

For:

Havant
BOROUGH COUNCIL

**Stage 2 of the Havant Borough Council
Local Plan Viability Assessment**

Appendix 2 – Residential Typology

Results (Tables 2a – 2p)

May 2026

DSP24873A

Dixon Searle Partnership

Ash House, Tanshire Park,
Shackleford Road, Elstead, Surrey, GU8 6LB

www.dixonsearle.co.uk



**Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2a: 5 Houses GF**

Development Scenario	5 Houses
Typical Site Type	Greenfield
Site Density (dph)*	30.00
Net Land Area (ha)	0.17
Gross Land Area (ha)	0.19

*based on residential net developable area

100 % Market Sale	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]	Indexed Rate £142.86 [Residential Area B - Rest of Borough]
Value Levels (£ per sq. m.)	0% AH	0% AH
	Residual Land Value (£)	Residual Land Value (£)
Value Level 1 £4,000	£61,152	£77,260
Value Level 2 £4,100	£95,645	£111,753
Value Level 3 £4,200	£130,138	£146,246
Value Level 4 £4,300	£164,668	£180,622
Value Level 5 £4,400	£198,831	£214,784
Value Level 6 £4,500	£232,993	£248,946
Value Level 7 £4,600	£266,848	£282,355
Value Level 8 £4,700	£300,054	£315,562
Value Level 9 £4,800	£333,261	£348,768
Value Level 10 £4,900	£366,640	£382,148
Value Level 11 £5,000	£399,847	£415,354
Value Level 12 £5,100	£433,053	£448,561
Value Level 13 £5,200	£466,260	£481,767
	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1 £4,000	£319,053	£403,096
Value Level 2 £4,100	£499,017	£583,059
Value Level 3 £4,200	£678,980	£763,022
Value Level 4 £4,300	£859,140	£942,376
Value Level 5 £4,400	£1,037,377	£1,120,613
Value Level 6 £4,500	£1,215,614	£1,298,850
Value Level 7 £4,600	£1,392,250	£1,473,157
Value Level 8 £4,700	£1,565,501	£1,646,409
Value Level 9 £4,800	£1,738,752	£1,819,660
Value Level 10 £4,900	£1,912,906	£1,993,814
Value Level 11 £5,000	£2,086,158	£2,167,065
Value Level 12 £5,100	£2,259,409	£2,340,317
Value Level 13 £5,200	£2,432,659	£2,513,568

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

**Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2b: 5 Houses PDL**

Development Scenario	5 Houses
Typical Site Type	PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.14
Gross Land Area (ha)	0.16

*based on residential net developable area

100 % Market Sale	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]	Indexed Rate £142.86 [Residential Area B - Rest of Borough]
Value Levels (£ per sq. m.)	0% AH	0% AH
	Residual Land Value (£)	Residual Land Value (£)
Value Level 1 £4,000	£68,748	£84,856
Value Level 2 £4,100	£103,241	£119,349
Value Level 3 £4,200	£137,734	£153,805
Value Level 4 £4,300	£172,192	£188,145
Value Level 5 £4,400	£206,354	£222,308
Value Level 6 £4,500	£240,516	£256,289
Value Level 7 £4,600	£274,161	£289,668
Value Level 8 £4,700	£307,367	£322,875
Value Level 9 £4,800	£340,574	£356,081
Value Level 10 £4,900	£373,953	£389,461
Value Level 11 £5,000	£407,160	£422,667
Value Level 12 £5,100	£440,366	£455,874
Value Level 13 £5,200	£473,572	£489,080
	Residual Land Value (£ per hectare)	Residual Land Value (£ per hectare)
Value Level 1 £4,000	£418,467	£516,516
Value Level 2 £4,100	£628,425	£726,474
Value Level 3 £4,200	£838,382	£936,207
Value Level 4 £4,300	£1,048,124	£1,145,233
Value Level 5 £4,400	£1,256,067	£1,353,176
Value Level 6 £4,500	£1,464,011	£1,560,018
Value Level 7 £4,600	£1,668,805	£1,763,197
Value Level 8 £4,700	£1,870,932	£1,965,324
Value Level 9 £4,800	£2,073,058	£2,167,451
Value Level 10 £4,900	£2,276,238	£2,370,630
Value Level 11 £5,000	£2,478,364	£2,572,757
Value Level 12 £5,100	£2,680,491	£2,774,883
Value Level 13 £5,200	£2,882,612	£2,977,010

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	
£500,000	
£750,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2c: 10 Houses PDL

Development Scenario	10 Houses
Typical Site Type	PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]			Indexed Rate £142.86 [Residential Area B - Rest of Borough]		
	10% AH	20% AH	30% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	-£16,779	-£65,420	-£118,037	£13,259	-£37,937	-£93,990
Value Level 2 £4,100	£44,564	-£3,144	-£62,907	£73,559	£22,824	-£38,859
Value Level 3 £4,200	£104,864	£55,453	-£7,776	£133,859	£81,226	£15,259
Value Level 4 £4,300	£165,330	£114,159	£44,679	£194,046	£139,932	£67,230
Value Level 5 £4,400	£225,051	£172,344	£96,380	£253,662	£197,870	£118,932
Value Level 6 £4,500	£283,800	£230,185	£148,082	£311,713	£255,552	£170,435
Value Level 7 £4,600	£342,153	£287,256	£199,573	£370,067	£312,067	£221,908
Value Level 8 £4,700	£400,204	£343,479	£250,757	£428,118	£368,291	£272,467
Value Level 9 £4,800	£458,255	£399,702	£300,530	£486,169	£424,514	£322,240
Value Level 10 £4,900	£516,609	£456,219	£350,563	£544,522	£481,031	£372,273
Value Level 11 £5,000	£574,660	£512,442	£400,336	£602,573	£537,254	£422,046
Value Level 12 £5,100	£632,711	£568,666	£450,109	£660,624	£593,477	£471,819
Value Level 13 £5,200	£690,762	£624,889	£499,882	£718,673	£649,701	£521,593
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	-£51,068	-£199,103	-£359,244	£40,353	-£115,461	-£286,057
Value Level 2 £4,100	£135,630	-£9,569	-£191,455	£223,875	£69,465	-£118,268
Value Level 3 £4,200	£319,152	£168,770	-£23,665	£407,396	£247,209	£46,441
Value Level 4 £4,300	£503,177	£347,439	£135,979	£590,575	£425,879	£204,614
Value Level 5 £4,400	£684,938	£524,525	£293,332	£772,015	£602,212	£361,966
Value Level 6 £4,500	£863,739	£700,564	£450,684	£948,692	£777,768	£518,717
Value Level 7 £4,600	£1,041,336	£874,257	£607,395	£1,126,290	£949,770	£675,371
Value Level 8 £4,700	£1,218,013	£1,045,371	£763,172	£1,302,966	£1,120,885	£829,247
Value Level 9 £4,800	£1,394,690	£1,216,483	£914,657	£1,479,643	£1,292,000	£980,731
Value Level 10 £4,900	£1,572,287	£1,388,492	£1,066,929	£1,657,240	£1,464,006	£1,133,004
Value Level 11 £5,000	£1,748,964	£1,559,607	£1,218,414	£1,833,917	£1,635,121	£1,284,488
Value Level 12 £5,100	£1,925,641	£1,730,722	£1,369,897	£2,010,594	£1,806,236	£1,435,972
Value Level 13 £5,200	£2,102,318	£1,901,836	£1,521,382	£2,187,267	£1,977,350	£1,587,456

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2d: 15 Flats PDL

Development Scenario	15 Flats
Typical Site Type	PDL
Site Density (dph)*	100.00
Net Land Area (ha)	0.15
Gross Land Area (ha)	0.17

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]			Indexed Rate £142.86 [Residential Area B - Rest of Borough]		
	10% AH	20% AH	30% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	-£506,199	-£535,630	-£610,358	-£475,281	-£507,090	-£586,575
Value Level 2 £4,100	-£448,338	-£481,863	-£561,853	-£417,420	-£453,323	-£538,070
Value Level 3 £4,200	-£390,666	-£428,260	-£513,349	-£359,749	-£399,720	-£489,566
Value Level 4 £4,300	-£332,696	-£374,504	-£464,591	-£301,779	-£345,964	-£440,808
Value Level 5 £4,400	-£275,334	-£321,026	-£416,182	-£244,417	-£292,487	-£392,399
Value Level 6 £4,500	-£217,972	-£267,835	-£367,938	-£187,055	-£239,295	-£344,155
Value Level 7 £4,600	-£160,311	-£214,367	-£319,444	-£129,394	-£185,827	-£295,661
Value Level 8 £4,700	-£102,949	-£161,176	-£271,338	-£72,032	-£132,637	-£247,555
Value Level 9 £4,800	-£45,587	-£107,985	-£223,353	-£14,670	-£79,446	-£199,570
Value Level 10 £4,900	£11,323	-£54,517	-£175,118	£40,317	-£25,978	-£151,335
Value Level 11 £5,000	£65,117	-£1,326	-£127,133	£94,111	£25,520	-£103,350
Value Level 12 £5,100	£118,911	£48,638	-£79,148	£147,905	£75,403	-£55,366
Value Level 13 £5,200	£172,487	£98,521	-£31,164	£201,203	£125,285	-£7,381
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	-£2,934,485	-£3,105,101	-£3,538,306	-£2,755,252	-£2,939,655	-£3,400,435
Value Level 2 £4,100	-£2,599,059	-£2,793,406	-£3,257,120	-£2,419,825	-£2,627,961	-£3,119,248
Value Level 3 £4,200	-£2,264,733	-£2,482,665	-£2,975,933	-£2,085,500	-£2,317,219	-£2,838,062
Value Level 4 £4,300	-£1,928,675	-£2,171,036	-£2,693,282	-£1,749,442	-£2,005,590	-£2,555,410
Value Level 5 £4,400	-£1,596,141	-£1,861,022	-£2,412,647	-£1,416,908	-£1,695,576	-£2,274,776
Value Level 6 £4,500	-£1,263,607	-£1,552,665	-£2,132,976	-£1,084,374	-£1,387,219	-£1,995,104
Value Level 7 £4,600	-£929,341	-£1,242,707	-£1,851,847	-£750,108	-£1,077,261	-£1,713,976
Value Level 8 £4,700	-£596,808	-£934,353	-£1,572,972	-£417,575	-£768,907	-£1,435,100
Value Level 9 £4,800	-£264,274	-£626,001	-£1,294,799	-£85,041	-£460,555	-£1,156,927
Value Level 10 £4,900	£65,638	-£316,042	-£1,015,177	£233,721	-£150,596	-£877,305
Value Level 11 £5,000	£377,487	-£7,689	-£737,004	£545,571	£147,944	-£599,132
Value Level 12 £5,100	£689,336	£281,962	-£458,831	£857,421	£437,116	-£320,959
Value Level 13 £5,200	£999,923	£571,134	-£180,658	£1,166,395	£726,289	-£42,786

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	Upper PDL/residential land values
£2,500,000	

