

**West Berkshire Council  
Viability Assessment Update  
Local Plan Review**

**Appendix IIIa - Stage 2  
Residential site typologies (2022)  
additional sensitivity testing data**





**West Berkshire Council**

**100 Mixed PDL**

**(DSP21726)**





**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 20% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Construction: Rate /m <sup>2</sup>	Sales: Rate /m <sup>2</sup>								
	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	
-20.000%	£4,688,892	£5,890,968	£7,093,044	£8,297,767	£9,499,842	£10,704,566	£11,906,642	£13,111,365	
-15.000%	£3,948,302	£5,150,378	£6,352,454	£7,557,177	£8,759,253	£9,963,975	£11,166,051	£12,370,775	
-10.000%	£3,207,711	£4,409,787	£5,611,863	£6,816,587	£8,018,662	£9,223,386	£10,425,461	£11,630,184	
-5.000%	£2,467,121	£3,669,197	£4,871,272	£6,075,996	£7,278,071	£8,482,795	£9,684,870	£10,889,594	
0.000%	£1,726,530	£2,928,606	£4,130,682	£5,335,405	£6,537,481	£7,742,204	£8,944,280	£10,149,003	
5.000%	£985,939	£2,188,015	£3,390,091	£4,594,815	£5,796,891	£7,001,614	£8,203,690	£9,408,413	
10.000%	£245,214	£1,447,424	£2,649,500	£3,854,224	£5,056,300	£6,261,024	£7,463,099	£8,667,823	
15.000%	£-544,413	£706,834	£1,908,910	£3,113,634	£4,315,709	£5,520,433	£6,722,509	£7,927,232	
20.000%	£-1,360,246	£-45,205	£1,168,319	£2,373,043	£3,575,119	£4,779,842	£5,981,918	£7,186,642	

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
AH - Intermediate	1	1,492.00	4.00 Up & Down
AH - First Homes	1	1,492.00	4.00 Up & Down

**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 20% AH / £162/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Construction: Rate /m <sup>2</sup>	Sales: Rate /m <sup>2</sup>							
	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
-20.000%	£4,289,852	£5,491,928	£6,694,004	£7,898,727	£9,100,803	£10,305,526	£11,507,602	£12,712,326
-15.000%	£3,549,261	£4,751,337	£5,953,413	£7,158,137	£8,360,212	£9,564,935	£10,767,011	£11,971,735
-10.000%	£2,808,671	£4,010,747	£5,212,823	£6,417,546	£7,619,622	£8,824,345	£10,026,421	£11,231,144
-5.000%	£2,068,080	£3,270,161	£4,472,232	£5,676,956	£6,879,031	£8,083,755	£9,285,831	£10,490,554
0.000%	£1,327,489	£2,529,565	£3,731,641	£4,936,365	£6,138,441	£7,343,164	£8,545,240	£9,749,963
5.000%	£586,898	£1,788,974	£2,991,051	£4,195,774	£5,397,850	£6,602,573	£7,804,649	£9,009,373
10.000%	£-174,350	£1,048,384	£2,250,460	£3,455,184	£4,657,260	£5,861,983	£7,064,059	£8,268,782
15.000%	£-980,771	£307,793	£1,509,869	£2,714,593	£3,916,669	£5,121,392	£6,323,468	£7,528,192
20.000%	£-1,805,951	£-476,472	£769,278	£1,974,002	£3,176,078	£4,380,802	£5,582,878	£6,787,601

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
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**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 20% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Construction: Rate /m <sup>2</sup>	Sales: Rate /m <sup>2</sup>							
	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
-20.000%	£4,187,239	£5,356,010	£6,524,782	£7,696,128	£8,864,899	£10,036,245	£11,205,016	£12,376,362
-15.000%	£3,446,583	£4,615,354	£5,784,126	£6,955,472	£8,124,244	£9,295,589	£10,464,361	£11,635,706
-10.000%	£2,705,927	£3,874,698	£5,043,470	£6,214,816	£7,383,588	£8,554,934	£9,723,705	£10,895,051
-5.000%	£1,965,270	£3,134,042	£4,302,814	£5,474,160	£6,642,932	£7,814,278	£8,983,049	£10,154,395
0.000%	£1,224,614	£2,393,386	£3,562,158	£4,733,504	£5,902,276	£7,073,622	£8,242,393	£9,413,739
5.000%	£483,958	£1,652,730	£2,821,502	£3,992,848	£5,161,620	£6,332,966	£7,501,737	£8,673,083
10.000%	-£285,558	£912,074	£2,080,846	£3,252,192	£4,420,963	£5,592,310	£6,761,081	£7,932,427
15.000%	-£1,094,432	£169,156	£1,340,189	£2,511,536	£3,680,307	£4,851,653	£6,020,425	£7,191,771
20.000%	-£1,938,545	-£625,072	£599,533	£1,770,879	£2,939,651	£4,110,997	£5,279,769	£6,451,115

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
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**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 20% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Construction: Rate /m <sup>2</sup>	Sales: Rate /m <sup>2</sup>							
	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
-20.000%	£3,788,198	£4,956,970	£6,125,742	£7,297,088	£8,465,860	£9,637,205	£10,805,977	£11,977,323
-15.000%	£3,047,542	£4,216,314	£5,385,086	£6,556,432	£7,725,203	£8,896,549	£10,065,321	£11,236,667
-10.000%	£2,306,886	£3,475,658	£4,644,429	£5,815,775	£6,984,547	£8,155,893	£9,324,665	£10,496,011
-5.000%	£1,566,230	£2,735,010	£3,903,773	£5,075,120	£6,243,891	£7,415,237	£8,584,009	£9,755,355
0.000%	£825,574	£1,994,345	£3,163,117	£4,334,463	£5,503,235	£6,674,581	£7,843,353	£9,014,699
5.000%	£79,490	£1,253,689	£2,422,461	£3,593,807	£4,762,579	£5,933,925	£7,102,697	£8,274,043
10.000%	-£719,351	£513,033	£1,681,805	£2,853,156	£4,021,923	£5,193,269	£6,362,041	£7,533,387
15.000%	-£1,538,155	-£254,068	£941,149	£2,112,495	£3,281,267	£4,452,613	£5,621,385	£6,792,731
20.000%	-£2,387,125	-£1,062,295	£199,068	£1,371,839	£2,540,611	£3,711,957	£4,880,729	£6,052,075

