DOWN MIDDLE UP DOWN MIDDLE U							2011	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^^		2011					* *	**	**	2011	**	~ ~	•
2012	* >	^^	^^	2012	( ▼	**	**	2012	**	**	**	2012	**	~ ~	•
2013	* *	^^	^^	2013	* *	**	**	2013	* *	•	**	2013	**	* *	* *
2014	* *	* )	* )	2014	* *	A)	* >	2014	* *	( +	^)	2014	* *	* *	* *
2015		^)	^)	2015	**	17	* >	2015		* *	^,	2015		* *	* *
2016			^,	2016	* *		* >	2016		* *		2016		* *	* *
2017	* *	* )	^,	2017	* *	(+	* >	2017	* *	* *	* >	2017	**	* *	* *
2018	**	* )		2018	**	* >	* >	2018	* *	* *	* >	2018	**	* *	* *
2019	**	* >	* >	2019	* *	(+	* >	2019	* *	* *	* >	2019		* *	* *
2020		^)	A)	2020	**	( +	* )	2020	**	* *	17	2020		* *	**
2021				2021				2021				2021			
2022	**	* )	• • •	2022	**	(+	* >	2022	**	* *	* )	2022		* *	* *
2023		A)	A)	2023 2024	**	A )	* >	2023 2024	**	* *	A >	2023 2024	<del></del>	* *	* *
2024 2025		A)	A)	2024	**	A)	* *	2024		* *	* )	2024		**	**
2025	<del>- ; ; -</del>	A)	4)	2025	**	A)	A )	2025	<del>- • • •</del>	* *	A)	2025	<del>- , ,</del> -	**	**
2026	<del>- ; ; -</del>	A)	A)	2026	**	( -	A)	2026	<del>- • •</del>	**	4.7	2026	<del>- • •</del>	**	**
2027				2027			- '	2027				2027			, T

Figure 7 Area 1 40 dph 50% AH

Figu	ıre / .	Area 1	I 40 d	pn :	50% <i>F</i>	λН									
	Value Are	ea: Value Area	1		Value Are	a: Value Area	1		Value Are	a: Value Area	1		Value Are	ea: Value Area 1	
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.
	Gross	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a.			Absorptio	n: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 per	r unit (rent) & £0	per unit	Sub	osidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	it		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	it
		rdable Housing				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		1 .		EUV2		l ,		EUV3		_		EUV4	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	^^	**	2011	* *	^^	**	2011	<b>* *</b>	↔	**	2011	* *	<b>*</b> *	<b>•</b>
2012	* *	<b>^</b> }	* >	2012	* *	* >	* >	2012	<b>~ ~</b>	4.+	* >	2012	* *	<b>*</b> *	* *
2013	* *	<b>^</b> }	* >	2013	* *	4.*	* >	2013	<b>* *</b>	* *	. ←	2013	* *	<b>*</b> *	* *
2014	* *	* >	* >	2014	* *	4.*	* >	2014	<b>* *</b>	* *	. ←	2014	* *	<b>*</b> *	* *
2015	* *	4.*	* >	2015	* *	* *	* >	2015	<b>~ ~</b>	* *	4 +	2015	* *	<b>*</b> *	* *
2016	* *	* *	^>	2016	* *	* *	* >	2016	<b>~ ~</b>	* *	* *	2016	* *	<b>*</b> *	* *
2017	* *	* *	^>	2017	* *	* *	* >	2017	* *	* *	* *	2017	* *	<b>*</b> *	* *
2018	* *	* *	^>	2018	* *	* *	* >	2018	<b>~ ~</b>	* *	* *	2018	* *	<b>*</b> *	* *
2019	**	~ ~	* >	2019	* *	~ ~	* >	2019	* *	* *	* *	2019	**	<b>~</b> ~	* *
2020	**	~ ~	* >	2020	* *	~ ~	* >	2020	* *	* *	* *	2020	* *	<b>~</b> ~	* *
2021	**	~ ~	* >	2021	~ ~	~ ~	* >	2021	* *	* *	* *	2021	**	* *	* *
2022	2022					~ ~	* >	2022	* *	* *	**	2022	**	* *	* *
2023	**	(+	* >	2023	* *	~ ~	^)	2023	* *	* *		2023	* *	<b>~</b> ~	* *
2024								2024	* *	* *	( ₹	2024	**	<b>~</b> ~	* *
2025	**	* >	* >	2025	* *	~ ~	* >	2025	* *	* *	4.	2025	**	* *	* *
2026	**	(+	* >	2026	* *	~ ~	* >	2026	* *	* *	. ←	2026	**	<b>~</b> ~	* *
2027	<b>+</b> +	* *	* >	2027	* *	* *	* >	2027	¥ <b>*</b>	* *	* *	2027	<b>+ +</b>	<b>*</b> *	* *

Figure 8 Area 1 40 dph 50% AH Planning Gain at 300% (£15,000/unit)

Value Area: Value Area 1
50 dwellings (50 Houses )

Value Area: Value Area 1
50 dwellings (50 Houses )

Value Area: Value Area 1
50 dwellings (50 Houses )

Value Area: Value Area 1
50 dwellings (50 Houses )

	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellir	gs (50 Houses	)
	1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
	Gross	s profit: 20 %			Gross	profit: 20 %			Gross	s profit: 20 %			Gross	profit: 20 %	
	Absorption	on: 50 units p.a	L		Absorptio	n: 50 units p.a.			Absorpti	on: 50 units p.a.			Absorpti	on: 50 units p.a.	
	Planning	g gain at 300%			Planning	gain at 300%			Plannin	g gain at 300%			Plannin	g gain at 300%	
Sub	sidy at £0 pe	r unit (rent) & £0	D per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit	Sub	sidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(int	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per un	it
	50% Affo	rdable Housin	g		50% Affo	rdable Housing	9		50% Affo	rdable Housing			50% Affo	rdable Housing	J
- (	56:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	liate)		66:34 (Social	Rent to Intermed	tiate)
TEST 5 S	HEET 1			TEST 5	SHEET 1			TEST 5 S	SHEET 1			TEST 5 S	SHEET 1		
_		EUV 1		1.		EUV2		] _		EUV3		] _		EUV4	
	DOWN	MIDDLE	UP	l l	DOWN	MIDDLE	UP	J	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	^ >	2011	<b>~ ~</b>	* >	* >	2011	* *	* *	* >	2011	* *	• •	• •	
2012	* *	^ >	^>	2012	* *	. ←	* >	2012	* *	* *	4.+	2012	* *	* *	▼ ▼
2013	* *	* *	^>	2013	* *	* *	* >	2013	* *	* *	<b>*</b> *	2013	* *	* *	▼ ▼
2014	* *	* *	^>	2014	* *	* *	* >	2014	* *	* *	<b>* *</b>	2014	* *	* *	▼ ▼
2015	**	* *	^)	2015	<b>+ +</b>	* *	(+	2015	* *	* *	* *	2015	* *	* *	▼ ▼
2016	**	* *	^)	2016	<b>+ +</b>	* *	<b>*</b> *	2016	* *	* *	* *	2016	* *	* *	▼ ▼
2017	* *	* *	^)	2017	* *	* *	(+	2017	* *	* *	* *	2017	* *	* *	▼ ▼
2018	* *	* *	^)	2018	* *	* *	(+	2018	* *	* *	* *	2018	* *	* *	▼ ▼
2019	**	* *	^)	2019	<b>+ +</b>	* *	(+	2019	* *	* *	* *	2019	* *	* *	▼ ▼
2020	**	* *	1 +	2020	<b>+ +</b>	* *	<b>*</b> *	2020	* *	* *	* *	2020	* *	* *	• •
2021	**	* *	. ←	2021	<b>+ +</b>	* *	<b>*</b> *	2021	* *	* *	* *	2021	* *	* *	▼ ▼
2022	**	* *	^)	2022	<b>+ +</b>	* *	<b>*</b> *	2022	* *	* *	* *	2022	* *	* *	• •
2023	**	* *	* >	2023	* *	* *	(+	2023	* *	* *	* *	2023	* *	~ ~	<b>*</b> *
2024	**	* *	* >	2024	* *	* *	* >	2024	**	* *	* *	2024	**	~ ~	<b>*</b> *
2025	* *	* *	* >	2025	* *	* *	* >	2025	* *	* *	* *	2025	**	~ ~	<b>~ ~</b>
2026	**	* *	* >	2026	* *	* *	(+	2026	* *	* *	* *	2026	* *	~ ~	<b>~ ~</b>
2027	**	**	* )	2027	* *	* *	(+	2027	* *	* *	* *	2027	**	~ ~	* *

Figure 9 Area 1 50 dph 15% AH

	Value Are	ea: Value Area	1			ea: Value Area			Value Are	ea: Value Area	1		Value Are	a: Value Area	1
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%	
Sul	osidy at £0 pe	r unit (rent) & £0	D per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	it		Sustainabi	ility at £0 per un	iit
	15% Affo	rdable Housin	g		15% Affo	rdable Housing	9		15% Affo	rdable Housing	1		15% Affo	rdable Housing	1
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
_		EUV 1				EUV2		] .		EUV3		] .		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	^^	^^	^^	2011	^ ^	^^	^ ^	2011	^^	^ ^	* *	2011	^ ^	^ ^	^ ^
2012	^ ^	^^	^^	2012	^ ^	^^	^ ^	2012	^ ^	**	* *	2012	^ ^	^ ^	^ ^
2013	^^	^^	^^	2013	^ ^	^^	^ ^	2013	^^	**	* *	2013	^ ^	^ ^	^ ^
2014	^ ^	**	^^	2014	^ ^	**	* *	2014	^ ^	* *	4	2014	* *	^ ^	^ ^
2015	* *	**	^^	2015	* >	^^	^ ^	2015	* >	* *	* *	2015	4.+	^^	^ ^
2016	* >	^^	^^	2016		^^	**	2016	(+	* *	**	2016	* *	^ ^	^ ^
2017	* )	^^	^^	2017	* )	^ ^	**	2017	- (+	* *	* *	2017	* *	^ ^	^ ^
2018	* )	^^	^^	2018	* )	^ ^	^^	2018	* )	* *	* *	2018	* *	^ ^	^ ^
2019	* >	^^	^^	2019		^^	^ ^	2019	* >	^ ^	^^	2019	* *	^^	^^
2020	* >	**	**	2020	* >	**	* *	2020	(+	* *	**	2020	* *	**	**
2021	* >	**	^^	2021	* >	**	* *	2021	* *	* *	* *	2021	**	**	**
2022	* >	^^	^^	2022	* >	**	^ ^	2022 2023		**	* *	2022	**	**	**
2023	* >	**	^^		2023				* >	**	**	2023	**	**	**
2024	* >	**	^^	2024	* >	**	**	2024	* >	**	* *	2024	- + -	**	**
2025	* >	**	^^	2025	* >	**	**	2025	* >	**	**	2025	4.+	**	**
2026	* >	**	^^	2026	* >	**	**	2026	* >	**	**	2026	**	**	**
2027	* )	**	**	2027	* >	**	**	2027	(+	* *	**	2027	▼ ▼	**	**

Figure 10 Area 1 50 dph 30% AH

1 190			1 50	up.											
		ea: Value Area				ea: Value Area			Value Are	ea: Value Area	1		Value Are	a: Value Area	1
		igs (50 Houses				gs (50 Houses				gs (50 Houses				gs (50 Houses	
		site @(50 DPH)	) dph.		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.
		s profit: 20%				s profit: 20%				s profit: 20%				s profit: 20%	
		on: 50 units p.a	L.			on: 50 units p.a				on: 50 units p.a				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Su		r unit (rent) & £	0 per unit	Sı		r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
		ility at £0 per u				ility at £0 per ur				ility at £0 per ur				ility at £0 per ur	
		rdable Housin				rdable Housin				rdable Housin				rdable Housing	
	66:34 (Social	Rent to Interme	ediate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
	EUV1 EUV2							J .		EUV3		l ,		EUV4	
	DOWN	WN MIDDLE UP DOWN MIDDLE UP							DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**							2011	**	^^	**	2011	· · ·	^^	**
2012	* >	^^	^^	2012		**	**	2012	* >	**	^^	2012	· •	**	**
2013	* >	^^	**	2013	* >	**	**	2013	* >	**	^^	2013	**	**	**
2014	**	^^	^^	2014	* >	^^	**	2014	* >	**	^^	2014	**	^^	**
2015	* *	^^	^^	2015		^^	^^	2015	**	^^	^^	2015	**	17	^^
2016		• • •	^,	2016	**	A)	* )	2016		^,	^,	2016		17	^,
2017		A)	A)	2017		A)	A)	2017		A )	A)	2017	<del></del>	1.7	^,
2018		A)	A)	2018	**	A)	A)	2018		^,	^,	2018		1.7	^,
2019		A)	A)	2019	**	A)	A)	2019		A )	A)	2019	<del></del>	1.7	A )
2020 2021		A)		2020 2021	**	A)	A)	2020 2021		^,	A)	2020 2021	<del></del>	1.7	^,
		- /	- /	2021	**	- / - A )	- / - )	2021		A)	- / - )	2021		17	A)
2022 2023		^,						2022		^^	^,	2022		**	^^
2023	• • •			^ 2023				2023	- ; ;	**	**	2023		**	**
2024			**	2024	1.	**	**	2024		**	**	2024		**	**
2025	- /	**	**	2025	**	**	**	2025	- ; ;	**	**	2025		**	**
2026	**			2026	**	**	**	2026	<del>- • •</del>	**	**	2026			**
2027		,		2027				2027				2027			

Figure 11 Area 1 50 dph 40% AH

	Value Are	ea: Value Area	1			ea: Value Area			Value Are	a: Value Area	1		Value Are	a: Value Area	1
	50 dwellin	gs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.18 Hectare :	site @(50 DPH)	) dph.		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare:	site @(50 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a	l.		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainab	ility at £0 per u	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per ur	it
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	ediate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
	EUV1 EUV2							J .		EUV3		_		EUV4	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	] [	DOWN	MIDDLE	UP	l L	DOWN	MIDDLE	UP
2011	* )	**	**	2011	* >	^ ^	^ ^	2011	* >	^ ^	* *	2011	* *	^ ^	^ ^
2012	* >	^^	**	2012	* >	^^	* *	2012	* >	**	**	2012	* *	**	^ ^
2013	* >	^^	**	2013	( ▼	^^	* *	2013	* *	**	**	2013	* *	**	^ ^
2014	**	^^	**	2014	* *	^^	* *	2014	* *	* *	**	2014	* *	**	^ ^
2015	**	* >	* >	2015	**	*>	* >	2015	**	* >	* >	2015	**	4.*	* >
2016	**	* *	* >	2016	**	*>	* >	2016	**	^)	* >	2016		* *	^)
2017 2018		A)	^)	2017 2018	**	^)	A )	2017 2018	- ; ;	^,	^)	2017 2018		* *	^,
		A)	A)		**	A)	A )			A)	A )			**	A )
2019		A)		2019		A)	A )	2019		^,	^,	2019	<del></del>	**	A)
2020		*)	*	2020	**	A)	* )	2020		4.7	* *	2020		**	* *
2021		A)		2021	••	A)	A )	2021		A )	A )	2021		**	A)
2022		A)		2022 2023	••	A)	A )	2022 2023		^,	A )	2022 2023	<del></del>	1.	A)
2023		A)			••	A)	A )	2023	<del></del>	^,	^,	2023	<del></del>	1.7	A)
2024		A)		2024 2025	••	A)	A )	2024		^,	A )	2024	<del></del>	1.7	A)
2025		A)		2025	**	A)	A )	2025		^,	A )	2025		1.7	* *
2026		A)	^,	2026	**	A)	A )	2026	<del></del>	^,	* )	2026		**	A)
2027		-,		2027			- '	2027		_ ,	_ ,	2027	7		- 7

Figure 12 Area 1 50 dph 50% AH

rigu	110 12	. Ai Ca	1 30	чрп	30 70	A11									
	Value Are	ea: Value Area	1			ea: Value Area			Value Are	ea: Value Area	1		Value Are	a: Value Area	1
	50 dwellin	igs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
		site @(50 DPH)	dph.			site @(50 DPH)	dph.			site @(50 DPH)	dph.			site @(50 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a	L			on: 50 units p.a				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Sub		r unit (rent) & £	D per unit	Su		r unit (rent) & £0	0 per unit	Sub		r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	) per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
		ility at £0 per u				ility at £0 per ur				ility at £0 per ur				ility at £0 per ur	
		rdable Housin				rdable Housin				rdable Housin				rdable Housing	
		Rent to Interme	diate)			Rent to Interme	diate)			Rent to Interme	diate)			Rent to Interme	diate)
TEST 1 S	TEST 1 SHEET 1 TEST 1 SHEET 1							TEST 1 S	HEET 1			TEST 1	SHEET 1		
-	EUV1									EUV3	1			EUV4	
2011	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP
2011	1 7			2011	~ ·			2011		**	**	2011		•	
2012	**	A )	A )	2012	**	A )	A )	2012		A.)	A )	2012		7.7	A )
2013	- · ·	A )	A )	2013	**	A )	A )	2013	- <del></del>	A )	A )	2013	- · ·		A )
2015	· · ·	A )	A )	2015	* *	A )		2015	- · ·	1.	A )	2015	<b>*</b> *	**	1 +
2016	++	A )		2016	<b>*</b> *			2016	<b>+</b> +	* *	A )	2016	<b>+</b> +	* *	1 +
2017	* *	A )	A >	2017	<b>*</b> *	A )		2017	**	* *	A )	2017	▼ ▼	<b>*</b> *	(+
2018	· ·	A >	A >	2018	**	A >	A )	2018	**	* *	A )	2018	**	* *	1+
2019	▼ ▼	A >	A >	2019	~ <b>~</b>	A >		2019	* *	<b>* *</b>	. )	2019	* *	<b>*</b> *	4.4
2020	* *	A >	A >	2020	~ ~	( ▼	A >	2020	* *	· ·	* >	2020	* *	* *	4.+
2021	* *	( ▼	A >	2021	* *	* *	A )	2021	**	* *	A >	2021	* *	<b>*</b> *	**
2022	▼ ▼	A >	A >	2022	~ ~	( ▼	A )	2022	▼ ▼	¥ ¥	<b>A</b> )	2022	**	<b>*</b> *	4.4
2023	▼ ▼	A >	A >	2023	* *	A >	A >	2023	* *	( ₹	* >	2023	* *	* *	( ▼
2024	* *								* *	* >	* >	2024	* *	* *	A >
2025	**	* >	* >	2025	**	*>	* >	2025	**	* >	* >	2025	**	~ ~	A >
2026	**	* >	* >	2026	**	* >	* >	2026	**	( ₹	* >	2026	* *	**	4.4
2027	2027							2027	* *	¥ ¥	* >	2027	* *	* *	(+

Figure 13 Area 2 30 dph 15% AH
Value Area: Value Area 2 Value Area: Value Area 2

	value Are	ea: value Area	2		value Are	ea: value Area	2		value Are	a: value Area	2		value An	ea: value Area .	2
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	profit: 20%			Gros	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	on: 50 units p.a	L		Absorption	on: 50 units p.a			Absorpti	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £	D per unit	Su	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Sub	sidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per u	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit
	15% Affo	rdable Housin	g		15% Affo	rdable Housin	g		15% Affo	rdable Housin	9		15% Affo	rdable Housing	g
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1	SHEET 1		
		EUV 1				EUV2		_		EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE		DOWN	MIDDLE	UP	
2011	**	^ ^	^^	2011	* *	**	**	2011	$\leftrightarrow$	* *	^ ^	2011	**	* >	^ ^
2012	**	^ ^	^ ^	2012	* *	**	**	2012 ( )					**	4.4	* >
2013	* >	^ ^	^^	2013	* >	**	**	2013	( ₹	* *	^ ^	2013	**	* *	$\leftrightarrow$
2014	*	^^	^^	2014	*	^^	^ ^	2014	**	^ ^	^^	2014	* *	**	<b>+</b>
2015	*	^^	^ ^	2015	<b>*</b> *	^^	^ ^	2015	▼ ▼	* *	^^	2015	* *	**	<b>+</b>
2016	<b>* *</b>	^^	^ ^	2016	<b>*</b> *	^^	^ ^	2016	▼ ▼	<b>*</b>	^^	2016	* *	**	* *
2017	<b>* *</b>	^^	^ ^	2017	<b>*</b> *	^^	^ ^	2017	▼ ▼	<b>+</b>	^^	2017	* *	**	* *
2018	<b>* *</b>	^^	^ ^	2018	<b>* *</b>	^^	^ ^	2018	▼ ▼	<b>*</b>	^^	2018	* *	**	* *
2019	<b>* *</b>	^^	^ ^	2019	<b>*</b> *	^^	^ ^	2019	▼ ▼	<b>*</b>	^^	2019	* *	**	* *
2020	<b>* *</b>	^^	^ ^	2020	<b>*</b> *	^^	^ ^	2020	▼ ▼	<b>+</b>	^^	2020	* *	**	* *
2021	<b>* *</b>	^^	^ ^	2021	<b>*</b> *	^^	^ ^	2021	▼ ▼	<b>+</b>	^^	2021	* *	**	* *
2022	<b>* *</b>	^^	^ ^	2022	* *	^^	^ ^	2022	▼ ▼	<b>+</b>	^^	2022	* *	**	* *
2023	<b>* *</b>	^^	^ ^	2023	<b>*</b> *	^^	^ ^	2023	▼ ▼	* *	**	2023	* *	**	<b>+</b>
2024	÷	**	**	2024	*	**	**	2024	<b>* *</b>	* *	* *	2024	* *	* *	<b>+</b>
2025	*	**	**	2025	*	**	**	2025	<b>* *</b>	*	* *	2025	**	* *	<b>+</b>
2026	*	**	**	2026	*	**	**	2026	<b>* *</b>	*	* *	2026	**	* *	* *
2027	~ ~	^^	^ ^	2027	~ ~	**	**	2027	▼ ▼	$\leftrightarrow$	* *	2027	▼ ▼	▼ ▼	

Figure 14 Area 2 30 dph 30% AH

ı iyc		Alca	2 30	upi	30 70	A11									
	Value Are	ea: Value Area	2			ea: Value Area			Value Are	ea: Value Area	2		Value An	ea: Value Area 2	2
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare:	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
	Gros	s profit: 20%				s profit: 20%			Gros:	s profit: 20%			Gros	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.			Absorpti	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%			Plannin	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per ur	nit		Sustainab	ility at £0 per un	iit		Sustainab	ility at £0 per un	it
	30% Affo	rdable Housin	g		30% Affo	rdable Housing	9		30% Affo	rdable Housing	1		30% Affo	rdable Housing	1
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1				EUV2				EUV3				EUV4	
1 [	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^ ^	^ ^	2011	2011				* *	* *	**	2011	* *	* *	0
2012	* >	^ ^	^^	2012	4.4	**	**	2012	* *	* *	* *	2012	**	* *	* *
2013	( <del>-</del>	^ ^	^^	2013	* *	**	**	2013	* *	$\leftrightarrow$	**	2013	**	* *	* *
2014	**	^ ^	^ ^	2014	* *	**	* *	2014	**	•	**	2014	**	* *	* *
2015	**	* >	^>	2015	* *	* >	* >	2015	**	* *	* >	2015	**	* *	* *
2016	**	* >	* >	2016	* *	* >	* >	2016	* *	* *	* >	2016	* *	* *	* *
2017	**	* >	^ >	2017	* *	* >	* >	2017	* *	* *	* >	2017	**	* *	* *
2018	**	* >	^>	2018	* *	* >	* >	2018	* *	* *	* >	2018	**	* *	* *
2019	**	* >	* >	2019	**	* >	* >	2019	**	* *	* >	2019	**	* *	**
2020	**	* >	* >	2020	**	( ₹	* >	2020	**	* *	4.+	2020	**	* *	**
2021	**	A >	* >	2021	* *	(+	* >	2021	* *	* *	4+	2021	**	* *	* *
2022	* *	* >	A >	2022				2022	* *	* *	* >	2022	* *	* *	**
2023	**	*>	* >	2023					* *	~ ~	* >	2023	**	~ ~	* *
2024	**	*>	* >	2024					* *	( ₹	* >	2024	**	~ ~	**
2025	**	^^	**	2025					* *	↔	^ ^	2025	**	~ ~	* *
2026	**	* >	A >	2026				2026	* *	**	* >	2026	**	**	**
2027	**	<b>^</b> )	* >	2027	**	* >	* >	2027	* *	¥ ¥	4 +	2027	* *	* *	* *