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2e: 20 Houses GF

Development Scenario	20 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]				Indexed Rate £142.86 [Residential Area B - Rest of Borough]			
	10% AH	20% AH	30% AH	40% AH	10% AH	20% AH	30% AH	40% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)				Residual Land Value (£)			
Value Level 1 £4,000	£59,132	-£77,451	-£222,000	-£325,334	£117,121	-£22,487	-£173,905	-£284,110
Value Level 2 £4,100	£186,221	£46,067	-£109,946	-£222,598	£243,653	£97,613	-£61,852	-£181,374
Value Level 3 £4,200	£310,691	£164,627	£1,976	-£119,862	£366,517	£215,678	£47,079	-£78,638
Value Level 4 £4,300	£434,016	£281,884	£107,607	-£16,591	£489,842	£331,508	£152,684	£23,100
Value Level 5 £4,400	£556,702	£396,158	£212,089	£80,786	£612,529	£445,782	£256,571	£119,446
Value Level 6 £4,500	£679,389	£510,433	£314,314	£176,871	£735,215	£560,056	£357,734	£215,160
Value Level 7 £4,600	£802,714	£625,302	£416,005	£272,152	£858,540	£674,925	£459,426	£309,370
Value Level 8 £4,700	£925,400	£739,573	£517,169	£364,904	£981,225	£789,199	£560,590	£402,122
Value Level 9 £4,800	£1,048,087	£853,850	£618,334	£457,656	£1,103,910	£903,473	£661,754	£494,874
Value Level 10 £4,900	£1,171,412	£968,719	£720,025	£550,891	£1,227,238	£1,018,343	£763,445	£588,109
Value Level 11 £5,000	£1,294,098	£1,082,993	£821,188	£643,644	£1,349,924	£1,132,617	£864,610	£680,861
Value Level 12 £5,100	£1,416,784	£1,197,268	£922,353	£736,396	£1,472,611	£1,246,891	£965,774	£773,613
Value Level 13 £5,200	£1,539,471	£1,311,542	£1,023,518	£829,148	£1,595,297	£1,361,165	£1,066,938	£866,365
	Residual Land Value (£ per hectare)				Residual Land Value (£ per hectare)			
Value Level 1 £4,000	£102,838	-£134,698	-£386,086	-£565,798	£203,689	-£39,107	-£302,444	-£494,105
Value Level 2 £4,100	£323,862	£80,117	-£191,211	-£387,127	£423,745	£169,762	-£107,568	-£315,434
Value Level 3 £4,200	£540,332	£286,308	£3,437	-£208,456	£637,421	£375,093	£81,876	-£136,763
Value Level 4 £4,300	£754,811	£490,234	£187,143	-£28,854	£851,900	£576,535	£265,537	£40,174
Value Level 5 £4,400	£968,178	£688,971	£368,851	£140,498	£1,065,267	£775,273	£446,211	£207,732
Value Level 6 £4,500	£1,181,546	£887,709	£546,633	£307,602	£1,278,635	£974,010	£622,147	£374,191
Value Level 7 £4,600	£1,396,024	£1,087,481	£723,487	£473,308	£1,493,114	£1,173,783	£799,001	£538,034
Value Level 8 £4,700	£1,609,392	£1,286,215	£899,425	£634,616	£1,706,478	£1,372,521	£974,939	£699,342
Value Level 9 £4,800	£1,822,759	£1,484,957	£1,075,363	£795,924	£1,919,843	£1,571,258	£1,150,877	£860,650
Value Level 10 £4,900	£2,037,238	£1,684,729	£1,252,217	£958,071	£2,134,327	£1,771,031	£1,327,731	£1,022,798
Value Level 11 £5,000	£2,250,605	£1,883,467	£1,428,153	£1,119,380	£2,347,695	£1,969,768	£1,503,669	£1,184,106
Value Level 12 £5,100	£2,463,973	£2,082,205	£1,604,093	£1,280,688	£2,561,062	£2,168,506	£1,679,607	£1,345,414
Value Level 13 £5,200	£2,677,340	£2,280,942	£1,780,031	£1,441,996	£2,774,430	£2,367,244	£1,855,545	£1,506,722

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2f: 50 Mixed GF

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	45.00
Net Land Area (ha)	1.11
Gross Land Area (ha)	1.28

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]					Indexed Rate £142.86 [Residential Area B - Rest of Borough]				
	10% AH	20% AH	30% AH	35% AH	40% AH	10% AH	20% AH	30% AH	35% AH	40% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)					Residual Land Value (£)				
Value Level 1 £4,000	£144,573	-£170,452	-£495,066	-£697,413	-£819,681	£283,367	-£36,753	-£378,080	-£590,455	-£719,407
Value Level 2 £4,100	£432,480	£112,080	-£230,707	-£457,781	-£580,929	£568,273	£236,623	-£113,721	-£350,822	-£480,655
Value Level 3 £4,200	£717,386	£378,079	£31,558	-£218,148	-£342,178	£853,180	£498,785	£141,265	-£111,189	-£241,904
Value Level 4 £4,300	£1,003,776	£641,231	£278,685	£21,319	-£102,183	£1,139,570	£761,936	£384,302	£121,624	-£1,909
Value Level 5 £4,400	£1,288,683	£903,018	£517,353	£245,124	£128,074	£1,424,476	£1,023,724	£622,971	£341,825	£221,419
Value Level 6 £4,500	£1,573,589	£1,164,806	£756,022	£461,606	£347,239	£1,709,383	£1,285,511	£861,640	£558,170	£437,768
Value Level 7 £4,600	£1,859,979	£1,427,957	£995,934	£679,078	£563,911	£1,995,773	£1,548,662	£1,101,551	£775,643	£654,440
Value Level 8 £4,700	£2,144,886	£1,689,744	£1,234,603	£895,423	£779,461	£2,280,679	£1,810,450	£1,340,220	£991,988	£869,990
Value Level 9 £4,800	£2,429,798	£1,951,531	£1,473,271	£1,111,769	£995,011	£2,565,593	£2,072,235	£1,578,887	£1,208,333	£1,085,540
Value Level 10 £4,900	£2,716,183	£2,214,680	£1,713,181	£1,329,241	£1,211,679	£2,851,976	£2,335,384	£1,818,797	£1,425,805	£1,302,210
Value Level 11 £5,000	£3,001,089	£2,476,465	£1,951,847	£1,545,586	£1,427,229	£3,136,883	£2,597,176	£2,057,463	£1,642,151	£1,517,757
Value Level 12 £5,100	£3,285,995	£2,738,258	£2,190,514	£1,761,932	£1,642,777	£3,421,789	£2,858,964	£2,296,138	£1,858,496	£1,733,312
Value Level 13 £5,200	£3,570,902	£3,000,046	£2,429,189	£1,978,275	£1,858,333	£3,706,696	£3,120,751	£2,534,807	£2,074,839	£1,948,862
	Residual Land Value (£ per hectare)					Residual Land Value (£ per hectare)				
Value Level 1 £4,000	£113,144	-£133,397	-£387,443	-£545,802	-£641,489	£221,765	-£28,764	-£295,889	-£462,095	-£563,014
Value Level 2 £4,100	£338,462	£87,715	-£180,554	-£358,263	-£454,640	£444,736	£185,183	-£88,999	-£274,556	-£376,165
Value Level 3 £4,200	£561,432	£295,888	£24,698	-£170,725	-£267,791	£667,706	£390,354	£110,555	-£87,018	-£189,316
Value Level 4 £4,300	£785,564	£501,833	£218,101	£16,684	-£79,969	£891,837	£596,298	£300,758	£95,184	-£1,494
Value Level 5 £4,400	£1,008,534	£706,710	£404,885	£191,836	£100,232	£1,114,808	£801,175	£487,542	£267,515	£173,284
Value Level 6 £4,500	£1,231,505	£911,587	£591,670	£361,257	£271,752	£1,337,778	£1,006,052	£674,327	£436,829	£342,601
Value Level 7 £4,600	£1,455,636	£1,117,531	£779,427	£531,452	£441,322	£1,561,909	£1,211,997	£862,084	£607,025	£512,171
Value Level 8 £4,700	£1,678,606	£1,322,409	£966,211	£700,766	£610,013	£1,784,879	£1,416,874	£1,048,868	£776,338	£680,862
Value Level 9 £4,800	£1,901,581	£1,527,285	£1,152,995	£870,080	£778,704	£2,007,856	£1,621,749	£1,235,651	£945,652	£849,553
Value Level 10 £4,900	£2,125,708	£1,733,228	£1,340,750	£1,040,275	£948,270	£2,231,982	£1,827,692	£1,423,406	£1,115,848	£1,019,121
Value Level 11 £5,000	£2,349,678	£1,938,103	£1,527,533	£1,209,589	£1,116,962	£2,454,952	£2,032,573	£1,610,189	£1,285,161	£1,187,810
Value Level 12 £5,100	£2,571,649	£2,142,985	£1,714,315	£1,378,903	£1,285,651	£2,677,922	£2,237,450	£1,796,977	£1,454,475	£1,356,505
Value Level 13 £5,200	£2,794,619	£2,347,862	£1,901,105	£1,548,216	£1,454,347	£2,900,892	£2,442,327	£1,983,762	£1,623,787	£1,525,196

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUVA+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2g: 50 Mixed PDL

Development Scenario	50 Mixed
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.05

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]			Indexed Rate £142.86 [Residential Area B - Rest of Borough]		
	10% AH	20% AH	30% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£406,174	£105,291	-£216,051	£541,968	£229,899	-£99,065
Value Level 2 £4,100	£691,081	£371,543	£45,303	£826,875	£492,248	£154,964
Value Level 3 £4,200	£975,987	£633,330	£290,674	£1,111,781	£754,036	£396,291
Value Level 4 £4,300	£1,262,378	£896,481	£530,585	£1,398,171	£1,017,187	£636,203
Value Level 5 £4,400	£1,547,284	£1,158,269	£769,254	£1,683,078	£1,278,975	£874,871
Value Level 6 £4,500	£1,832,190	£1,420,057	£1,007,923	£1,967,984	£1,540,762	£1,113,540
Value Level 7 £4,600	£2,118,581	£1,683,208	£1,247,835	£2,254,374	£1,803,913	£1,353,452
Value Level 8 £4,700	£2,403,493	£1,944,994	£1,486,503	£2,539,288	£2,065,698	£1,592,119
Value Level 9 £4,800	£2,688,394	£2,206,779	£1,725,169	£2,824,187	£2,327,484	£1,830,785
Value Level 10 £4,900	£2,974,784	£2,469,934	£1,965,078	£3,110,578	£2,590,639	£2,070,695
Value Level 11 £5,000	£3,259,690	£2,731,721	£2,203,745	£3,395,484	£2,852,427	£2,309,370
Value Level 12 £5,100	£3,544,597	£2,993,509	£2,442,421	£3,680,391	£3,114,215	£2,548,038
Value Level 13 £5,200	£3,829,503	£3,255,297	£2,681,090	£3,965,297	£3,376,002	£2,786,707
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£388,515	£100,713	-£206,658	£518,404	£219,903	-£94,758
Value Level 2 £4,100	£661,034	£355,389	£43,333	£790,924	£470,846	£148,226
Value Level 3 £4,200	£933,553	£605,794	£278,036	£1,063,443	£721,252	£379,061
Value Level 4 £4,300	£1,207,492	£857,504	£507,516	£1,337,381	£972,962	£608,542
Value Level 5 £4,400	£1,480,011	£1,107,910	£735,808	£1,609,900	£1,223,367	£836,834
Value Level 6 £4,500	£1,752,530	£1,358,315	£964,100	£1,882,420	£1,473,773	£1,065,125
Value Level 7 £4,600	£2,026,469	£1,610,025	£1,193,581	£2,156,358	£1,725,482	£1,294,606
Value Level 8 £4,700	£2,298,993	£1,860,429	£1,421,872	£2,428,884	£1,975,885	£1,522,896
Value Level 9 £4,800	£2,571,507	£2,110,832	£1,650,162	£2,701,397	£2,226,289	£1,751,186
Value Level 10 £4,900	£2,845,446	£2,362,545	£1,879,640	£2,975,335	£2,478,003	£1,980,664
Value Level 11 £5,000	£3,117,965	£2,612,951	£2,107,930	£3,247,854	£2,728,408	£2,208,962
Value Level 12 £5,100	£3,390,484	£2,863,356	£2,336,229	£3,520,374	£2,978,814	£2,437,254
Value Level 13 £5,200	£3,663,003	£3,113,762	£2,564,521	£3,792,893	£3,229,219	£2,665,546

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	Upper PDL/residential land values
£2,500,000	

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2h: 50 Flats PDL - Town Centre

Development Scenario	50 Flats - Town Centre
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.33
Gross Land Area (ha)	0.38