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

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**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 30% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

		Sales: Rate /m <sup>2</sup>							
Construction: Rate /m <sup>2</sup>		-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	3,700,082	4,761,185	5,822,287	6,885,727	7,946,830	9,010,269	10,071,372	11,134,812	
-15.000%	2,970,923	4,032,025	5,093,128	6,156,568	7,217,670	8,281,110	9,342,213	10,405,653	
-10.000%	2,241,764	3,302,866	4,363,969	5,427,409	6,488,511	7,551,951	8,613,054	9,676,493	
-5.000%	1,512,604	2,573,707	3,634,810	4,698,249	5,759,352	6,822,792	7,883,894	8,947,334	
0.000%	783,445	1,844,548	2,905,650	3,969,090	5,030,193	6,093,632	7,154,735	8,218,175	
5.000%	47,671	1,115,388	2,176,491	3,239,931	4,301,034	5,364,473	6,425,576	7,489,016	
10.000%	-743,060	386,229	1,447,331	2,510,772	3,571,874	4,635,314	5,696,417	6,759,856	
15.000%	-1,569,998	-379,046	718,172	1,781,612	2,842,715	3,906,155	4,967,258	6,030,697	
20.000%	-2,413,343	-1,188,850	-20,784	1,052,453	2,113,556	3,176,996	4,238,098	5,301,538	

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
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Sales: Rate /m <sup>2</sup>									
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%	
-20.000%	3,350,922	4,412,024	5,473,127	6,536,567	7,597,669	8,661,109	9,722,211	10,785,651	
-15.000%	2,621,765	3,682,865	4,743,968	5,807,408	6,868,510	7,931,949	8,993,052	10,056,492	
-10.000%	1,892,603	2,953,706	4,014,809	5,078,248	6,139,351	7,202,791	8,263,893	9,327,333	
-5.000%	1,163,444	2,224,546	3,285,649	4,349,089	5,410,192	6,473,631	7,534,734	8,598,173	
0.000%	434,284	1,495,387	2,556,490	3,619,930	4,681,033	5,744,472	6,805,575	7,869,015	
5.000%	-326,948	766,227	1,827,330	2,890,773	3,951,873	5,015,313	6,076,416	7,139,855	
10.000%	-1,126,860	29,787	1,098,171	2,161,611	3,222,714	4,286,154	5,347,256	6,410,696	
15.000%	-1,960,911	-759,054	369,011	1,432,452	2,493,554	3,556,995	4,618,097	5,681,537	
20.000%	-2,807,130	-1,577,637	-397,711	703,292	1,764,395	2,827,835	3,888,938	4,952,378	

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

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**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 30% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	3,261,037	4,293,020	5,325,004	6,359,260	7,391,244	8,425,500	9,457,483	10,491,740
-15.000%	2,531,813	3,563,796	4,595,780	5,630,036	6,662,020	7,696,276	8,728,260	9,762,516
-10.000%	1,802,589	2,834,573	3,866,556	4,900,813	5,932,796	6,967,053	7,999,036	9,033,293
-5.000%	1,073,365	2,105,349	3,137,333	4,171,589	5,203,572	6,237,829	7,269,813	8,304,069
0.000%	344,141	1,376,125	2,408,109	3,442,365	4,474,349	5,508,605	6,540,589	7,574,845
5.000%	-424,969	646,901	1,678,885	2,713,142	3,745,125	4,779,382	5,811,365	6,845,622
10.000%	-1,243,057	-97,394	949,661	1,983,918	3,015,901	4,050,158	5,082,141	6,116,398
15.000%	-2,084,557	-898,344	219,586	1,254,694	2,286,678	3,320,934	4,352,918	5,387,174
20.000%	-2,935,541	-1,731,906	-559,683	525,470	1,557,454	2,591,710	3,623,694	4,657,951

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

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**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 30% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>									
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%	
-20.000%	2,911,876	3,943,860	4,975,843	6,010,100	7,042,083	8,076,339	9,108,323	10,142,579	
-15.000%	2,182,652	3,214,636	4,246,620	5,280,876	6,312,860	7,347,116	8,379,099	9,413,356	
-10.000%	1,453,429	2,485,412	3,517,396	4,551,652	5,583,636	6,617,892	7,649,876	8,684,132	
-5.000%	724,205	1,756,188	2,788,172	3,822,429	4,854,412	5,888,669	6,920,652	7,954,908	
0.000%	-14,383	1,026,964	2,058,948	3,093,205	4,125,188	5,159,445	6,191,428	7,225,685	
5.000%	-805,453	297,741	1,329,724	2,363,981	3,395,965	4,430,221	5,462,205	6,496,461	
10.000%	-1,632,531	-475,047	600,500	1,634,757	2,666,741	3,700,998	4,732,981	5,767,238	
15.000%	-2,477,577	-1,284,188	-147,427	905,533	1,937,517	2,971,774	4,003,757	5,038,014	
20.000%	-3,330,687	-2,123,304	-941,279	174,189	1,208,293	2,242,550	3,274,533	4,308,790	

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

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AH - First Homes	1	1,492.00	4.00 Up & Down