Figure 14 Area 2 30 dph 40% AH

Figu		Area		upii	4070	A11									
	Value Are	ea: Value Area	2		Value Are	a: Value Area	2		Value Are	a: Value Area	2		Value Are	ea: Value Area 2	2
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare s	ite @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gross	s profit: 20%			Gross	profit: 20%			Gross	profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a.			Absorptio	n: 50 units p.a.			Absorptio	n: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	gain at 100%			Planning	gain at 100%			Planning	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 per	runit (rent) & £0	) per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	it		Sustainabi	lity at £0 per un	it		Sustainabi	ility at £0 per un	it
	40% Affo	rdable Housing	g		40% Affo	rdable Housing	1		40% Affor	rdable Housing	1		40% Affo	rdable Housing	1
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social I	Rent to Intermed	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1				EUV2				EUV 3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	DOWN MIDDLE UP					DOWN	MIDDLE	UP
2011	* >	**	**	2011	* *	* *	* *	2011				2011	**	* *	•
2012	* *	^ ^	**	2012	* *	* *	* *	2012	* *	÷	* *	2012	~ <b>~</b>	* *	* *
2013	* *	* >	* >	2013	* *	* >	* >	2013	<b>* *</b>	* *	* >	2013	**	* *	<b>* *</b>
2014	* *	* >	* >	2014	* *	* >	* >	2014	<b>* *</b>	* *	* >	2014	**	* *	<b>* *</b>
2015	* *	* >	* >	2015	* *	( ▼	* >	2015	<b>* *</b>	* *	4 +	2015	* *	* *	<b>* *</b>
2016	* *	4.4	* >	2016	* *	* *	* >	2016	<b>* *</b>	* *	4 +	2016	* *	* *	<b>* *</b>
2017	* *	4.4	* >	2017	* *	* *	* >	2017	<b>* *</b>	* *	4 +	2017	* *	* *	<b>* *</b>
2018	* *	4.4	* >	2018	* *	* *	* >	2018	<b>* *</b>	* *	4 +	2018	* *	* *	<b>* *</b>
2019	* *	4.4	* >	2019	* *	* *	* >	2019	<b>* *</b>	* *	4 +	2019	* *	* *	<b>* *</b>
2020	* *	* *	* >	2020	* *	* *	* >	2020	* *	* *	* *	2020	* *	* *	<b>* *</b>
2021	* *	* *	* >	2021	* *	* *	* >	2021	<b>* *</b>	* *	* *	2021	* *	* *	<b>* *</b>
2022	* *	4 +	* >	2022	* *	• •	* >	2022	* *	* *	(+	2022	* *	• •	* *
2023	* *	* >	* >	2023	* *	(+	* >	2023			2023	* *	• •	* *	
2024	* *	* >	* >	2024	* *	(+	* >	2024			(+	2024	* *	• •	* *
2025	* *	* >	* >	2025	* *	(+	* >	2025			4.+	2025	* *	• •	* *
2026	* *	* >	* >	2026	* *	(+	* >	2026	* *	* *	4.+	2026	* *	• •	* *
2027	**	4 +	A >	2027		~ ~	* >	2027	**	* *	4 +	2027	▼ ▼	* *	<b>~ ~</b>

Figure 15 Area 2 30 dph 50% AH

Value Area: Value Area 2 Value Area:									Value Are	a: Value Area:	2		Value Are	ea: Value Area 2	<u>/</u>
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
1	1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare s	ite @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gross	s profit: 20%			Gross	profit: 20%			Gross	profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a	L		Absorptio	n: 50 units p.a.			Absorptio	n: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	gain at 100%			Planning	gain at 100%			Planning	g gain at 100%	
Sub	sidy at £0 pe	r unit (rent) & £0	D per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	sidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	it		Sustainabi	lity at £0 per un	iit		Sustainabi	ility at £0 per un	it
	50% Affo	rdable Housin	g		50% Affo	rdable Housing	3		50% Affo	rdable Housing	9		50% Affo	rdable Housing	J
6	6:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1 S	HEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1		
		EUV 1		] .		EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	^^	^ ^	2011	11				**	<b>÷</b>	• •	2011	* *	* *	* *
2012	**	* >	*>	2012	* *	* >	*	2012	* *	* *	•	2012	**	* *	* *
2013	**	* >	*>	2013	* *	* *	*	2013	* *	* *	•	2013	**	* *	* *
2014	**	4.4	<b>^</b>	2014	* *	* *	*	2014	* *	* *	* *	2014	**	* *	* *
2015	**	* *	*>	2015	* *	* *	*	2015	* *	* *	* *	2015	**	* *	* *
2016	**	* *	*>	2016	* *	* *	<b>+</b>	2016	* *	* *	* *	2016	**	* *	* *
2017	**	* *	*>	2017	* *	* *	* >	2017	* *	* *	* *	2017	**	* *	* *
2018	**	* *	*>	2018	* *	* *	* >	2018	* *	* *	* *	2018	**	* *	* *
2019	**	* *	*>	2019	* *	* *	*	2019	* *	* *	* *	2019	**	* *	* *
2020	**	* *	^>	2020	* *	<b>*</b> *	+	2020	<b>* *</b>	* *	<b>* *</b>	2020	**	<b>*</b> *	<b>* *</b>
2021	**	* *	* >	2021	* *	~ ~	*	2021	▼ ▼	* *	* *	2021	**	~ ~	* *
2022	**	* *	* >		2022			2022	▼ ▼	* *	* *	2022	**	~ ~	* *
2023	**	* *	* >	2023				2023	▼ ▼	* *	* *	2023	**	~ ~	* *
2024	**	* *	* >	2024				2024	▼ ▼	* *	* *	2024	**	~ ~	* *
2025	**	* *	* >	2025				2025	▼ ▼	* *	* *	2025	**	~ ~	* *
2026	**	* *	* >	2026	* *	~ ~	*	2026	▼ ▼	* *	* *	2026	**	~ ~	* *
2027	* *	* *	* >	2027	* *	* *	(+	2027	* *	* *	* *	2027	**	**	* *

Figure 16 Area 2 40 dph 15% AH

9	Value Are	ea: Value Area	2	Γ΄	Value Are	ea: Value Area	2		Value Are	ea: Value Area	2		Value Ar	ea: Value Area	2
	50 dwellin	ngs (50 Houses	)		50 dwellin	gs (50 Houses	)	1	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.	1	1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gros	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.			Absorpti	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Su	bsidy at £0 pe	er unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit			ility at £0 per un				ility at £0 per un	
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
١.		EUV 1		<u>.</u>		EUV2				EUV3		J .		EUV4	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP	] [	DOWN	MIDDLE	UP
2011	* >	^^	^^		2011				**	**	**	2011	**	~ ~	<b>•</b>
2012	* >	^^	^^		2012				**	**	**	2012	**	~ ~	<b>•</b>
2013	**	^^	^^	2013	* *	**	* *	2013	**	* *	**	2013	**	~ ~	* *
2014	**	**	**	2014	**	**	* *	2014	**	•	**	2014	**	**	**
2015	**	* )	* >	2015	**	* >	* >	2015	**	* *	* >	2015	**	**	**
2016	**	^)	* >	2016		(+	* >	2016	**	* *	* >	2016	**	**	**
2017	**		* >	2017	**	( -	* >	2017	**	* *	* >	2017	**	**	**
2018	**	^)	^)	2018	* *	1.7	^,	2018	**	* *	^)	2018	**	**	**
2019		A)	A)	2019	**		A )	2019		**	1 7	2019		**	
2020		1.		2020	**	**	A )	2020	<del></del>	**	1.7	2020		**	
2021	<del>- • • •</del>	.,,		2021				2021 2022		**	1.7	2021 2022		**	
2022		A)	A)	2022				2022	<del></del>	**	A )	2022		**	
2023		A )	A )		2020					7.7	A )	2023	<del>- ; ;</del> -		
2024		A )	A )		2024					7.7	A )	2024		**	
2025		- / - >	A )		2020					7.7	A )	2025	<del>- ; .</del>	**	
2026	- · ·	A )	A )		2026				- · ·	* *	1 +	2026	- · ·	**	· ·
2027				2027				2027				2027			

Figure 17 Area 2 40 dph 30% AH

1 190	$I \cup I I$	Aica	2 70	upi i	30 70	$\neg$									
	Value Are	ea: Value Area	2		Value Are	ea: Value Area	2		Value Are	ea: Value Area	2		Value Are	ea: Value Area 2	2
		gs (50 Houses		1		gs (50 Houses				gs (50 Houses				gs (50 Houses	
	1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Su	ıbsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sui	bsidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	it
	30% Affo	rdable Housin	g		30% Affo	rdable Housing	9		30% Affo	rdable Housing	9		30% Affo	rdable Housing	3
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1							TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		EUV2						EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1 [	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	^ ^	^ ^	2011	* *	**	* *	2011	* *	$\leftrightarrow$	* *	2011	* *	* *	$\leftrightarrow$
2012	* *	* >	^>	2012	* *	* >	* >	2012	* *	4.4	* >	2012	**	* *	* *
2013	* *	* >	^>	2013	* *	* >	* >	2013	* *	* *	* >	2013	**	* *	* *
2014	* *	* >	^>	2014	* *	1+	* >	2014	* *	* *	* >	2014	* *	* *	* *
2015	~ ~		^>	2015	* *	~ <b>~</b>	* >	2015	**	* *		2015	* *	* *	* *
2016	* *	* *	^>	2016	* *	* *	* >	2016	* *	* *	* *	2016	**	* *	* *
2017	* *	* *	^)	2017	**	* *	* >	2017	* *	* *	* *	2017	**	* *	* *
2018	* *	* *	^ >	2018	**	* *	* >	2018	**	* *	**	2018	**	* *	* *
2019	* *	* *	*>	2019	*	* *	*	2019	* *	* *	*	2019	* *	* *	* *
2020	* *	* *	* >	2020	* *	* *	* >	2020	* *	* *	* *	2020	* *	* *	* *
2021	* *	* *	^ >	2021	**	* *	* >	2021	**	* *	**	2021	**	* *	* *
2022	* *	* *	* >	2022	* *	¥ ¥	* >	2022	* *	<b>*</b> *	* *	2022	* *	* *	* *
2023	* *	* *	* >	2023	* *	¥ ¥	* >	2023	* *	<b>*</b> *	4.+	2023	* *	* *	* *
2024	* *	( +	* >	2024	* *	¥ ¥	* >	2024	* *	<b>*</b> *	( ₹	2024	* *	* *	* *
2025	* *	( +	* >	2025	* *	¥ ¥	* >	2025	* *	<b>*</b> *	4.+	2025	* *	* *	* *
2026	* *	( +	* >	2026	* *	¥ ¥	* >	2026	* *	<b>*</b> *	( ₹	2026	* *	* *	* *
2027	* *	* *	* >	2027	**	* *	* >	2027	* *	* *	* *	2027	**	* *	* *

Figure 18 Area 2 40 dph 40% AH

	Value Are	ea: Value Area	2	Value Area: Value Area 2 50 dwellings (50 Houses )					Value Are	ea: Value Area	2		Value Are	a: Value Area :	)
		gs (50 Houses	-				_			gs (50 Houses				as (50 Houses	_
		site @(40 DPH)				site @(40 DPH)				site @(40 DPH)				site @(40 DPH)	
		s profit: 20%				s profit: 20%				s profit: 20%				s profit: 20%	
		on: 50 units p.a				on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
	Planning	g gain at 100%				gain at 100%				g gain at 100%				gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	D per unit	Su		r unit (rent) & £0	per unit	Sul		r unit (rent) & £0	per unit	Su		r unit (rent) & £0	per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it
	40% Affo	rdable Housin	q		40% Affo	rdable Housing	1		40% Affo	rdable Housin	a		40% Affo	rdable Housing	1
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		EUV2						EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN MIDDLE UP				DOWN	MIDDLE	UP	] [	DOWN	MIDDLE	UP
2011	* *	* >	* >		* *			2011	**	* *	* >	2011	▼ ▼	~ ~	* *
2012	<b>* *</b>	^ >	^>	2012	<b>*</b> *		* >	2012	**	<b>* *</b>	4 ₹	2012	<b>*</b> *	<b>~ ~</b>	**
2013	<b>* *</b>		^>	2013	<b>* *</b>	~ <b>~</b>	* >	2013	**	<b>* *</b>	4 ₹	2013	* *	<b>~ ~</b>	**
2014	<b>~ ~</b>	* *	^)	2014	<b>~ ~</b>	* *	* >	2014	**	¥ ¥	¥ <b>¥</b>	2014	* *	<b>*</b> *	* *
2015	* *	* *	^)	2015	* *	* *	* >	2015	* *	* *	* *	2015	* *	<b>*</b> *	* *
2016	**	* *	* >	2016	**	¥ ¥	( ₹	2016	**	¥ ¥	* *	2016	* *	<b>~</b> ~	* *
2017	**	* *	* >	2017	**	¥ ¥	(+	2017	**	¥ ¥	* *	2017	* *	<b>~</b> ~	* *
2018	**	* *	* >	2018	**	¥ ¥	( ₹	2018	**	¥ ¥	* *	2018	* *	<b>~</b> ~	* *
2019	**	**	* >	2019	**	**	(+	2019	**	* *	**	2019	**	* *	* *
2020	**	**	* )	2020	**	**	* *	2020	**	* *	**	2020	**	* *	* *
2021	* *	**	4+	2021	* *	**	1.7	2021	**	* *	**	2021		~ ~	**
2022	* *	**	A)	2022	* *	* *	A )	2022	**	* *	**	2022	**	~ ~	**
2023		**	• • •	2023	**	**	* *	2023		**	**	2023		**	**
2024	**	**	• • •	2024	**	**	^,	2024		**	**	2024		• •	**
2025	••	**	A)	2025	**	**	A )	2025		**	**	2025	<del></del>	••	• • •
2026 2027	**	**		2026 2027	**	**	17	2026 2027	<del></del>	**	**	2026 2027		**	**
2027			- '	2027			, ,	2027		7.7	, ,	2027			

Figure 19 Area 2 50 dph 15% AH

rigu	петя	Area	2 50	upn	15%	ΑП									
		ea: Value Area		1		ea: Value Area	_			ea: Value Area	-			ea: Value Area	_
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.18 Hectare s	site @(50 DPH)	) dph.		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorptio	on: 50 units p.a	l.		Absorption	on: 50 units p.a			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%				g gain at 100%	
Sub	osidy at £0 pe	r unit (rent) & £	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Sub	sidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainabi	ility at £0 per ui	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	nit		Sustainabi	ility at £0 per un	it
	15% Affo	rdable Housin	g		15% Affo	rdable Housin	9		15% Affo	rdable Housing	9		15% Affo	rdable Housing	j l
	66:34 (Social I	Rent to Interme	ediate)		66:34 (Social	Rent to Interme	diate)	- (	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1 S	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1	SHEET 1		
_		EUV 1		]		EUV2		EUV3						EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	DOWN MIDDLE UP					DOWN	MIDDLE	UP
2011	* >	^^	^^	2011	* >	^^	^^	2011					**	^^	^^
2012	* >	^^	^^	2012	* >	^^	^^	2012	* >			2012	**	^^	^^
2013	* )	^^	^^	2013	* >	^^	**	2013	* >	^ ^	**	2013	* *	^ ^	^^
2014	* )	^^	**	2014	* >	**	* *	2014	( ₹	* *	* *	2014	**	**	**
2015	**	^ ^	**	2015	**	**	* *	2015	**	* *	**	2015	* *	* *	* *
2016	**	* >	* >	2016	* *	* >	* >	2016	* *	* >	* >	2016	* *	* *	* >
2017	**	* *	* >	2017	* *	* >	* >	2017	* *	* >	* >	2017	* *	4.+	* >
2018	**	*	* >	2018	**	* >	* >	2018	* *	^ >	* >	2018	* *	1+	* >
2019	**	* *	* >	2019	<b>~ ~</b>	* >	* >	2019	* *	* >	* >	2019	**	4.+	* >
2020	**	* *	* >	2020	<b>~ ~</b>	* >	* >	2020	* *	* >	* >	2020	* *	* *	^
2021	**	* >	* >	2021	**	* >	* >	2021	* *	* >	* >	2021	* *	~ ~	* >
2022	**	* >	* >	2022	**	* >	* >	2022	* *	* >	* >	2022	* *	~ ~	* >
2023	**	* >	* >	2023	**	* >	* >	2023				2023	++	1+	* >
2024	**	^^	**	2024	**	^^	**	2024				2024	* *	**	^ ^
2025	**	^^	**	2025	**	^^	**					2025	* *	•	^ ^
2026	**	* >	* >	2026	**	* >	* >	2026	**	A )	A )	2026 2027	**	4.*	* >
2027	<b>~ ~</b>	* *	* >	2027	<b>*</b> *	* >	*	2027					<b>*</b> *	<b>*</b> *	*

Figure 20 Area 2 50 dph 30% AH

	Value Are	ea: Value Area	2		Value Are	ea: Value Area	2		Value Are	ea: Value Area	2		Value Are	a: Value Area	2
	50 dwellin	gs (50 Houses	)	1	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.18 Hectare :	site @(50 DPH)	dph.	1	1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare	site @(50 DPH)	dph.
	Gross	s profit: 20%		1	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Planning	gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per u	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per ur	nit
	30% Affo	rdable Housin	g	1	30% Affo	rdable Housing	1		30% Affo	rdable Housing	1		30% Affo	rdable Housing	9
	66:34 (Social	Rent to Interme	diate)	1	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		] .		EUV2		1 .		EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^^	^^	2011	*	^^	^ ^	2011	<b>*</b> *	^ ^	4	2011	* *	^^	^^
2012	* *	^^	^ ^	2012	+	^^	^ ^	2012	<b>*</b> *	^ ^	* *	2012	* *	^^	^^
2013	**	* >	<b>^</b>	2013	~ ~	* >	* >	2013	* *	* >	* >	2013	* *	4.+	^>
2014	* *	* >	*>	2014	* *	* >	* >	2014	* *	* >	* >	2014	**	* *	* >
2015	* *	* >	^>	2015	* *	* >	* >	2015	* *	4.4	* >	2015	**	* *	* >
2016	* *	* >	^>	2016	* *	4.4	* >	2016	* *	* *	* >	2016	**	* *	
2017	* *	* >	^>	2017	* *	* >	* >	2017	* *	* *	* >	2017	**	* *	
2018	* *	* >	* >	2018	* *	* >	* >	2018	* *	* *	* >	2018	* *	* *	4 +
2019	* *	* >	* >	2019	* *	* >	* >	2019	* *	<b>*</b> *	* >	2019	* *	~ ~	4 +
2020	* *	* >	* >	2020	* *	( ←	* >	2020	* *	<b>*</b> *	* >	2020	* *	~ ~	4 +
2021	* *	( ▼	* >	2021	* *	¥ ¥	* >	2021	* *	<b>*</b> *	* >	2021	* *	~ ~	4 +
2022	* *	* >	* >	2022	* *	( ▼	* >	2022	* *	* *	* >	2022	* *	<b>* *</b>	4 🕶
2023	* *	* >	* >	2023				2023	* *	4.4	* >	2023	* *	<b>* *</b>	* >
2024	* *	* >	* >	2024				2024	* *	<b>*</b> >	* >	2024	* *	<b>* *</b>	* >
2025	* *	* >	* >	2025					* *	* >	* >	2025	* *	<b>* *</b>	* >
2026	* *	* >	* >	2026					* *	4.4	* >	2026	* *	<b>* *</b>	4 🕶
2027	**	* >	A >	2027				2027	* *	**	* >	2027	**	**	

Figure 21 Area 2 50 dph 40% AH

iigu	11 C Z 1	Aica	2 30	upii	7070	A11									
		ea: Value Area	-			ea: Value Area	-			ea: Value Area	_			ea: Value Area	-
	50 dwellin	igs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)
		site @(50 DPH)	) dph.			site @(50 DPH)	dph.			site @(50 DPH)	dph.			site @(50 DPH)	dph.
		s profit: 20%				s profit: 20%				s profit: 20%				s profit: 20%	
		on: 50 units p.a				on: 50 units p.a				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Su	ıbsidy at £0 pe	r unit (rent) & £	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
	Sustainab	ility at £0 per u	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per ur	iit
		rdable Housin				rdable Housin				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	ediate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
١.		EUV 1				EUV 2		1 .		EUV3		l ,		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	^^	^^		2011				* *	^^	**	2011	* *	$\leftrightarrow$	^^
2012	<b>~ ~</b>	^)	* >	2012	<b>~ ~</b>	^)	^ >	2012	* *	^ >	* >	2012	* *	* *	* >
2013	**	*	* >	2013	<b>~ ~</b>	^ >	* >	2013	* *	( ₹	*	2013	* *	* *	
2014	**	<b>^</b> }	* >	2014	**	* )	* >	2014	**	(+	*	2014	* *	* *	+
2015	**	(+	* >	2015	**	* *	* >	2015	**	* *	* >	2015	* *	* *	4.+
2016	**	* *	* >	2016	**	* *	* >	2016	**	* *	* >	2016	**	* *	**
2017	**	* *	* >	2017	**	* *	* >	2017	**	* *	*	2017	**	* *	**
2018	* *	* *	* >	2018	* *	* *	* >	2018	**	* *	*	2018	* *	* *	* *
2019	<b>~ ~</b>	* *	**	2019	<b>~ ~</b>	* *	* >	2019	* *	* *	* >	2019	* *	* *	**
2020	**	**	A.)	2020	* *	**	* >	2020	* *	* *	* >	2020	* *	* *	**
2021	**	* *	* >	2021	**	* *	* >	2021	* *	* *	*	2021	**	* *	**
2022	* *	* *	**	2022				2022	* *	* *	* >	2022	* *	* *	**
2023	**	**	<b>^</b> )	2023				2023	* *	* *	* >	2023	* *	* *	4.+
2024	**	^ >	* >	2024				2024 2025	* *	* *	* >	2024	* *	* *	(+
2025	**	^ >	* >						* *	* *	* >	2025	* *	* *	. ←
2026	**	<b>^</b> )	* >		2026					* *	* >	2026	* *	**	* *
2027	<b>~ ~</b>	**	* >	2027	2027					<b>* *</b>	* >	2027	<b>* *</b>	<b>~</b> ~	~ ~

Figure 22 Area 2 50 dph 50% AH

2011	Figu	ire 22	2 Area	2 50	apn	150%	AΗ									
1.18 Hectare site @(50 DPH) dph.  Gross profit: 20% Absorption: 50 units p. a. Planning gain at 100% Subsidy at £0 per unit (infermediate)  Sustainability at £0 per unit (infermediate)  Sustainability at £0 per unit (infermediate)  66:34 (Social Rent to Infermediate)  TEST 1 SHEET 1  FUV1  DOWN MIDDLE UP  2011  2012  2013  2014  2015  2016  2017  2018  2019  2020		Value Are	ea: Value Area	2		Value Are	ea: Value Area	2		Value Are	a: Value Area	2		Value Are	ea: Value Area 2	2
Gross profit: 20%   Absorption: 50 units p. a.   Planning gain at 100%   Subsidy at £0 per unit (ninemediale)   Subsidy at £0 per uni		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
Absorption: 50 units p.a. Planning gain at 100% Subsidy at Exper unit (intermediate)		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare:	site @(50 DPH)	dph.
Planning gain at 100%   Subsidy at E0 per unit (prent) & E0 per		Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
Subsidy at £0 per unit (remt) & £0 per unit (remt		Absorption	on: 50 units p.a	L		Absorptio	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
Company   Comp		Planning	g gain at 100%			Planning	g gain at 100%			Planning	gain at 100%			Plannin	g gain at 100%	
Sustainability at E0 per unit 50% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at E0 per unit 50% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at E0 per unit 50% Affordable Housing 6:34 (Social Rent to Intermediate)   Social Rent to Intermediate)   Social Rent to Intermediate	Su	bsidy at £0 pe	r unit (rent) & £0	D per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 per	r unit (rent) & £0	per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit
50% Affordable Housing   66:34 (Social Rent to Intermediate)		(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(int	ermediate)	
66:34 (Social Rent to Intermediate)  75:10:10:10:10:10:10:10:10:10:10:10:10:10:		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	it
TEST 1 SHEET 1  EUV1  DOWN MDDLE UP 2011  A A A A 2011  A A A A 2011  A A A A 2011  A A A A A A A A A A A A A A A A A A		50% Affo	rdable Housin	g		50% Affo	rdable Housing	3		50% Affor	rdable Housing	3		50% Affo	rdable Housing	,
EUV1  DOWN MDDLE UP 2011		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
DOWN   MIDDLE   UP   2011   The property of	TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
2011			EUV 1				EUV2				EUV3		_		EUV4	
2012		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	] [	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2013	2011	* *	* >	*>	2011	* *	* >	* >	2011				2011	* *	* *	* >
2014	2012	* *	* >	^>	2012	* *	* >		2011			2012	* *	* *	4 +	
2015	2013	* *	* *	*>	2013	* *	* *	* >	2013	<b>* *</b>	* *	* >	2013	* *	* *	* *
2016	2014	* *	* *	*>	2014	* *	* *	* >	2014	<b>* *</b>	* *	* >	2014	* *	* *	* *
2017	2015	* *	* *	*>	2015	* *	* *	* >	2015	<b>* *</b>	* *	4 +	2015	* *	* *	* *
2018	2016	* *	* *	*>	2016	* *	* *	* >	2016	<b>* *</b>	* *	* *	2016	* *	* *	* *
2019	2017	* *	* *	*>	2017	* *	* *	* >	2017	<b>* *</b>	* *	* *	2017	* *	* *	* *
2020	2018	* *	* *	*>	2018	* *	* *	* >	2018	<b>* *</b>	* *	* *	2018	* *	* *	* *
2021	2019		<b>* *</b>				* *				<b>* *</b>	~ ~			<b>~ ~</b>	* *
2022	2020	<b>*</b> *	<b>* *</b>				* *			<b>~ ~</b>	<b>*</b> *	~ ~		* *	~ ~	* *
2023	2021	**	* *	^>	2021	~ ~	**	4 ₹	2021	~ ~	~ ~	~ ~	2021	* *	~ ~	* *
2024 **	2022	* *	* *	*>	2022	* *	* *	* >	2022	* *	* *	* *	2022	* *	* *	* *
2025	2023	* *	¥ ¥	* >	2023	* *	<del>+</del> <del>+</del>	* >	2023	<del>-</del> <del>-</del> <del>-</del>	<del>-</del> -	4.+	2023	* *	<del>-</del> <del>-</del>	* *
2026	2024	* *	¥ ¥	* >	2024	* *	<del>-</del> -	* >	2024	<del>-</del> <del>-</del> <del>-</del>	<del>-</del> -	* >	2024	* *	<del>-</del> <del>-</del>	* *
2020	2025	* *	¥ ¥	* >	2025	* *	<del>+</del> <del>+</del>	* >	2025	<del>-</del> <del>-</del> <del>-</del>	<del>-</del> -	* >	2025	* *	<del>-</del> <del>-</del>	* *
2027 ***		**				*	<del>-</del> -			▼ ▼	¥ ¥	+		▼ ▼	¥ ¥	* *
	2027	**		* >	2027	▼ ▼	<del>-</del> -	*	2027	▼ ▼	¥ ¥	▼ ▼	2027	▼ ▼	¥ ¥	* *