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]			Indexed Rate £142.86 [Residential Area B - Rest of Borough]		
	10% AH	20% AH	30% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	-£1,716,998	-£1,900,745	-£2,085,674	-£1,609,975	-£1,805,613	-£2,002,437
Value Level 2 £4,100	-£1,527,662	-£1,725,658	-£1,924,267	-£1,420,639	-£1,630,526	-£1,841,027
Value Level 3 £4,200	-£1,339,224	-£1,550,717	-£1,763,108	-£1,232,202	-£1,455,586	-£1,679,868
Value Level 4 £4,300	-£1,150,041	-£1,375,238	-£1,601,726	-£1,043,018	-£1,280,107	-£1,518,486
Value Level 5 £4,400	-£962,729	-£1,201,230	-£1,441,180	-£855,706	-£1,106,099	-£1,357,940
Value Level 6 £4,500	-£776,351	-£1,027,680	-£1,281,180	-£669,328	-£932,549	-£1,197,940
Value Level 7 £4,600	-£589,072	-£853,901	-£1,120,659	-£482,049	-£758,770	-£1,037,419
Value Level 8 £4,700	-£402,764	-£681,758	-£961,457	-£295,741	-£586,627	-£878,217
Value Level 9 £4,800	-£216,456	-£509,615	-£802,774	-£109,433	-£414,483	-£719,534
Value Level 10 £4,900	-£29,177	-£336,575	-£643,973	£73,003	-£241,444	-£560,733
Value Level 11 £5,000	£147,357	-£164,432	-£485,995	£246,785	-£69,300	-£402,755
Value Level 12 £5,100	£318,456	£7,232	-£328,016	£415,078	£96,446	-£244,776
Value Level 13 £5,200	£486,659	£168,488	-£170,038	£583,281	£256,656	-£86,798
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	-£4,479,124	-£4,958,464	-£5,440,888	-£4,199,934	-£4,710,295	-£5,223,750
Value Level 2 £4,100	-£3,985,204	-£4,501,716	-£5,019,826	-£3,706,014	-£4,253,547	-£4,802,679
Value Level 3 £4,200	-£3,493,629	-£4,045,348	-£4,599,411	-£3,214,439	-£3,797,180	-£4,382,264
Value Level 4 £4,300	-£3,000,106	-£3,587,579	-£4,178,416	-£2,720,916	-£3,339,410	-£3,961,268
Value Level 5 £4,400	-£2,511,466	-£3,133,644	-£3,759,601	-£2,232,276	-£2,885,475	-£3,542,453
Value Level 6 £4,500	-£2,025,263	-£2,680,904	-£3,342,209	-£1,746,073	-£2,432,735	-£3,125,062
Value Level 7 £4,600	-£1,536,710	-£2,227,569	-£2,923,458	-£1,257,520	-£1,979,400	-£2,706,310
Value Level 8 £4,700	-£1,050,689	-£1,778,500	-£2,508,148	-£771,499	-£1,530,331	-£2,291,000
Value Level 9 £4,800	-£564,667	-£1,329,430	-£2,094,193	-£285,477	-£1,081,261	-£1,877,045
Value Level 10 £4,900	-£76,115	-£878,022	-£1,679,929	£190,444	-£629,853	-£1,462,781
Value Level 11 £5,000	£384,409	-£428,952	-£1,267,812	£643,788	-£180,784	-£1,050,664
Value Level 12 £5,100	£830,754	£18,866	-£855,694	£1,082,813	£251,598	-£638,547
Value Level 13 £5,200	£1,269,544	£439,534	-£443,577	£1,521,603	£669,537	-£226,429

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	Upper PDL/residential land values
£2,500,000	

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2i: 75 Mixed PDL

Development Scenario	75 Mixed
Typical Site Type	PDL
Site Density (dph)*	50.00
Net Land Area (ha)	1.50
Gross Land Area (ha)	1.73

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]			Indexed Rate £142.86 [Residential Area B - Rest of Borough]		
	10% AH	20% AH	30% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£509,356	£84,859	-£466,130	£711,537	£271,144	-£292,323
Value Level 2 £4,100	£933,635	£482,767	-£77,259	£1,135,817	£663,826	£90,543
Value Level 3 £4,200	£1,357,914	£875,449	£289,721	£1,560,096	£1,056,507	£446,639
Value Level 4 £4,300	£1,784,404	£1,270,175	£642,631	£1,986,585	£1,451,234	£799,548
Value Level 5 £4,400	£2,208,683	£1,662,857	£993,712	£2,410,865	£1,843,915	£1,150,629
Value Level 6 £4,500	£2,632,962	£2,055,538	£1,344,793	£2,835,144	£2,236,596	£1,501,710
Value Level 7 £4,600	£3,059,452	£2,450,265	£1,697,702	£3,261,633	£2,631,323	£1,854,619
Value Level 8 £4,700	£3,483,730	£2,842,946	£2,048,783	£3,685,913	£3,024,003	£2,205,700
Value Level 9 £4,800	£3,908,010	£3,235,626	£2,399,864	£4,110,192	£3,416,683	£2,556,781
Value Level 10 £4,900	£4,334,500	£3,630,351	£2,752,773	£4,536,681	£3,811,412	£2,909,689
Value Level 11 £5,000	£4,758,779	£4,023,035	£3,103,852	£4,960,961	£4,204,093	£3,260,768
Value Level 12 £5,100	£5,183,058	£4,415,717	£3,454,931	£5,385,240	£4,596,775	£3,611,847
Value Level 13 £5,200	£5,607,338	£4,808,398	£3,806,009	£5,809,520	£4,989,456	£3,962,934
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£295,279	£49,194	-£270,221	£412,485	£157,185	-£169,462
Value Level 2 £4,100	£541,238	£279,865	-£44,788	£658,445	£384,827	£52,489
Value Level 3 £4,200	£787,197	£507,507	£167,954	£904,404	£612,468	£258,921
Value Level 4 £4,300	£1,034,437	£736,334	£372,540	£1,151,644	£841,295	£463,506
Value Level 5 £4,400	£1,280,396	£963,975	£576,065	£1,397,603	£1,068,936	£667,031
Value Level 6 £4,500	£1,526,355	£1,191,616	£779,590	£1,643,562	£1,296,578	£870,556
Value Level 7 £4,600	£1,773,595	£1,420,443	£984,175	£1,890,802	£1,525,405	£1,075,142
Value Level 8 £4,700	£2,019,554	£1,648,084	£1,187,700	£2,136,761	£1,753,045	£1,278,667
Value Level 9 £4,800	£2,265,513	£1,875,725	£1,391,226	£2,382,720	£1,980,686	£1,482,192
Value Level 10 £4,900	£2,512,753	£2,104,551	£1,595,810	£2,629,960	£2,209,514	£1,686,776
Value Level 11 £5,000	£2,758,712	£2,332,194	£1,799,334	£2,875,919	£2,437,156	£1,890,300
Value Level 12 £5,100	£3,004,671	£2,559,836	£2,002,858	£3,121,878	£2,664,797	£2,093,824
Value Level 13 £5,200	£3,250,631	£2,787,477	£2,206,382	£3,367,837	£2,892,438	£2,297,353

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	Upper PDL/residential land values
£2,500,000	

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2j: 100 Flats PDL - Town Centre

Development Scenario	100 Flats - Town Centre
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.67
Gross Land Area (ha)	0.87

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]			Indexed Rate £142.86 [Residential Area B - Rest of Borough]		
	10% AH	20% AH	30% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	-£3,433,995	-£3,801,489	-£4,197,992	-£3,219,950	-£3,611,226	-£4,031,512
Value Level 2 £4,100	-£3,055,323	-£3,451,315	-£3,878,176	-£2,841,277	-£3,261,052	-£3,711,696
Value Level 3 £4,200	-£2,678,449	-£3,101,434	-£3,558,688	-£2,464,403	-£2,911,171	-£3,392,208
Value Level 4 £4,300	-£2,300,082	-£2,750,477	-£3,238,929	-£2,086,036	-£2,560,214	-£3,072,449
Value Level 5 £4,400	-£1,925,458	-£2,402,461	-£2,920,826	-£1,711,412	-£2,212,198	-£2,754,347
Value Level 6 £4,500	-£1,552,701	-£2,055,360	-£2,603,594	-£1,338,656	-£1,865,097	-£2,437,114
Value Level 7 £4,600	-£1,178,144	-£1,707,803	-£2,285,540	-£964,099	-£1,517,540	-£2,119,060
Value Level 8 £4,700	-£805,528	-£1,363,516	-£1,969,855	-£591,482	-£1,173,253	-£1,803,375
Value Level 9 £4,800	-£432,912	-£1,019,230	-£1,655,179	-£218,866	-£828,967	-£1,488,699
Value Level 10 £4,900	-£58,354	-£673,150	-£1,340,533	£146,007	-£482,887	-£1,174,053
Value Level 11 £5,000	£292,114	-£328,864	-£1,027,517	£485,359	-£138,601	-£861,037
Value Level 12 £5,100	£628,520	£14,464	-£714,502	£821,765	£192,480	-£548,022
Value Level 13 £5,200	£964,926	£333,145	-£401,487	£1,158,171	£504,918	-£235,006
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	-£3,962,302	-£4,386,334	-£4,843,837	-£3,715,327	-£4,166,799	-£4,651,744
Value Level 2 £4,100	-£3,525,373	-£3,982,287	-£4,474,818	-£3,278,397	-£3,762,753	-£4,282,726
Value Level 3 £4,200	-£3,090,518	-£3,578,577	-£4,106,178	-£2,843,542	-£3,359,043	-£3,914,086
Value Level 4 £4,300	-£2,653,940	-£3,173,627	-£3,737,226	-£2,406,964	-£2,954,093	-£3,545,133
Value Level 5 £4,400	-£2,221,682	-£2,772,070	-£3,370,184	-£1,974,706	-£2,552,536	-£3,178,092
Value Level 6 £4,500	-£1,791,579	-£2,371,569	-£3,004,147	-£1,544,603	-£2,152,035	-£2,812,055
Value Level 7 £4,600	-£1,359,397	-£1,970,542	-£2,637,161	-£1,112,421	-£1,751,008	-£2,445,069
Value Level 8 £4,700	-£929,455	-£1,573,288	-£2,272,909	-£682,479	-£1,353,754	-£2,080,817
Value Level 9 £4,800	-£499,513	-£1,176,034	-£1,909,822	-£252,537	-£956,500	-£1,717,729
Value Level 10 £4,900	-£67,332	-£776,712	-£1,546,769	£168,469	-£557,178	-£1,354,676
Value Level 11 £5,000	£337,054	-£379,458	-£1,185,597	£560,029	-£159,924	-£993,505
Value Level 12 £5,100	£725,215	£16,689	-£824,425	£948,190	£222,092	-£632,333
Value Level 13 £5,200	£1,113,376	£384,398	-£463,254	£1,336,351	£582,598	-£271,161

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	Upper PDL/residential land values
£2,500,000	

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2k: 150 Mixed GF

Development Scenario	150 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	45.00
Net Land Area (ha)	3.33
Gross Land Area (ha)	3.83