**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 40% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

Sensitivity Analysis Report

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	2,812,631	3,750,844	4,689,057	5,629,337	6,567,550	7,507,829	8,446,042	9,386,322
-15.000%	2,095,095	3,033,308	3,971,521	4,911,801	5,850,014	6,790,293	7,728,506	8,668,786
-10.000%	1,377,559	2,315,772	3,253,985	4,194,265	5,132,478	6,072,757	7,010,970	7,951,250
-5.000%	660,023	1,598,236	2,536,449	3,476,729	4,414,942	5,355,221	6,293,434	7,233,714
0.000%	-81,292	880,700	1,818,913	2,759,204	3,697,406	4,637,685	5,575,898	6,516,178
5.000%	-883,425	156,760	1,101,377	2,041,656	2,979,870	3,920,149	4,858,362	5,798,642
10.000%	-1,706,913	-633,114	383,465	1,324,120	2,262,333	3,202,613	4,140,826	5,081,106
15.000%	-2,542,167	-1,449,577	-385,030	606,584	1,544,797	2,485,077	3,423,290	4,363,570
20.000%	-3,384,070	-2,281,743	-1,193,952	-136,981	827,261	1,767,541	2,705,754	3,646,034

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

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**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 40% AH / £162/m<sup>2</sup> CIL 17.5% Developer Profit**

Sensitivity Analysis Report

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Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	2,513,351	3,451,564	4,389,777	5,330,056	6,268,269	7,208,549	8,146,762	9,087,041
-15.000%	1,795,814	2,734,028	3,672,241	4,612,520	5,550,733	6,491,013	7,429,226	8,369,505
-10.000%	1,078,278	2,016,492	2,954,705	3,894,984	4,833,197	5,773,477	6,711,690	7,651,969
-5.000%	360,742	1,298,955	2,237,169	3,177,448	4,115,661	5,055,941	5,994,154	6,934,433
0.000%	-404,763	581,419	1,519,632	2,459,912	3,398,125	4,338,405	5,276,618	6,216,897
5.000%	-1,213,558	-159,473	802,096	1,742,376	2,680,589	3,620,869	4,559,082	5,499,361
10.000%	-2,042,522	-960,496	78,747	1,024,840	1,963,053	2,903,333	3,841,546	4,781,825
15.000%	-2,880,683	-1,784,259	-710,604	307,303	1,245,517	2,185,796	3,124,010	4,064,289
20.000%	-3,722,776	-2,618,614	-1,527,072	-460,754	527,980	1,468,260	2,406,473	3,346,753

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
AH - Intermediate	1	1,492.00	4.00 Up & Down
AH - First Homes	1	1,492.00	4.00 Up & Down

**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 40% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

Sensitivity Analysis Report

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	2,436,046	3,349,311	4,262,577	5,177,854	6,091,119	7,006,396	7,919,662	8,834,939
-15.000%	1,718,446	2,631,712	3,544,977	4,460,254	5,373,520	6,288,797	7,202,062	8,117,339
-10.000%	1,000,847	1,914,112	2,827,378	3,742,655	4,655,920	5,571,198	6,484,463	7,399,740
-5.000%	278,935	1,196,513	2,109,778	3,025,056	3,938,321	4,853,598	5,766,864	6,682,141
0.000%	-505,114	478,522	1,392,179	2,307,464	3,220,722	4,135,999	5,049,264	5,964,541
5.000%	-1,321,087	-285,015	674,579	1,589,856	2,503,122	3,418,399	4,331,665	5,246,942
10.000%	-2,154,687	-1,094,077	-66,847	872,257	1,785,522	2,700,800	3,614,065	4,529,342
15.000%	-2,996,221	-1,923,544	-869,962	146,761	1,067,923	1,983,200	2,896,466	3,811,743
20.000%	-3,840,885	-2,762,423	-1,694,131	-645,548	349,766	1,265,600	2,178,866	3,094,143

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
AH - Intermediate	1	1,492.00	4.00 Up & Down
AH - First Homes	1	1,492.00	4.00 Up & Down

**Sensitivity Test Analysis - 100 Unit Mixed PDL Scheme - 40% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

Sensitivity Analysis Report

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	2,136,765	3,050,031	3,963,296	4,878,573	5,791,839	6,707,116	7,620,381	8,535,658
-15.000%	1,419,166	2,332,431	3,245,697	4,160,974	5,074,239	5,989,516	6,902,782	7,818,059
-10.000%	701,566	1,614,832	2,528,097	3,443,374	4,356,640	5,271,917	6,185,182	7,100,459
-5.000%	-30,803	897,232	1,810,498	2,725,775	3,639,040	4,554,318	5,467,583	6,382,860
0.000%	-831,761	177,226	1,092,898	2,008,176	2,921,441	3,836,718	4,749,984	5,665,261
5.000%	-1,655,275	-610,063	375,299	1,290,576	2,203,842	3,119,119	4,032,384	4,947,661
10.000%	-2,491,558	-1,426,721	-390,178	572,976	1,486,242	2,401,519	3,314,785	4,230,062
15.000%	-3,334,918	-2,260,115	-1,199,891	-169,920	768,642	1,683,920	2,597,185	3,512,462
20.000%	-4,179,582	-3,101,120	-2,029,261	-973,065	43,742	966,320	1,879,586	2,794,863

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
AH - Intermediate	1	1,492.00	4.00 Up & Down
AH - First Homes	1	1,492.00	4.00 Up & Down