Figure 23 Area 3 30 dph 15% AH

	Value Are	ea: Value Area	3			a: Value Area			Value Are	a: Value Area	3		Value Are	ea: Value Area 3	3
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
	Gross	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorptio	on: 50 units p.a.			Absorptio	n: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Sub	sidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 per	r unit (rent) & £0	) per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(int	ermediate)	
	Sustainabi	ility at £0 per ur	nit		Sustainabi	lity at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	it
	15% Affo	rdable Housing	g		15% Affo	rdable Housing	g		15% Affor	rdable Housing	9		15% Affo	rdable Housing	1
	66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	fiate)
TEST 1 S	HEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		1 .		EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP	] [	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	**	**	2011	011				$\leftrightarrow$	^ ^	• •	2011	* *	* >	^ ^
2012	* >	**	**	2012	* >	* *	* *	2012	( ₹	* *	**	2012	* *	( ▼	*>
2013	* >	**	**	2013					<b>* *</b>	* *	* *	2013	* *	* *	<b>+</b>
2014	<b>*</b> }	**	**	2014	* >	* *	* *	2014	<b>* *</b>	* *	* *	2014	* *	* *	•
2015	* >	**	**	2015	* *	* *	* *	2015	* *	* *	**	2015	* *	* *	•
2016	**	^^	**	2016	* *	* *	* *	2016	* *	<b>*</b>	* *	2016	* *	* *	**
2017	**	**	**	2017	* *	* *	* *	2017	<b>* *</b>	<b>*</b>	**	2017	* *	* *	**
2018	**	**	**	2018	* *	* *	**	2018	<b>* *</b>	<b>*</b>	**	2018	* *	* *	* *
2019	▼ ▼	^^	**	2019	* *	**	* *	2019	▼ ▼	<b>*</b>	* *	2019	▼ ▼	~ ~	* *
2020	▼ ▼	^^	**	2020	* *	**	**	2020	▼ ▼	<b>+</b>	*	2020	▼ ▼	~ ~	* *
2021	▼ ▼	* >	* >	2021	* *	*	* >	2021	▼ ▼	< ▼	*	2021	▼ ▼	~ ~	* *
2022	▼ ▼	**	**		2022			2022	▼ ▼	<b>+</b>	4	2022	▼ ▼	~ ~	* *
2023	▼ ▼	**	**	2023				2023	▼ ▼	* *	*	2023	▼ ▼	~ ~	* *
2024	(+	^^	**	2024			2024	▼ ▼	* *	*	2024	▼ ▼	~ ~	<b>+</b>	
2025	(+	**	**	2025				2025 2026	▼ ▼	* *	4	2025	▼ ▼	~ ~	* *
2026	▼ ▼	**	**						▼ ▼	<b>+</b>	4	2026	▼ ▼	~ ~	* *
2027	* *	^ ^	^^	2027	* *	**	**	2027	* *	<b>+</b>	**	2027	* *	* *	**

Figure 24 Area 3 30 dph 30% AH

90	Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area :	3
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Su		r unit (rent) & £0	0 per unit	Su		r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	) per unit	Sul		r unit (rent) & £0	per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per ur	nit			ility at £0 per un				ility at £0 per un	
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
١.		EUV 1		1 .		EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^^	^^		2011				**	**	**	2011	* *	~ ~	<b>•</b>
2012	* >	^^	^^	2012				2012	**	* *	**	2012	* *	~ ~	**
2013	* *	^^	^^	2013	* *	**	* *	2013	**	$\leftrightarrow$	**	2013	* *	~ ~	**
2014	**	^^		2014	* *	^^	* *	2014	**	$\leftrightarrow$	**	2014	* *	~ ~	**
2015	**	* >	* >	2015	* *	* >	* >	2015	**	<b>* *</b>	* >	2015	* *	~ ~	**
2016	**	* >	* >	2016	* *	(+	* >	2016	**	<b>*</b> *	* >	2016	* *	* *	**
2017	**	* >	* >	2017	* *	* >	* >	2017	**	* *	* >	2017	**	**	**
2018	**	* >	* >	2018	* *	* >	* >	2018	**	* *	* >	2018	**	**	**
2019	**	* >	* >	2019	* *	4.7	^)	2019	**	* *	4.7	2019	**	**	**
2020	**	* >	* >	2020	* *			2020	**	* *		2020	**	**	**
2021	**	^)	^)	2021	* *	17	^)	2021	**	* *	17	2021		**	**
2022	**			2022	* *			2022 2023	* *	* *		2022		**	**
2023	**	* *	* *		2023				**	* *	* *	2023		**	**
2024	**	* *	* *	2024	* *			2024	**	* *	* *	2024		**	**
2025	**	* *	* *	2025	* *	* >	* >	2025	* *	* *	* *	2025		**	**
2026		* )	^ >	2026		* >	* >	2026		* *	4.7	2026		**	**
2027	027 **					^ •	2027	<b>+</b> +	7.7	•	2027	**	<b>~ ~</b>	* *	

Figure 25 Area 3 30 dph 40% AH

1 190	JI C Z C	nica	5 50	upi	Value Area: Value Area 3										
	Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area	3
	50 dwellin	ngs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%			Plannin	g gain at 100%	
Su	ıbsidy at £0 pe	er unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sui	osidy at £0 pe	r unit (rent) & £0	) per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per ur	iit
	40% Affo	rdable Housin	g		40% Affo	rdable Housing	9		40% Affo	rdable Housing	9		40% Affo	rdable Housing	9
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		<u>J</u> .		EUV2		J .		EUV3		] _		EUV4	
	DOWN	MIDDLE	UP		DOWN MIDDLE UP				DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	4 🕶	^^	^ ^	2011	2011				<b>*</b> *	^ ^	* *	2011	* *	**	<b>*</b>
2012	~ ~	^^	^ ^	2012	~ <b>~</b>	^^	^ ^	2012	**	$\leftrightarrow$	* *	2012	* *	**	* *
2013	~ <b>~</b>	* *	^>	2013	~ <b>~</b>	^>	* >	2013	**	* *	*	2013	* *	**	* *
2014	**	* *	^>	2014	**	*	* >	2014	**	* *	<b>†</b>	2014	* *	**	* *
2015	~ ~	^ >	^>	2015	~ <b>~</b>		* >	2015	**	* *		2015	* *	**	* *
2016	~ <b>~</b>	* *	^>	2016	· ·	* *	* >	2016	**	* *	+ +	2016	* *	**	* *
2017	**	( ▼	^>	2017	* *	* *	*	2017	**	* *	+	2017	* *	**	* *
2018	**	( ▼	^>	2018	* *	* *	*	2018	**	* *	+	2018	* *	**	* *
2019	* *	( ▼	^>	2019	<b>* *</b>	* *	*	2019	* *	* *	+	2019	* *	* *	* *
2020	* *	* *	*>	2020	¥ ¥	* *	* >	2020	* *	* *	* *	2020	* *	* *	* *
2021	* *	* *	* )	2021	* *	**	* >	2021	* *	* *	* *	2021	**	* *	* *
2022	* *	* *	* >	2022	* *	* *	* >	2022	* *	<b>*</b> *	* *	2022	* *	* *	* *
2023	* *	* >	* >	2023	* *	* *	* >	2023 2024	* *	<b>*</b> *	( ₹	2023	* *	* *	* *
2024	* *	* >	* >	2024					* *	<b>*</b> *	( ₹	2024	* *	* *	* *
2025	* *	* >	* >	2025					* *	<b>*</b> *	4.+	2025	* *	* *	* *
2026	* *	<b>*</b> )	* >	2026					* *	* *	4+	2026	* *	* *	▼ ▼
2027	* *	( +	* >	2027	027				**	* *	* *	2027	* *	**	* *

Figure 26 Area 3 30 dph 50% AH

	Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	a: Value Area	3		Value Are	ea: Value Area	3
1	50 dwellin	ngs (50 Houses	)		50 dwellin	ıgs (50 Houses	)		50 dwellin	gs (50 Houses	)	ĺ	50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
		s profit: 20%				s profit: 20%				profit: 20%				s profit: 20%	
		on: 50 units p.a				on: 50 units p.a				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Sul	bsidy at £0 pe	er unit (rent) & £0	) per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Sui	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
		ility at £0 per ur				ility at £0 per ur				ility at £0 per un				ility at £0 per un	
		rdable Housin				rdable Housin				rdable Housing				rdable Housing	
		Rent to Interme	diate)			Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)			Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV1				EUV 2				EUV3		١.		EUV 4	
	DOWN	MIDDLE	UP		DOWN MIDDLE UP				DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011		**	^^	2011	2011					()	1.7	2011		**	* *
2012		17		2012	**	.,	* )	2012 2013	<del></del>	**	1.7	2012	<del></del>	• •	
2013	- ; ;	( 7	- /	2013	**		A)	2013		7.7	**	2013		* *	
2014		**	- /	2014			- / - A )	2014		7.7	7.7	2014		**	**
2016			•	2016	**		1 7	2016		* *	**	2016	- + +	* *	**
2017	•••		•	2017			1.	2017	• •	~ .		2017	• •	• •	
2018				2018	~ ~			2018		~ ~		2018		~ ~	~ ~
2019	**	* *	A )	2019	<b>*</b> *	* *	( ▼	2019	<b>+</b> +	<b>*</b> *	* *	2019	++	<b>*</b> *	<b>*</b> *
2020	· ·	* *	A >	2020	<b>*</b> *	**	(+	2020	<b>*</b> *	* *	* *	2020	<b>+</b> +	* *	<b>*</b> *
2021	* *		A >	2021	<b>*</b> *		(+	2021	▼ ▼	~ ~	<b>*</b> *	2021	* *	~ ~	▼ ▼
2022	**	* *	* >	2022	* *	* *	( ▼	2022	* *	<b>*</b> *	* *	2022	* *	<b>*</b> *	**
2023	**	* *	A >	2023	* *	* *	A >	2023	* *	<b>*</b> *	* *	2023	* *	<b>*</b> *	**
2024	▼ ▼		* >	2024	<b>*</b> *		* >	2024	▼ ▼	* *	* *	2024	▼ ▼	▼ ▼	<b>*</b> *
2025	* *	* *	* >	2025	<b>*</b> *	* *	* >	2025	* *	▼ ▼	* *	2025	* *	<b>*</b> *	* *
2026	**	* *	* >	2026	* *	* *	* >	2026	* *	~ ~	* *	2026	* *	~ ~	**
2027	* *	* *	* >	2027	* *	* *	( ₹	2027	* *	**	* *	2027	**	* *	* *

Figure 27 Area 3 40 dph 15% AH

rigu	11621	Alea	3 40	upi	15%	ΑП									
		ea: Value Area			Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	a: Value Area	3
	50 dwellin	ngs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare	site @(40 DPH)	) dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
		on: 50 units p.a	l.			on: 50 units p.a				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Sul		er unit (rent) & £	0 per unit	Su		r unit (rent) & £0	D per unit	Sub		r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	) per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
		ility at £0 per u				ility at £0 per ur				ility at £0 per un				ility at £0 per ur	
		rdable Housin				rdable Housin				rdable Housing				rdable Housing	
		Rent to Interme	ediate)			Rent to Interme	diate)			Rent to Interme	diate)			Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1	SHEET 1		
		EUV 1		1 .		EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP	4	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	^^	^^	2011	**	^^	^^	2011	**	* *	^^	2011	**	* *	<b>•</b>
2012	**	^^	^^	2012	**	^^	**	2012	**	()	**	2012	**	* *	* *
2013	**	A)	A )	2013	**	A)	* )	2013	**	**	A )	2013	**	**	* *
2014		A)	_ ^ /	2014	**	17	A)	2014	<del>- • •</del>	**	^,	2014	<del>- ; ; -</del>	**	**
2015			A)	2015	**		A)	2015	<del>- • •</del>	**	17	2015		**	• •
2016			A )	2016 2017			A)	2016 2017				2016 2017	- ; ;		
2017 2018	<del>- • •</del>	**	^ / ^ )	2017	* *	**	A)	2017		* *	17	2017	<del></del>	* *	* *
2018			A )	2018	**		A)	2018		7.7	1.	2018			
2019	<del>- ; ;</del>		A )	2019	**	**	A)	2019	<del>- ; ; -</del>	**	**	2019		**	**
2020			A)	2020	**		- / - A )	2020		7.7	* * *	2020		7.7	
2021			A )	2021	**		A)	2021		7.7	1.	2021		7.7	* *
2022		A )	A )	2023	**	**	A )	2022		**	1.	2022	++	**	- · ·
2023		A )	A )	2024	**	( -	A )	2023		* *	A )	2023	++	**	- · ·
2025		A )	A )	2025	**	(+	A )	2025	<del>- ; ;</del>	**	1 +	2024	++	**	- · ·
2026		A )	A >	2026	<b>*</b> *		A >	2026	• •		1.	2026	<b>+</b> +		
2027	* *	4.+	A )	2027	* *	**	* )	2027	<b>*</b> *	* *	( ▼	2027	* *	* *	* *
2027				2027				_02,				_02,			

Figure 28 Area 3 40 dph 30% AH

		ea: Value Area				ea: Value Area				ea: Value Area				ea: Value Area	
		ngs (50 Houses		1		igs (50 Houses				ıgs (50 Houses		1		gs (50 Houses	
		site @(40 DPH)	dph.	1		site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.	1		site @(40 DPH)	dph.
		s profit: 20%		1		s profit: 20%				s profit: 20%		1		s profit: 20%	
	Absorpti	on: 50 units p.a	L	1	Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.		1	Absorpti	on: 50 units p.a.	
	Plannin	g gain at 100%		1	Planning	g gain at 100%			Plannin	g gain at 100%		1	Plannin	g gain at 100%	
Su	bsidy at £0 pe	er unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Sub	osidy at £0 pe	r unit (rent) & £0	) per unit
	(int	ermediate)		1	(inte	ermediate)			(inte	ermediate)		1	(int	ermediate)	
	Sustainab	ility at £0 per ur	nit	1	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it	1	Sustainab	ility at £0 per ur	it
		rdable Housin		1		rdable Housing				rdable Housing		1		rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
]		EUV 1		] .		EUV2		J.		EUV3		] _		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	J	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	▼ ▼	* >	* >	2011	2011				* *	* *	*	2011	* *	* *	* *
2012	▼ ▼	* >	* >	2012	*	*	* >	2012	* *	* *	*	2012	**	* *	* *
2013	* *	* >	* >	2013	*	* *	*	2013	* *	* *	+	2013	**	* *	* *
2014	▼ ▼	₹ ₹	* >	2014	*	* *	*	2014	* *	* *	<b>+</b>	2014	* *	* *	* *
2015	▼ ▼	* *	* >	2015	*	* *	*	2015	* *	* *	*	2015	**	* *	* *
2016	▼ ▼	* *	* >	2016	*	* *	₹	2016	* *	* *	*	2016	**	* *	* *
2017	▼ ▼	* *	* >	2017	*	* *	₹	2017	* *	* *	*	2017	**	* *	* *
2018	▼ ▼	* *	* >	2018	*	* *	₹	2018	* *	* *	*	2018	**	* *	* *
2019	▼ ▼	* *	* >	2019	*	* *	₹	2019	* *	* *	*	2019	**	* *	* *
2020	**	* *	* >	2020	*	* *	₹	2020	* *	* *	*	2020	**	* *	* *
2021	▼ ▼	* *	* >	2021	*	* *	▼ ▼	2021	* *	* *	*	2021	**	* *	* *
2022	**	* *	* >	2022	*	* *	<b>*</b>	2022	* *	* *	*	2022	**	* *	* *
2023	▼ ▼	* *	* >	2023	*	* *	*	2023 2024	* *	* *	*	2023	**	* *	* *
2024	**	* *	* >	2024					* *	* *	*	2024	**	* *	* *
2025	**	* *	* >	2025	*	* *	*	2025	* *	* *	*	2025	**	* *	* *
2026	**	* *	* >	2026	* *	* *	*	2026	* *	* *	* *	2026	* *	* *	* *
2027	27 **					( ▼	2027	* *	* *	<b>~ ~</b>	2027	* *	* *	* *	

Figure 29 Area 3 40 dph 40% AH

1 190	Value Area: Value Area 3 Value Area: Value Area 3														
	Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area :	3
	50 dwellin	ngs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare	site @(40 DPH)	) dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%				s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	l.		Absorption	on: 50 units p.a			Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%			Planning	g gain at 100%	
Sul	osidy at £0 pe	er unit (rent) & £	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	per unit	Sub	osidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)				ermediate)			(inte	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per u	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per un	it
	40% Affo	rdable Housin	g		40% Affo	rdable Housin	g		40% Affo	rdable Housing	3		40% Affo	rdable Housing	J
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1		
_		EUV 1		1		EUV2		] _		EUV3		] _		EUV4	
	DOWN	MIDDLE	UP		DOWN MIDDLE UP				DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	▼ ▼	^ >	<b>*</b> >		2011				* *	<b>* *</b>	*	2011	▼ ▼	* *	<b>* *</b>
2012	▼ ▼		<b>^</b>	2012	~ ~	* *	* >	2012	* *	<b>* *</b>	*	2012	▼ ▼	**	<b>* *</b>
2013	▼ ▼	~ ~	<b>^</b>	2013	~ ~	* *	* >	2013	* *	<b>* *</b>	* *	2013	▼ ▼	* *	<b>* *</b>
2014	* *	* *	* >	2014	**	* *	* >	2014	* *	* *	*	2014	* *	* *	* *
2015	* *	* *	* >	2015	**	* *	* *	2015	* *	* *	*	2015	▼ ▼	* *	<b>* *</b>
2016	▼ ▼	* *	* *	2016	* *	* *	* *	2016	* *	* *	* *	2016	* *	* *	<b>* *</b>
2017	* *	• •	• •	2017	* *	* *	<b>* *</b>	2017	* *	* *	<b>* *</b>	2017	* *	• •	<b>~ ~</b>
2018	* *	* *	4.*	2018	**	* *	* *	2018	* *	* *	*	2018	* *	* *	* *
2019	~ ~	* *	* *	2019	~ ~	* *	* *	2019	* *	* *	~ ~	2019	~ ~	**	~ ~
2020	▼ ▼	~ ~	* *	2020	~ ~	* *	* *	2020	* *	~ ~	<b>* *</b>	2020	▼ ▼	* *	~ <b>~</b>
2021	* *	* *	* *	2021	**	* *	* *	2021	* *	* *	*	2021	* *	* *	* *
2022	* *	* *	* *	2022	<b>+ +</b>	* *	* *	2022	* *	* *	* *	2022	▼ ▼	* *	* *
2023	▼ ▼	* *	<b>*</b> >	2023	▼ ▼	* *	* *	2023 2024	* *	* *	* *	2023	▼ ▼	* *	* *
2024	* *	• •	* >	2024					* *	* *	**	2024	* *	* *	* *
2025	**	**	<b>^</b> }	2025					* *	* *	**	2025	* *	**	**
2026	▼ ▼	* *	<b>*</b> >	2026	▼ ▼	* *	* *	2026	* *	* *	* *	2026	▼ ▼	* *	* *
2027	* *	* *	4.4	2027	**	* *	* *	2027	* *	* *	*	2027	* *	* *	* *

Figure 30 Area 3 50 dph 15% AH

Value Area 3   Value Area 3   So dwellings (50 Houses )   1.18 Hectare site @(50 DPH) dph. Gross profit 20%   Absorption: 50 units p.a. Planning gain at 100%   Absorption: 50 units p.a. Planning gain at 100%   Subsidy at E0 per unit (infermediate)   Substainability at	rigu		Area		upi	1370	ΑП									
1.18 Hectare site @(50 DPH) dph.								-		Value Are	a: Value Area	3		Value Are	a: Value Area :	3
Gross profit: 20% Absorption: 50 units p. a. Planning gain at 100% Subsidy at 60 per unit (nermediale)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
Absorption: 50 units p.a. Planning gain at 100% Subsidy at Deprunit (runterediate) Substandibility at Deprunit		1.18 Hectare	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.
Planning gain at 100%   Subsidy at E0 per unit (rent) & E0 per unit (r		Gros	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
Subsidy at £0 per unit (rent) & £0 per unit (rent		Absorpti	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
Company   Comp		Plannin	g gain at 100%			Planning	gain at 100%			Planning	gain at 100%			Planning	g gain at 100%	
Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)   Sustainability at £0 per unit 15% Affordable Housing 6:34 (Socia	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 per	r unit (rent) & £0	per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	per unit
15% Affordable Housing 66:34 (Social Rent to Intermediate)  TEST 1 SHEET 1  EUV1  DOWN MDDLE UP 2011		(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
Control   Cont		Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	it
TEST 1 SHEET 1    DOWN   MIDDLE   UP   DOWN   MIDDLE   UP   2011   A		15% Affo	rdable Housing	g		15% Affo	rdable Housing	g		15% Affor	rdable Housing	1		15% Affo	rdable Housing	1
DOWN   MIDDLE   UP   DOWN   MIDDLE   UP   2011   1		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
DOWN   MIDDLE   UP   2011   A   A   A   A   A   A   A   A   A	TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
2011			EUV 1				EUV2				EUV3				EUV4	
2012		DOWN	MIDDLE	UP	DOWN MIDDLE UP					DOWN	MIDDLE			DOWN	MIDDLE	UP
2013	2011	* >	**	**	2011				2011	( ₹	* *	* *	2011	* *	* *	^ ^
2014	2012	* >	**	**	2012	* >	^^	* *	2012	( ₹	* *	* *	2012	* *	* *	
2015	2013	* >	**	**	2013	* *	* *	* *	2013	<b>* *</b>	* *	* *	2013	* *	* *	^ ^
2016	2014	* *	**	**	2014	* *	* *	* *	2014	<b>* *</b>	* *	* *	2014	* *	* *	^ ^
2017	2015	* *	* >	* >	2015	* *	* >	* >	2015	<b>* *</b>	* >	* >	2015	* *	* *	* >
2018	2016	* *	* >	* >	2016	* *	* >	* >	2016	<b>* *</b>	( ₹	* >	2016	* *	* *	* >
2019	2017	* *	* >	* >	2017	* *	* >	* >	2017	<b>* *</b>	4 +	* >	2017	* *	* *	^ >
2020	2018	* *	* >	* >	2018	* *	* >	* >	2018	<b>* *</b>	* >	* >	2018	* *	* *	^ >
2021	2019	* *	* >	* >	2019	* *	* >	* >	2019	<b>* *</b>	( ₹	* >	2019	* *	* *	* >
2022	2020	**	* >	* >	2020	* *	* >	* >	2020	* *	4.+	* >	2020	* *	* *	4.4
2023	2021	* *	* >	* >	2021	* *	* >		2021	<b>* *</b>	* *	* >	2021	* *	* *	4.4
2024	2022	**	A >	* >	2022	* *	<b>*</b> }	* >	2022	<del>-</del> <del>-</del> <del>-</del>	( ←	* >	2022	* *	<del>-</del> <del>-</del>	* >
2025	2023	**	A P	* >	2023	* *	<b>*</b> }	* >	2023	<del>-</del> <del>-</del> <del>-</del>	* >	* >	2023	* *	<del>-</del> <del>-</del>	* >
2026	2024	**	A >	* >	2024			2024	<del>-</del> <del>-</del> <del>-</del>	* >	* >	2024	* *	<del>-</del> <del>-</del>	* >	
2020	2025	**	A >	* >	2025	2020			2025	<del>-</del> <del>-</del> <del>-</del>	* >	* >	2025	* *	<del>-</del> <del>-</del>	* >
2027	2026	**	A >	* >	2026				2026	* *	* >	* >	2026	* *	<del>-</del> <del>-</del>	* >
	2027	2027						* >	2027	<del>+</del> <del>+</del>	* )	<b>*</b> }	2027	<del>* *</del>	<del>*</del> *	* >