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]					Indexed Rate £142.86 [Residential Area B - Rest of Borough]				
	10% AH	20% AH	30% AH	35% AH	40% AH	10% AH	20% AH	30% AH	35% AH	40% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)					Residual Land Value (£)				
Value Level 1 £4,000	£498,860	-£432,972	-£1,375,871	-£1,893,884	-£2,318,771	£906,241	-£31,877	-£1,024,913	-£1,569,666	-£2,017,950
Value Level 2 £4,100	£1,342,502	£388,852	-£597,359	-£1,181,835	-£1,616,132	£1,749,884	£750,969	-£246,401	-£857,617	-£1,315,311
Value Level 3 £4,200	£2,186,145	£1,160,209	£169,694	-£469,787	-£913,493	£2,593,526	£1,522,326	£488,792	-£145,569	-£612,672
Value Level 4 £4,300	£3,034,181	£1,935,583	£878,458	£229,896	-£207,194	£3,441,562	£2,297,700	£1,195,310	£523,169	£87,803
Value Level 5 £4,400	£3,877,823	£2,706,940	£1,581,315	£873,311	£455,690	£4,285,204	£3,069,057	£1,898,167	£1,166,022	£727,277
Value Level 6 £4,500	£4,721,465	£3,478,297	£2,284,172	£1,516,163	£1,090,047	£5,128,847	£3,840,413	£2,601,024	£1,808,874	£1,361,635
Value Level 7 £4,600	£5,569,501	£4,253,671	£2,990,690	£2,162,363	£1,727,708	£5,976,883	£4,615,788	£3,307,542	£2,455,074	£1,999,296
Value Level 8 £4,700	£6,413,144	£5,025,028	£3,693,546	£2,805,215	£2,362,065	£6,820,525	£5,387,144	£4,010,417	£3,097,926	£2,633,653
Value Level 9 £4,800	£7,256,786	£5,796,384	£4,396,403	£3,448,068	£2,996,430	£7,664,167	£6,158,501	£4,713,256	£3,740,778	£3,268,023
Value Level 10 £4,900	£8,104,822	£6,571,759	£5,102,921	£4,094,268	£3,634,084	£8,512,203	£6,933,875	£5,419,773	£4,386,986	£3,905,671
Value Level 11 £5,000	£8,948,464	£7,343,115	£5,805,778	£4,737,120	£4,268,441	£9,355,846	£7,705,232	£6,122,630	£5,029,831	£4,540,028
Value Level 12 £5,100	£9,792,107	£8,114,472	£6,508,635	£5,379,972	£4,902,798	£10,199,488	£8,476,589	£6,825,487	£5,672,683	£5,174,386
Value Level 13 £5,200	£10,635,749	£8,885,829	£7,211,492	£6,022,824	£5,537,155	£11,043,130	£9,247,945	£7,528,344	£6,315,535	£5,808,743
	Residual Land Value (£ per hectare)					Residual Land Value (£ per hectare)				
Value Level 1 £4,000	£130,137	-£112,949	-£358,923	-£494,057	-£604,897	£236,411	-£8,316	-£267,369	-£409,478	-£526,422
Value Level 2 £4,100	£350,218	£101,440	-£155,833	-£308,305	-£421,600	£456,491	£195,905	-£64,279	-£223,726	-£343,124
Value Level 3 £4,200	£570,299	£302,663	£44,268	-£122,553	-£238,302	£676,572	£397,128	£127,511	-£37,974	-£159,827
Value Level 4 £4,300	£791,525	£504,935	£229,163	£59,973	-£54,051	£897,799	£599,400	£311,820	£136,479	£22,905
Value Level 5 £4,400	£1,011,606	£706,158	£412,517	£227,820	£118,876	£1,117,879	£800,623	£495,174	£304,180	£189,725
Value Level 6 £4,500	£1,231,687	£907,382	£595,871	£395,521	£284,360	£1,337,960	£1,001,847	£678,528	£471,880	£355,209
Value Level 7 £4,600	£1,452,913	£1,109,653	£780,180	£564,095	£450,706	£1,559,187	£1,204,119	£862,837	£640,454	£521,555
Value Level 8 £4,700	£1,672,994	£1,310,877	£963,534	£731,795	£616,191	£1,779,267	£1,405,342	£1,046,196	£808,155	£687,040
Value Level 9 £4,800	£1,893,075	£1,512,100	£1,146,888	£899,496	£781,677	£1,999,348	£1,606,565	£1,229,545	£975,855	£852,528
Value Level 10 £4,900	£2,114,301	£1,714,372	£1,331,197	£1,068,070	£948,022	£2,220,575	£1,808,837	£1,413,854	£1,144,431	£1,018,871
Value Level 11 £5,000	£2,334,382	£1,915,595	£1,514,551	£1,235,770	£1,113,506	£2,440,655	£2,010,061	£1,597,208	£1,312,130	£1,184,355
Value Level 12 £5,100	£2,554,463	£2,116,819	£1,697,905	£1,403,471	£1,276,991	£2,660,736	£2,211,284	£1,780,562	£1,479,830	£1,349,840
Value Level 13 £5,200	£2,774,543	£2,318,042	£1,881,259	£1,571,172	£1,444,475	£2,880,817	£2,412,507	£1,963,916	£1,647,531	£1,515,324

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

£UV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2026)

Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2I: 150 Mixed PDL

Development Scenario	150 Mixed
Typical Site Type	PDL
Site Density (dph)*	80.00
Net Land Area (ha)	1.88
Gross Land Area (ha)	2.44

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	Indexed Rate £178.57 [Residential Area A - Emsworth and Hayling Island]			Indexed Rate £142.86 [Residential Area B - Rest of Borough]		
	10% AH	20% AH	30% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)			Residual Land Value (£)		
Value Level 1 £4,000	£739,758	-£177,092	-£1,130,940	£1,147,139	£209,493	-£779,982
Value Level 2 £4,100	£1,583,400	£619,866	-£352,428	£1,990,782	£981,982	-£1,470
Value Level 3 £4,200	£2,427,043	£1,391,223	£393,069	£2,834,424	£1,753,339	£709,921
Value Level 4 £4,300	£3,275,079	£2,166,597	£1,099,587	£3,682,460	£2,528,713	£1,416,439
Value Level 5 £4,400	£4,118,721	£2,937,953	£1,802,444	£4,526,102	£3,300,070	£2,119,296
Value Level 6 £4,500	£4,962,363	£3,709,310	£2,505,301	£5,369,744	£4,071,427	£2,822,153
Value Level 7 £4,600	£5,810,399	£4,484,684	£3,211,819	£6,217,781	£4,846,801	£3,528,671
Value Level 8 £4,700	£6,654,042	£5,256,041	£3,914,691	£7,061,423	£5,618,158	£4,231,528
Value Level 9 £4,800	£7,497,684	£6,027,398	£4,617,533	£7,905,065	£6,389,514	£4,934,385
Value Level 10 £4,900	£8,345,720	£6,802,772	£5,324,050	£8,753,101	£7,164,889	£5,640,902
Value Level 11 £5,000	£9,189,362	£7,574,129	£6,026,907	£9,596,743	£7,936,245	£6,343,759
Value Level 12 £5,100	£10,033,004	£8,345,485	£6,729,764	£10,440,386	£8,707,602	£7,046,616
Value Level 13 £5,200	£10,876,647	£9,116,842	£7,432,621	£11,284,028	£9,478,959	£7,749,473
	Residual Land Value (£ per hectare)			Residual Land Value (£ per hectare)		
Value Level 1 £4,000	£303,490	-£72,653	-£463,975	£470,621	£85,946	-£319,993
Value Level 2 £4,100	£649,600	£254,304	-£144,586	£816,731	£402,865	-£603
Value Level 3 £4,200	£995,710	£570,758	£161,259	£1,162,841	£719,319	£291,250
Value Level 4 £4,300	£1,343,622	£888,860	£451,113	£1,510,753	£1,037,421	£581,103
Value Level 5 £4,400	£1,689,732	£1,205,314	£739,464	£1,856,862	£1,353,875	£869,455
Value Level 6 £4,500	£2,035,841	£1,521,768	£1,027,816	£2,202,972	£1,670,329	£1,157,806
Value Level 7 £4,600	£2,383,754	£1,839,871	£1,317,669	£2,550,884	£1,988,431	£1,447,660
Value Level 8 £4,700	£2,729,863	£2,156,325	£1,606,027	£2,896,994	£2,304,885	£1,736,011
Value Level 9 £4,800	£3,075,973	£2,472,779	£1,894,372	£3,243,104	£2,621,339	£2,024,363
Value Level 10 £4,900	£3,423,885	£2,790,881	£2,184,226	£3,591,016	£2,939,442	£2,314,216
Value Level 11 £5,000	£3,769,995	£3,107,335	£2,472,577	£3,937,126	£3,255,896	£2,602,568
Value Level 12 £5,100	£4,116,104	£3,423,789	£2,760,929	£4,283,235	£3,572,350	£2,890,919
Value Level 13 £5,200	£4,462,214	£3,740,243	£3,049,280	£4,629,345	£3,888,804	£3,179,271

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	Upper PDL/residential land values
£2,500,000	

**Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2m.1: 350 Mixed PDL**

Development Scenario	350 Mixed
Typical Site Type	PDL
Site Density (dph)*	80.00
Net Land Area (ha)	4.38
Gross Land Area (ha)	5.69
Indexed CIL Rate (A)	£178.57/sq. m.
BLV/ha	£1,000,000/ha

*based on residential net developable area

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit												
		Residential Values Sensitivity Test (£/sq.m.)												
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £4,900	VL11 £5,000	VL12 £5,100	VL13 £5,200
20% AH	-10%	£438,501	£2,678,360	£4,896,117	£7,104,158	£9,302,924	£11,503,228	£13,685,127	£15,857,537	£18,032,233	£20,186,862	£22,332,799	£24,470,709	£26,611,888
	-7.5%	-£1,367,733	£880,914	£3,106,762	£5,322,457	£7,528,775	£9,738,585	£11,926,437	£14,107,245	£16,290,094	£18,452,866	£20,607,051	£22,752,719	£24,901,612
	-5%	-£3,180,374	-£922,561	£1,311,694	£3,535,164	£5,748,796	£7,964,843	£10,161,795	£12,349,647	£14,540,704	£16,711,365	£18,873,500	£21,027,239	£23,183,779
	-2.5%	-£4,993,543	-£2,735,202	-£491,285	£1,741,846	£3,963,565	£6,186,647	£8,389,460	£10,585,005	£12,784,252	£14,962,823	£17,132,635	£19,294,133	£21,458,615
	0% BASE TEST	-£6,816,002	-£4,547,843	-£2,301,728	-£60,506	£2,170,248	£4,402,990	£6,612,986	£8,814,077	£11,019,610	£13,207,462	£15,384,942	£17,553,905	£19,726,003
	2.5%	-£8,645,651	-£6,367,715	-£4,114,369	-£1,868,255	£370,274	£2,610,221	£4,829,330	£7,039,326	£9,250,146	£11,442,819	£13,629,806	£15,807,060	£17,986,463
	5%	-£10,481,961	-£8,193,931	-£5,931,193	-£3,680,896	-£1,434,781	£812,687	£3,038,622	£5,255,670	£7,475,996	£9,674,762	£11,866,029	£14,051,925	£16,240,519
	7.5%	-£12,325,368	-£10,026,490	-£7,754,044	-£5,494,671	-£3,247,422	-£990,292	£1,243,467	£3,467,024	£5,693,520	£7,900,613	£10,099,379	£12,289,239	£14,485,384
10%	-£14,177,442	-£11,868,586	-£9,586,322	-£7,317,130	-£5,060,063	-£2,802,250	-£559,512	£1,673,706	£3,906,997	£6,119,860	£8,325,230	£10,523,996	£12,723,844	
		Surplus / Deficit (£ per dwelling)												
20% AH	-10%	£1,253	£7,652	£13,989	£20,298	£26,580	£32,866	£39,100	£45,307	£51,521	£57,677	£63,808	£69,916	£76,034
	-7.5%	-£3,908	£2,517	£8,876	£15,207	£21,511	£27,825	£34,076	£40,306	£46,543	£52,722	£58,877	£65,008	£71,147
	-5%	-£9,087	-£2,636	£3,748	£10,100	£16,425	£22,757	£29,034	£35,285	£41,545	£47,747	£53,924	£60,078	£66,239
	-2.5%	-£14,267	-£7,815	-£1,404	£4,977	£11,324	£17,676	£23,970	£30,243	£36,526	£42,751	£48,950	£55,126	£61,310
	0% BASE TEST	-£19,474	-£12,994	-£6,576	-£173	£6,201	£12,580	£18,894	£25,183	£31,485	£37,736	£43,957	£50,154	£56,360
	2.5%	-£24,702	-£18,193	-£11,755	-£5,338	£1,058	£7,458	£13,798	£20,112	£26,429	£32,694	£38,942	£45,163	£51,390
	5%	-£29,948	-£23,411	-£16,946	-£10,517	-£4,099	£2,322	£8,682	£15,016	£21,360	£27,642	£33,903	£40,148	£46,401
	7.5%	-£35,215	-£28,647	-£22,154	-£15,699	-£9,278	-£2,829	£3,553	£9,906	£16,267	£22,573	£28,855	£35,112	£41,387
10%	-£40,507	-£33,910	-£27,389	-£20,906	-£14,457	-£8,006	-£1,599	£4,782	£11,163	£17,485	£23,786	£30,069	£36,354	
		Surplus / Deficit (£ per dwelling)												
30% AH	-10%	-£2,601,960	-£563,484	£1,461,273	£3,476,421	£5,482,458	£7,488,729	£9,476,835	£11,458,492	£13,444,452	£15,410,961	£17,369,637	£19,320,850	£21,274,790
	-7.5%	-£4,385,503	-£2,343,993	-£316,079	£1,707,088	£3,720,930	£5,736,691	£7,732,216	£9,719,591	£11,711,091	£13,686,762	£15,653,108	£17,611,819	£19,573,397
	-5%	-£6,176,637	-£4,125,580	-£2,096,588	-£68,674	£1,952,903	£3,975,886	£5,980,178	£7,975,702	£9,972,688	£11,953,400	£13,929,071	£15,895,255	£17,864,195
	-2.5%	-£7,976,434	-£5,915,733	-£3,877,097	-£1,849,183	£178,731	£2,209,222	£4,220,395	£6,223,664	£8,229,582	£10,215,444	£12,195,710	£14,171,232	£16,147,642
	0% BASE TEST	-£9,784,804	-£7,714,270	-£5,666,432	-£3,629,691	-£1,601,778	£436,698	£2,455,037	£4,464,904	£6,477,544	£8,472,744	£10,458,200	£12,438,019	£14,423,619
	2.5%	-£11,601,251	-£9,520,113	-£7,462,789	-£5,417,131	-£3,382,286	-£1,343,810	£684,019	£2,700,852	£4,719,861	£6,721,031	£8,715,500	£10,700,956	£12,690,618
	5%	-£13,425,603	-£11,333,711	-£9,266,169	-£7,211,309	-£5,167,831	-£3,124,319	-£1,096,405	£929,834	£2,957,171	£4,964,370	£6,964,518	£8,958,256	£10,954,053
	7.5%	-£15,257,860	-£13,154,929	-£11,076,984	-£9,012,224	-£6,959,829	-£4,907,908	-£2,876,914	-£849,000	£1,186,153	£3,202,841	£5,208,878	£7,208,004	£9,211,353
10%	-£17,096,706	-£14,983,973	-£12,896,227	-£10,821,666	-£8,759,626	-£6,698,061	-£4,658,607	-£2,629,509	-£591,033	£1,431,968	£3,447,350	£5,453,387	£7,461,884	
		Surplus / Deficit (£ per dwelling)												
30% AH	-10%	-£7,434	-£1,610	£4,175	£9,933	£15,664	£21,396	£27,077	£32,739	£38,413	£44,031	£49,628	£55,202	£60,785
	-7.5%	-£12,530	-£6,697	-£903	£4,877	£10,631	£16,391	£22,092	£27,770	£33,460	£39,105	£44,723	£50,319	£55,924
	-5%	-£17,648	-£11,787	-£5,990	-£196	£5,580	£11,360	£17,086	£22,788	£28,493	£34,153	£39,797	£45,415	£51,041
	-2.5%	-£22,790	-£16,902	-£11,077	-£5,283	£511	£6,312	£12,058	£17,782	£23,513	£29,187	£34,845	£40,489	£46,136
	0% BASE TEST	-£27,957	-£22,041	-£16,190	-£10,371	-£4,577	£1,248	£7,014	£12,757	£18,507	£24,208	£29,881	£35,537	£41,210
	2.5%	-£33,146	-£27,200	-£21,322	-£15,478	-£9,664	-£3,839	£1,954	£7,717	£13,485	£19,203	£24,901	£30,574	£36,259
	5%	-£38,359	-£32,382	-£26,475	-£20,604	-£14,765	-£8,927	-£3,133	£2,657	£8,449	£14,184	£19,899	£25,595	£31,297
	7.5%	-£43,594	-£37,586	-£31,649	-£25,749	-£19,885	-£14,023	-£8,220	-£2,426	£3,389	£9,151	£14,883	£20,594	£26,318
10%	-£48,848	-£42,811	-£36,846	-£30,919	-£25,028	-£19,137	-£13,310	-£7,513	-£1,689	£4,091	£9,850	£15,581	£21,320	