**West Berkshire Council**

**100 Mixed Greenfield**

**(DSP21726)**





**Sensitivity Test Analysis - 100 Unit Mixed Greenfield Scheme - 30% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
-20.000%	3,119,304	4,233,429	5,347,553	6,464,132	7,578,256	8,694,835	9,808,959	10,925,537
-15.000%	2,370,799	3,484,923	4,599,048	5,715,627	6,829,751	7,946,329	9,060,454	10,177,032
-10.000%	1,622,293	2,736,418	3,850,543	4,967,121	6,081,246	7,197,824	8,311,949	9,428,527
-5.000%	873,788	1,987,912	3,102,037	4,218,616	5,332,740	6,449,319	7,563,443	8,680,022
0.000%	121,419	1,239,407	2,353,532	3,470,110	4,584,235	5,700,814	6,814,938	7,931,516
5.000%	-681,205	490,901	1,605,026	2,721,605	3,835,730	4,952,308	6,066,433	7,183,011
10.000%	-1,495,897	-286,002	856,521	1,973,099	3,087,224	4,203,803	5,317,927	6,434,506
15.000%	-2,335,708	-1,097,019	103,483	1,224,594	2,338,719	3,455,297	4,569,422	5,686,000
20.000%	-3,197,289	-1,920,246	-699,925	476,088	1,590,213	2,706,792	3,820,917	4,937,495

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
AH - Intermediate	1	1,492.00	4.00 Up & Down
AH - First Homes	1	1,492.00	4.00 Up & Down

**Sensitivity Test Analysis - 100 Unit Mixed Greenfield Scheme - 30% AH / £162/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
-20.000%	2,762,969	3,877,094	4,991,218	6,107,797	7,221,921	8,338,500	9,452,624	10,569,203
-15.000%	2,014,464	3,128,588	4,242,713	5,359,292	6,473,416	7,589,995	8,704,119	9,820,697
-10.000%	1,265,958	2,380,083	3,494,214	4,610,786	5,724,911	6,841,489	7,955,614	9,072,192
-5.000%	517,453	1,631,577	2,745,702	3,862,281	4,976,405	6,092,984	7,207,108	8,323,687
0.000%	-257,373	883,072	1,997,197	3,113,775	4,227,900	5,344,479	6,458,603	7,575,182
5.000%	-1,068,075	131,063	1,248,691	2,365,270	3,479,395	4,595,973	5,710,098	6,826,676
10.000%	-1,886,586	-671,140	500,186	1,616,764	2,730,889	3,847,476	4,961,592	6,078,171
15.000%	-2,733,493	-1,485,648	-275,992	868,259	1,982,384	3,098,962	4,213,087	5,329,666
20.000%	-3,598,387	-2,314,500	-1,086,900	115,676	1,233,878	2,350,457	3,464,581	4,581,160

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
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**Sensitivity Test Analysis - 100 Unit Mixed Greenfield Scheme - 30% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
-20.000%	2,661,427	3,745,181	4,828,935	5,915,076	6,998,829	8,084,970	9,168,723	10,254,864
-15.000%	1,912,856	2,996,610	4,080,364	5,166,505	6,250,258	7,336,399	8,420,153	9,506,293
-10.000%	1,164,285	2,248,039	3,331,792	4,417,933	5,501,687	6,587,828	7,671,581	8,757,722
-5.000%	415,713	1,499,467	2,583,224	3,669,362	4,753,116	5,839,257	6,923,010	8,009,151
0.000%	-367,147	750,896	1,834,650	2,920,791	4,004,544	5,090,685	6,174,439	7,260,580
5.000%	-1,179,112	-6,507	1,086,078	2,172,219	3,255,973	4,342,114	5,425,868	6,512,008
10.000%	-2,009,977	-814,577	337,507	1,423,648	2,507,402	3,593,543	4,677,297	5,763,437
15.000%	-2,868,440	-1,632,188	-451,475	675,077	1,758,830	2,844,977	3,928,725	5,014,866
20.000%	-3,738,716	-2,480,233	-1,264,351	-87,823	1,010,259	2,096,400	3,180,154	4,266,295

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
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**Sensitivity Test Analysis - 100 Unit Mixed Greenfield Scheme - 30% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
-20.000%	2,305,092	3,388,846	4,472,600	5,558,741	6,642,494	7,728,635	8,812,389	9,898,530
-15.000%	1,556,521	2,640,268	3,724,029	4,810,169	5,893,923	6,980,064	8,063,818	9,149,958
-10.000%	807,950	1,891,703	2,975,460	4,061,598	5,145,352	6,231,493	7,315,247	8,401,387
-5.000%	52,962	1,143,132	2,226,886	3,313,027	4,396,781	5,482,922	6,566,675	7,652,816
0.000%	-752,724	394,561	1,478,315	2,564,456	3,648,209	4,734,350	5,818,104	6,904,245
5.000%	-1,568,184	-389,955	729,743	1,815,884	2,899,634	3,985,779	5,069,533	6,155,674
10.000%	-2,405,258	-1,202,167	-29,193	1,067,313	2,151,067	3,237,216	4,320,961	5,407,102
15.000%	-3,268,647	-2,023,612	-837,509	318,741	1,402,495	2,488,636	3,572,390	4,658,531
20.000%	-4,141,970	-2,878,694	-1,653,883	-471,710	653,924	1,740,065	2,823,819	3,909,960

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
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**Sensitivity Test Analysis - 100 Unit Mixed Greenfield Scheme - 40% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	2,175,367	3,162,759	4,150,151	5,139,718	6,127,110	7,116,677	8,104,069	9,093,636
-15.000%	1,438,466	2,425,858	3,413,250	4,402,817	5,390,209	6,379,776	7,367,168	8,356,735
-10.000%	701,565	1,688,957	2,676,349	3,665,916	4,653,308	5,642,875	6,630,267	7,619,834
-5.000%	-46,898	952,056	1,939,448	2,929,015	3,916,408	4,905,974	5,893,366	6,882,933
0.000%	-847,298	214,152	1,202,547	2,192,114	3,179,507	4,169,074	5,156,465	6,146,032
5.000%	-1,671,822	-571,582	465,646	1,455,213	2,442,606	3,432,173	4,419,565	5,409,132
10.000%	-2,512,443	-1,388,434	-300,722	718,312	1,705,705	2,695,272	3,682,664	4,672,231
15.000%	-3,367,896	-2,222,295	-1,107,434	-28,936	968,804	1,958,371	2,945,766	3,935,330
20.000%	-4,230,543	-3,072,836	-1,935,221	-826,313	231,382	1,221,470	2,208,862	3,198,429