Figure 31 Area 3 50 dph 30% AH
Value Area: Value Area: Value Area 3 Value Area: Value Area 3 Val

		ea: Value Area				a: Value Area				ea: Value Area				ea: Value Area	
		gs (50 Houses	,			gs (50 Houses				gs (50 Houses	,			gs (50 Houses	,
		site @(50 DPH)	dph.			site @(50 DPH)	dph.			site @(50 DPH)	dph.			site @(50 DPH)	dph.
		s profit: 20%				profit: 20%				s profit: 20%				s profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				gain at 100%				g gain at 100%				g gain at 100%	
Su		r unit (rent) & £0	0 per unit	Su		r unit (rent) & £0	) per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	bsidy at £0 pe	r unit (rent) & £0	per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
		ility at £0 per ur				lity at £0 per un				ility at £0 per un				ility at £0 per un	
		rdable Housin				rdable Housinç				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	Jiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		1.		EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN MIDDLE UP				DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011					**			2011				2011			
2012	**	^)	^ )	2012		^,	^)	2012	**	^)	^)	2012	**	(+	^)
2013	**			2013	* *			2013	**			2013	**	* *	
2014	**	A)	A )	2014	* *	4 7	A )	2014	**	* >	A )	2014	**	* *	1.7
2015	**	.,	A)	2015	* *		A )	2015 2016		* *	A )	2015		<b>~</b> ~	
2016		**	A)	2016 2017		**	A )	2016		**	A )	2016 2017		**	**
2017	<del>- ,,</del>	**	A)	2017	**	**	A )	2017		**	A )	2017		**	• • •
2019	<del>- ; ; -</del>		A )	2018	**	7.7	A )	2019	- ; ;	7.7	A )	2019		**	
2019			A)	2019	**	7.7	A )	2019		7.7	A )	2019		**	
2020	<del>- ++</del>		A )	2021	* *	, , ,	A )	2020	++	* *	A )	2021	++	- · ·	
2021				2022	* *	, , ,	A )	2021	++	* *	A.)	2021	- + +	* *	**
2022		1.	A )		**			2022	• • •	* *	A )	2022	- + +	* *	1.7
2023	- · ·	A )	A )		2023			2023	++	* *	A.)	2023	- + +	* *	1.
2025	<del>- ++</del>	A )	A )		2024				++	**	A )	2025	- + +	- · ·	1.
2026	<b>*</b> *			2026	<b>*</b> *	4 +	A )	2025 2026	<b>+</b> +		A )	2026	<b>+</b> +	~ ~	
2027	**	* *	A )	2027	* *	<b>▼</b> ▼	A )	2027	++	* *	A )	2027	++	- · ·	* *
2027				2027	2027							_02,			

Figure 32 Area 3 50 dph 40% AH

	Value Are	ea: Value Area	3		Value Are	a: Value Area	3		Value Are	ea: Value Area	3		Value Are	a: Value Area :	3
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.
	Gross	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorptio	on: 50 units p.a.			Absorptio	n: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainabi	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	it			ility at £0 per un				ility at £0 per un	
		rdable Housing				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		] .		EUV2		J .		EUV3		_		EUV4	
	DOWN	MIDDLE	UP	<u> </u>	DOWN MIDDLE UP				DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	<b>*</b> }	* >		2011				* *	* >	* >	2011	* *	<b>*</b> *	* >
2012	* *	<b>*</b> }	* >	2012	* *	* >		2012	* *	4.+	* >	2012	**	<b>*</b> *	
2013	**	* >	* >	2013	* *	( ▼	* >	2013	**	<b>*</b> *	* >	2013	**	<b>~</b> ~	
2014	* *	(+	* >	2014	* *	<b>~</b> ~	* >	2014	**	<b>* *</b>	* >	2014	* *	<b>~</b> ~	* *
2015	**	~ ~	* >	2015	* *	* *	* >	2015	**	<b>* *</b>	* >	2015	**	<b>~</b> ~	* *
2016	* *	~ ~	* >	2016	* *	~ ~	* >	2016	* *	<b>*</b> *	**	2016	* *	<b>~</b> ~	* *
2017	**	~ ~	* >	2017	* *	<b>~</b> ~	* >	2017	**	<b>* *</b>	( ▼	2017	* *	<b>~</b> ~	* *
2018	* *	~ ~	* >	2018	* *	<b>~</b> ~	* >	2018	**	<b>* *</b>	4.	2018	* *	<b>~</b> ~	* *
2019	**		^)	2019	* *	* *	^)	2019	**	* *	4.7	2019	**	* *	* *
2020	**	**		2020	* *	* *		2020	**	* *	* *	2020	**	* *	* *
2021		**	^)	2021	* *	* *	^)	2021		* *	* *	2021	· ·	~ ~	* *
2022		* *	A)	2022	* *	* *		2022	· ·	* *	A )	2022	· ·	~ ~	* *
2023			A)	2023				2023		**	^,	2023	· ·	~ ~	**
2024		* *	A)	2024	**	* *	* *	2024		**	* )	2024		**	**
2025		**	A)	2025	••	**	A )	2025		**	A )	2025		••	**
2026 2027		**	A)	2026		* *	^,	2026 2027	<del></del>	**	17	2026 2027	<del>- , , -</del>	**	**
2027				2027	2027							2027			

Figure 33 Area 4 30 dph 15% AH

1 190	$a_1 \cup b_2$	nica	7 30	upi	Value Area: Value Area 4										
	Value Are	ea: Value Area	4		Value Are	ea: Value Area	4		Value Are	ea: Value Area	4		Value Are	a: Value Area	1
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
		s profit: 20%				s profit: 20%				s profit: 20%				s profit: 20%	
	Absorption	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Su	ubsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	osidy at £0 pe	r unit (rent) & £0	per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	iit		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	it
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1				EUV2		<u>.</u>		EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN MIDDLE UP				DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^^	^^					2011	* *	**	* *	2011	**	<b>~</b> ~	$\leftrightarrow$
2012		^^	**	2012	* *	^^	^ ^	2012	* *	^ ^	**	2012	**	<b>~</b> ~	* *
2013	* *	^ ^	**	2013	* *	^^	^ ^	2013	* *	•	**	2013	* *	<b>*</b> *	* *
2014		^^	**	2014	* *	* *	* *	2014	* *	0	* *	2014	**	* *	* *
2015	**	* >	* >	2015	* *	* >	* >	2015	**	* *	* >	2015	**	<b>~</b> ~	* *
2016		* >	* >	2016	* *	( ₹	* >	2016	* *	* *		2016	* *	* *	* *
2017	* *	* >	* >	2017	* *	(+	* >	2017	* *	* *	1+	2017	* *	* *	* *
2018		* >	* >	2018	* *	(+	* >	2018	* *	* *	•	2018	* *	* *	* *
2019	* *	* >	* >	2019	* *	( ₹	* >	2019	* *	~ ~	( ₹	2019	+ +	<b>~</b> ~	* *
2020	**	* >	* >	2020	**	¥ ¥	* >	2020	* *	~ ~		2020	* *	<b>~</b> ~	* *
2021	**	(+	^)	2021	* *	* *	* >	2021	* *	* *	4+	2021	* *	* *	* *
2022	**	* >	* >	2022	**	(+	* >	2022	**	* *	1+	2022	**	* *	* *
2023	* *	* >	* >		2023			2023 2024	++	~ ~	* >	2023	+ +	<b>~</b> ~	* *
2024	**	* >	* >						* *	~ ~	* >	2024	* *	<b>~</b> ~	* *
2025	* *	* >	* >	2025					**	~ ~	* >	2025	+ +	<b>~</b> ~	* *
2026	**	* >	* >	2026	202				* *	~ ~	* >	2026	* *	<b>~</b> ~	* *
2027	~ ~	^ >	^ >	2027	2027				· ·		4 -	2027		~ ~	* *

Figure 34 Area 4 30 dph 30% AH

	Value Area: Value Area 4  Value Area: Value Area 4								Value Are	a: Value Area	4		Value Are	a: Value Area	1
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gros	s profit: 20%	•		Gross	s profit: 20%	•		Gross	profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorptio	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	n: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Planning	gain at 100%			Planning	gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	nit		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	it
	30% Affo	rdable Housin	g		30% Affo	rdable Housing	9		30% Affo	rdable Housing	9		30% Affo	rdable Housing	3
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		] .		EUV2		] .		EUV3				EUV4	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP	] [	DOWN	MIDDLE	UP
2011	<b>~ ~</b>	^^	^^		2011				* *	↔	**	2011	**	<b>*</b> *	* *
2012	<b>~ ~</b>	^ >	^>	2012	* *	* >	* >	2012	* *	* *	* >	2012	**	<b>*</b> *	* *
2013	<b>~ ~</b>	^ >	^>	2013	* *	* >	* >	2013	* *	* *	( ▼	2013	**	<b>*</b> *	* *
2014	**	* >	* >	2014	* *	4 +	* >	2014	* *	* *	4.7	2014	* *	<b>~</b> ~	* *
2015	**	(+	* >	2015	* *	* *	* >	2015	* *	* *	( ▼	2015	**	<b>~</b> ~	* *
2016	**	* *	* >	2016	* *	~ ~	* >	2016	* *	* *	**	2016	* *	* *	* *
2017	**	**	^)	2017	* *	**	^)	2017	**	* *	* *	2017	**	* *	* *
2018	**	**	• • •	2018	* *	* *	^,	2018	**	* *	* *	2018		* *	
2019	* *	**		2019		**	A)	2019		* *	* *	2019	<del></del>	**	••
2020	**	***	A)	2020	••	**	( -	2020		**		2020		••	•••
2021		**		2021	••	**	A )	2021 2022	<del></del>	* *		2021 2022	<del></del>	••	•••
2022	**		A)	2022				2022	- ; ;	7.7	**	2022		* *	**
2023	**	( -	- /	2023	2023				- ; ;	7.7	1.7	2023			
2024	**	1.	•	2024	**	* *	A )	2024 2025	- + +		1.	2024		* *	**
2025	**	* *	A )	2025	**	* *	A )	2025			**	2025		* *	**
2026	**	**	A )	2026	* *	· ·	A )	2026	**	* *	* *	2026	**	- · ·	**
2027				2021				2021				2027			

Figure 35 Area 4 30 dph 40% AH

rigu		Alea		upi	1 40 /0	ΑП									
	Value Are	ea: Value Area	4		Value Are	ea: Value Area	4		Value Are	ea: Value Area	4		Value Are	a: Value Area	4
	50 dwellin	ngs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Sul	bsidy at £0 pe	er unit (rent) & £	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	0 per unit	Sub	sidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
		ility at £0 per u				ility at £0 per ur				ility at £0 per un				ility at £0 per ur	
		rdable Housin				rdable Housin				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1	SHEET 1		
١ .		EUV 1		1 .		EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN MIDDLE UP				DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	* )	^)		2011				**	* *	4.7	2011	**	* *	**
2012	**	^)		2012	**	(+	* )	2012	**	* *		2012	**	* *	**
2013			A )	2013	* *	* *	^)	2013	* *	* *	**	2013		**	**
2014				2014	**	**	(+	2014	**	**	**	2014	<del>- • • -</del>	**	**
2015 2016		- * *	A)	2015 2016	**	**		2015 2016		**	**	2015 2016		**	**
2016			A)	2016	**		( -	2016		7.7	* *	2016			* *
2017	<del>- • •</del>	**	A)	2017	**	**	(+	2017	<del>- • •</del>	**	**	2017	<del></del>	**	**
2019		**	A )	2019	**		( ₹	2019	- ++	**	**	2019	- ++	* *	**
2019	- ++		17	2020	**	**	* *	2019	<del>- ; ;</del>	* *	**	2019		* *	**
2020		- · ·	17	2021	**	**	- · ·	2020	<del>- ; ;</del>	**	**	2020	<del>- ++</del>	**	**
2021	- ++		A )	2022	**	**		2021	- · ·	* *	**	2021		* *	**
2022		- · ·	A )	2023			( ▼	2022		* *	**	2022		* *	**
2023		- · ·	A )	2024						**	**	2023		**	**
2025					2024				· ·		* *	2025	<b>*</b> *		
2026	• •				2025				• •		* *	2026	<b>*</b> *		
2027	* *	* *	A )	2027	* *	**	1.	2026 2027	<b>*</b> *	* *	* *	2027	<b>*</b> *	* *	**
2027				2027				_02,				101,			

Figure 36 Area 4 40 dph 15% AH

	Value Area: Value Area 4  Value Area: Value Area 4									ea: Value Area				ea: Value Area	
	50 dwellin	igs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	igs (50 Houses	)
	1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare:	site @(40 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%			Plannin	g gain at 100%	
Sul	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Sub	sidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per ur	it
		rdable Housin		1		rdable Housing		1		rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)	1	66:34 (Social	Rent to Interme	diate)	1	66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		]		EUV2		]		EUV 3		] _		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	A )	* >	2011	<b>+ +</b>	* >	* >	2011	<b>*</b> *	<b>*</b> *	* )	2011	* *	* *	* *
2012	* *	A >	* >	2012	<b>~ ~</b>	* >	* >	2012	* *	<b>*</b> *	* >	2012	* *	* *	* *
2013	* *	A >	* >	2013	<b>~ ~</b>	( ▼	* >	2013	* *	<b>*</b> *	4 +	2013	* *	* *	* *
2014	* *	A >	* >	2014	<b>~ ~</b>	* *	* >	2014	* *	<b>*</b> *	4 +	2014	* *	* *	* *
2015	**	* *	* >	2015	~ ~	* *	* >	2015	* *	<b>*</b> *	<b>*</b> *	2015	▼ ▼	* *	~ ~
2016	**	* *	* >	2016	~ ~	* *	( ▼	2016	* *	<b>*</b> *	<b>*</b> *	2016	<b>* *</b>	* *	* *
2017	**	* *	<b>*</b> >	2017	~ ~	* *	( ▼	2017	* *	~ ~	~ ~	2017	**	**	* *
2018	* *	**	* >	2018	* *	* *	( ▼	2018	* *	<b>*</b> *	**	2018	* *	**	* *
2019	* *	**	* >	2019	* *	* *	( ▼	2019	* *	<b>*</b> *	**	2019	* *	**	* *
2020	**	* *	<b>*</b> >	2020	~ ~	* *	* *	2020	* *	~ ~	~ ~	2020	**	**	* *
2021	**		A >	2021	* *		* *	2021	* *	~ ~	* *	2021	* *	* *	* *
2022	**		A >	2022	* *		( ₹	2022	* *	~ ~	**	2022	* *	* *	* *
2023	**		A >	2023				2023	* *	~ ~	**	2023	* *	· ·	* *
2024	**		A >	2024				2024	* *	~ ~	**	2024	* *	· ·	* *
2025	**		A >	2025	* *		* >	2025	* *	~ ~	* *	2025	* *	* *	* *
2026	**		A >	2026	**		* >	2026	* *	~ ~	**	2026	* *	· ·	* *
2027	* *	**	* >	2027	<b>*</b> *	* *	( ▼	2027	* *	* *	<b>*</b> *	2027	▼ ▼	* *	* *

Figure 37 Area 4 40 dph 30% AH

1 190	11 6 5 7	Alea	7 70	чрп	30 70	A11									
		ea: Value Area			Value Are	ea: Value Area	4		Value Are	ea: Value Area	4		Value Are	ea: Value Area	1
	50 dwellir	ngs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
		s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%			Plannin	g gain at 100%	
Sub	osidy at £0 pe	er unit (rent) & £0	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	per unit	Sub	osidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per un	it
		ordable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1 S	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV1		] .		EUV2		1 -		EUV3		] _		EUV4	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	^>	^>	2011	~ ~	( ₹	*	2011 2012	* *	<b>*</b> *	*	2011	* *	* *	<b>* *</b>
2012	* *	~ ~	^>		2012				* *	<b>*</b> *	**	2012	* *	**	<b>* *</b>
2013	* *	* *	^ >	2013	* *	**	* >	2013	* *	<b>~ ~</b>	* *	2013	* *	• •	<b>~ ~</b>
2014	* *	* *	^>	2014	* *	* *	( ▼	2014	* *	<b>*</b> *	* *	2014	* *	* *	<b>~ ~</b>
2015	**	* *	1.	2015	**	* *	* *	2015	* *	* *	<b>*</b> *	2015	* *	* *	<b>~ ~</b>
2016	**	* *	* *	2016	* *	* *	<b>~ ~</b>	2016	* *	* *	<b>* *</b>	2016	* *	• •	<b>~ ~</b>
2017	**	• •	* *	2017	* *	* *	<b>~ ~</b>	2017	* *	<b>*</b> *	<b>* *</b>	2017	* *	• •	<b>~ ~</b>
2018	**	* *	* *	2018	* *	* *	<b>~ ~</b>	2018	* *	<b>*</b> *	* *	2018	* *	• •	<b>~ ~</b>
2019	**	~ ~	* *	2019	~ ~	**	<b>* *</b>	2019	* *	<b>* *</b>	~ <b>~</b>	2019	* *	* *	<b>* *</b>
2020	* *	~ ~	* *	2020	~ ~	**	<b>* *</b>	2020	* *	<b>*</b> *	<b>* *</b>	2020	* *	* *	<b>~ ~</b>
2021	**	* *	* *	2021	* *	* *	<b>~ ~</b>	2021	* *	<b>*</b> *	* *	2021	* *	• •	<b>~ ~</b>
2022	* *	~ ~	* *	2022				2022 2023	* *	<b>*</b> *	<b>* *</b>	2022	* *	* *	<b>* *</b>
2023	* *	* *	▼ ▼		2023				* *	<b>*</b> *	* *	2023	* *	<b>* *</b>	* *
2024	**	~ ~	* >	2024					▼ ▼	~ ~	* *	2024	▼ ▼	* *	* *
2025	* *	* *	^)	2025					* *	<b>*</b> *	* *	2025	* *	<b>* *</b>	* *
2026	* *	* *	. ←	2026	* *	* *	▼ ▼	2026	* *	<b>*</b> *	* *	2026	* *	<b>* *</b>	* *
2027	**	* *	* *	2027	* *	* *	<b>*</b> *	2027	* *	<b>*</b> *	<b>* *</b>	2027	* *	<b>~ ~</b>	¥ <b>¥</b>

Figure 38 Area 4 40 dph 40% AH

Value Area 4   Value Area 4   50 dwellings (50 Houses )   1.47 Hectare site @(40 DPH) dph. Gross profit: 20%   Absorption: 50 units p.a. Planning gain at 100%   Subsidy at £0 per unit (infermediate)   Sustainability at £0 per unit (infermediate)   Sustainability at £0 per unit (infermediate)   Sustainability at £0 per unit (infermediate)   Afterdate housing   66:34 (Social Rent to Intermediate)   EUV 1	Figu	ire 38	3 Area	4 40	apn	dph 40% AH										
1.47 Hectare site @(40 DPH) dph.		Value Are	ea: Value Area	4		Value Are	ea: Value Area	4		Value Are	a: Value Area	1		Value Are	a: Value Area	1
Gross profit: 20%   Absorption: 50 units p.a.   Planning gain at 100%   Subsidy at £0 per unit (mlermediale)   Substainability at £0 per unit (mlermediale)   Substa		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
Absorption: 50 units p.a. Planning gain at 100% Subsidy at ED per unit (rent) & ED per unit (		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
Planning gain at 100%   Subsidy at £0 per unit (neith & £0 per unit (n		Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
Subsidy at £0 per unit (rent) & £0 per unit (rent		Absorption	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
Company   Comp		Planning	g gain at 100%			Planning	g gain at 100%			Planning	gain at 100%			Plannin	g gain at 100%	
Sustainability at £0 per unit 40% Affordable Housing 6:534 (Social Rent to Intermediate)   Sustainability at £0 per unit 40% Affordable Housing 6:534 (Social Rent to Intermediate)   Sustainability at £0 per unit 40% Affordable Housing 6:534 (Social Rent to Intermediate)   Sustainability at £0 per unit 40% Affordable Housing 6:534 (Social Rent to Intermediate)	Su	bsidy at £0 pe	r unit (rent) & £0	D per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit
## 49% Affordable Housing 66:34 (Social Rent to Intermediate)  ## Affordable Housing 66:34 (Social		(inte	ermediate)			(inte	ermediate)			(înte	ermediate)			(inte	ermediate)	
Control   Cont		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	it
TEST 1 SHEET 1    DOWN   MIDLE   UP   2011   V   V   V   V   V   2011   V   V   V   2011   V   V   V   V   V   V   V   V   V		40% Affo	rdable Housin	g		40% Affo	rdable Housing	9		40% Affo	rdable Housing	1		40% Affo	rdable Housing	1
EUV1  DOWN MIDLE UP 2011		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
DOWN   MIDLE   UP   2011   T   2012   T   2011   T   2012   T   2013   T   2014   T   2015   T   2015   T   2015   T   2016   T	TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
2011			EUV 1				EUV2				EUV3				EUV4	
2012		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1 [	DOWN	MIDDLE	UP	l	DOWN	MIDDLE	UP
2013 -	2011	**	¥ ¥	* )	2011	<b>+</b> +	¥ ¥	* >	2011	<b>+ +</b>	<b>*</b> *	4 +	2011	**	<b>*</b> *	¥ ¥
2014	2012	**	* *	* >	2012	<b>~ ~</b>	¥ ¥	( ▼	2012	* *	* *	* *	2012	* *	<b>*</b> *	* *
2015	2013	**	* *	( ▼	2013	<b>~ ~</b>	¥ ¥	¥ ¥	2013	* *	* *	* *	2013	* *	<b>*</b> *	* *
2016	2014	* *	* *	* *	2014	* *	* *	¥ ¥	2014	* *	* *	* *	2014	* *	* *	* *
2017	2015	* *	* *	* *	2015	* *	* *	¥ ¥	2015	* *	* *	* *	2015	* *	* *	* *
2018 - 2018 - 2018 - 2018 - 2018 - 2018 - 2018 - 2019 - 20	2016	* *	* *	* *	2016	* *	* *	¥ ¥	2016	* *	* *	* *	2016	* *	* *	* *
2019	2017	* *	* *	* *	2017	* *	* *	¥ ¥	2017	* *	* *	* *	2017	* *	* *	* *
2020	2018	* *	* *	* *	2018	* *	* *	¥ ¥	2018	* *	* *	* *	2018	* *	* *	* *
2021 -	2019	* *	* *	* *	2019	* *	* *	¥ ¥	2019	* *	* *	* *	2019	* *	* *	* *
2022	2020	* *	* *	* *	2020	* *	* *	* *	2020	* *	* *	* *	2020	* *	* *	* *
2023	2021	**	* *	* *	2021	<b>~ ~</b>	¥ ¥	¥ ¥	2021	* *	* *	* *	2021	* *	<b>*</b> *	* *
2024 ** ** ** 2024 ** ** ** 2025 ** ** ** 2025 ** ** ** 2026 ** ** ** 2026 ** ** ** ** 2026 ** ** ** ** 2026 ** ** ** ** 2026 ** ** ** ** 2026 ** ** ** ** 2026 ** ** ** ** 2026 ** ** ** ** 2026 ** ** ** ** ** 2026 ** ** ** ** ** 2026 ** ** ** ** ** 2026 ** ** ** ** ** 2026 ** ** ** ** ** ** ** ** ** ** ** ** **	2022	**	¥ ¥	++	2022	**	¥ ¥	* *	2022	* *	<del>-</del> -	* *	2022	* *	<del>-</del> <del>-</del>	<b>+ -</b>
2025 VV VV 2026 VV VV 2026 VV VV 2026 VV 2026 VV 2026 VV VV VV VV VV 2026 VV VV VV VV VV 2026 VV	2023	* *	¥ ¥	¥ ¥	2023	* *	¥ ¥	* *	2023	* *	<del>-</del> -	* *	2023	* *	<del>-</del> <del>-</del>	<b>+ +</b>
2026 2026	2024	* *	¥ ¥	¥ ¥	2024	* *	¥ ¥	* *	2024	* *	<del>-</del> -	* *	2024	* *	<del>-</del> <del>-</del>	<b>+ +</b>
2020	2025	* *	¥ ¥	++	2025	**	¥ ¥	* *	2025	* *	<del>-</del> -	* *	2025	* *	<del>-</del> <del>-</del>	<b>+ +</b>
2027 *** ** 2027 ** ** 2027 ** ** 2027 ** ** 2027	2026	* *	¥ ¥	+ +		* *	¥ ¥	* *	2026	* *	<del>-</del> -	* *	2026	* *	<del>-</del> <del>-</del>	<b>+ -</b>
	2027	**	2027							* *	<b>~</b> ~	* *	2027	* *	<del>-</del> <del>-</del>	<b>+ +</b>

Figure 39 Area 4 50 dph 15% AH

Value Area: Value Area 4
50 dwellinns (50 Houses )

Value Area: Value Area 4
50 dwellinns (50 Houses )

So dwellinns (50 Houses )