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit												
		Residential Values Sensitivity Test (£/sq.m.)												
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £4,900	VL11 £5,000	VL12 £5,100	VL13 £5,200
40% AH	-10%	-£5,627,591	-£3,788,008	-£1,968,013	-£153,330	£1,661,352	£3,480,495	£5,282,494	£7,077,557	£8,872,815	£10,652,479	£12,427,262	£14,195,612	£15,967,014
	-7.5%	-£7,399,094	-£5,549,940	-£3,720,936	-£1,901,707	-£87,024	£1,737,109	£3,546,292	£5,348,034	£7,152,395	£8,938,350	£10,718,256	£12,493,532	£14,271,093
	-5%	-£9,179,486	-£7,320,115	-£5,481,849	-£3,653,863	-£1,835,401	-£11,267	£1,803,415	£3,612,088	£5,422,924	£7,217,931	£9,003,886	£10,784,033	£12,569,013
	-2.5%	-£10,968,682	-£9,098,907	-£7,250,752	-£5,413,757	-£3,586,791	-£1,759,644	£55,039	£1,869,721	£3,687,285	£5,488,463	£7,283,467	£9,069,422	£10,859,065
	0% BASE TEST	-£12,766,683	-£10,886,250	-£9,028,003	-£7,181,388	-£5,345,666	-£3,510,214	-£1,693,338	£121,344	£1,945,478	£3,753,081	£5,554,003	£7,349,002	£9,144,260
	2.5%	-£14,572,343	-£12,682,286	-£10,814,415	-£8,958,176	-£7,112,983	-£5,268,061	-£3,443,142	-£1,627,032	£197,102	£2,011,784	£3,818,878	£5,619,543	£7,423,840
	5%	-£16,378,004	-£14,487,804	-£12,609,587	-£10,743,510	-£8,888,813	-£7,035,332	-£5,200,989	-£3,376,070	-£1,551,275	£263,408	£2,078,090	£3,884,674	£5,694,433
	10%	-£18,183,664	-£16,293,464	-£14,413,058	-£12,536,888	-£10,672,605	-£8,809,834	-£6,967,241	-£5,133,917	-£3,299,651	-£1,484,969	£329,713	£2,144,396	£3,959,871
		-£19,989,325	-£18,099,125	-£16,218,718	-£14,338,312	-£12,464,189	-£10,592,027	-£8,740,470	-£6,899,149	-£5,057,340	-£3,233,346	-£1,418,663	£396,019	£2,220,153
		Surplus / Deficit (£ per dwelling)												
40% AH	-10%	-£16,079	-£10,823	-£5,623	-£438	£4,747	£9,944	£15,093	£20,222	£25,351	£30,436	£35,506	£40,559	£45,620
	-7.5%	-£21,140	-£15,857	-£10,631	-£5,433	-£249	£4,963	£10,132	£15,280	£20,435	£25,538	£30,624	£35,696	£40,775
	-5%	-£26,227	-£20,915	-£15,662	-£10,440	-£5,244	-£32	£5,153	£10,320	£15,494	£20,623	£25,725	£30,812	£35,911
	-2.5%	-£31,339	-£25,997	-£20,716	-£15,468	-£10,248	-£5,028	£157	£5,342	£10,535	£15,681	£20,810	£25,913	£31,026
	0% BASE TEST	-£36,476	-£31,104	-£25,794	-£20,518	-£15,273	-£10,029	-£4,838	£347	£5,559	£10,723	£15,869	£20,997	£26,126
	2.5%	-£41,635	-£36,235	-£30,898	-£25,595	-£20,323	-£15,052	-£9,838	-£4,649	£563	£5,748	£10,911	£16,056	£21,211
	5%	-£46,794	-£41,394	-£36,027	-£30,696	-£25,397	-£20,101	-£14,860	-£9,646	-£4,432	£753	£5,937	£11,099	£16,270
	7.5%	-£51,953	-£46,553	-£41,180	-£35,820	-£30,493	-£25,171	-£19,906	-£14,668	-£9,428	-£4,243	£942	£6,127	£11,314
10%	-£57,112	-£51,712	-£46,339	-£40,967	-£35,612	-£30,263	-£24,973	-£19,712	-£14,450	-£9,238	-£4,053	£1,131	£6,343	

**Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2m.2: 350 Mixed PDL**

Development Scenario	350 Mixed
Typical Site Type	PDL
Site Density (dph)*	80.00
Net Land Area (ha)	4.38
Gross Land Area (ha)	5.69
Indexed CIL Rate (B)	£142.86/sq. m.
BLV/ha	£1,000,000/ha

*based on residential net developable area

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit												
		Residential Values Sensitivity Test (£/sq.m.)												
		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12	VL13
		£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£4,900	£5,000	£5,100	£5,200
20% AH	-10%	£438,501	£3,793,683	£6,005,431	£8,207,559	£10,401,469	£12,599,448	£14,776,163	£16,943,294	£19,112,172	£21,260,983	£23,401,195	£25,533,380	£27,668,888
	-7.5%	-£243,147	£2,000,365	£4,221,774	£6,431,770	£8,632,176	£10,836,073	£13,021,567	£15,197,433	£17,375,481	£19,532,806	£21,681,172	£23,821,115	£25,964,282
	-5%	-£2,053,034	£199,266	£2,428,767	£4,648,114	£6,858,026	£9,068,244	£11,259,283	£13,443,685	£15,629,990	£17,796,114	£19,953,439	£22,101,361	£24,252,175
	-2.5%	-£3,865,674	-£1,607,862	£630,046	£2,857,168	£5,074,454	£7,294,095	£9,492,861	£11,682,493	£13,877,144	£16,051,261	£18,216,747	£20,373,715	£22,532,736
	0% BASE TEST	-£5,682,556	-£3,420,503	-£1,174,388	£1,060,825	£3,285,570	£5,512,304	£7,718,712	£9,917,478	£12,117,098	£14,299,263	£16,472,531	£18,637,381	£20,805,090
	2.5%	-£7,506,098	-£5,234,268	-£2,987,029	-£742,154	£1,491,605	£3,725,543	£5,938,644	£8,143,328	£10,352,455	£12,540,308	£14,721,382	£16,893,801	£19,069,250
	5%	-£9,338,376	-£7,056,728	-£4,799,670	-£2,553,556	-£311,374	£1,932,225	£4,153,945	£6,364,983	£8,579,397	£10,775,665	£12,963,517	£15,143,501	£17,326,359
	7.5%	-£11,178,398	-£8,886,656	-£6,620,206	-£4,366,197	-£2,120,082	£131,039	£2,360,627	£4,581,327	£6,802,834	£9,004,014	£11,198,875	£13,386,727	£15,576,959
10%	-£13,025,577	-£10,722,927	-£8,446,769	-£6,183,684	-£3,932,723	-£1,674,910	£561,819	£2,789,028	£5,019,177	£7,229,173	£9,428,631	£11,622,085	£13,821,332	
		Surplus / Deficit (£ per dwelling)												
20% AH	-10%	£1,253	£10,839	£17,158	£23,450	£29,718	£35,998	£42,218	£48,409	£54,606	£60,746	£66,861	£72,953	£79,054
	-7.5%	-£695	£5,715	£12,062	£18,376	£24,663	£30,960	£37,204	£43,421	£49,644	£55,808	£61,946	£68,060	£74,184
	-5%	-£5,866	£569	£6,939	£13,280	£19,594	£25,909	£32,169	£38,411	£44,657	£50,846	£57,010	£63,147	£69,292
	-2.5%	-£11,045	-£4,594	£1,800	£8,163	£14,498	£20,840	£27,122	£33,379	£39,649	£45,861	£52,048	£58,211	£64,379
	0% BASE TEST	-£16,236	-£9,773	-£3,355	£3,031	£9,387	£15,749	£22,053	£28,336	£34,620	£40,855	£47,064	£53,250	£59,443
	2.5%	-£21,446	-£14,955	-£8,534	-£2,120	£4,262	£10,644	£16,968	£23,267	£29,578	£35,829	£42,061	£48,268	£54,484
	5%	-£26,681	-£20,162	-£13,713	-£7,296	-£890	£5,521	£11,868	£18,186	£24,513	£30,788	£37,039	£43,267	£49,504
	7.5%	-£31,938	-£25,390	-£18,915	-£12,475	-£6,057	£374	£6,745	£13,090	£19,437	£25,726	£31,997	£38,248	£44,506
10%	-£37,216	-£30,637	-£24,134	-£17,668	-£11,236	-£4,785	£1,605	£7,969	£14,341	£20,655	£26,939	£33,206	£39,490	