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
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**Sensitivity Test Analysis - 100 Unit Mixed Greenfield Scheme - 40% AH / £162/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	1,869,937	2,857,329	3,844,721	4,834,288	5,821,680	6,811,247	7,798,639	8,788,205
-15.000%	1,133,036	2,120,428	3,107,820	4,097,387	5,084,779	6,074,346	7,061,738	8,051,305
-10.000%	396,135	1,383,527	2,370,919	3,360,486	4,347,878	5,337,446	6,324,837	7,314,404
-5.000%	-375,675	646,626	1,634,018	2,623,585	3,610,978	4,600,545	5,587,937	6,577,503
0.000%	-1,179,561	-105,820	897,117	1,886,684	2,874,077	3,863,644	4,851,036	5,840,603
5.000%	-2,007,383	-902,686	157,623	1,149,783	2,137,176	3,126,743	4,114,135	5,103,702
10.000%	-2,854,336	-1,722,833	-630,752	412,882	1,400,275	2,389,842	3,377,234	4,366,801
15.000%	-3,712,103	-2,562,498	-1,440,319	-357,616	663,374	1,652,941	2,640,333	3,629,900
20.000%	-4,576,199	-3,416,633	-2,272,955	-1,158,463	-87,858	916,040	1,903,432	2,892,999

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
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**Sensitivity Test Analysis - 100 Unit Mixed Greenfield Scheme - 40% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	1,782,659	2,744,032	3,705,405	4,668,896	5,630,269	6,593,760	7,555,133	8,518,624
-15.000%	1,045,693	2,007,066	2,968,440	3,931,930	4,893,303	5,856,794	6,818,167	7,781,658
-10.000%	308,727	1,270,101	2,231,474	3,194,965	4,156,338	5,119,829	6,081,202	7,044,692
-5.000%	-470,404	533,135	1,494,508	2,457,999	3,419,372	4,382,863	5,344,236	6,307,727
0.000%	-1,289,564	-228,020	757,542	1,721,033	2,682,406	3,645,897	4,607,270	5,570,761
5.000%	-2,124,163	-1,036,914	12,657	984,067	1,945,441	2,908,932	3,870,305	4,833,796
10.000%	-2,976,303	-1,866,678	-786,350	247,018	1,208,475	2,171,975	3,133,339	4,096,830
15.000%	-3,838,503	-2,713,493	-1,611,465	-536,708	471,509	1,435,000	2,396,373	3,359,864
20.000%	-4,705,226	-3,571,852	-2,451,755	-1,355,117	-294,470	698,034	1,659,407	2,622,898

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
AH - Intermediate	1	1,492.00	4.00 Up & Down
AH - First Homes	1	1,492.00	4.00 Up & Down

**Sensitivity Test Analysis - 100 Unit Mixed Greenfield Scheme - 40% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-31.810%	-27.270%	-22.730%	-18.180%	-13.640%	-9.090%	-4.550%	0.000%
-20.000%	1,477,229	2,438,602	3,399,975	4,363,466	5,324,839	6,288,330	7,249,703	8,213,194
-15.000%	740,263	1,701,636	2,663,010	3,626,500	4,587,874	5,551,364	6,512,738	7,476,228
-10.000%	-5,464	964,670	1,926,044	2,889,535	3,850,908	4,814,399	5,775,772	6,739,263
-5.000%	-801,334	227,063	1,189,078	2,152,569	3,113,942	4,077,433	5,038,806	6,002,297
0.000%	-1,623,430	-557,655	452,112	1,415,603	2,376,976	3,340,467	4,301,840	5,265,331
5.000%	-2,463,798	-1,369,792	-315,385	678,637	1,640,010	2,603,501	3,564,875	4,528,366
10.000%	-3,320,094	-2,203,820	-1,118,286	-71,558	903,045	1,866,536	2,827,909	3,791,400
15.000%	-4,184,160	-3,055,645	-1,946,697	-867,811	163,664	1,129,570	2,090,943	3,054,434
20.000%	-5,050,882	-3,916,805	-2,793,109	-1,689,336	-624,466	392,604	1,353,977	2,317,470

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	5,500.00	8 Down only
AH - Intermediate	1	3,575.00	8 Down only
AH - First Homes	1	3,850.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,492.00	4.00 Up & Down
AH - Social rent	1	1,492.00	4.00 Up & Down
AH - Intermediate	1	1,492.00	4.00 Up & Down
AH - First Homes	1	1,492.00	4.00 Up & Down



**West Berkshire Council**

**30 Flats Sheltered PDL**

**(DSP21726)**



**Sensitivity Test Data - Sheltered PDL Scheme - 0% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-20.000%	160,821	708,663	1,199,550	1,643,438	2,047,040	2,415,578	2,753,530	3,064,624
-15.000%	-85,912	475,001	965,889	1,409,776	1,813,378	2,181,917	2,519,868	2,830,962
-10.000%	-342,223	241,090	732,227	1,176,114	1,579,716	1,948,255	2,286,206	2,597,300
-5.000%	-603,168	-1,765	498,565	942,453	1,346,055	1,714,590	2,052,544	2,363,639
0.000%	-865,703	-255,797	264,904	708,791	1,112,393	1,480,931	1,818,883	2,129,977
5.000%	-1,129,349	-515,672	22,990	475,129	878,731	1,247,270	1,585,221	1,896,315
10.000%	-1,393,432	-777,526	-229,885	241,222	645,070	1,013,608	1,351,559	1,662,654
15.000%	-1,657,628	-1,040,371	-489,222	-1,628	411,408	779,946	1,117,898	1,428,992
20.000%	1,922,880	1,304,429	750,701	255,655	-175,667	-546,285	-884,236	-1,195,330
2,128.80 /m <sup>2</sup>	1,922,880	1,304,429	750,701	255,655	-175,667	-546,285	-884,236	-1,195,330