ııgı		Alea		чрі											
		ea: Value Area				ea: Value Area				ea: Value Area		1		ea: Value Area	
		ngs (50 Houses	,			igs (50 Houses				ıgs (50 Houses		1		igs (50 Houses	
		site @(50 DPH)	dph.			site @(50 DPH)	dph.			site @(50 DPH)	dph.	1		site @(50 DPH)	dph.
		s profit: 20%				s profit: 20%				s profit: 20%				s profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%			Plannin	g gain at 100%	
Su	bsidy at £0 pe	er unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	sidy at £0 pe	r unit (rent) & £0	) per unit
	(int	ermediate)			(inte	ermediate)			(int	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per ur	nit
	15% Affo	ordable Housin	g		15% Affo	rdable Housing	9		15% Affo	rdable Housing	3	1	15% Affo	rdable Housing	9
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1		
_		EUV 1				EUV2				EUV3		] _		EUV4	
[	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	^^	^^	2011	* *	^^	^ ^	2011	**	**	•	2011	* *	$\leftrightarrow$	^ ^
2012	~ <b>~</b>	* >	* >	2012	<b>* *</b>	* >	* >	2012	* *	* >	* >	2012	**	* *	* >
2013	~ <b>~</b>	* >	* >	2013	<b>* *</b>	* >	* >	2013	* *	* >	* >	2013	**	* *	* >
2014	* *	* >	* >	2014	¥ ¥	* >	* >	2014	**	A >	* >	2014	* *	* *	* >
2015	* *	<b>^</b> )	* >	2015	¥ ¥	* *	* >	2015	**	* *	* >	2015	* *	* *	4 +
2016	**	* *	* >	2016	¥ ¥	* *	* >	2016	**	* *	* >	2016	▼ ▼	* *	* *
2017	**	* *	* >	2017	¥ ¥	* *	* >	2017	**	* *	* >	2017	▼ ▼	* *	* *
2018	**	~ ~	<b>*</b> >	2018	· ·	* *	* >	2018	**	* *	* >	2018	**	* *	**
2019	**	~ ~	A >	2019	* *		* >	2019	**	* *	* >	2019	* *	+ +	
2020	**	~ ~	A >	2020	* *		* >	2020	**	* *	* >	2020	**	+ +	
2021	▼ ▼	* *	* >	2021	~ <b>~</b>	* *	* >	2021	* *	* *	4 +	2021	▼ ▼	* *	* *
2022	▼ ▼	* *	* >	2022					* *	* *	* >	2022	▼ ▼	* *	· ·
2023	▼ ▼	* *	* >	2023				2023	* *	* *	* >	2023	▼ ▼	* *	<b>*</b> *
2024	▼ ▼	<b>^</b>	<b>*</b> )	2024				2024	* *	* *	* >	2024	▼ ▼	* *	- ( -
2025	▼ ▼	<b>A</b> )	<b>A</b> )	2025	<b>*</b> *	( ▼	A >	2025	* *	* *	<b>*</b> }	2025	▼ ▼	* *	
2026	**	<b>*</b> *	A >	2026	* *	· ·	A >	2026	**	* *	A >	2026	· ·	**	· ·
2027	**		A )	2027		++	A )	2027	- · ·	· ·	A )	2027	· ·	· ·	++

Figure 40 Area 4 50 dph 30% AH

_	Value Are	ea: Value Area	4		Value Are	a: Value Area	4		Value Are	a: Value Area	4		Value Are	a: Value Area	1
	50 dwellin	igs (50 Houses	)			gs (50 Houses			50 dwellin	gs (50 Houses	)			gs (50 Houses	
	1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.
		s profit: 20%				profit: 20%				s profit: 20%				s profit: 20%	
	Absorption	on: 50 units p.a	L		Absorptio	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Planning	g gain at 100%			Planning	gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	nit			ility at £0 per un				ility at £0 per un	
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		1 .		EUV2		╛.		EUV3		ے ا		EUV4	
	DOWN	MIDDLE	UP	<u> </u>	DOWN MIDDLE UP				DOWN	MIDDLE	UP	l L	DOWN	MIDDLE	UP
2011	<b>~ ~</b>	^ >	^>						* *	* >	* >	2011	* *	<b>*</b> *	* >
2012	<b>~ ~</b>	^ >	^>		2012				* *	* *	* >	2012	**	<b>*</b> *	4.+
2013	**	* *	* >	2013	* *	<b>~</b> ~	* >	2013	* *	* *	* >	2013	**	<b>~</b> ~	* *
2014	**	* *	* >	2014	* *	* *	* >	2014	**	* *	* >	2014	* *	<b>~</b> ~	* *
2015	**	* *	* >	2015	* *	<b>~</b> ~	* >	2015	**	* *	( ▼	2015	* *	<b>~</b> ~	• •
2016	**	* *	(+	2016	* *	* *	* *	2016	* *	* *	**	2016	* *	<b>~</b> ~	* *
2017	**	* *	* >	2017	* *	* *	* *	2017	* *	* *	**	2017	* *	<b>~</b> ~	* *
2018	**	**	* >	2018	* *	* *	(+	2018	**	* *	* *	2018	**	* *	* *
2019	**	**	^ ) ( v	2019	* *	* *	(+	2019	**	* *	* *	2019	**	* *	* *
2020	**	**		2020	* *	* *	* *	2020	**	* *	* *	2020	**	* *	* *
2021	**	**	**	2021	* *	* *	* *	2021	**	* *	* *	2021	**	* *	* *
2022	* *	**	4.4		2022			2022 2023	· ·	* *	* *	2022	· ·	~ ~	* *
2023	**	**	^)		2023					* *	1.7	2023		**	* *
2024	* *	**	• • •		2024					* *	1.7	2024		**	
2025	* *	**	A)		2023					* *		2025		**	**
2026	**		^,							* *	**	2026		**	**
2027			- '	2027				2027		7		2027			

Figure 41 Area 5 30 dph 15% AH

1 190		/ 11 Cu	5 50	Value Area: Value Area 5											
	Value Ar	ea: Value Area	5						Value Are	ea: Value Area	5		Value Are	ea: Value Area	5
	50 dwellir	ngs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)			igs (50 Houses	
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Su	ubsidy at £0 pe	er unit (rent) & £	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sui	bsidy at £0 pe	r unit (rent) & £0	) per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainab	ility at £0 per u	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	iit
	15% Affo	rdable Housin	g		15% Affo	rdable Housing	9		15% Affo	rdable Housing	9		15% Affo	rdable Housing	,
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		EUV2						EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN MIDDLE UP				DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	^^	^ ^	2011	2011				* *	$\leftrightarrow$	* *	2011	* *	* *	* *
2012	* *	^ >	^>	2012	2011				* *	* *	* >	2012	**	* *	* *
2013		^+	^>	2013	* *	**	* >	2013	* *	* *		2013	* *	**	* *
2014		^ >	^>	2014	*	( ₹	* >	2014	**	* *	+	2014	**	* *	* *
2015	~ ~	~ ~	^>	2015	* *	* *	* >	2015	* *	* *		2015	* *	**	* *
2016	* *	* *	^>	2016	* *	* *	* >	2016	* *	* *	* *	2016	* *	**	* *
2017	* *	* *	^>	2017	*	* *	*	2017	**	* *	*	2017	* *	**	* *
2018		* *	^>	2018	*	* *	*	2018	**	* *	*	2018	* *	* *	* *
2019	* *	* *	*>	2019	*	* *	*	2019	* *	* *	*	2019	* *	* *	* *
2020	* *	* *	*>	2020	* *	* *	₹ +	2020	* *	* *	* *	2020	* *	* *	* *
2021	* *	* *	^>	2021	*	* *	<b>+</b>	2021	**	* *	*	2021	* *	**	* *
2022		* *	* >	2022	* *	* *	*	2022	▼ ▼	* *	* *	2022	* *	* *	* *
2023		* *	* >	2023	* *	* *	*	2023	▼ ▼	* *	* *	2023	* *	* *	~ ~
2024		* *	* >	2024				2024	▼ ▼	* *	+	2024	* *	* *	~ ~
2025		* *	* >	2025			2025	▼ ▼	* *	*	2025	* *	* *	~ ~	
2026		* *	* >					2026	▼ ▼	* *	* *	2026	* *	* *	~ ~
2027	* *	* *	<b>^</b> )	2027 20				2027	* *	* *	~ ~	2027	**	* *	* *

Figure 42 Area 5 30 dph 30% AH

	Value Are	ea: Value Area	5		Value Are	ea: Value Area	5		Value Are	a: Value Area	5		Value Are	a: Value Area!	i
	50 dwellin	gs (50 Houses	)	1	50 dwellin	gs (50 Houses	)	1	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
		site @(30 DPH)		1		site @(30 DPH)		1		site @(30 DPH)				site @(30 DPH)	
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%	
		on: 50 units p.a				on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
		gain at 100%				g gain at 100%				gain at 100%				gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £(	D per unit	Su		r unit (rent) & £0	per unit	Su		r unit (rent) & £0	per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)			(înte	ermediate)	•		(inte	ermediate)	•
	Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	nit		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	it
		rdable Housin		1		rdable Housing		1		rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)	1	66:34 (Social	Rent to Intermed	diate)	1	66:34 (Social	Rent to Interme	diate)			Rent to Intermed	
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1		1		EUV2		1		EUV3				EUV4	
	DOWN	MIDDLE	UP	1	DOWN MIDDLE UP				DOWN	MIDDLE	UP	1 f	DOWN	MIDDLE	UP
2011	**	A >	* >	2011	DOWN MIDDLE UP				<b>+ +</b>	<b>*</b> *	* >	2011	* *	<b>*</b> *	¥ ¥
2012	* *	4.4	* >	2012	2011				* *	* *	* *	2012	* *	* *	* *
2013	* *	* *	* >	2013	* *	* *	* >	2013	* *	* *	* *	2013	* *	* *	* *
2014	* *	* *	* >	2014	* *	* *	* >	2014	* *	* *	* *	2014	* *	* *	* *
2015	* *	* *	* >	2015	* *	* *	4 +	2015	* *	* *	* *	2015	* *	* *	* *
2016	~ ~	~ <b>~</b>	* *	2016	* *	**	<b>* *</b>	2016	<b>* *</b>	<b>* *</b>	<b>* *</b>	2016	<b>* *</b>	<b>~ ~</b>	* *
2017	~ ~	~ <b>~</b>	* *	2017	* *	* *	<b>~ ~</b>	2017	<b>* *</b>	<b>* *</b>	<b>* *</b>	2017	<b>* *</b>	<b>~ ~</b>	<b>* *</b>
2018	~ ~	~ <b>~</b>		2018	* *	* *	<b>* *</b>	2018	<b>* *</b>	<b>*</b> *	<b>* *</b>	2018	<b>* *</b>	<b>~ ~</b>	<b>* *</b>
2019	* *	**		2019	* *	* *	* *	2019	* *	* *	* *	2019	* *	* *	* *
2020	**	¥ <b>*</b>	* *	2020	* *	* *	¥ <b>*</b>	2020	* *	* *	<b>~ ~</b>	2020	* *	<b>*</b> *	* *
2021	* *	**	* *	2021	* *	* *	* *	2021	* *	* *	* *	2021	* *	<b>*</b> *	* *
2022	**	* *	**	2022	* *	* *	* *	2022	**	* *	* *	2022	**	* *	* *
2023	* *	* *	* >	2023				2023	**	* *	* *	2023	**	* *	**
2024	**	* *	* >	2024				2024 2025	* *	* *	* *	2024	* *	<b>~</b> ~	* *
2025	**	* *	* *		2025				* *	* *	**	2025	* *	<b>~</b> ~	* *
2026	**	* *	* )		2026				* *	* *	**	2026	* *	<b>~</b> ~	* *
2027	**	¥ <b>*</b>	( ▼	2027	2027				<b>+ +</b>	* *	<b>~ ~</b>	2027	**	<b>*</b> *	<b>+ +</b>

Figure 43 Area 5 30 dph 40% AH

rigu	JI C 43	Alea	5 50	Value Area: Value Area 5											
	Value Are	ea: Value Area	5						Value Are	a: Value Area	5		Value Are	a: Value Area	5
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	) dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gross	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
		on: 50 units p.a	l.			n: 50 units p.a				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				gain at 100%				g gain at 100%				g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	sidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)				ermediate)	
		ility at £0 per u				lity at £0 per ur				ility at £0 per un				ility at £0 per ur	
		rdable Housin				rdable Housin				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	ediate)		66:34 (Social	Rent to Interme	diate)	- (	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	tiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1	SHEET 1		
١,		EUV 1		EUV2 DOWN MIDDLE UP						EUV3				EUV4	
	DOWN	MIDDLE	UP	_					DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	(+	* >	2011	* *	* *	* >	2011	**	* *	1+	2011		* *	* *
2012	**	**	* >	2012	* *	* *	(+	2012	**	* *	**	2012	**	* *	* *
2013		**	4)	2013	* *	* *	* *	2013	* *	* *	**	2013		* *	**
2014		**	**	2014	* *	**	* *	2014	* *	* *	* *	2014		**	
2015		**		2015	* *	**	**	2015		• • •	**	2015		**	
2016	<del>- ,,</del>	**		2016	••	**	**	2016	<del>- • •</del>	• • •	**	2016		**	• • •
2017 2018	<del>- • •</del>	**	**	2017 2018	**	**	**	2017 2018	<del>- • •</del>	**	**	2017 2018	<del>- • •</del>	**	**
2018	<del>- ; ;</del>			2018	**			2018			**	2018	- ; ;		
2019	<del>- • •</del>	**	**	2019	**	**	**	2019	**	* *	**	2019	<del>- , , -</del>	**	•••
2020	<del>- ; ; -</del>		**	2020	**	7.7	**	2020	<del>- ; ; -</del>	* *	**	2020		**	* *
2021	- ; ;	**		2021	**	7.7	**	2021		7.7	* *	2021		7.7	
2022			**	2022	**	* * *	**	2022	<del>- ; ; -</del>	7.7	**	2022		**	
2023	<del>- ; ; -</del>			2023				2023	<del>- ; ; -</del>	7.7	**	2023		**	**
2024	<del>- ; ; -</del>		**	2025				2024	<del>- ; ; -</del>	* *	**	2024		**	**
2025				2026			2025	<del>- ; ; -</del>	7.7	* *	2025		7.7	**	
2026	<del>- • •</del>			2027				2026	<del>- • •</del>		**	2026		• • •	* *
2027				2027				2027				2027			

Figure 44 Area 5 40 dph 15% AH

	Value Are	ea: Value Area	5		Value Are	ea: Value Area	5		Value Ar	ea: Value Area	5		Value Are	a: Value Area	5
	50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare :	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gros	s profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a	L		Absorptio	on: 50 units p.a.			Absorpti	on: 50 units p.a.			Absorption	n: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%			Plannin	gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Sui	bsidy at £0 pe	r unit (rent) & £0	) per unit
	(inte	ermediate)			(inte	ermediate)			(int	ermediate)			(int	ermediate)	
	Sustainab	ility at £0 per ui	nit		Sustainabi	ility at £0 per ur	nit		Sustainab	ility at £0 per un	it		Sustainab	ility at £0 per ur	iit
	15% Affo	rdable Housin	q		15% Affo	rdable Housing	q		15% Affo	rdable Housing	1		15% Affo	rdable Housing	1
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1				EUV2		1 .		EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	* >	^>	2011	<b>*</b> *		* >	2011	* *	<b>* *</b>	*	2011	* *	<b>* *</b>	<b>* *</b>
2012	<b>*</b> *	4 ₹	^>	2012	<b>*</b> *	~ <b>~</b>	* >	2012	* *	<b>* *</b>	+	2012	* *	<b>* *</b>	* *
2013	**	~ ~	<b>^</b>	2013	* *	~ ~	* >	2013	~ ~	* *	~ ~	2013	* *	~ ~	~ ~
2014	<b>*</b> *	<b>* *</b>	^>	2014	<b>*</b> *	~ <b>~</b>	* >	2014	* *	<b>* *</b>	<b>* *</b>	2014	* *	<b>* *</b>	* *
2015	<b>* *</b>	<b>* *</b>	^>	2015	<b>*</b> *	~ <del>~</del>	. ←	2015	* *	<b>* *</b>	<b>* *</b>	2015	* *	<b>* *</b>	* *
2016	<b>*</b> *	<b>* *</b>	<b>*</b> *	2016	<b>*</b> *	~ <b>~</b>	<b>* *</b>	2016	* *	<b>* *</b>	<b>* *</b>	2016	* *	<b>* *</b>	* *
2017	* *	* *	* *	2017	* *	* *	* *	2017	**	* *	* *	2017	**	* *	* *
2018	* *	* *	* *	2018	* *	* *	* *	2018	**	* *	* *	2018	**	* *	* *
2019	* *	* *	* *	2019	* *	* *	* *	2019	**	* *	* *	2019	**	* *	* *
2020	* *	* *	* *	2020	* *	* *	* *	2020	**	* *	* *	2020	**	* *	* *
2021	**	* *	~ ~	2021	* *	* *	* *	2021	▼ ▼	* *	*	2021	* *	~ ~	* *
2022	**	* *	~ ~	2022	* *	* *	* *	2022	▼ ▼	* *	*	2022	**	~ ~	* *
2023	**	* *	4.4	2023				2023	▼ ▼	* *	*	2023	**	~ ~	~ ~
2024	**	* *	* >	2024				2024	▼ ▼	* *	*	2024	* *	~ ~	· ·
2025	**	* *	* >	2025				2025 2026	▼ ▼	* *	*	2025	* *	~ ~	~ ~
2026	**	* *	4.4	2026					▼ ▼	* *	*	2026	**	~ ~	· ·
2027	* *	* *	▼ ▼	2027	* *	* *	<b>*</b> *	2027	* *	<b>* *</b>	* *	2027	* *	<b>* *</b>	<b>*</b> *

Figure 45 Area 5 40 dph 30% AH

Value Area: Value Area 50 dwellings (50 Houses 1.47 Hectare site @(40 DPH	-		Value Are	a: Value Area	E		Malera Ass	a: Value Area!	-		Value Are	a: Value Area 5	
	: )			a. Value Alca	3		value Are	a. value Area :	)		Value Ale	a: value Area :	)
1 A7 Hoctoro sito @(A0 DDL)			50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
1.47 HELIAIR SIR @(40 DPH	) dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare :	site @(40 DPH)	dph.
Gross profit: 20%			Gross	profit: 20%				s profit: 20%			Gross	profit: 20%	
Absorption: 50 units p.a	1.		Absorptio	n: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	n: 50 units p.a.	
Planning gain at 100%				gain at 100%			Planning	g gain at 100%			Planning	gain at 100%	
Subsidy at £0 per unit (rent) & £	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit	Sub	sidy at £0 pe	r unit (rent) & £0	per unit
(intermediate)				ermediate)			(inte	ermediate)			(inte	ermediate)	
Sustainability at £0 per u	nit		Sustainabi	lity at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainabi	lity at £0 per un	it
30% Affordable Housin	ıg		30% Affo	rdable Housing	g		30% Affo	rdable Housing	3		30% Affo	rdable Housing	ı
66:34 (Social Rent to Interme	ediate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Intermed	fiate)
TEST 1 SHEET 1		TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1		
EUV 1				EUV2		] _		EUV3		] _		EUV4	
DOWN MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	<b>^</b>	2011	· ·	* *	* >	2011	▼ ▼	<b>*</b> *	<b>* *</b>	2011	* *	<b>* *</b>	<b>*</b> *
2012	<b>^</b>	2012	* *	* *		2012	**	* *	**	2012	* *	* *	~ ~
2013	4.*	2013	* *	* *	<b>* *</b>	2013	**	* *	**	2013	* *	* *	~ ~
2014	**	2014	**	* *	* *	2014	* *	* *	*	2014	* *	* *	**
2015	**	2015	**	* *	* *	2015	* *	* *	*	2015	* *	* *	~ ~
2016	**	2016	* *	* *	* *	2016	**	* *	* *	2016	**	* *	* *
2017	* *	2017	* *	<b>*</b> *	<b>* *</b>	2017	* *	<b>*</b> *	<b>* *</b>	2017	* *	* *	* *
2018	**	2018	**	* *	* *	2018	* *	* *	*	2018	* *	* *	**
2019	* *	2019	* *	* *	* *	2019	**	* *	*	2019	**	* *	* *
2020	**	2020	* *	* *	<b>* *</b>	2020	▼ ▼	* *	<b>* *</b>	2020	* *	<b>* *</b>	* *
2021	* *	2021	<b>~ ~</b>	<b>*</b> *	<b>* *</b>	2021	* *	* *	<b>* *</b>	2021	* *	* *	* *
2022	**	2022				2022	**	* *	<b>* *</b>	2022	**	* *	<b>* *</b>
2023	* *	2023				2023	**	* *	* *	2023	**	* *	▼ ▼
2024	* *	2024				2024	**	* *	* *	2024	**	* *	▼ ▼
2025	* *	2025	▼ ▼	* *	* *	2025	**	* *	* *	2025	**	* *	▼ ▼
2026	* *	2026	▼ ▼	* *	* *	2026	**	* *	* *	2026	**	* *	▼ ▼
2027	**	2027	* *	* *	* *	2027	* *	* *	* *	2027	* *	* *	* *

Figure 46 Area 5 50 dph 15% AH

2011	Figu	ıre 46	Area	5 50	Odph 15% AH											
1.18 Hectare site @(50 DPH) dph.  Gross profit: 20% Absorption: 50 units p. a. Planning gain at 100% Subsidy at E0 per unit (intermediate) Sustainability at E0 per unit (intermediate)  Sustainability at E0 per unit (intermediate)  Sustainability at E0 per unit (intermediate)  TEST1 SHEET   SHEET1   SUV2   Subsidy at E0 per unit (intermediate)   Sustainability at E0 per unit (intermediate)   Sustain		Value Are	ea: Value Area	5		Value Are	a: Value Area	5		Value Are	a: Value Area !	5		Value Are	a: Value Area !	5
Gross profit: 20%   Absorption: 50 units p. a.   Planning gain at 100%   Subsidy at £0 per unit (intermediale)   Subsidy at		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwelling	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (fem) & 60 per		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare:	site @(50 DPH)	dph.
Planning gain at 100%   Subsidy at E0 per unit (rent) & E0 per unit (r		Gross	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
Subsidy at £0 per unit (rent) & £0 per unit (rent		Absorption	on: 50 units p.a			Absorptio	n: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
(intermediate) (intermediate) Sustainability at Et per unit 15% Affordable Housing 66:34 (Social Rent to Intermediate) 15% Affordable Housing 66:34 (Social Re		Planning	g gain at 100%			Planning	gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Sustainability at £0 per unit 15% Affordable Housing 6:34 (Social Rent to Intermediate)	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 per	r unit (rent) & £0	) per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit
15% Affordable Housing 66:34 (Social Rent to Intermediale)  TEST 1 SHEET 1  EUV1  DOWN MIDDLE UP 2011		(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
Column		Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	it		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	it
TEST 1 SHEET 1  DOWN MIDDLE UP 2011  2011  2012  DOWN MIDDLE UP 2013  A		15% Affo	rdable Housin	g		15% Affo	rdable Housing	3		15% Affor	rdable Housing	9		15% Affo	rdable Housing	,
EUV1   DOWN   MIDDLE   UP   DOWN   DO		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social I	Rent to Intermed	diate)		66:34 (Social	Rent to Intermed	diate)
DOWN   MIDDLE   UP   2011	TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
2011			EUV 1				EUV2				EUV3		_		EUV4	
2012		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	DOWN MIDDLE UP					DOWN	MIDDLE	UP
2013	2011	* *	* >	* >	2011	* *	* >	* >	2011	<b>~</b> ~	* >	* >	2011	* *	* *	* >
2014	2012	* *	* >	* >	2012	* *	* >		2012	~ ·	**	* >	2012	* *	* *	4.4
2015	2013	* *	* >	* >	2013	* *	* >	* >	2013	~ ·	* *	* >	2013	* *	* *	4.4
2016	2014	* *	* >	* >	2014	* *	( ▼	* >	2014	~ ·	* *	* >	2014	* *	* *	4.4
2017	2015	* *	* *	* >	2015	* *	* *	* >	2015	~ ·	* *	* >	2015	* *	* *	* *
2018	2016	* *	* *	* >	2016	* *	* *	* >	2016	~ ·	* *	* *	2016	* *	* *	* *
2010	2017	* *	* *	* >	2017	* *	* *	* >	2017	~ ~	* *	* *	2017	* *	* *	* *
2020	2018	* *	* *	* >	2018	* *	* *	* >	2018	~ ·	* *	* *	2018	* *	* *	* *
2021	2019		~ <b>~</b>				<b>*</b> *				<b>*</b> *	<b>* *</b>			~ ~	* *
2022	2020	<b>*</b> *	~ <b>~</b>				<b>* *</b>			<b>~ ~</b>	<b>*</b> *	<b>* *</b>		* *	~ ~	* *
2023	2021		~ ~	* >	2021	~ ~	~ ~		2021	~ ~	~ ~	~ ~	2021	* *	~ ~	* *
2024 **	2022				2022		¥ ¥		2022		¥ ¥		2022		¥ ¥	* *
2025	2023	**	**	* >	2023	**	~ ~	* >	2023	**	**	4.+	2023	**	**	* *
2026	2024	* *	¥ ¥	* >	2024	* *	<del>-</del> -	* >	2024	* *	<del>*</del> <del>*</del>	* >	2024	* *	<del>-</del> <del>-</del>	* *
2020	2025	* *	++	* >	2025	* *	<del>-</del> -	* >	2025	* *	<del>+</del> <del>+</del>	* >	2025	* *	<del>-</del> <del>-</del>	* *
2027 ***		**				*	¥ ¥			**	¥ ¥	÷		▼ ▼	¥ ¥	* *
	2027	**		*	2027	▼ ▼	¥ ¥	*	2027	**	¥ ¥	▼ ▼	2027	▼ ▼	¥ ¥	* *