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit												
		Residential Values Sensitivity Test (£/sq.m.)												
		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12	VL13
		£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£4,900	£5,000	£5,100	£5,200
30% AH	-10%	-£1,625,219	£413,257	£2,432,808	£4,442,750	£6,443,934	£8,447,380	£10,432,835	£12,409,369	£14,390,546	£16,353,255	£18,308,217	£20,255,519	£22,205,215
	-7.5%	-£3,405,728	-£1,367,252	£660,662	£2,678,623	£4,687,259	£6,697,814	£8,690,136	£10,675,591	£12,661,968	£14,632,693	£16,595,437	£18,550,617	£20,508,402
	-5%	-£5,193,624	-£3,147,761	-£1,119,847	£907,605	£2,924,438	£4,942,215	£6,941,301	£8,932,891	£10,928,607	£12,904,278	£14,874,840	£16,837,620	£18,803,164
	-2.5%	-£6,989,112	-£4,933,701	-£2,900,355	-£872,442	£1,153,420	£3,180,687	£5,186,724	£7,184,787	£9,185,988	£11,170,916	£13,146,587	£15,116,986	£17,089,995
	0% BASE TEST	-£8,792,191	-£6,726,947	-£4,684,400	-£2,652,950	-£625,036	£1,409,739	£3,425,196	£5,431,233	£7,438,667	£9,428,744	£11,413,226	£13,388,896	£15,369,374
	2.5%	-£10,603,261	-£8,527,500	-£6,475,467	-£4,435,100	-£2,405,545	-£367,069	£1,655,554	£3,669,705	£5,686,190	£7,682,154	£9,671,500	£11,655,535	£13,641,495
	5%	-£12,422,504	-£10,336,942	-£8,275,265	-£6,225,253	-£4,186,054	-£2,147,578	-£119,664	£1,901,369	£3,924,662	£5,930,116	£7,925,641	£9,914,256	£11,908,134
	7.5%	-£14,251,281	-£12,154,965	-£10,082,997	-£8,023,784	-£5,975,952	-£3,928,087	-£1,900,173	£127,741	£2,157,688	£4,169,170	£6,173,603	£8,169,127	£10,167,353
10%	-£16,087,963	-£13,980,607	-£11,898,237	-£9,829,053	-£7,772,304	-£5,716,029	-£3,680,681	-£1,652,767	£385,709	£2,403,503	£4,413,679	£6,417,089	£8,423,007	
		Surplus / Deficit (£ per dwelling)												
30% AH	-10%	-£4,643	£1,181	£6,951	£12,694	£18,411	£24,135	£29,808	£35,455	£41,116	£46,724	£52,309	£57,873	£63,443
	-7.5%	-£9,731	-£3,906	£1,888	£7,653	£13,392	£19,137	£24,829	£30,502	£36,177	£41,808	£47,416	£53,002	£58,595
	-5%	-£14,839	-£8,994	-£3,200	£2,593	£8,356	£14,121	£19,832	£25,523	£31,225	£36,869	£42,500	£48,107	£53,723
	-2.5%	-£19,969	-£14,096	-£8,287	-£2,493	£3,295	£9,088	£14,819	£20,528	£26,246	£31,917	£37,562	£43,191	£48,829
	0% BASE TEST	-£25,121	-£19,220	-£13,384	-£7,580	-£1,786	£4,028	£9,786	£15,518	£21,253	£26,939	£32,609	£38,254	£43,912
	2.5%	-£30,295	-£24,364	-£18,501	-£12,672	-£6,873	-£1,049	£4,730	£10,485	£16,246	£21,949	£27,633	£33,302	£38,976
	5%	-£35,493	-£29,534	-£23,644	-£17,786	-£11,960	-£6,136	-£342	£5,432	£11,213	£16,943	£22,645	£28,326	£34,023
	7.5%	-£40,718	-£34,728	-£28,809	-£22,925	-£17,074	-£11,223	-£5,429	£365	£6,165	£11,912	£17,639	£23,340	£29,050
10%	-£45,966	-£39,945	-£33,995	-£28,083	-£22,207	-£16,332	-£10,516	-£4,722	£1,102	£6,867	£12,611	£18,335	£24,066	

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit												
		Residential Values Sensitivity Test (£/sq.m.)												
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £4,900	VL11 £5,000	VL12 £5,100	VL13 £5,200
40% AH	-10%	-£4,792,499	-£2,957,391	-£1,141,870	£672,812	£2,487,494	£4,302,234	£6,099,829	£7,890,489	£9,684,052	£11,461,079	£13,231,528	£14,997,854	£16,766,522
	-7.5%	-£6,559,816	-£4,715,238	-£2,890,318	-£1,075,564	£739,118	£2,563,177	£4,368,031	£6,165,369	£7,965,327	£9,749,829	£11,526,855	£13,297,799	£15,074,037
	-5%	-£8,336,315	-£6,482,165	-£4,648,165	-£2,823,941	-£1,009,259	£814,875	£2,628,973	£4,433,827	£6,240,259	£8,030,863	£9,815,606	£11,592,632	£13,373,279
	-2.5%	-£10,121,783	-£8,257,336	-£6,414,074	-£4,581,093	-£2,757,635	-£933,501	£881,181	£2,694,770	£4,509,024	£6,305,799	£8,096,399	£9,881,382	£11,667,664
	0% BASE TEST	-£11,916,056	-£10,041,205	-£8,187,972	-£6,345,982	-£4,514,021	-£2,681,878	-£867,196	£947,487	£2,769,966	£4,574,820	£6,371,339	£8,161,935	£9,956,414
	2.5%	-£13,719,133	-£11,833,624	-£9,970,300	-£8,118,609	-£6,277,891	-£4,437,444	-£2,615,572	-£800,890	£1,023,244	£2,835,763	£4,640,617	£6,436,878	£8,236,772
	5%	-£15,524,794	-£13,634,594	-£11,760,925	-£9,899,395	-£8,049,246	-£6,200,240	-£4,370,372	-£2,549,266	-£725,132	£1,089,550	£2,901,559	£4,706,413	£6,511,769
	10%	-£17,330,454	-£15,440,254	-£13,559,848	-£11,688,226	-£9,828,490	-£7,970,267	-£6,132,149	-£4,303,299	-£2,473,509	-£658,827	£1,155,856	£2,967,355	£4,781,610
		-£19,136,115	-£17,245,915	-£15,365,508	-£13,485,102	-£11,615,527	-£9,747,912	-£7,900,903	-£6,064,057	-£4,226,722	-£2,407,203	-£592,521	£1,222,162	£3,042,552
		Surplus / Deficit (£ per dwelling)												
40% AH	-10%	-£13,693	-£8,450	-£3,262	£1,922	£7,107	£12,292	£17,428	£22,544	£27,669	£32,746	£37,804	£42,851	£47,904
	-7.5%	-£18,742	-£13,472	-£8,258	-£3,073	£2,112	£7,323	£12,480	£17,615	£22,758	£27,857	£32,934	£37,994	£43,069
	-5%	-£23,818	-£18,520	-£13,280	-£8,068	-£2,884	£2,328	£7,511	£12,668	£17,829	£22,945	£28,045	£33,122	£38,209
	-2.5%	-£28,919	-£23,592	-£18,326	-£13,089	-£7,879	-£2,667	£2,518	£7,699	£12,883	£18,017	£23,133	£28,233	£33,336
	0% BASE TEST	-£34,046	-£28,689	-£23,394	-£18,131	-£12,897	-£7,663	-£2,478	£2,707	£7,914	£13,071	£18,204	£23,320	£28,447
	2.5%	-£39,198	-£33,810	-£28,487	-£23,196	-£17,937	-£12,678	-£7,473	-£2,288	£2,924	£8,102	£13,259	£18,391	£23,534
	5%	-£44,357	-£38,956	-£33,603	-£28,284	-£22,998	-£17,715	-£12,487	-£7,284	-£2,072	£3,113	£8,290	£13,447	£18,605
	10%	-£49,516	-£44,115	-£38,742	-£33,395	-£28,081	-£22,772	-£17,520	-£12,295	-£7,067	-£1,882	£3,302	£8,478	£13,662
		-£54,675	-£49,274	-£43,901	-£38,529	-£33,187	-£27,851	-£22,574	-£17,326	-£12,076	-£6,878	-£1,693	£3,492	£8,693

**Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2n.1: 550 Mixed Greenfield**

Development Scenario	550 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	13.75
Gross Land Area (ha)	20.63
Indexed CIL Rate (A)	£178.57/sq. m.
BLV/ha	£250,000/ha