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	4.00 Up & Down
AH - Social rent	1	1,774.00	4.00 Up & Down
AH - Intermediate	1	1,774.00	4.00 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 0% AH / £162/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-20.000%	19,105	572,885	1,063,773	1,507,660	1,911,262	2,279,801	2,617,752	2,928,846
-15.000%	-233,944	339,224	830,111	1,273,998	1,677,600	2,046,139	2,384,090	2,695,184
-10.000%	-493,641	100,944	596,449	1,040,337	1,443,939	1,812,477	2,150,428	2,461,523
-5.000%	-755,695	-148,651	362,788	806,675	1,210,277	1,578,815	1,916,767	2,227,861
0.000%	-1,018,924	-406,506	125,648	573,013	976,615	1,345,154	1,683,105	1,994,199
5.000%	-1,283,008	-667,694	-122,978	339,352	742,954	1,111,492	1,449,443	1,760,538
10.000%	-1,547,092	-930,363	-380,233	101,078	509,292	877,830	1,215,782	1,526,876
15.000%	-1,811,288	-1,194,005	-641,174	-148,511	275,630	644,169	982,120	1,293,214
20.000%	2,076,540	1,458,089	903,489	406,300	-34,241	-410,507	-748,458	-1,059,553
2,128.80 /m <sup>2</sup>	2,076,540	1,458,089	903,489	406,300	-34,241	-410,507	-748,458	-1,059,553

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	4.00 Up & Down
AH - Social rent	1	1,774.00	4.00 Up & Down
AH - Intermediate	1	1,774.00	4.00 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 0% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-20.000%	16,856	554,243	1,030,280	1,460,739	1,852,131	2,209,520	2,537,247	2,838,930
-15.000%	-236,293	320,582	796,618	1,227,077	1,618,469	1,975,858	2,303,586	2,605,268
-10.000%	-496,042	81,390	562,957	993,415	1,384,807	1,742,197	2,069,924	2,371,607
-5.000%	-758,108	-168,969	329,295	759,754	1,151,146	1,508,535	1,836,262	2,137,945
0.000%	-1,021,351	-427,266	90,530	526,092	917,484	1,274,873	1,602,601	1,904,283
5.000%	-1,285,435	-688,566	-159,472	292,430	683,822	1,041,211	1,368,939	1,670,622
10.000%	-1,549,519	-951,347	-417,531	51,862	450,161	807,550	1,135,277	1,436,960
15.000%	-1,814,560	-1,215,099	-678,674	-199,721	215,535	573,888	901,615	1,203,298
20.000%	2,079,813	1,479,186	941,190	458,552	28,454	-340,226	-667,954	-969,637
2,128.80 /m <sup>2</sup>	2,079,813	1,479,186	941,190	458,552	28,454	-340,226	-667,954	-969,637

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	4.00 Up & Down
AH - Social rent	1	1,774.00	4.00 Up & Down
AH - Intermediate	1	1,774.00	4.00 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 0% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-20.000%	-129,341	418,466	894,502	1,324,961	1,716,353	2,073,742	2,401,470	2,703,152
-15.000%	-386,825	182,928	660,841	1,091,299	1,482,691	1,840,081	2,167,808	2,469,491
-10.000%	-648,101	-62,630	427,179	857,638	1,249,030	1,606,419	1,934,146	2,235,829
-5.000%	-910,945	-318,341	191,892	623,976	1,015,368	1,372,757	1,700,485	2,002,167
0.000%	-1,175,011	-579,040	-53,235	390,314	781,706	1,139,096	1,466,823	1,768,506
5.000%	-1,439,095	-841,340	-308,690	153,966	548,045	905,434	1,233,161	1,534,844
10.000%	-1,703,179	-1,104,678	-569,147	-93,136	314,383	671,772	999,500	1,301,182
15.000%	-1,968,220	-1,368,762	-831,183	-349,563	74,888	438,110	765,838	1,067,521
20.000%	2,233,473	1,632,846	1,094,114	610,286	175,725	-203,138	-532,176	-833,859
2,128.80 /m <sup>2</sup>	2,233,473	1,632,846	1,094,114	610,286	175,725	-203,138	-532,176	-833,859

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	4.00 Up & Down
AH - Social rent	1	1,774.00	4.00 Up & Down
AH - Intermediate	1	1,774.00	4.00 Up & Down



**Sensitivity Test Data - 30 Sheltered PDL Scheme - 20% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-508,380	4,283	433,149	812,702	1,157,809	1,472,934	1,761,905	2,027,910
-10.000%	-773,931	-252,751	194,983	576,075	921,182	1,236,307	1,525,278	1,791,285
-5.000%	-1,040,747	-516,018	-53,193	339,448	684,555	999,680	1,288,651	1,554,658
0.000%	-1,308,182	-781,396	-311,931	98,069	447,928	763,053	1,052,024	1,318,031
5.000%	-1,575,983	-1,047,894	-575,794	-154,870	210,188	526,426	815,397	1,081,404
10.000%	-1,844,605	-1,315,329	-841,278	-416,126	-37,256	289,799	578,770	844,777
15.000%	-2,113,727	-1,582,764	-1,107,741	-680,566	-295,561	45,993	342,143	608,150
20.000%	-2,383,428	-1,851,263	-1,375,177	-946,397	-559,038	-209,102	100,896	371,523