Figure 47 Area 5 50 dph 30% AH

	Value Are	ea: Value Area	5			ea: Value Area!			Value Are	ea: Value Area	5		Value Are	ea: Value Area!	i
	50 dwellin	ngs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.18 Hectare	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare:	site @(50 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorptio	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Sub	sidy at £0 pe	er unit (rent) & £0	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	osidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	nit		Sustainab	ility at £0 per un	it
		ordable Housin				rdable Housing				rdable Housing				rdable Housing	
(	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1 S	HEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
_		EUV1		J .		EUV2				EUV3		_		EUV4	
	DOWN	MIDDLE	UP	l l	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	^ >	^ >	2011				2011 2012	<b>+ +</b>	<b>*</b> *	*	2011	* *	<b>*</b> *	( ₹
2012	▼ ▼	* *	^>	2012					* *	* *	* >	2012	* *	~ ~	<b>* *</b>
2013	▼ ▼	* *	^>	2013				2013	* *	* *	4 ₹	2013	* *	~ ~	<b>* *</b>
2014	▼ ▼	* *	^>	2014	* *	**	* >	2014	* *	* *	~ ~	2014	* *	<b>~ ~</b>	<b>* *</b>
2015	▼ ▼	* *	· ·	2015	* *	**	<b>* *</b>	2015	* *	* *	~ ~	2015	* *	~ ~	<b>* *</b>
2016	**	* *	* *	2016	* *	* *	<b>~ ~</b>	2016	* *	* *	¥ <b>¥</b>	2016	* *	<b>*</b> *	* *
2017	▼ ▼	* *	<b>* *</b>	2017	* *	**	<b>* *</b>	2017	<b>* *</b>	* *	~ <b>~</b>	2017	* *	<b>~ ~</b>	<b>* *</b>
2018	▼ ▼	* *	~ ~	2018	* *	**	<b>* *</b>	2018	* *	* *	~ ~	2018	* *	~ ~	<b>* *</b>
2019	**	* *	* *	2019	* *	* *	<b>~ ~</b>	2019	* *	* *	¥ <b>¥</b>	2019	* *	<b>*</b> *	* *
2020	* *	* *	* *	2020	* *	* *	<b>~ ~</b>	2020	* *	* *	¥ <b>¥</b>	2020	* *	<b>*</b> *	* *
2021	* *	* *	* *	2021	* *	* *	<b>~ ~</b>	2021	* *	* *	* *	2021	* *	* *	* *
2022	▼ ▼	* *	<b>*</b> *	2022				2022	* *	* *	* *	2022	* *	* *	* *
2023	▼ ▼	* *	<b>*</b> *	2023				2023	* *	* *	* *	2023	* *	* *	* *
2024	* *	* *	. ←	2024				2024	* *	* *	* *	2024	* *	* *	* *
2025	▼ ▼	* *	^)	2025				2025	* *	* *	* *	2025	* *	<b>*</b> *	* *
2026	**	* *	**	2026	* *	* *	* *	2026	**	* *	* *	2026	**	* *	* *
2027	**	**	<b>*</b> *	2027	* *	~ ~	**	2027	* *	<b>*</b> *	**	2027	* *	* *	* *

Figure 48 Area 6 30 dph 15% AH

90	Value Are	ea: Value Area	6	<u> </u>	Value Are	ea: Value Area	6		Value Are	ea: Value Area	6		Value Are	ea: Value Area	5
		gs (50 Houses		1		gs (50 Houses		1		gs (50 Houses				gs (50 Houses	
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare	site @(30 DPH)	dph.
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Sul		r unit (rent) & £	0 per unit	Su		r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	) per unit	Sul		r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)				ermediate)	
		ility at £0 per u				ility at £0 per ur				ility at £0 per un				ility at £0 per un	
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
١.		EUV 1		1 .		EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	J	DOWN	MIDDLE	UP
2011	**	* *	* >	2011	**	¥ ¥	* >	2011	* *	~ ~	**	2011	* *	~ ~	**
2012	**	* *	* >	2012	**	¥ ¥	( ₹	2012	* *	<b>* *</b>	**	2012	* *	~ ~	**
2013	**	* *	٠-	2013	**	¥ ¥	* *	2013	* *	<b>*</b> *	**	2013	* *	~ ~	**
2014	**	* *	( -	2014	**	¥ ¥	* *	2014	* *	<b>* *</b>	**	2014	* *	~ ~	**
2015	**	* *	* *	2015	**	¥ ¥	* *	2015	* *	~ ~	**	2015	* *	~ ~	**
2016	**	**	**	2016	**	**	* *	2016	**	* *	**	2016	**	**	**
2017	**		**	2017	* *	**	* *	2017	**	* *	**	2017	**	**	**
2018	**	**	**	2018	* *	* *	* *	2018		* *	* *	2018		* *	* *
2019		**	**	2019	**	**	**	2019		**	**	2019		**	
2020		**		2020	••	**	**	2020		**	**	2020		**	**
2021 2022		- **		2021 2022	**	**	**	2021 2022		**	**	2021 2022		**	**
2022		**	**	2022	••	**	**	2022		**	**	2022	<del></del>	**	
2023				2023	**		* *	2023	- ; ;	7.7	**	2023		**	**
2024			**	2024	**		* *	2024	- ; ;	7.7	* *	2024		**	
2025			**	2025	**		* *	2025	- ; ;	7.7	* * *	2025		**	
2026			**	2026	**	**	* *	2026	<del>- • •</del>	* *	* *	2026	<del>- • •</del>	**	**
2027				2027				2021				2021			

Figure 49 Area 6 40 dph 15% AH

iigu	11 6 4 7	Area	0 40	upii	1370	$\Delta$ II									
	Value Are	ea: Value Area	6			ea: Value Area			Value Ar	ea: Value Area	6		Value Are	ea: Value Area	ò
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare s	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.		1.47 Hectare	site @(40 DPH)	dph.
		s profit: 20%				s profit: 20%				s profit: 20%				s profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				g gain at 100%				g gain at 100%	
Sul		r unit (rent) & £	0 per unit	Su		r unit (rent) & £0	) per unit	Sul		r unit (rent) & £0	) per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
		ility at £0 per u				ility at £0 per ur				ility at £0 per un				ility at £0 per un	
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	Jiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		<u>.</u>		EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	* *	* >	2011	* *	¥ ¥	* >	2011	**	* *	**	2011	* *	<b>~</b> ~	* *
2012	**	* *	* >	2012	* *	¥ ¥	* *	2012	* *	* *	**	2012	* *	<b>~</b> ~	* *
2013	**	* *	* *	2013	* *	¥ ¥	* *	2013	* *	* *	**	2013	* *	<b>~</b> ~	* *
2014	**	* *	**	2014	* *	¥ ¥	* *	2014	* *	* *	**	2014	* *	<b>~</b> ~	* *
2015	**	* *	* *	2015	* *	¥ ¥	* *	2015	* *	* *	**	2015	* *	<b>~</b> ~	* *
2016	**	**	**	2016	**	**	* *	2016	**	* *	**	2016	**	* *	* *
2017	**	**	**	2017	**	**	* *	2017	**	* *	**	2017	**	* *	* *
2018	**	**	**	2018	**	**	* *	2018	**	* *	**	2018	**	* *	* *
2019	**	**	**	2019	**	**	* *	2019	**	* *	**	2019	**	~ ~	* *
2020		**	**	2020		* *	* *	2020		**	**	2020	**	**	* *
2021		**		2021			* *	2021		**	**	2021		••	
2022			**	2022		* *		2022		**	**	2022		**	**
2023		**	**	2023		**	* *	2023		**	**	2023		**	**
2024		**	**	2024		**	**	2024		**	**	2024	<del></del>	••	
2025		**	**	2025		**	**	2025		**	**	2025	<del></del>	••	
2026 2027		**	**	2026 2027		**	**	2026 2027		**	**	2026 2027		**	**
2027				2027		- "		2027				2027			

Figure 50 Area 6 50 dph 15% AH

	Value Are	ea: Value Area	6		Value Are	a: Value Area	6		Value Are	ea: Value Area	6		Value Are	ea: Value Area	5
	50 dwellin	ngs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.18 Hectare	site @(50 DPH)	dph.		1.18 Hectare :	site @(50 DPH)	dph.		1.18 Hectare s	site @(50 DPH)	dph.		1.18 Hectare:	site @(50 DPH)	dph.
	Gros	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorption	n: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Su	bsidy at £0 pe	er unit (rent) & £0	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sul	osidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	lity at £0 per un	it		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	it
		ordable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV1				EUV2		J .		EUV3		_		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	] [	DOWN	MIDDLE	UP	l L	DOWN	MIDDLE	UP
2011	* *	* *	^)	2011	* *	* *	* >	2011	* *	* *	* >	2011	* *	<b>* *</b>	4.*
2012	**	* *	^)	2012	* *	* *	* >	2012	* *	* *	* >	2012	* *	* *	<b>* *</b>
2013	**	* *	^)	2013	* *	* *	* >	2013	* *	* *	( ▼	2013	* *	* *	<b>* *</b>
2014	**	* *	^)	2014	* *	* *	* >	2014	* *	* *	( ▼	2014	* *	* *	<b>* *</b>
2015	* *	* *	* *	2015	* *	* *	<b>~ ~</b>	2015	* *	* *	<b>*</b> *	2015	* *	* *	<b>* *</b>
2016	**	* *	* *	2016	* *	* *	<b>~ ~</b>	2016	* *	* *	<b>*</b> *	2016	* *	* *	<b>* *</b>
2017	**	* *	* *	2017	* *	* *	<b>~ ~</b>	2017	* *	* *	<b>*</b> *	2017	* *	* *	<b>* *</b>
2018	**	* *	* *	2018	* *	* *	<b>~ ~</b>	2018	* *	* *	<b>*</b> *	2018	* *	* *	<b>* *</b>
2019	**	* *	* *	2019	* *	* *	**	2019	* *	* *	**	2019	* *	~ ~	<b>*</b> *
2020	**	* *	* *	2020	* *	~ ~	**	2020	* *	* *	* *	2020	* *	~ ~	<b>*</b> *
2021	* *	* *	* *	2021	* *	* *	**	2021	* *	* *	**	2021	**	~ ~	<b>*</b> *
2022	**	* *	* *	2022	* *	~ ~	**	2022	* *	* *	**	2022	* *	~ ~	<b>* *</b>
2023	**	* *	* *	2023	* *	~ ~	**	2023	* *	* *	* *	2023	* *	~ ~	* *
2024	**	* *	* *	2024	* *	~ ~	**	2024	* *	* *	* *	2024	* *	~ ~	* *
2025	**	* *	* *	2025	* *	~ ~	**	2025	* *	* *	**	2025	* *	~ ~	¥ ¥
2026	**	**	**	2026	**	* *	**	2026	**	* *	* *	2026	**	**	**
2027	**	**	* *	2027	* *	* *	* *	2027	* *	* *	* *	2027	* *	**	* *

Figure 51 Area 2 30 DPH 5 units 40% Affordable Housing

Figu	иеэі	area	2 30	DPF	1 5 UI	แร่ 40	1% AII	OI U	ibie r	10uSin	g				
	Value Are	ea: Value Area	2		Value Are	ea: Value Area	2		Value Are	ea: Value Area	2		Value An	ea: Value Area	2
	5 dwellin	gs (5 Houses	)		5 dwellin	gs (5 Houses )	)		5 dwellin	gs (5 Houses )	l			gs (5 Houses )	)
	0.17 Hectare :	site @(30 DPH)	) dph.		0.17 Hectare :	site @(30 DPH)	dph.		0.17 Hectare s	site @(30 DPH)	dph.		0.17 Hectare	site @(30 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gros	s profit: 20%	
		on: 50 units p.a	l.			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Plannin	g gain at 100%	
Sul	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	sidy at £0 pe	r unit (rent) & £0	) per unit	Sul	osidy at £0 pe	r unit (rent) & £0	) per unit
	(inte	ermediate)			(inte	ermediate)				ermediate)				ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per ur	it
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	ediate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1 S	SHEET 1		
_		EUV 1		] .		EUV2		] _		EUV3		_		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	JL	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* *	**	**	2011	* >	**	* *	2011	**	^ ^	**	2011	**	* *	^^
2012	* *	^^	^^	2012	* *	^^	^ ^	2012	* *	^^	**	2012	* *	* *	* *
2013	* *	<b>^</b> >	^>	2013	<b>~ ~</b>	* >	* >	2013	**	4.+	* >	2013	* *	* *	* *
2014	* *	<b>^</b> >	^>	2014	* *	* >	* >	2014	* *	4.+	* >	2014	* *	* *	* *
2015	* *	<b>^</b> >	^>	2015	<b>~ ~</b>	( ₹	^ >	2015	**	* *	* >	2015	* *	* *	* *
2016	**	* >	* >	2016	**	(+	* >	2016	* *	~ ~	* >	2016	* *	* *	* *
2017	**	* >	* >	2017	* *	* >	* >	2017	* *	~ ~	* >	2017	* *	* *	* *
2018	**	* >	* >	2018	**	* >	* >	2018	* *	~ ~	* >	2018	**	* *	* *
2019	**	* >	* >	2019	* *	* >	* >	2019	**	<b>* *</b>	* >	2019	* *	* *	* *
2020	**	* >	* >	2020	**	( ₹	* >	2020	* *	~ ~	( ▼	2020	* *	* *	* *
2021	**	* >	* >	2021	**	¥ ¥	* >	2021	**	<b>* *</b>	( ▼	2021	**	* *	* *
2022	**	* >	* >	2022	**	1 +	* >	2022	**	<b>* *</b>	* >	2022	**	* *	* *
2023	**	* >	* >	2023	* *	* >	* >	2023	**	**	* >	2023	**	**	**
2024	**	* >	* >	2024	**	* >	* >	2024	**	(+	* >	2024	**	**	* *
2025	**	* >	* >	2025	* *	* >	* >	2025	**	(+	* >	2025	**	**	* *
2026	**	* >	* *	2026	* *	* >	* >	2026	**	* *	* >	2026	**	**	* *
2027	**	* >	* )	2027	* *	(+	* >	2027	**	<b>*</b> *	* >	2027	* *	* *	* *

Figure 52 Area 2 30 DPH 10 units 40% Affordable Housing

	Value Are	ea: Value Area	2		Value Are	a: Value Area	2		Value Are	a: Value Area 2	2		Value Are	ea: Value Area	2
	10 dwellin	gs (10 Houses	)		10 dwellin	gs (10 Houses	)		10 dwellin	gs (10 Houses	)		10 dwellin	gs (10 Houses	)
	0.33 Hectare	site @(30 DPH)	dph.		0.33 Hectare s	site @(30 DPH)	dph.		0.33 Hectare:	site @(30 DPH)	dph.		0.33 Hectare :	site @(30 DPH)	dph.
	Gros	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorptio	n: 50 units p.a.			Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	gain at 100%			Planning	gain at 100%			Planning	gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	0 per unit	St	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Sub	osidy at £0 pe	r unit (rent) & £0	) per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	nit		Sustainab	ility at £0 per un	it		Sustainabi	ility at £0 per ur	it
	40% Affo	rdable Housin	g	1	40% Affo	rdable Housing	9		40% Affo	rdable Housing	J		40% Affo	rdable Housing	3
	66:34 (Social	Rent to Interme	diate)	1	66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1				EUV2				EUV3		_		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^ ^	^^	2011	DOWN MIDDLE UP				* *	* *	**	2011	* *	* *	<b>•</b>
2012	**	* >	*>	2012	2011 (				<b>* *</b>	**	* >	2012	**	* *	* *
2013	**	* >	^>	2013	* *	* >	* >	2013	* *	**	* >	2013	* *	* *	* *
2014	**	* >	^>	2014	* *	* >	* >	2014	* *	* *	* >	2014	* *	* *	* *
2015	**	* *	*>	2015	* *	* *	* >	2015	* *	* *	4 +	2015	* *	* *	* *
2016	**	4.4	^>	2016	* *	* *	* >	2016	* *	* *	4 +	2016	* *	* *	* *
2017	**	* >	^>	2017	* *	* *	* >	2017	* *	* *	* >	2017	* *	* *	* *
2018	**	* >	^>	2018	* *	* *	* >	2018	* *	* *	* >	2018	* *	* *	* *
2019	**	4.4	^>	2019	* *	* *	* >	2019	* *	* *	4 +	2019	* *	* *	* *
2020	**	* *	*>	2020	* *	* *	* >	2020	* *	* *	4 +	2020	* *	* *	* *
2021	* *	* *	* >	2021	* *	• •	* >	2021	* *	* *	4.+	2021	* *	~ ~	* *
2022	* *	* >	* >	2022	* *	• •	* >	2022	* *	* *	4.+	2022	* *	~ ~	* *
2023	* *	* >	* >	2023	* *	* >	* >	2023	* *	* *	* >	2023	* *	~ ~	* *
2024	* *	A P	* >	2024	* *	* >	* >	2024	* *	* *	* >	2024	* *	~ ~	* *
2025	**	*	* >	2025	*	*	* >	2025	▼ ▼	* *	*	2025	**	~ ~	~ ~
2026	**	*	* >	2026	*	+	*	2026	▼ ▼	* *	+	2026	**	~ ~	~ ~
2027	**	4.4	^)	2027	**	* *	* >	2027	**	* *	4.+	2027	**	**	* *

Figure 53 Area 2 30 DPH 25 units 40% Affordable Housing

Value Area: Value Area 2         Value Area 2         Value Area 2           25 dwellings (25 Houses )         25 dwellings (25 Houses )         25 dwellings (25 Houses )           0.98 Hectare site @(30 DPH) dph.         0.98 Hectare site @(30 DPH) dph.         0.98 Hectare site @(30 DPH) dph.           Gross profit: 20%         Gross profit: 20%         Gross profit: 20%           Absorption: 50 units p.a.         Absorption: 50 units p.a.         Planning gain at 100%           Subsidy at E0 per unit (rent) & E0 per unit         Subsidy at E0 per unit         Subsidy at E0 per unit	Value Area 2 25 dwellings (25 Houses ) 0.98 Hectare site @(30 DPH) dph. Gross profit: 20% Absorption: 50 units p a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £0 per unit 40% Affordable Housing
0.98 Hectare site @(30 DPH) dph.  Gross profit: 20%  Absorption: 50 units p.a.  Planning gain at 100%  O.98 Hectare site @(30 DPH) dph.  O.98 Hectare site @(30 DPH) dph.  Gross profit: 20%  Gross profit: 20%  Absorption: 50 units p.a.  Absorption: 50 units p.a.  Planning gain at 100%  Planning gain at 100%	0.98 Hectare site @(30 DPH) dph. Gross profit: 20% Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (fent) & £0 per unit (intermediale) Substainability at £0 per unit
Gross profit: 20% Gross profit: 20% Gross profit: 20% Gross profit: 20% Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 100% Planning gain at 100% Planning gain at 100%	Gross profit: 20% Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £0 per unit
Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 100% Planning gain at 100% Planning gain at 100%	Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediale) Sustainability at £0 per unit
Planning gain at 100% Planning gain at 100% Planning gain at 100%	Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £0 per unit
	Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £0 per unit
Subsidy at 60 per unit (rent) & 60 per unit Subsidy at 60 per unit (rent) & 60 per unit (rent) & 60 per unit	(intermediate) Sustainability at £0 per unit
Subsidy at to per unit (terry a to per unit (terry a to per unit (terry a to per unit	Sustainability at £0 per unit
(intermediate) (intermediate) (intermediate)	
Sustainability at £0 per unit Sustainability at £0 per unit Sustainability at £0 per unit	40% Affordable Housing
40% Affordable Housing 40% Affordable Housing 40% Affordable Housing	40% Allordable Housing
66:34 (Social Rent to Intermediate) 66:34 (Social Rent to Intermediate) 66:34 (Social Rent to Intermediate)	66:34 (Social Rent to Intermediate)
TEST 1 SHEET 1 TEST 1 SHEET 1 T	TEST 1 SHEET 1
EUV1 EUV2 EUV3	EUV4
DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP	DOWN MIDDLE UP
2011 **	2011
2012 **	2012
2013 **	2013
2014 **	2014
2015 **	2015
2016 **	2016
2017 **	2017
2018 **	2018
2019 **	2019
2020 **	2020
2021 **	2021
2022	2022
2023 ***	2023
2024	2024
2025	2025
2026 ***	2026
2027	2027

Figure 54 Area 2 30 DPH 50 units 40% Affordable Housing

Figu	ıre 54	l Area	2 30	DPF	1 50 u	ınıts 4	0% A	ffor	able	Housi	ng				
	Value Are	ea: Value Area	2		Value Are	a: Value Area	2		Value Are	a: Value Area	2		Value Are	ea: Value Area 2	2
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare s	ite @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gros	s profit: 20%			Gross	profit: 20%			Gross	profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorptio	n: 50 units p.a.			Absorptio	n: 50 units p.a.			Absorption	on: 50 units p.a.	
	Plannin	g gain at 100%			Planning	gain at 100%			Planning	gain at 100%			Planning	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 per	r unit (rent) & £0	) per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	nit		Sustainabi	lity at £0 per un	it		Sustainabi	ility at £0 per un	it
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		1 .		EUV2		1,		EUV 3				EUV4	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^^	^^	2011	* *	^^	* *	2011	* *	**	**	2011	* *	<b>~</b> ~	<b>()</b>
2012	* *	^^	^^	2012	* *	**	* *	2012	* *	<b>+</b>	**	2012	++	<b>~</b> ~	* *
2013	* *	* >	* >	2013	* *	* >	* >	2013	* *	* *	* >	2013	**	<b>~</b> ~	* *
2014	**	* >	* >	2014	* *	* >	* >	2014	* *	* *	* >	2014	* *	<b>~</b> ~	* *
2015	**	* >	* >	2015	* *	(+	* >	2015	* *	* *	4.+	2015	**	* *	* *
2016	**	(+	* >	2016	**	* *	* >	2016	* *	* *	4.+	2016	**	* *	* *
2017	**	(+	* >	2017	**	* *	* >	2017	* *	* *	4.+	2017	**	* *	* *
2018	**	(+	* >	2018	* *	* *	* >	2018	* *	* *	17	2018	**	* *	* *
2019		(+	^)	2019	* *	* *	* >	2019	* *	* *		2019		* *	* *
2020		**	* '	2020	* *	* *	^)	2020	* *	* *		2020		* *	* *
2021	**	17		2021	**	* *		2021	* *	* *	**	2021		* *	* *
2022			^)	2022	* *		^)	2022	* *	* *	17	2022		~ ~	**
2023		^)	* * * * * * * * * * * * * * * * * * * *	2023	* *	1.7	^,	2023	**		1.7	2023		~ ~	**
2024	**	A)	*)	2024	* *		* *	2024	* *			2024		~ ~	
2025 2026		A)	*)	2025 2026		(+	* *	2025 2026	••	~ ~	1.7	2025 2026		**	**
2026		(+	A)	2026	**	* *	A)	2026	**	**	1.4	2026	<del></del>	**	**
2027				2027			- '	2027			, ,	2027			

Figure 55 Area 2 30 DPH 100 units 40% Affordable Housing

Value Area: Value Area 2 Value Area 2

	value Are	ea: value Area	2		value Are	ea: value Area .	2		value Are	ea: value Area .	2		value Are	a: value Area .	2
		gs (100 House:				gs (100 Houses				gs (100 Houses				gs (100 Houses	
	5.12 Hectare s	site @(30 DPH)	dph.		5.12 Hectare :	site @(30 DPH)	dph.		5.12 Hectare s	site @(30 DPH)	dph.		5.12 Hectare :	site @(30 DPH)	dph.
	Gross	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%			Gross	profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				n: 50 units p.a.	
		g gain at 100%				gain at 100%				g gain at 100%				gain at 100%	
Su		r unit (rent) & £0	0 per unit	Su		r unit (rent) & £0	) per unit	Su		r unit (rent) & £0	) per unit	Sul		r unit (rent) & £0	per unit
		ermediate)				ermediate)				ermediate)				ermediate)	
		ility at £0 per ur				lity at £0 per un				ility at £0 per un				lity at £0 per un	
		rdable Housin				rdable Housinç				rdable Housing				rdable Housing	
	66:34 (Social I	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		╛.		EUV2		Ι,		EUV3				EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	^^	^^					2011 2012	**	<b>*</b> *	<b>•</b>	2011	**	* *	* *
2012	**	* >	* >		2011				* *	* *	. ←	2012	* *	* *	* *
2013	**	* >	* >	2013	**			2013	* *	<b>*</b> *	**	2013	* *	* *	* *
2014	**	( ₹	* >	2014	**	~ ~	* >	2014	* *	<b>*</b> *	**	2014	* *	* *	* *
2015	**	**	* >	2015	**	* *	* >	2015	**	* *	**	2015	**	* *	* *
2016	**	**	* )	2016	**	* *	(+	2016	**	* *	**	2016	**	* *	* *
2017	**	**	^)	2017	**	* *	1.7	2017	**	* *	**	2017		* *	* *
2018	**	**	^,	2018	**	* *		2018	**	* *	**	2018	**	* *	* *
2019	**	**	• • •	2019	**	* *	17	2019	**	* *	**	2019	**	~ ~	* *
2020		**	A)	2020		**	1.7	2020		* *	**	2020		**	**
2021		**		2021	<del>- • •</del>	• • •	1.7	2021		**	**	2021	<del></del>	•••	•••
2022		**		2022		• • •	A.)	2022	**	**	**	2022			- * *
2023		1.7	• • •	2023		* *	^)	2023		**	**	2023		• • •	**
2024			A)	2024	<del></del>	• • •	A )	2024		**	**	2024		• • •	**
2025		**	A)	2025		**	17	2025		**	**	2025		• • •	**
2026 2027	<del></del>	**	A)	2026 2027	<del>- • •</del>	**	17	2026 2027	<del></del>	**	**	2026 2027	<del></del>		**
2027			^,	2027	7.7	7.7	,	2027		7.7		2027		**	**