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 20% AH / £162/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-630,021	-112,873	324,527	704,080	1,049,187	1,364,312	1,653,283	1,919,289
-10.000%	-896,239	-373,216	82,418	467,453	812,560	1,127,685	1,416,656	1,682,662
-5.000%	-1,163,675	-637,635	-171,133	230,274	575,933	891,058	1,180,029	1,446,035
0.000%	-1,431,110	-903,665	-432,775	-16,221	339,306	654,431	943,402	1,209,408
5.000%	-1,698,914	-1,170,822	-697,411	-273,934	97,920	417,804	706,775	972,782
10.000%	-1,967,532	-1,438,257	-963,547	-537,316	-155,025	179,197	470,148	736,155
15.000%	-2,236,655	-1,705,692	-1,230,670	-802,486	-416,269	-69,762	233,047	499,528
20.000%	-2,506,356	-1,974,190	-1,498,105	-1,068,666	-680,656	-328,928	-13,331	262,901

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 20% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-631,951	-129,063	297,733	666,543	1,001,882	1,308,087	1,588,879	1,847,357
-10.000%	-898,180	-389,823	54,314	429,916	765,255	1,071,461	1,352,252	1,610,730
-5.000%	-1,165,615	-654,333	-200,410	191,657	528,628	834,834	1,115,625	1,374,103
0.000%	-1,433,051	-920,452	-462,613	-56,678	292,001	598,207	878,998	1,137,476
5.000%	-1,701,531	-1,187,700	-727,527	-315,512	48,302	361,580	642,372	900,849
10.000%	-1,970,241	-1,455,135	-993,707	-579,344	-206,689	121,283	405,745	664,222
15.000%	-2,239,945	-1,723,206	-1,260,993	-844,740	-468,948	-130,745	166,790	427,595
20.000%	-2,509,648	-1,991,826	-1,528,428	-1,111,043	-733,621	-391,445	-82,837	189,269

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 20% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-754,221	-247,827	187,358	557,921	893,260	1,199,465	1,480,257	1,738,734
-10.000%	-1,021,108	-511,083	-61,184	321,294	656,633	962,838	1,243,630	1,502,108
-5.000%	-1,288,543	-776,542	-320,140	79,027	420,006	726,211	1,007,003	1,265,481
0.000%	-1,555,979	-1,043,193	-584,161	-174,657	181,462	489,584	770,376	1,028,854
5.000%	-1,824,459	-1,310,628	-849,797	-436,359	-67,375	252,961	533,749	792,227
10.000%	-2,093,168	-1,578,063	-1,116,485	-700,961	-326,489	7,349	297,122	555,600
15.000%	-2,362,873	-1,846,134	-1,383,921	-967,009	-590,371	-249,531	53,674	318,973
20.000%	-2,632,576	-2,114,754	-1,651,356	-1,233,972	-855,718	-512,411	-201,079	76,593

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 30% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-723,042	-246,328	164,384	514,165	830,024	1,118,443	1,382,924	1,626,386
-10.000%	-991,419	-511,212	-86,980	276,056	591,915	880,333	1,144,814	1,388,277
-5.000%	-1,260,529	-778,327	-348,251	30,022	353,805	642,224	906,705	1,150,167
0.000%	-1,530,113	-1,046,642	-614,136	-227,413	111,573	404,114	668,595	912,057
5.000%	-1,800,417	-1,315,753	-881,587	-491,715	-142,454	163,587	430,485	673,948
10.000%	-2,071,425	-1,585,104	-1,150,099	-758,402	-405,089	-87,819	190,718	435,838
15.000%	-2,342,816	-1,855,408	-1,419,209	-1,026,250	-671,121	-349,048	-59,262	196,225
20.000%	-2,614,574	-2,125,994	-1,688,590	-1,295,182	-938,554	-614,724	-319,808	-53,490

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down



**Sensitivity Test Data - 30 Sheltered PDL Scheme - 30% AH / £162/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-830,028	-351,617	65,462	419,121	734,980	1,023,398	1,287,879	1,531,342
-10.000%	-1,098,981	-617,627	-190,387	179,026	496,870	785,289	1,049,770	1,293,232
-5.000%	-1,368,091	-885,313	-454,093	-71,550	258,763	547,179	811,660	1,055,123
0.000%	-1,637,675	-1,154,204	-720,724	-332,396	11,881	309,070	573,551	817,013
5.000%	-1,907,979	-1,423,315	-988,572	-598,131	-246,404	64,650	335,441	578,904
10.000%	-2,178,987	-1,692,666	-1,257,661	-865,388	-511,009	-191,236	92,311	340,794
15.000%	-2,450,378	-1,962,970	-1,526,771	-1,133,633	-777,692	-454,891	-162,469	97,926
20.000%	-2,722,136	-2,233,556	-1,796,151	-1,402,744	-1,045,540	-721,139	-425,507	-156,635

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 30% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-831,767	-366,180	40,859	386,276	693,589	974,203	1,231,527	1,468,401
-10.000%	-1,100,729	-632,268	-216,091	145,236	455,479	736,093	993,417	1,230,292
-5.000%	-1,369,840	-900,032	-480,286	-107,158	216,430	497,983	755,307	992,182
0.000%	-1,640,017	-1,169,002	-747,128	-368,962	-32,312	259,876	517,198	754,072
5.000%	-1,910,523	-1,438,113	-1,015,095	-634,905	-292,125	13,048	279,088	515,963
10.000%	-2,181,913	-1,708,128	-1,284,207	-902,360	-557,354	-245,178	33,202	277,853
15.000%	-2,453,307	-1,978,432	-1,553,317	-1,170,804	-824,285	-509,694	-224,090	31,907
20.000%	-2,725,661	-2,249,677	-1,823,425	-1,439,915	-1,092,132	-776,262	-488,262	-225,444