Figure 56 Area 3 30 DPH 5 units 20% Affordable Housing

90	Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area :	3
1	5 dwellin	gs (5 Houses	)		5 dwellin	gs (5 Houses	)		5 dwellin	gs (5 Houses )			5 dwellin	gs (5 Houses )	
		site @(30 DPH)				site @(30 DPH)				site @(30 DPH)	dph.			site @(30 DPH)	dph.
		s profit: 20%				s profit: 20%				s profit: 20%				s profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
		g gain at 100%				g gain at 100%				gain at 100%				gain at 100%	
Sub		r unit (rent) & £	0 per unit	Su		r unit (rent) & £0	) per unit	Sul		r unit (rent) & £0	) per unit	Sul		r unit (rent) & £0	) per unit
		ermediate)				ermediate)	- F			ermediate)	, p == ====			ermediate)	p
		ility at £0 per u	nit			ility at £0 per ur	nit			ility at £0 per un	it			ility at £0 per un	it
		rdable Housin				rdable Housin				rdable Housing				rdable Housing	
		Rent to Interme			66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)			Rent to Intermed	
TEST 1 S	SHEET 1		-	TEST 1	SHEET 1		-	TEST 1	SHEET 1		,	TEST 1	SHEET 1		
		EUV 1				EUV2				EUV3				EUV4	
l	DOWN	MIDDLE	UP	1 1	DOWN	MIDDLE	UP	l f	DOWN	MIDDLE	UP	ĺ	DOWN	MIDDLE	UP
2011	* >	**	^ ^	2011	* >	**	**	2011	* *	**	**	2011	**	**	* *
2012	**	^^	**	2012	▼ ▼	**	**	2012	▼ ▼	•	* *	2012	▼ ▼	<b>*</b> *	▼ ▼
2013	**	* >	* >	2013	<b>~ ~</b>	* >	* >	2013	* *	4 +	* >	2013	**	* *	* *
2014	**	* >	* >	2014	* *	A P	* >	2014	* *	( ←	* >	2014	* *	~ ~	• •
2015	**	* >	*>	2015	* *	4.4	* >	2015	* *	* *	* >	2015	* *	* *	* *
2016	**	* >	*>	2016	* *	4.4	* >	2016	* *	* *	* >	2016	* *	* *	* *
2017	**	* >	*>	2017	* *	* >	* >	2017	* *	* *	* >	2017	* *	* *	* *
2018	**	*	* >	2018	*	*	* >	2018	* *	* *	*	2018	▼ ▼	* *	~ ~
2019	* *	*	^>	2019	<b>*</b> *		^ >	2019	* *	<b>* *</b>	* >	2019	<b>+ +</b>	<b>* *</b>	<b>*</b> *
2020	* *	* *	^>	2020	<b>*</b> *		^ >	2020	* *	<b>* *</b>	₹ +	2020	<b>+</b> +	<b>* *</b>	<b>*</b> *
2021	**	* >	^>	2021	<b>*</b> *	<b>* *</b>	^ >	2021	* *	* *		2021	<b>+</b> +	<b>* *</b>	<b>*</b> *
2022	* *	* >	* >	2022	* *	(+	* >	2022	▼ ▼	* *	*	2022	▼ ▼	* *	▼ ▼
2023	* *	* >	* >	2023	* *	* >	* >	2023	▼ ▼	* *	*	2023	▼ ▼	* *	▼ ▼
2024	**	* *	^ >	2024	* *	^>	* >	2024	* *	4 +	* >	2024	* *	<b>*</b> *	<b>*</b> *
2025	* *	* >	* >	2025	* *	* >	* >	2025	▼ ▼	4.+	*	2025	▼ ▼	* *	▼ ▼
2026	* *	* >	* >	2026	* *	* >	* >	2026	▼ ▼	* *	*	2026	▼ ▼	* *	▼ ▼
2027	* *	* *	^>	2027	*	(+	* >	2027	* *	* *	*	2027	**	**	* *

Figure 57 Area 3 30 DPH 10 units 30% Affordable Housing

rigu	<i>a</i> re 57	Aiea	3 30	DPF	1 10 0	แแร	U /0 A	11010	Jable	HOUSI	ng				
	Value Are	ea: Value Area	3			ea: Value Area			Value Are	ea: Value Area	3		Value Are	a: Value Area :	3
	10 dwellin	gs (10 Houses	)		10 dwellin	gs (10 Houses	)		10 dwellin	gs (10 Houses	)		10 dwellin	gs (10 Houses	)
	0.33 Hectare :	site @(30 DPH)	dph.		0.33 Hectare :	site @(30 DPH)	dph.		0.33 Hectare s	site @(30 DPH)	dph.		0.33 Hectare :	site @(30 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
	Absorption	on: 50 units p.a	L		Absorption	on: 50 units p.a.			Absorption	on: 50 units p.a.				on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%	
Su	bsidy at £0 pe	r unit (rent) & £0	0 per unit	Su	ıbsidy at £0 pe	r unit (rent) & £0	per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sul	bsidy at £0 pe	r unit (rent) & £0	per unit
	(inte	ermediate)			(inte	ermediate)				ermediate)			(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	it
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1	SHEET 1		-	TEST 1	SHEET 1	-		TEST 1	SHEET 1			TEST 1 S	SHEET 1		
		EUV 1		]		EUV2		]		EUV3		_		EUV4	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^^	**	2011	DOWN MIDDLE UP				* *	^^	* *	2011	* *	* *	**
2012	**	^^	^^	2012	011				**	^^	**	2012	**	* *	<b>•</b>
2013	* *	^^	**	2013	<b>~ ~</b>	^^	^^	2013	* *	^^	**	2013	* *	* *	÷
2014	**	^^	^^	2014	* *	* *	^^	2014	**	^^	**	2014	**	* *	0
2015	* *	^ >	^ >	2015	* *	( ▼	* >	2015	* *	~ ~	* >	2015	* *	* *	<b>*</b> *
2016	**	^)	^ >	2016	<b>~ ~</b>	* >	* >	2016	* *	* *	* >	2016	* *	* *	* *
2017	**	^ >	^ >	2017	<b>~ ~</b>	* >	* >	2017	* *	* *	* >	2017	**	* *	* *
2018	* *	^)	^ >	2018	* *	* >	* >	2018	* *	* *	* >	2018	* *	* *	* *
2019	* *	^)	^ >	2019	<b>~ ~</b>	* >	* >	2019	* *	* *	* >	2019	* *	* *	* *
2020	**	^ >	^ >	2020	<b>~ ~</b>		* >	2020	**	* *	* >	2020	**	* *	* *
2021	* *	<b>^</b> >	* >	2021	* *		* >	2021	* *	<b>*</b> *	* >	2021	**	<b>*</b> *	<b>*</b> *
2022	* *	^)	^ >	2022	* *	* >	* )	2022	* *	* *	*	2022	* *	* *	* *
2023	* *	<b>^</b> >	* >	2023	* *	* >	* >	2023	* *	. ←	* >	2023	* *	* *	<b>*</b> *
2024	▼ ▼	* >	* >	2024	* *	* >	* >	2024	▼ ▼	( ₹	*	2024	▼ ▼	~ ~	* *
2025	* *	^ >	* >	2025	* *	* >	* >	2025	* *	( ▼	*	2025	* *	* *	▼ ▼
2026	* *	^ >	* >	2026	* *	* >	* >	2026	* *	<b>* *</b>	*	2026	**	* *	▼ ▼
2027	**	* >	^ >	2027	*	( ▼	*	2027	**	* *	*	2027	**	* *	* *

Figure 58 Area 3 30 DPH 25 units 30% Affordable Housing

	Value Are	ea: Value Area	3	1	Value Are	ea: Value Area	3		Value Are	a: Value Area	3		Value Are	a: Value Area :	3
	25 dwellin	ngs (25 Houses	)		25 dwellin	gs (25 Houses	)	1		gs (25 Houses			25 dwellin	gs (25 Houses	)
		site @(30 DPH)				site @(30 DPH)				site @(30 DPH)				site @(30 DPH)	
	Gros	s profit: 20%			Gross	s profit: 20%			Gross	profit: 20%			Gross	s profit: 20%	
	Absorpti	on: 50 units p.a	L		Absorptio	on: 50 units p.a.			Absorptio	on: 50 units p.a.			Absorption	n: 50 units p.a.	
	Plannin	g gain at 100%			Planning	g gain at 100%			Planning	gain at 100%			Planning	gain at 100%	
Su	bsidy at £0 pe	er unit (rent) & £0	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit	Su	bsidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(înte	ermediate)	•		(inte	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	nit		Sustainabi	ility at £0 per un	it		Sustainabi	ility at £0 per un	it
	30% Affo	rdable Housin	g		30% Affo	rdable Housing	9		30% Affo	rdable Housing	1		30% Affo	rdable Housing	ı
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	tiate)
TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1		
		EUV 1				EUV2				EUV3				EUV4	
	DOWN	MIDDLE	UP	]	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	^^	^^	2011	DOWN MIDDLE UP				<b>* *</b>	$\leftrightarrow$	^ ^	2011	* *	<b>~ ~</b>	~ ~
2012	* *	^ >	^>	2012	11				<b>* *</b>	<b>* *</b>	* >	2012	* *	~ ~	~ ~
2013	**	^ >	^>	2013	* *	* >	* >	2013	<b>* *</b>	<b>*</b> *	* >	2013	* *	<b>~ ~</b>	~ ~
2014	**	^ >	^>	2014	* *	( ₹	* >	2014	* *	* *	4 +	2014	**	<b>*</b> *	* *
2015	* *	* *	^)	2015	* *	* *	* >	2015	* *	* *	* *	2015	* *	<b>*</b> *	* *
2016	**	* *	^)	2016	* *	* *	* >	2016	* *	* *	( ▼	2016	**	<b>*</b> *	* *
2017	**	( -	* >	2017	* *	~ ~	* >	2017	* *	* *	( ▼	2017	* *	<b>~</b> ~	* *
2018	**	(+	* >	2018	* *	~ ~	* >	2018	* *	* *	( ▼	2018	* *	<b>~</b> ~	* *
2019	**	**	* >	2019	* *	**	* >	2019	**	* *	* *	2019	**	* *	* *
2020	**	**	* >	2020	**	**	* >	2020	**	* *	**	2020	**	* *	* *
2021		17	^)	2021	* *	* *	^)	2021		* *	1.7	2021		**	
2022		A )	A)	2022	* *	17	* *	2022 2023		* *	17	2022 2023			
		^,	• • •			17	^,			* *	1.7			• •	
2024		• • •	• • •	2024	**	17	^,	2024		* *	1.7	2024		• •	
2025 2026		1.	A)	2025 2026	••	7.7	A )	2025 2026	<del></del>	**	7.7	2025 2026	<del></del>	••	••
2026	<del></del>	,,,		2026	**	**	A)	2026		* *	**	2026	<del></del>	**	**
2027				2027	7		- '	2027				2027			

Figure 59 Area 3 30 DPH 50 units 30% Affordable Housing

rigu	ire 59	, area	3 30	DPF	1 50 L	เกเเร 3	U% A	HOLC	abbie	Housi	ng				
	Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area	3		Value Are	ea: Value Area	3
	50 dwellin	igs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)		50 dwellin	gs (50 Houses	)
	1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.		1.94 Hectare s	site @(30 DPH)	dph.		1.94 Hectare :	site @(30 DPH)	dph.
	Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%			Gross	s profit: 20%	
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
	Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%			Planning	g gain at 100%	
Sub	osidy at £0 pe	r unit (rent) & £	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	sidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit
	(inte	ermediate)			(inte	ermediate)			(inte	ermediate)			(inte	ermediate)	
		ility at £0 per u			Sustainab	ility at £0 per ur	nit		Sustainabi	ility at £0 per un	it			ility at £0 per ur	
		rdable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)	- (	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)
TEST 1 S	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1			TEST 1	SHEET 1		
_		EUV 1				EUV2		_		EUV3		l ,		EUV4	
L	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	* >	^^	^^	2011	(+	**	**	2011	* *	**	**	2011	**	* *	•
2012	* >	^^	^^	2012	(+	**	**	2012	* *	* *	**	2012	**	* *	~ ~
2013	**	^^	^^	2013	* *	**	**	2013	* *	•	**	2013	**	* *	* *
2014	**	^^	^^	2014	* *	**	**	2014	* *	$\leftrightarrow$	**	2014	**	* *	* *
2015	**	* *	* >	2015	* *	* >	* >	2015	* *	<b>*</b> *	* >	2015	**	* *	~ ~
2016	**	^)	^)	2016	**	(+	* >	2016	**	* *	^)	2016	**	**	* *
2017	**			2017	**	* >	* >	2017	**	* *		2017	**	**	* *
2018	**	* )	* >	2018	* *	* >	* >	2018	* *	* *	* >	2018	* *	**	* *
2019	**	A)	^)	2019	**	A)	* >	2019	* *	* *	4.7	2019	* *	**	* *
2020	**			2020	* *		* >	2020	* *	* *		2020	* *	**	* *
2021	**	* )	* >	2021	* *	(+	* >	2021	* *	~ ~	(+	2021	**	**	~ ~
2022	* *	* )	* >	2022	* *	(+	* >	2022	* *	* *	4.+	2022		**	**
2023	**	* )	* >	2023	* *	* >	* >	2023	* *	* *	* >	2023		* *	* *
2024	**	* >	* >	2024	**	* >	* >	2024	**	* *	* >	2024	**	**	* *
2025		^)	^)	2025		A )	A )	2025		* *	A )	2025		**	* *
2026		^)	^,	2026		A )		2026 2027	<del>- • •</del>	* *		2026 2027	<del></del>	* *	* *
2027	**	~ )	-,	2027	* *	• •	* >	2027	**	<b>*</b> *	4 +	2027		* *	* *

Figure 60 Area 3 30 DPH 100 units 30% Affordable Housing

	Value Are	ea: Value Area	3		Value Area: Value Area 3				Value Area: Value Area 3				Value Area: Value Area 3		
		ngs (100 House:				gs (100 Houses				gs (100 Houses		100 dwellings (100 Houses )			
	5.12 Hectare	site @(30 DPH)	dph.		5.12 Hectare s	site @(30 DPH)	dph.	5.12 Hectare site @(30 DPH) dph.			5.12 Hectare site @(30 DPH) dph.				
		s profit: 20%				profit: 20%		Gross profit: 20%				Gross profit: 20%			
		on: 50 units p.a	L			on: 50 units p.a.				on: 50 units p.a.				on: 50 units p.a.	
	Plannin	g gain at 100%		Planning gain at 100%					Planning	g gain at 100%			Planning	g gain at 100%	
Sub	osidy at £0 pe	er unit (rent) & £0	0 per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Su	bsidy at £0 pe	r unit (rent) & £0	) per unit	Sub	osidy at £0 pe	r unit (rent) & £0	per unit
	(int	ermediate)			(inte	ermediate)			(inte	ermediate)			(interpretation)	ermediate)	
	Sustainab	ility at £0 per ur	nit		Sustainabi	lity at £0 per un	it		Sustainabi	ility at £0 per un	it		Sustainab	ility at £0 per un	it
		ordable Housin				rdable Housing				rdable Housing				rdable Housing	
	66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Interme	diate)		66:34 (Social	Rent to Intermed	diate)
TEST 1 S	SHEET 1			TEST 1	SHEET 1			TEST 1	SHEET 1			TEST 1 S	HEET 1		
		EUV1				EUV2				EUV3		EUV4			
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	**	^^	^^	2011	* *	^^	**	2011	* *	* *	^^	2011	* *	<b>*</b> *	<b>* *</b>
2012	**	^^	^^	2012	* *	^^	**	2012	* *	* *	<b>•</b>	2012	* *	<b>*</b> *	<b>* *</b>
2013	**	^ >	^>	2013	* *	* >	* >	2013	* *	* *	. ←	2013	* *	<b>*</b> *	<b>* *</b>
2014	**	^ >	^>	2014	* *	4.*	* >	2014	* *	* *	( ₹	2014	* *	<b>*</b> *	<b>* *</b>
2015	**	( ▼	^)	2015	* *	* *	* >	2015	* *	* *	<b>* *</b>	2015	* *	<b>*</b> *	<b>* *</b>
2016	**	( ▼	^)	2016	* *	* *	* >	2016	* *	* *	<b>*</b> *	2016	* *	<b>*</b> *	<b>* *</b>
2017	**	(+	* >	2017	* *	* *	* >	2017	**	<b>* *</b>	**	2017	**	<b>~</b> ~	¥ ¥
2018	**	( -	* >	2018	* *	<b>~</b> ~	* >	2018	**	<b>* *</b>	**	2018	**	<b>~</b> ~	¥ ¥
2019	**	* *	* >	2019	* *	<b>~</b> ~	* >	2019	* *	<b>*</b> *	**	2019	**	<b>~</b> ~	¥ ¥
2020	**	* *	* >	2020	* *	<b>~</b> ~	* >	2020	**	<b>* *</b>	**	2020	**	<b>~</b> ~	¥ ¥
2021	**	* *	* >	2021	* *	* *	* >	2021	**	~ ~	**	2021	**	<b>~</b> ~	¥ ¥
2022	**	( -	* >	2022	* *	~ ~	* >	2022	* *	<b>*</b> *	**	2022	**	<b>~</b> ~	¥ ¥
2023	**	^)	* >	2023	* *	( ▼	* >	2023	* *	<b>*</b> *	( ₹	2023	**	<b>~</b> ~	¥ ¥
2024	**	^)	* >	2024	* *	( ▼	**	2024	**	<b>*</b> *		2024	**	<b>~</b> ~	¥ ¥
2025	**	<b>^</b> )	* >	2025	* *	~ ~	**	2025	* *	<b>*</b> *	**	2025	**	<b>~</b> ~	¥ ¥
2026	**	(+	* >	2026	* *	<b>~</b> ~	*	2026	* *	* *	**	2026	**	<b>~</b> ~	¥ ¥
2027	* *	* *	^>	2027	* *	* *	* >	2027	* *	<b>*</b> *	<b>* *</b>	2027	* *	<b>*</b> *	¥ <b>¥</b>

Figure 61 Per Plot Values Area 1

	3 bed house	4 bed house	5 bed house
2011	104,994	121,942	137,595
2012	104,108	120,918	136,444
2013	100,047	114,218	128,896
2014	100,084	116,260	131,201
2015	101,282	117,654	132,777
2016	70,228	81,646	93,126
2017	75,846	88,168	98,831
2018	83,215	96,724	108,412
2019	88,061	100,592	114,715
2020	88,219	100,778	114,932
2021	81,890	95,203	106,724
2022	81,659	94,941	106,436
2023	95,333	108,907	122,962
2024	114,791	132,053	150,567
2025	126,109	146,523	167,051
2026	130,151	151,219	172,404

Figure 62 Per Plot Values Area 2

	3 bed house	4 bed house	5 bed house
2011	29,838	34,774	39,737
2012	27,959	32,599	37,264
2013	20,370	23,799	27,248
2014	20,096	23,486	26,896
2015	19,366	22,645	25,941
2016	-16,956	-19,478	-22,016
2017	-16,439	-18,871	-21,317
2018	-13,423	-15,365	-17,319
2019	-12,164	-13,897	-15,642
2020	-14,172	-16,221	-18,283
2021	-20,685	-23,771	-26,875
2022	-22,952	-26,395	-29,859
2023	-15,914	-18,222	-20,543
2024	-3,517	-3,831	-4,147
2025	2,864	3,580	4,299
2026	3,207	3,986	4,768

Figure 63 Per Plot Values Area 3

	3 bed house	4 bed house	5 bed house
2011	32,877	38,299	43,751
2012	31,037	36,169	41,328
2013	23,503	27,433	31,386
2014	23,310	27,215	31,140

2015	22,657	26,462	30,288		
2016	-13,520	-15,493	-17,477		
2017	-12,802	-14,653	-16,514		
2018	-9,616	-10,949	-12,291		
2019	-8,215	-9,318	-10,427		
2020	-10,139	-11,543	-12,956		
2021	-16,642	-19,082	-21,537		
2022	-18,829	-21,613	-24,413		
2023	-11,530	-13,137	-14,754		
2024	1,221	1,665	2,110		
2025	7,854	9,368	10,889		
2026	8,346	9,947	11,555		

Figure 64 Per Plot Values Area 4

rigare of the values filed f										
	3 bed house	4 bed house	5 bed house							
2011	7,178	8,491	9,810							
2012	5,024	5,995	6,972							
2013	-3,064	-3,380	-3,699							
2014	-3,944	-4,396	-4,852							
2015	-5,248	-5,905	-6,566							
2016	-42,551	-49,167	-55,821							
2017	-43,543	-50,310	-57,116							
2018	-41,837	-48,324	-54,848							
2019	-41,646	-48,096	-54,582							
2020	-44,274	-51,137	-58,040							
2021	-50,785	-58,685	-66,631							
2022	-53,639	-61,990	-70,390							
2023	-48,625	-56,165	-63,749							
2024	-38,955	-44,935	-50,949							
2025	-34,457	-39,708	-44,990							
2026	-35,230	-40,596	-45,993							

Figure 65 Per Plot Values Area 5

	3 bed house	4 bed house	5 bed house
2011	-12,367	-14,179	-16,002
2012	-14,770	-16,963	-19,168
2013	-23,298	-26,850	-30,422
2014	-24,702	-28,473	-32,267
2015	-26,503	-30,558	-34,636
2016	-64,480	-74,602	-84,782
2017	-66,752	-77,229	-87,767
2018	-66,136	-76,507	-86,938
2019	-66,843	-77,321	-87,858
2020	-70,014	-80,993	-92,035

2021	-76,580	-88,605	-100,698
2022	-79,954	-92,512	-105,142
2023	-76,603	-88,616	-100,697
2024	-69,246	-80,071	-90,957
2025	-66,424	-76,787	-87,211
2026	-68,154	-78,786	-89,480

Figure 66 Per Plot Values Area 6

J	3 bed house	4 bed house	5 bed house
2011	-42,208	-48,793	-55,415
2012	-44,967	-51,989	-59,052
2013	-54,087	-62,562	-71,086
2014	-56,279	-65,100	-73,972
2015	-58,824	-68,047	-77,324
2016	-98,223	-113,739	-129,344
2017	-102,464	-118,651	-134,930
2018	-103,524	-119,873	-136,314
2019	-105,614	-122,290	-139,061
2020	-109,622	-126,933	-144,342
2021	-116,272	-134,642	-153,117
2022	-120,444	-139,476	-158,616
2023	-119,652	-138,548	-157,551
2024	-115,773	-134,036	-152,403
2025	-115,422	-133,620	-151,921
2026	-118,617	-137,317	-156,124

Figure 67 Brom 1 Absorption @75 dwellings/annum

	Bro	m1			Bro	m1		Brom1			
	270 Dw	ellings			270 Dw	ellings			270 Dw	<i>l</i> ellings	
	12 ha Site	@ 35DPH			12 ha Site	@ 35DPH		12 ha Site @ 35DPH			
	Gross Pr	ofit: 20%		Gross Profit: 20%					Gross Pr	ofit: 20%	
	Absorption:75dwellings/annum				orption:75d					wellings/an	
Plar	nning Gain		/unit	Plar	nning Gain		/unit	Plar	<u> </u>	@ £10,000/	/unit
	Nil Su	,			Nil Su	,			Nil Su	,	
	Sustainabilit	,			Sustainabilit					ty @ £0/uni	
15	5% affordal		ıg	30	0% afforda		ıg	40		ble housin	ıg
	С	)			(	)				)	
1 SHEET	-			1 SHEET				1 SHEET	-		
		ffordable ho				ffordable ho				ffordable ho	, ,
2011	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP	2011	DOWN	MIDDLE	UP
	165,861		1,127,441		-31,311	414,715			-177,344		590,886
2012	80,800		1,072,754	2012	-145,562	317,840		2012	-299,647	•	499,157
2013	-12,576		1,025,913	2013	-247,586	241,138		2013	-396,774		441,581
2014	-117,693	447,145		2014	-347,435	167,649		2014	-488,697		390,671
2015	-229,487	369,934	917,775	2015	-448,612	96,424	582,857	2015	-581,044	-93,865	343,426
2016	-242,626	385,122	955,313	2016	-465,876	104,484	610,805	2016	-601,265	-91,404	363,488
2017	-262,600	383,078	971,072	2017	-489,627	96,985	619,237	2017	-627,754	-103,842	365,993
2018	-292,833	367,276	972,789	2018	-523,526	75,801	613,429	2018	-664,274	-130,305	354,410
2019	-314,469	365,625	989,384	2019	-551,019	65,722	619,257	2019	-696,033	-147,608	352,021
2020	-300,188	408,655	1,056,416	2020	-546,559	96,468	671,406	2020	-698,901	-125,648	391,820
2021	-249,615	497,925	1,180,128	2021	-508,892	170,198	775,955	2021	-671,000	-61,443	479,934
2022	-185,636	608,877	1,325,266	2022	-459,510	262,918	899,338	2022	-633,035	19,350	584,450
2023	-153,559	678,403	1,423,164	2023	-438,776	317,620	979,403	2023	-621,697	60,798	649,104
2024	-181,344	4 674,486 1,435,7		2024	-471,905	305,941	982,335	2024	-658,142	43,403	644,320
2025	-252,198	617,982	1,384,602	2025	-543,521	246,672	927,534	2025	-729,348	-18,093	587,600
2026	-352,415	522,871	1,289,315	2026	-639,512	154,308	834,864	2026	-821,913	-112,076	498,537
2027	-444,946	435,127	1,201,238	2027	-727,814	69,289	749,516	2027	-906,826	-198,289	416,782