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 30% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-939,179	-472,156	-60,375	291,232	598,544	879,158	1,136,482	1,373,357
-10.000%	-1,208,291	-739,170	-320,952	45,940	360,434	641,048	898,373	1,135,247
-5.000%	-1,477,402	-1,007,453	-586,702	-210,783	118,526	402,939	660,263	897,138
0.000%	-1,747,578	-1,276,564	-854,114	-474,804	-135,227	162,378	422,153	659,028
5.000%	-2,018,085	-1,545,675	-1,122,657	-741,497	-397,723	-89,094	182,145	420,918
10.000%	-2,289,478	-1,815,690	-1,391,769	-1,009,345	-663,769	-350,374	-68,262	180,875
15.000%	-2,560,869	-2,085,994	-1,660,879	-1,278,366	-931,270	-616,110	-329,037	-69,601
20.000%	-2,833,223	-2,357,239	-1,930,987	-1,547,477	-1,199,691	-883,248	-594,527	-330,405

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 40% AH / £97/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-938,739	-503,087	-117,617	214,639	502,240	763,952	1,003,942	1,224,861
-10.000%	-1,209,526	-771,923	-381,388	-35,788	262,648	524,359	764,350	985,269
-5.000%	-1,480,878	-1,042,038	-649,159	-297,337	14,403	284,767	524,758	745,676
0.000%	-1,752,864	-1,312,824	-918,560	-564,413	-245,388	37,604	285,166	506,084
5.000%	-2,025,740	-1,584,201	-1,189,104	-833,252	-511,698	-221,116	38,022	266,492
10.000%	-2,298,824	-1,856,187	-1,459,891	-1,103,155	-780,146	-486,921	-220,679	18,435
15.000%	-2,572,565	-2,128,899	-1,731,530	-1,373,942	-1,049,662	-755,069	-486,461	-241,153
20.000%	-2,846,652	-2,401,981	-2,003,516	-1,644,847	-1,320,370	-1,024,584	-754,533	-507,240

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down

**Sensitivity Test Data - 30 Sheltered PDL Scheme - 40% AH / £162/m<sup>2</sup> CIL 17.5% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-1,030,935	-594,300	-206,477	130,829	420,773	682,485	922,476	1,143,394
-10.000%	-1,301,722	-863,625	-472,185	-123,948	179,201	442,893	682,883	903,802
-5.000%	-1,573,073	-1,134,234	-740,747	-387,874	-72,973	201,957	443,291	664,210
0.000%	-1,845,060	-1,405,020	-1,010,513	-655,626	-335,497	-49,081	202,367	424,618
5.000%	-2,117,936	-1,676,397	-1,281,300	-924,954	-602,912	-310,992	-48,651	183,156
10.000%	-2,391,020	-1,948,383	-1,552,087	-1,195,352	-871,848	-578,076	-310,550	-68,805
15.000%	-2,664,761	-2,221,095	-1,823,725	-1,466,138	-1,141,779	-846,771	-577,559	-331,234
20.000%	-2,938,848	-2,494,177	-2,095,711	-1,737,043	-1,412,566	-1,116,385	-846,143	-598,397

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
AH - Intermediate	1	1,774.00	3.50 Up & Down



**Sensitivity Test Data - 30 Sheltered PDL Scheme - 40% AH / £97/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-1,032,600	-607,023	-228,687	101,237	385,132	640,159	874,019	1,089,295
-10.000%	-1,303,386	-876,415	-494,878	-154,810	142,534	400,566	634,427	849,702
-5.000%	-1,575,247	-1,147,094	-763,561	-419,411	-111,613	158,412	394,835	610,110
0.000%	-1,847,534	-1,417,880	-1,033,449	-687,334	-375,187	-94,880	152,516	370,518
5.000%	-2,120,615	-1,689,826	-1,304,237	-956,831	-642,817	-357,983	-101,094	127,500
10.000%	-2,393,865	-1,962,007	-1,575,301	-1,227,401	-911,967	-625,466	-364,349	-127,470
15.000%	-2,667,952	-2,235,090	-1,847,286	-1,498,187	-1,182,113	-894,414	-631,813	-391,412
20.000%	-2,942,039	-2,508,171	-2,119,590	-1,769,765	-1,452,900	-1,164,284	-900,687	-658,969

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
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**Sensitivity Test Data - 30 Sheltered PDL Scheme - 40% AH / £162/m<sup>2</sup> CIL 20% Developer Profit**

**Table of Land Cost and Land Cost**

Sales: Rate /m <sup>2</sup>								
Construction: Rate /m <sup>2</sup>	-38.890%	-31.580%	-25.000%	-19.050%	-13.640%	-8.700%	-4.170%	0.000%
-15.000%	-1,124,796	-698,602	-318,644	15,787	303,665	558,692	792,553	1,007,828
-10.000%	-1,395,582	-968,502	-586,091	-243,934	57,426	319,100	552,960	768,236
-5.000%	-1,667,443	-1,239,290	-855,263	-510,361	-200,407	73,616	313,368	528,644
0.000%	-1,939,730	-1,510,076	-1,125,646	-779,018	-465,909	-183,512	67,604	289,051
5.000%	-2,212,814	-1,782,022	-1,396,433	-1,048,808	-734,152	-448,704	-189,775	42,098
10.000%	-2,486,061	-2,054,203	-1,667,497	-1,319,597	-1,003,669	-716,679	-455,071	-216,421
15.000%	-2,760,148	-2,327,286	-1,939,482	-1,590,383	-1,274,310	-986,116	-723,026	-482,134
20.000%	-3,034,235	-2,600,367	-2,211,786	-1,861,960	-1,545,096	-1,256,482	-992,389	-750,182

**Sensitivity Analysis : Assumptions for Calculation**

**Sales: Rate /m<sup>2</sup>**

Heading	Phase	Rate	No. of Steps
Market Housing	1	6,250.00	8 Down only
AH - Intermediate	1	4,063.00	8 Down only

**Construction: Rate /m<sup>2</sup>**

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	1,774.00	3.50 Up & Down
AH - Social rent	1	1,774.00	3.50 Up & Down
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