Figure 68 Brom 1 Absorption @140 dwellings/annum

	Brom1				Bro	m1			Bro	m1	
	270 Dw	ellings			270 Dw	ellings			270 Dw	<i>l</i> ellings	
	12 ha Site	@ 35DPH		12 ha Site @ 35DPH				12 ha Site @ 35DPH			
	Gross Profit: 20%				Gross Pr	ofit: 20%			Gross Pr	ofit: 20%	
Abso	Absorption:140dwellings/annum				rption: 140c	lwellings/a	nnum	Abso	rption:140d	dwellings/ar	าทนฑ
Plar	ning Gain	@ £10,000	/unit	Plar	ning Gain	@ £10,000	/unit	Plar	nning Gain	@ £10,000/	unit
	Nil Su	bsidy			Nil Su	bsidy			Nil Su	bsidy	
5	Sustainabilit	y @ £0/uni	t	S	Sustainabilit	ty @ £0/uni	it	5	Sustainabili	ty @ £0/uni	t
15	5% afforda	ble housin	ıg	30	)% afforda	ble housir	ıg	40	0% afforda	ble housin	g
	(	)			(	)	Ū		(	)	_
1 SHEET	1			1 SHEET	1			1 SHEET	1		
	15% a	ffordable ho	ousing		30% a	ffordable ho	ousing		40% a	affordable ho	using
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	230,133	763,472	1,247,542	2011	43,657	517,816	947,464	2011	-102,127	324,903	706,606
2012	142,719	686,442	1,185,283	2012	-92,800	395,892	838,918	2012	-260,717	183,346	577,224
2013	109,032	667,537	1,191,500	2013	-151,765	352,840	818,253	2013	-327,008	131,617	545,405
2014	-27,597	552,338	1,101,406	2014	-287,050	242,183	729,984	2014	-451,334	28,747	462,148
2015	-247,502	379,340	953,088	2015	-483,754	87,035	597,223	2015	-626,514	-116,743	343,078
2016	-276,456	387,019	985,935	2016	-514,820	88,650	621,226	2016	-658,874	-120,099	359,830
2017	-264,044	423,983	1,048,068	2017	-510,824	115,071	670,034	2017	-661,271	-101,355	397,540
2018	,	431,961	1,076,385	2018	-529,087	116,114	689,414		-683,322		409,617
2019	-328,875	392,910	1,052,119	2019	-582,512	73,808	659,932	2019	-737,672		376,520
2020	-381,058	352,997	1,027,419	2020	-636,844	30,173		2020	-793,232		342,282
2021	-358,745		1,113,663	2021	-626,388	71,204		2021	-791,754		394,812
2022	-264,270	-	1,304,336	2022	-551,368	197,551			-732,220		532,789
2023	-162,311	-	1,506,869	2023	-469,564		1,031,869	2023	-667,768		678,841
2024	-139,382		1,599,714	4 2024 -456,620 378,035 1,108,046			2024	-663,109		740,860	
2025	-192,531		1,579,264	2025	-512,950		1,081,021	2025	-720,644		709,107
2026	-298,652		1,478,655	2026	-615,765	244,515	·	2026	-818,983		614,959
2027	-407,412	544,984	1,375,542	2027	-720,673	144,235	883,021	2027	-919,956	-146,816	518,262

Figure 69 Brom 1 Absorption @180 dwellings/annum

	Brom1				Bro	m1		Brom1			
	270 Dw	ellings			270 Dw	ellings			270 Dw	ellings	
	12 ha Site	@ 35DPH		12 ha Site @ 35DPH				12 ha Site @ 35DPH			
	Gross Profit: 20%				Gross Pr	ofit: 20%			Gross Pr	ofit: 20%	
Abso	Absorption: 180dwellings/annum				rption: 180d	lwellings/a	nnum	Abso	rption:180c	dwellings/ar	nnum
Plar	ning Gain	@ £10,000	/unit	Plan	ning Gain	@ £10,000	/unit	Plar	ning Gain	@ £10,000/	unit
	Nil Su	bsidy			Nil Su	bsidy			Nil Su	bsidy	
5	Sustainabilit	y @ £0/uni	t	S	ustainabili	ty @ £0/uni	it	5	Sustainabili	ty @ £0/uni	t
15	5% affordal	ble housin	ıg	30	% afforda	ble housir	ng	40	)% afforda	ble housin	g
	C	)			(	)			(	)	
1 SHEET	1			1 SHEET	1			1 SHEET	1		
	15% a	ffordable ho	ousing		30% a	ffordable ho	ousing		40% a	ffordable ho	using
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	252,386	793,030	1,283,544	2011	72,567	553,272	988,946	2011	-69,365	362,032	748,886
2012	161,973	714,885	1,218,461	2012	-72,248	423,663	870,641	2012	-242,986	208,175	605,670
2013	120,767	686,940	1,216,150	2013	-143,985	367,713	837,543	2013	-323,270	142,730	560,550
2014	20,025	600,393	1,155,234	2014	-248,898	281,509	774,192	2014	-420,598	60,966	499,109
2015	-246,809	385,842	965,461	2015	-486,635	89,713	605,248	2015	-631,192	-116,905	348,173
2016	-292,584	380,621	985,931	2016	-532,278	80,030	618,417	2016	-676,393	-130,729	355,455
2017	-273,385		1,055,427	2017	-522,755	112,268	673,508	2017	-674,105	-106,619	398,526
2018	,	450,477	1,106,184		-528,999	128,528	711,794		-686,041	-97,730	426,541
2019	322,017		1,084,492	2019	-580,472	90,224		2019	-738,405		396,532
2020	-394,150		1,031,826		-651,350			2020	-808,146		341,790
2021	-399,097		1,081,653	2021	-663,977	37,192		2021	-826,481		367,365
2022	-300,069	-	1,278,000		-586,710			2022	-765,660		507,557
2023	-180,431	-	1,504,926		-490,994		1,026,699	2023	-688,901		671,797
2024	-131,358		1,637,959	2024	-455,934		1,136,779	2024	-665,924		762,696
2025	-174,182		1,634,558	2025	-502,906		1,125,171	2025	-714,903		744,974
2026	-282,562		1,531,898		-607,432		1,025,864	2026	-814,793		649,313
2027	-394,692	578,171	1,425,995	2027	-714,884	168,820	922,957	2027	-918,429	-127,865	550,063

Figure 70 Brom 2 Absorption @75 dwellings/annum

Brom2 Brom3

Brom2				Brom3				Brom4				
1,100 Dwellings				1,100 Dwellings				1,100 Dwellings				
70 ha Site @ 35DPH				71 ha Site @ 35DPH				72 ha Site @ 35DPH				
	Gross Pr	ofit: 20%			Gross Pr	ofit: 20%		Gross Profit: 20%				
Abso	rption: 75d	wellings/an	num	Abso	orption:75d	wellings/an	num	Abso	orption:75d	wellings/ar	ınum	
Plan	ning Gain	@ £10,000/	unit/	Plar	ning Gain	@ £10,000/	unit	Plar	nning Gain	@ £10,000	/unit	
	Nil Su	bsidy			Nil Su	bsidy			Nil Su	bsidy		
S	Sustainabilit	y @ £0/uni	t	5	Sustainabilit	ty @ £0/uni		Ç	Sustainabili	ty @ £0/un	it	
15	5% afforda	ble housin	g	30	)% afforda	ble housin	g	40	0% afforda	ble housir	ıg	
	(	)			(	)			(	)		
1 SHEET	1			1 SHEET	1			1 SHEET	1			
	15% a	ffordable ho	using		30% a	ffordable ho	using		40% a	iffordable ho	ousing	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2011	-103,466	182,929	443,128	2011	-210,623	42,883	270,172	2011	-270,856	-41,971	165,285	
2012	-114,649	182,185	451,227	2012	-224,236	38,639	273,700	2012	-285,466	-48,133	166,419	
2013	-123,815	183,180	460,407	2013	-234,984	36,923	279,238	2013	-297,096	-51,621	169,715	
2014	-147,155	169,813	454,503	2014	-258,226	22,439	271,143	2014	-320,222	-67,434	160,493	
2015	-159,126	166,918	458,474	2015	-271,406	17,219	271,927	2015	-334,166	-74,526	159,315	
2016	-169,245	164,894	462,685	2016	-282,762	12,942	273,158	2016	-346,441	-80,720	158,583	
2017	-185,379	156,271	459,615	2017	-298,828	3,452	268,530	2017	-362,603	-91,465	152,994	
2018	-197,498	150,988	459,224		-311,249	-3,319	266,407	2018				
2019	-208,463	146,298	459,035	2019	-322,593	-9,747	264,354			,	146,335	
2020	-217,184	143,653	460,570		-331,992	-14,449	263,552		-396,982	-112,369		
2021	-225,142	141,056	461,475	2021	-340,556		262,215		-406,014			
2022	-234,254	135,639	458,647	2022	-349,556	-25,464	258,195		-415,023			
2023	-245,209	126,685	451,011	2023	-359,367	-34,210	250,923		-424,188			
2024	-256,674	115,877	440,525	2024	-368,975	-43,692	241,977		-432,656			
2025	-266,806	105,644	430,243	2025	-376,869	-51,943	233,855	2025	-439,137	-147,640		
2026	-274,493	97,880		2026	-382,433	-57,731	228,126		-443,344			
2027	-280,807	91,539	415,997	2027	-386,840	-62,305	223,619	2027	-446,525	-155,225	107,238	

Figure 71 Brom 2 Absorption @140 dwellings/annum

i igui c	<i>/</i> 1 DIO	II Z AU	sui ptiu	n @ 140	Juwen	ii iys/ai	IIIuIII				
Brom2				Brom3				Brom4			
1,100 Dwellings				1,100 Dwellings				1,100 Dwellings			
70 ha Site @ 35DPH					71 ha Site	@ 35DPH		72 ha Site @ 35DPH			
	Gross Pro	ofit: 20%			Gross Pr	ofit: 20%			Gross Pi	rofit: 20%	
Abso	rption:140d	wellings/ar	nnum	Abso	rption:140d	wellings/a	nnum	Abso	rption:140	dwellings/a	nnum
Plan	ning Gain	@ £10,000/	unit	Plar	ning Gain	@ £10,000	/unit	Plar	nning Gain	@ £10,000	/unit
	Nil Sul	bsidy			Nil Su	bsidy			Nil Su	ıbsidy	
S	Sustainabilit	y @ £0/unit	İ	S	Sustainabilit	y @ £0/uni	t	5	Sustainabili	ty @ £0/uni	t
15	% affordal	ole housin	g	30	)% afforda	ble housin	ıg	40	0% afforda	ble housin	ıg
	0				(	)				0	
1 SHEET	1			1 SHEET	1			1 SHEET	1		
	15% at	ffordable ho	using		30% a	ffordable ho	ousing		40% a	affordable ho	ousing
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2011	-106,752	203,426	487,526	2011	-232,099	44,631	487,526	2011	-302,543	-302,543	175,409
2012	-141,701	179,611	474,607	2012	-266,920	19,885	474,607	2012	-336,333	-336,333	159,492
2013	-166,415	167,099	472,808	2013	-291,822	5,769	472,808	2013	-361,141	-361,141	152,873
2014	-192,886	155,908	473,451	2014	-319,956	-9,801	473,451	2014	-390,118	-390,118	144,792
2015	-189,509	174,552	505,518	2015	-322,320	1,911	505,518	2015	-396,002	-396,002	161,292
2016	-180,067	199,787	544,543	2016	-318,898	19,480	544,543	2016	-396,416	-396,416	184,527
2017	-182,822	212,613	569,971	2017	-325,186	27,262	569,971	2017	-404,936	-404,936	199,102
2018	-186,276	223,777	592,436	2018	-331,532	34,199	592,436		-413,165	-413,165	212,810
2019	-194,103	230,085	609,156	2019	-341,784	36,720	609,156		-425,040	-425,040	221,535
2020	-203,213	234,978	623,851	2020	-353,648	37,148		2020	-438,768		
2021	-216,272	234,595	631,648	2021	-369,649	31,899			-456,821		225,284
2022	-238,306	221,920	624,960	2022	-393,395	15,903	624,960		-481,917		211,508
2023	-268,373	197,488	603,582	2023	-423,280	-9,985	603,582	2023	-511,996		
2024	-300,378	168,096	574,963	2024	-453,512	-39,583	574,963	2024	-541,298		
2025	-328,528	140,659	547,440	2025	-479,127	-65,731	547,440	2025	-565,391		136,943
2026	-348,672	121,042	527,653	2026	-496,682	-83,653			, , , , , , , , , , , , , , , , , , , ,		
2027	-362,142	107,924	514,429	2027	-507,468	-94,664	514,429	2027	-590,347	-590,347	112,619

Figure 72 Brom 2 Absorption @180 dwellings/annum

Brom2				Bro	m3		Brom4					
1,100 Dwellings				1,100 Dwellings				1,100 Dwellings				
70 ha Site @ 35DPH				71 ha Site @ 35DPH				72 ha Site @ 35DPH				
	Gross Pr	ofit: 20%			Gross Pr	ofit: 20%			Gross Pr	ofit: 20%		
Abso	rption:180d	wellings/ar	nnum	Abso	rption: 180c	lwellings/ar	nnum	Abso	rption:180d	dwellings/ar	nnum	
Plar	ning Gain	@ £10,000/	unit	Plar	ning Gain	@ £10,000/	'unit	Plar	nning Gain	@ £10,000/	unit	
	Nil Su	bsidy			Nil Su	bsidy			Nil Su	bsidy		
S	Sustainabilit	y @ £0/unit		S	Sustainabilit	y @ £0/uni	t	5	Sustainabili	ty @ £0/uni	t	
15	% affordal	ble housin	g	30	)% afforda	ble housin	g	40	0% afforda	ble housin	g	
	C	)			(	)			(	)		
1 SHEET	1			1 SHEET	1			1 SHEET	1			
	15% a	ffordable ho	using		30% a	ffordable ho	using		40% affordable housing			
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2011	-87,002	232,068	525,338	2011	-222,145	63,105	319,261	2011	-298,391	-38,903	194,509	
2012	-127,445	206,320	512,602	2012	-262,219	36,026	303,178	2012	-336,988	-67,007	177,894	
2013	-162,766	184,507	501,902	2013	-295,666	14,554	291,450	2013	-368,876	-88,996	166,062	
2014	-208,046	152,560	480,875	2014	-339,097	-18,419	268,954	2014	-410,873	-122,327	143,188	
2015	-218,602	154,880	494,530	2015	-353,280	-21,663	275,703	2015	-427,301	-129,129	145,544	
2016	-213,717	174,377	527,277	2016	-354,801	-9,588	298,399	2016	-432,966	-122,818	161,544	
2017	-211,226	193,696	561,543	2017	-357,770	3,165	323,290	2017	-439,396	-115,102	180,314	
2018	,	222,119	604,975	2018	-353,550	24,009	357,553	2018	-438,771	-98,167	208,537	
2019		245,609	642,492	2019	-352,339	41,711	388,044	2019	-440,186		234,292	
2020	-193,535	266,191	676,377	2020	-354,166	56,271	414,567	2020	-444,714		255,859	
2021	-199,866	276,493	697,941	2021	-364,817	60,141	428,393	2021	-458,234		264,466	
2022	-221,024	267,722	697,342	2022	-388,711	46,735	422,013		-484,137		254,183	
2023	-257,139	239,257	673,039	2023	-425,120	16,569	395,176		-521,125		225,674	
2024	-300,548	199,804	634,632					,		188,233		
2025	-340,650	161,218	595,905	2025	-503,993	-61,270	320,933		-597,806	h ' 1	153,410	
2026	-369,708	133,023	567,457	2026	-530,460	-88,286	295,018		-622,635	,	129,295	
2027	-388,631	114,668	548,836	2027	-546,668	-104,829	279,208	2027	-637,048	-239,611	115,340	

Figure 73 Brom 3 Absorption @75 dwellings/annum

Brom3				Brom3				Brom3					
	470 Dw	<i>i</i> ellings		470 Dwellings				470 Dwellings					
24 ha Site @ 35DPH				24 ha Site @ 35DPH				24 ha Site @ 35DPH					
	Gross Profit: 20%				Gross Profit: 20%				Gross Profit: 20%				
Abso	orption: 75d	wellings/ar	num	Abso	orption:75d	wellings/an	num	Abso	orption:75d	wellings/an	ınum		
Plar	ning Gain	@ £10,000	/unit	Plar	ning Gain	@ £10,000/	unit	Plar	nning Gain	@ £10,000	/unit		
	Nil Su	bsidy			Nil Su	bsidy			Nil Su	bsidy			
5	Sustainabili	ty @ £0/uni	t	5	Sustainabilit	ty @ £0/uni		5	Sustainabilit	ty @ £0/uni	t		
15	5% afforda	ble housin	ıg	15	5% afforda	ble housin	g	1!	5% afforda	ble housin	ıg		
	(	)			(	)	•		(	)			
1 SHEET	1			1 SHEET	1			1 SHEET	1				
	15% a	ffordable ho	ousing		30% a	ffordable ho	using		40% a	ffordable ho	ousing		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		
2011	25,511	435,165	815,085	2011	-146,485	218,520	550,698	2011	-249,597	85,126	384,945		
2012	-37,751	389,415	785,489	2012	-218,367	163,660	509,918	2012	-322,316	27,633	339,900		
2013	-87,112	359,500	772,962	2013	-268,533	131,123	492,286	2013	-370,228	-4,698	321,063		
2014	-132,835	331,656	760,228	2014	-313,222	102,426	476,795	2014	-413,442	-34,866	304,623		
2015	-193,003	289,650	733,143	2015	-369,299	61,920	449,164	2015	-466,527	-75,993	277,416		
2016	-203,400	297,114	756,150		-384,574	62,017	462,779	2016	-485,019	-80,985	284,757		
2017	-201,450	319,138	796,197	2017	-390,074	74,157	490,378	2017	-495,343	-75,062	304,009		
2018	-187,069			2018	-384,297	100,026	533,655		-495,113	-55,448			
2019			912,595	2019	-376,842	129,718	581,039		-492,419	-31,071	377,351		
2020		427,464	963,269		-373,814	154,610	622,638		-492,798	-10,014			
2021	-158,878		1,009,652	2021	-374,566	175,442	659,426		-497,089	6,228	442,936		
2022	-164,858		1,040,928		-386,300	183,176	680,511		-512,606		457,035		
2023	-189,500		1,044,381	2023	-414,709	169,119	676,062	2023	-543,772	-10,635	447,304		
2024	-234,621		1,015,758			643,936		-589,985	-51,442	412,851			
2025	-289,415		968,078	2025	-512,682	83,998	596,829		-641,566	-101,659			
2026	-341,564		-		-560,867	37,352	549,742		-687,645				
2027	-380,224	293,547	880,403	2027	-595,480	4,081	515,849	2027	-719,957	-181,668	289,767		

Figure 74 Brom 3 Absorption @140 dwellings/annum

rigure 74 Brotti 3 Absorption & 140 dwellings/aithum												
Brom3					Bro			Brom3				
470 Dwellings					470 Dw	ellings		470 Dwellings				
24 ha Site @ 35DPH					24 ha Site	@ 35DPH		24 ha Site @ 35DPH				
	Gross Pr	ofit: 20%			Gross Pr	ofit: 20%			Gross Pr	ofit: 20%		
Abso	rption: 140c	lwellings/a	nnum	Abso	rption: 140d	lwellings/a	nnum	Abso	rption:140d	dwellings/ar	nnum	
Plar	ning Gain	@ £10,000	/unit	Plar	ning Gain	@ £10,000	/unit	Plar	ning Gain	@ £10,000/	unit	
	Nil Su	bsidy			Nil Su	bsidy			Nil Su	bsidy		
5	Sustainabilit	y @ £0/uni	t	5	Sustainabilit	y @ £0/uni	t	5	Sustainabili	ty @ £0/uni	t	
	5% afforda	-		15	5% afforda	ble housin	ıq			ble housin		
	(	)			(	)			(	)		
1 SHEET	1			1 SHEET	1			1 SHEET	1			
	15% a	ffordable ho	ousing		30% a	ffordable ho	ousing		40% a	ffordable ho	using	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2011	138,218	574,951	978,211	2011	-46,587	337,362	690,041	2011	-167,093	186,469	504,653	
2012	60,345	509,728	929,930	2012	-147,013	253,493	620,897	2012	-273,133	95,630	427,317	
2013	-26,827	443,546	883,958	2013	-236,989	185,413	570,411	2013	-357,220	30,608	377,931	
2014	-120,557	376,553	836,886	2014	-324,456	121,770	523,943	2014	-438,309	-30,609	334,035	
2015	-205,499	321,389	801,509	2015	-401,644	70,267	489,797	2015	-509,494	-81,294	301,901	
2016	-206,867	342,291	841,428	2016	-408,472	83,135	519,376	2016	-519,722	-73,175	324,695	
2017		335,228	849,469	2017	-433,439	71,470	520,953	2017	-546,675	-88,715	322,020	
2018	-257,462	319,186	848,342	2018	-464,897	50,787	513,025	2018	-580,391	-114,034	309,516	
2019	,	320,665	865,860		-486,796	44,463	520,466		-606,104		310,047	
2020	-253,119	368,631	936,948		-475,896	79,976	576,333		-601,565	-97,822	355,504	
2021	-201,645		1,055,450		-437,547	151,584			-571,368		440,930	
2022	-146,692	-	1,180,518		-396,332	229,044		2022	-538,950		530,858	
2023	-129,786	598,727	1,250,216		-388,853	263,445	833,070	2023	-537,903	59,797	574,447	
2024	-162,804	584,506	1,247,948	2024	-425,463	243,475	823,315	2024	-576,723	35,934	559,491	
2025	-232,123	525,358	1,191,953	2025	-493,668	183,423	765,820	2025	-644,643	-26,003	501,083	
2026	-320,066	442,025	1,108,368	2026	-577,058	103,393	685,518	2026	-725,887	-108,490	422,921	
2027	-399,149	366,943	1,033,014	2027	-651,752	31,842	613,599	2027	-798,394	-182,106	353,108	

Figure 75 Brom 3 Absorption @180 dwellings/annum

Brom3				Brom3				Brom3				
470 Dwellings				470 Dwellings				470 Dwellings				
24 ha Site @ 35DPH				24 ha Site @ 35DPH				24 ha Site @ 35DPH				
	Gross Pr	ofit: 20%			Gross Pr	ofit: 20%			Gross Pr	ofit: 20%		
Abso	rption:180d	lwellings/a	nnum	Abso	rption: 180c	lwellings/a	nnum	Abso	rption:180d	dwellings/ar	num	
	nning Gain			Plar	nning Gain	@ £10,000	/unit	Plar	nning Gain	@ £10,000/	unit	
	Nil Su	bsidy			Nil Su	bsidy			Nil Su	bsidy		
5	Sustainabilit	y @ £0/uni	t	5	Sustainabilit	y @ £0/uni	t	5	Sustainabili	ty @ £0/uni	t	
	5% affordal	,			5% afforda	,				ble housin		
	C		3		(		3			)	J	
1 SHEET	1			1 SHEET	1			1 SHEET	1			
	15% a	ffordable ho	ousing		30% a	ffordable ho	using		40% a	affordable ho	using	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2011	151,260	600,261	1,011,162	2011	-31,955	362,183	721,662	2011	-153,643	209,384	533,630	
2012	98,625	557,332	984,943	2012	-116,897	290,700	664,642	2012	-250,775	125,206	462,550	
2013	16,657	492,422	940,970	2013	-205,341	221,597	613,752	2013	-335,054	57,991	411,767	
2014	-108,094	396,764	866,056	2014	-320,861	132,851	542,698	2014	-440,783	-25,549	346,154	
2015	-221,431	316,936	806,618	2015	-423,006	59,782	487,754	2015	-533,688	-96,218	295,992	
2016	-215,677	347,508	858,194	2016	-423,895	80,894	527,136	2016	-538,718	-80,427	327,401	
2017	-225,895	355,602	884,101	2017	-438,598	82,658	544,563	2017	-556,351	-83,015	339,242	
2018	-256,682	337,397	880,101	2018	-472,007	60,367	534,482	2018	-591,709	-109,594	325,087	
2019	-293,034	313,419	870,108	2019	-511,227	31,551	517,837	2019	-633,089	-143,630	303,828	
2020	-293,490	335,886	912,225	2020	-519,322	43,773	547,430	2020	-646,277	-137,980	324,808	
2021	-240,687	426,047	1,033,258		-480,131	117,113	647,706		-615,782	-72,376	411,089	
2022	-167,471	544,025	1,186,099	2022	-423,036	214,400			-569,510	15,152	522,127	
2023	,		1,295,548	2023	-392,707	278,106			-548,021		597,572	
2024	-145,681	626,411	1,313,082	2024	-418,839	272,605	872,627	2024	-577,482	56,798	598,630	
2025	-211,417		1,263,294	2025	-484,699	217,078			-643,067		544,991	
2026	-300,301	488,264	1,178,707	2026	-569,570	136,039	739,118		-725,440	-83,484	466,104	
2027	-391,911	401,398	1,091,499	2027	-656,910	52,379	655,281	2027	-810,554	-169,895	384,579	