*based on residential net developable area

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit												
		Residential Values Sensitivity Test (£/sq.m.)												
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £4,900	VL11 £5,000	VL12 £5,100	VL13 £5,200
20% AH	-10%	£6,005,825	£9,661,852	£13,258,883	£16,836,029	£20,376,759	£23,898,730	£27,367,783	£30,802,423	£34,228,573	£37,627,047	£41,000,401	£44,351,653	£47,700,129
	-7.5%	£3,162,851	£6,851,476	£10,480,180	£14,071,289	£17,643,199	£21,196,256	£24,695,157	£28,158,114	£31,606,842	£35,013,505	£38,408,868	£41,779,381	£45,145,406
	-5%	£294,809	£4,014,559	£7,675,049	£11,295,844	£14,883,694	£18,468,166	£21,997,430	£25,489,608	£28,966,283	£32,393,461	£35,798,438	£39,190,688	£42,575,848
	-2.5%	£-2,591,237	£1,153,806	£4,845,261	£8,497,774	£12,111,507	£15,714,767	£19,274,153	£22,796,309	£26,301,954	£29,756,513	£33,178,576	£36,583,370	£39,990,115
	0% BASE TEST	£-5,495,514	£-1,727,192	£1,991,870	£5,674,669	£9,318,730	£12,943,204	£16,525,116	£20,077,889	£23,613,292	£27,096,214	£30,544,973	£33,963,509	£37,385,899
	2.5%	£-8,420,999	£-4,625,875	£-882,604	£2,826,892	£6,501,275	£10,156,681	£13,755,610	£17,334,478	£20,900,030	£24,411,740	£27,888,466	£31,333,356	£34,766,174
	5%	£-11,364,990	£-7,542,832	£-3,776,029	£-42,664	£3,661,564	£7,346,927	£10,975,670	£14,568,015	£18,162,333	£21,702,451	£25,208,168	£28,680,662	£32,139,607
	10%	£-17,289,944	£-13,431,312	£-9,616,508	£-5,832,933	£-2,084,684	£1,655,911	£5,342,112	£8,992,574	£12,625,756	£16,211,493	£19,775,284	£23,304,799	£26,818,697
		Surplus / Deficit (£ per dwelling)												
20% AH	-10%	£10,920	£17,567	£24,107	£30,611	£37,049	£43,452	£49,760	£56,004	£62,234	£68,413	£74,546	£80,639	£86,728
	-7.5%	£5,751	£12,457	£19,055	£25,584	£32,079	£38,539	£44,900	£51,197	£57,467	£63,661	£69,834	£75,963	£82,083
	-5%	£536	£7,299	£13,955	£20,538	£27,061	£33,578	£39,995	£46,345	£52,666	£58,897	£65,088	£71,256	£77,411
	-2.5%	£-4,711	£2,098	£8,810	£15,450	£22,021	£28,572	£35,044	£41,448	£47,822	£54,103	£60,325	£66,515	£72,709
	0% BASE TEST	£-9,992	£-3,140	£3,622	£10,318	£16,943	£23,533	£30,046	£36,505	£42,933	£49,266	£55,536	£61,752	£67,974
	2.5%	£-15,311	£-8,411	£-1,605	£5,140	£11,821	£18,467	£25,010	£31,517	£38,000	£44,385	£50,706	£56,970	£63,211
	5%	£-20,664	£-13,714	£-6,866	£-78	£6,657	£13,358	£19,956	£26,487	£33,022	£39,459	£45,833	£52,147	£58,436
	10%	£-26,034	£-19,051	£-12,159	£-5,326	£1,449	£8,203	£14,854	£21,439	£27,998	£34,489	£40,916	£47,281	£53,620
30% AH	-10%	£913,102	£4,285,974	£7,607,967	£10,894,437	£14,145,840	£17,400,950	£20,616,199	£23,798,076	£26,964,979	£30,084,784	£33,175,659	£36,253,220	£39,341,793
-7.5%	£-1,933,258	£1,464,773	£4,814,509	£8,131,520	£11,413,770	£14,678,490	£17,915,819	£21,127,741	£24,323,872	£27,472,440	£30,590,054	£33,679,774	£36,773,365	
-5%	£-4,798,882	£-1,377,691	£1,996,143	£5,342,946	£8,655,072	£11,949,385	£15,194,274	£18,430,065	£21,655,914	£24,833,183	£27,979,473	£31,095,325	£34,199,918	
-2.5%	£-7,686,135	£-4,239,475	£-840,376	£2,527,512	£5,868,891	£9,193,574	£12,466,870	£15,710,058	£18,961,096	£22,167,456	£25,342,493	£28,486,133	£31,616,746	
0% BASE TEST	£-10,587,784	£-7,120,191	£-3,697,841	£-305,887	£3,058,882	£6,412,132	£9,714,916	£12,984,354	£16,242,708	£19,475,341	£22,678,998	£25,851,226	£29,009,073	
2.5%	£-13,496,728	£-10,019,839	£-6,574,533	£-3,157,154	£228,603	£3,607,732	£6,938,078	£10,236,259	£13,518,786	£16,758,492	£19,989,586	£23,190,000	£26,375,977	
5%	£-16,425,392	£-12,924,018	£-9,469,872	£-6,028,874	£-2,619,260	£780,668	£4,136,436	£7,463,053	£10,774,362	£14,036,032	£17,274,276	£20,502,746	£23,716,934	
7.5%	£-19,377,805	£-15,847,631	£-12,371,521	£-8,919,905	£-5,485,290	£-2,063,693	£1,314,287	£4,664,970	£8,003,811	£11,293,695	£14,551,816	£17,790,060	£21,032,288	
10%	£-22,350,865	£-18,790,680	£-15,288,061	£-11,821,554	£-8,369,937	£-4,925,884	£-1,525,799	£1,845,657	£5,210,891	£8,527,363	£11,813,029	£15,067,601	£18,322,710	
		Surplus / Deficit (£ per dwelling)												
30% AH	-10%	£1,660	£7,793	£13,833	£19,808	£25,720	£31,638	£37,484	£43,269	£49,027	£54,700	£60,319	£65,915	£71,531
	-7.5%	£-3,515	£2,663	£8,754	£14,785	£20,762	£26,688	£32,574	£38,414	£44,225	£49,950	£55,618	£61,236	£66,861
	-5%	£-8,725	£-2,505	£3,629	£9,714	£15,736	£21,726	£27,626	£33,509	£39,374	£45,151	£50,872	£56,537	£62,182
	-2.5%	£-13,975	£-7,708	£-1,528	£4,595	£10,671	£16,716	£22,667	£28,564	£34,475	£40,304	£46,077	£51,793	£57,485
	0% BASE TEST	£-19,251	£-12,946	£-6,723	£-556	£5,562	£11,658	£17,663	£23,608	£29,532	£35,410	£41,235	£47,002	£52,744
	2.5%	£-24,540	£-18,218	£-11,954	£-5,740	£416	£6,560	£12,615	£18,611	£24,580	£30,470	£36,345	£42,164	£47,956
	5%	£-29,864	£-23,498	£-17,218	£-10,962	£-4,762	£1,419	£7,521	£13,569	£19,590	£25,520	£31,408	£37,278	£43,122
	7.5%	£-35,232	£-28,814	£-22,494	£-16,218	£-9,973	£-3,752	£2,390	£8,482	£14,552	£20,534	£26,458	£32,346	£38,241
10%	£-40,638	£-34,165	£-27,796	£-21,494	£-15,218	£-8,956	£-2,774	£3,356	£9,474	£15,504	£21,478	£27,396	£33,314	

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Residential Values Sensitivity Test (£/sq.m.)												
		VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12	VL13
		£4,000	£4,100	£4,200	£4,300	£4,400	£4,500	£4,600	£4,700	£4,800	£4,900	£5,000	£5,100	£5,200
35% AH	-10%	-£1,695,660	£1,425,268	£4,505,782	£7,556,151	£10,573,728	£13,574,164	£16,540,874	£19,504,009	£22,456,181	£25,362,186	£28,238,295	£31,086,395	£33,924,152
	-7.5%	-£4,546,863	-£1,399,270	£1,702,124	£4,779,478	£7,827,405	£10,858,856	£13,842,519	£16,809,229	£19,787,341	£22,723,642	£25,629,541	£28,505,899	£31,369,443
	-5%	-£7,417,957	-£4,246,785	-£1,120,412	£1,978,980	£5,053,113	£8,114,422	£11,128,380	£14,110,874	£17,093,035	£20,055,295	£22,991,103	£25,896,896	£28,788,417
	-2.5%	-£10,293,915	-£7,114,972	-£3,963,084	-£841,553	£2,255,836	£5,342,677	£8,385,675	£11,397,904	£14,394,680	£17,361,390	£20,323,249	£23,258,563	£26,179,289
	0% BASE TEST	-£13,180,103	-£9,990,929	-£6,828,457	-£3,681,229	-£562,695	£2,547,340	£5,616,312	£8,656,929	£11,683,032	£14,663,035	£17,629,744	£20,591,203	£23,541,261
	2.5%	-£16,090,956	-£12,873,905	-£9,704,415	-£6,541,943	-£3,400,079	-£267,645	£2,822,455	£5,889,948	£8,943,945	£11,952,557	£14,931,390	£17,898,099	£20,874,536
	5%	-£19,023,232	-£15,777,545	-£12,584,275	-£9,417,901	-£6,256,310	-£3,102,647	£10,765	£3,097,570	£6,179,512	£9,215,199	£12,222,081	£15,199,745	£18,181,906
	7.5%	-£21,980,286	-£18,705,765	-£15,484,001	-£12,294,645	-£9,131,386	-£5,956,232	-£2,821,497	£287,621	£3,388,701	£6,452,074	£9,486,453	£12,491,605	£15,483,551
10%	-£24,950,472	-£21,654,618	-£18,405,168	-£15,190,995	-£12,007,344	-£8,828,401	-£5,672,530	-£2,540,348	£580,580	£3,663,816	£6,724,432	£9,757,449	£12,776,733	
		Surplus / Deficit (£ per dwelling)												
35% AH	-10%	-£3,083	£2,591	£8,192	£13,738	£19,225	£24,680	£30,074	£35,462	£40,829	£46,113	£51,342	£56,521	£61,680
	-7.5%	-£8,267	-£2,544	£3,095	£8,690	£14,232	£19,743	£25,168	£30,562	£35,977	£41,316	£46,599	£51,829	£57,035
	-5%	-£13,487	-£7,721	-£2,037	£3,598	£9,187	£14,753	£20,233	£25,656	£31,078	£36,464	£41,802	£47,085	£52,343
	-2.5%	-£18,716	-£12,936	-£7,206	-£1,530	£4,102	£9,714	£15,247	£20,723	£26,172	£31,566	£36,951	£42,288	£47,599
	0% BASE TEST	-£23,964	-£18,165	-£12,415	-£6,693	-£1,023	£4,632	£10,211	£15,740	£21,242	£26,660	£32,054	£37,439	£42,802
	2.5%	-£29,256	-£23,407	-£17,644	-£11,894	-£6,182	-£487	£5,132	£10,709	£16,262	£21,732	£27,148	£32,542	£37,954
	5%	-£34,588	-£28,686	-£22,880	-£17,123	-£11,375	-£5,641	£20	£5,632	£11,235	£16,755	£22,222	£27,636	£33,058
	7.5%	-£39,964	-£34,010	-£28,153	-£22,354	-£16,603	-£10,830	-£5,130	£523	£6,161	£11,731	£17,248	£22,712	£28,152
10%	-£45,364	-£39,372	-£33,464	-£27,620	-£21,832	-£16,052	-£10,314	-£4,619	£1,056	£6,661	£12,226	£17,741	£23,230	
		Surplus / Deficit (£ per dwelling)												
40% AH	-10%	-£4,321,288	-£1,246,779	£1,785,767	£4,791,995	£7,773,785	£10,740,784	£13,661,926	£16,557,484	£19,465,069	£22,340,215	£25,186,805	£28,005,276	£30,811,956
	-7.5%	-£7,170,603	-£4,074,739	-£1,019,011	£2,010,158	£5,015,087	£8,010,420	£10,960,744	£13,881,231	£16,791,712	£19,684,231	£22,559,408	£25,406,685	£28,240,542
	-5%	-£10,021,222	-£6,922,375	-£3,844,892	-£791,242	£2,234,550	£5,253,789	£8,231,610	£11,180,704	£14,115,674	£17,010,874	£19,903,393	£22,778,601	£25,641,294
	-2.5%	-£12,892,265	-£9,771,689	-£6,690,197	-£3,615,045	-£564,420	£2,474,635	£5,476,882	£8,452,800	£11,415,951	£14,334,979	£17,230,037	£20,122,556	£23,012,719
	0% BASE TEST	-£15,784,925	-£12,638,359	-£9,539,511	-£6,458,018	-£3,385,198	-£322,697	£2,699,026	£5,699,939	£8,689,435	£11,635,911	£14,554,284	£17,449,199	£20,356,783
	2.5%	-£18,702,659	-£15,526,605	-£12,400,692	-£9,307,333	-£6,225,840	-£3,139,393	-£96,754	£2,923,418	£5,937,512	£8,910,626	£11,855,871	£14,773,589	£17,683,427
	5%	-£21,641,319	-£18,438,233	-£15,285,814	-£12,165,438	-£9,075,154	-£5,977,612	-£2,911,009	£129,189	£3,163,503	£6,159,559	£9,131,816	£12,075,831	£15,008,032
	7.5%	-£24,583,988	-£21,372,861	-£18,191,362	-£15,045,023	-£11,930,642	-£8,826,927	-£5,745,434	-£2,683,240	£370,912	£3,387,894	£6,381,606	£9,352,515	£12,311,079
10%	-£27,526,658	-£24,315,531	-£21,121,041	-£17,947,147	-£14,805,539	-£11,679,702	-£8,594,748	-£5,513,827	£596,855	£3,610,997	£6,603,653	£9,588,379	£12,576,719	
		Surplus / Deficit (£ per dwelling)												
40% AH	-10%	-£7,857	-£2,267	£3,247	£8,713	£14,134	£19,529	£24,840	£30,105	£35,391	£40,619	£45,794	£50,919	£56,022
	-7.5%	-£13,037	-£7,409	-£1,853	£3,655	£9,118	£14,564	£19,929	£25,239	£30,530	£35,790	£41,017	£46,194	£51,346
	-5%	-£18,220	-£12,586	-£6,991	-£1,439	£4,063	£9,552	£14,967	£20,329	£25,665	£30,929	£36,188	£41,416	£46,621
	-2.5%	-£23,440	-£17,767	-£12,164	-£6,573	-£1,026	£4,499	£9,958	£15,369	£20,756	£26,064	£31,327	£36,586	£41,841
	0% BASE TEST	-£28,700	-£22,979	-£17,345	-£11,742	-£6,155	-£587	£4,907	£10,364	£15,799	£21,156	£26,462	£31,726	£37,012
	2.5%	-£34,005	-£28,230	-£22,547	-£16,922	-£11,320	-£5,708	-£176	£5,315	£10,795	£16,201	£21,556	£26,861	£32,152
	5%	-£39,348	-£33,524	-£27,792	-£22,119	-£16,500	-£10,868	-£5,293	£235	£5,752	£11,199	£16,603	£21,956	£27,287
	7.5%	-£44,698	-£38,860	-£33,075	-£27,355	-£21,692	-£16,049	-£10,446	-£4,879	£674	£6,160	£11,603	£17,005	£22,384
10%	-£50,048	-£44,210	-£38,402	-£32,631	-£26,919	-£21,236	-£15,627	-£10,025	-£4,436	£1,085	£6,565	£12,007	£17,433	

**Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2n.2: 550 Mixed Greenfield**

Development Scenario	550 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	13.75
Gross Land Area (ha)	20.63
Indexed CIL Rate (B)	£142.86/sq. m.
BLV/ha	£250,000/ha

*based on residential net developable area

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit												
		Residential Values Sensitivity Test (£/sq.m.)												
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £4,900	VL11 £5,000	VL12 £5,100	VL13 £5,200
20% AH	-10%	£7,932,212	£11,565,591	£15,149,716	£18,705,137	£22,222,608	£25,720,800	£29,165,543	£32,578,810	£35,998,173	£39,376,800	£42,731,107	£46,064,258	£49,396,857
	-7.5%	£5,107,089	£8,772,748	£12,378,153	£15,959,207	£19,508,873	£23,038,713	£26,512,997	£29,953,763	£33,381,475	£36,781,516	£40,156,992	£43,508,526	£46,856,750
	-5%	£2,255,365	£5,953,423	£9,591,848	£13,190,559	£16,768,569	£20,330,112	£23,835,141	£27,305,194	£30,758,181	£34,166,408	£37,564,124	£40,935,972	£44,302,280
	-2.5%	£-617,593	£3,109,633	£6,780,029	£10,410,947	£14,002,965	£17,595,092	£21,131,286	£24,631,569	£28,113,786	£31,544,800	£34,951,340	£38,345,945	£41,732,439
	0% BASE TEST	£-3,510,769	£241,405	£3,942,537	£7,604,288	£11,226,660	£14,834,037	£18,401,568	£21,932,460	£25,444,659	£28,904,016	£32,331,418	£35,736,272	£39,145,372
	2.5%	£-6,422,742	£-2,644,509	£1,081,051	£4,773,238	£8,427,012	£12,061,082	£15,646,442	£19,208,043	£22,750,310	£26,238,919	£29,694,246	£33,116,411	£36,538,938
	5%	£-9,353,222	£-5,548,108	£-1,799,921	£1,919,406	£5,603,222	£9,267,578	£12,874,880	£16,457,656	£20,030,536	£23,549,050	£27,033,179	£30,482,893	£33,919,076
	10%	£-12,302,209	£-8,471,962	£-4,698,262	£-955,333	£2,754,428	£6,448,873	£10,086,677	£13,687,285	£17,285,596	£20,834,273	£24,347,791	£27,825,876	£31,289,144
		£-15,260,253	£-11,414,547	£-7,614,560	£-3,848,417	£-115,419	£3,608,686	£7,275,480	£10,905,777	£14,518,357	£18,094,958	£21,637,481	£25,144,579	£28,636,084
		Surplus / Deficit (£ per dwelling)												
20% AH	-10%	£14,422	£21,028	£27,545	£34,009	£40,405	£46,765	£53,028	£59,234	£65,451	£71,594	£77,693	£83,753	£89,812
	-7.5%	£9,286	£15,950	£22,506	£29,017	£35,471	£41,889	£48,205	£54,461	£60,694	£66,875	£73,013	£79,106	£85,194
	-5%	£4,101	£10,824	£17,440	£23,983	£30,488	£36,964	£43,337	£49,646	£55,924	£62,121	£68,298	£74,429	£80,550
	-2.5%	£-1,123	£5,654	£12,327	£18,929	£25,460	£31,991	£38,421	£44,785	£51,116	£57,354	£63,548	£69,720	£75,877
	0% BASE TEST	£-6,383	£439	£7,168	£13,826	£20,412	£26,971	£33,457	£39,877	£46,263	£52,553	£58,784	£64,975	£71,173
	2.5%	£-11,678	£-4,808	£1,966	£8,679	£15,322	£21,929	£28,448	£34,924	£41,364	£47,707	£53,990	£60,212	£66,434
	5%	£-17,006	£-10,087	£-3,273	£3,490	£10,188	£16,850	£23,409	£29,923	£36,419	£42,816	£49,151	£55,423	£61,671
	10%	£-22,368	£-15,404	£-8,542	£-1,737	£5,008	£11,725	£18,339	£24,886	£31,428	£37,880	£44,269	£50,593	£56,889
		£-27,746	£-20,754	£-13,845	£-6,997	£-210	£6,561	£13,228	£19,829	£26,397	£32,900	£39,341	£45,717	£52,066
		Surplus / Deficit (£ per dwelling)												
30% AH	-10%	£2,617,186	£5,974,132	£9,277,470	£12,544,759	£15,784,256	£19,029,982	£22,225,186	£25,387,901	£28,533,705	£31,633,454	£34,711,767	£37,787,241	£40,858,903
	-7.5%	£-216,503	£3,166,035	£6,500,078	£9,798,812	£13,061,796	£16,316,906	£19,542,817	£22,735,562	£25,912,029	£29,039,635	£32,138,122	£35,215,882	£38,306,827
	-5%	£-3,069,974	£335,562	£3,697,010	£7,025,696	£10,319,130	£13,594,446	£16,832,690	£20,055,651	£23,262,495	£26,419,490	£29,545,564	£32,642,436	£35,736,027
	-2.5%	£-5,945,501	£-2,513,349	£870,052	£4,225,544	£7,549,249	£10,855,495	£14,110,230	£17,348,474	£20,585,193	£23,772,369	£26,926,951	£30,051,493	£33,162,581
	0% BASE TEST	£-8,840,247	£-5,381,969	£-1,975,455	£1,403,960	£4,754,078	£8,090,007	£11,374,828	£14,626,014	£17,881,124	£21,097,949	£24,281,679	£27,434,411	£30,573,636
	2.5%	£-11,741,897	£-8,272,303	£-4,839,650	£-1,437,561	£1,935,330	£5,299,999	£8,613,559	£11,894,162	£15,158,664	£18,396,302	£21,609,491	£24,790,990	£27,958,218
	5%	£-14,658,924	£-11,173,952	£-7,722,494	£-4,298,016	£-901,002	£2,484,180	£5,826,462	£9,136,127	£12,429,512	£15,674,448	£18,910,547	£22,121,033	£25,316,786
	10%	£-17,597,844	£-14,084,382	£-10,623,985	£-7,176,835	£-3,756,382	£-348,937	£3,015,550	£6,352,407	£9,674,586	£12,946,996	£16,190,232	£19,424,792	£22,649,207
		£-20,557,025	£-17,014,745	£-13,529,756	£-10,074,017	£-6,631,177	£-3,199,351	£185,553	£3,546,919	£6,895,648	£10,195,929	£13,464,480	£16,706,016	£19,955,824
		Surplus / Deficit (£ per dwelling)												
30% AH	-10%	£4,759	£10,862	£16,868	£22,809	£28,699	£34,600	£40,409	£46,160	£51,879	£57,515	£63,112	£68,704	£74,289
	-7.5%	£-394	£5,756	£11,818	£17,816	£23,749	£29,667	£35,532	£41,337	£47,113	£52,799	£58,433	£64,029	£69,649
	-5%	£-5,582	£610	£6,722	£12,774	£18,762	£24,717	£30,605	£36,465	£42,295	£48,035	£53,719	£59,350	£64,975
	-2.5%	£-10,810	£-4,570	£1,582	£7,683	£13,726	£19,737	£25,655	£31,543	£37,428	£43,222	£48,958	£54,639	£60,296
	0% BASE TEST	£-16,073	£-9,785	£-3,592	£2,553	£8,644	£14,709	£20,682	£26,593	£32,511	£38,360	£44,149	£49,881	£55,588
	2.5%	£-21,349	£-15,041	£-8,799	£-2,614	£3,519	£9,636	£15,661	£21,626	£27,561	£33,448	£39,290	£45,075	£50,833
	5%	£-26,653	£-20,316	£-14,041	£-7,815	£-1,638	£4,517	£10,594	£16,611	£22,599	£28,499	£34,383	£40,220	£46,031
	10%	£-31,996	£-25,608	£-19,316	£-13,049	£-6,830	£-634	£5,483	£11,550	£17,590	£23,540	£29,437	£35,318	£41,180
		£-37,376	£-30,936	£-24,600	£-18,316	£-12,057	£-5,817	£337	£6,449	£12,538	£18,538	£24,481	£30,375	£36,283

AH% Tested	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit												
		Residential Values Sensitivity Test (£/sq.m.)												
		VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £4,900	VL11 £5,000	VL12 £5,100	VL13 £5,200
35% AH	-10%	-£104,780	£3,003,459	£6,069,662	£9,102,723	£12,102,378	£15,088,666	£18,055,376	£21,005,135	£23,937,885	£26,824,833	£29,681,507	£32,510,132	£35,344,084
	-7.5%	-£2,942,810	£190,270	£3,278,574	£6,342,020	£9,373,032	£12,386,781	£15,357,021	£18,323,730	£21,288,101	£24,205,202	£27,092,285	£29,949,545	£32,793,423
	-5%	-£5,802,587	-£2,645,377	£468,305	£3,553,690	£6,614,379	£9,659,023	£12,655,658	£15,625,376	£18,607,537	£21,555,761	£24,472,520	£27,359,738	£30,232,380
	-2.5%	-£8,678,545	-£5,500,654	-£2,364,228	£745,161	£3,828,805	£6,902,582	£9,929,333	£12,924,534	£15,909,182	£18,875,892	£21,823,408	£24,739,838	£27,642,165
	0% BASE TEST	-£11,555,983	-£8,375,559	-£5,216,952	-£2,083,079	£1,022,017	£4,119,935	£7,174,940	£10,199,642	£13,208,937	£16,177,537	£19,144,246	£22,090,869	£25,022,258
	2.5%	-£14,453,811	-£11,251,517	-£8,089,045	-£4,933,251	-£1,803,126	£1,314,976	£4,395,050	£7,447,299	£10,485,634	£13,477,813	£16,445,892	£19,412,601	£22,373,566
	5%	-£17,372,720	-£14,144,137	-£10,965,003	-£7,802,531	-£4,649,550	-£1,508,076	£1,591,833	£4,669,352	£7,735,502	£10,755,943	£13,746,690	£16,714,246	£19,696,228
	10%	-£23,282,176	-£19,995,214	-£16,761,973	-£13,562,061	-£10,391,974	-£7,213,031	-£4,068,647	-£950,360	£2,161,493	£5,232,551	£8,278,633	£11,296,064	£14,299,698
35% AH	Surplus / Deficit (£ per dwelling)													
	-10%	-£191	£5,461	£11,036	£16,550	£22,004	£27,434	£32,828	£38,191	£43,523	£48,772	£53,966	£59,109	£64,262
	-7.5%	-£5,351	£346	£5,961	£11,531	£17,042	£22,521	£27,922	£33,316	£38,706	£44,009	£49,259	£54,454	£59,624
	-5%	-£10,550	-£4,810	£851	£6,461	£12,026	£17,562	£23,010	£28,410	£33,832	£39,192	£44,495	£49,745	£54,968
	-2.5%	-£15,779	-£10,001	-£4,299	£1,355	£6,961	£12,550	£18,053	£23,499	£28,926	£34,320	£39,679	£44,982	£50,258
	0% BASE TEST	-£21,011	-£15,228	-£9,485	-£3,787	£1,858	£7,491	£13,045	£18,545	£24,016	£29,414	£34,808	£40,165	£45,495
	2.5%	-£26,280	-£20,457	-£14,707	-£8,970	-£3,278	£2,391	£7,991	£13,541	£19,065	£24,505	£29,902	£35,296	£40,679
	5%	-£31,587	-£25,717	-£19,936	-£14,186	-£8,454	-£2,742	£2,894	£8,490	£14,065	£19,556	£24,994	£30,390	£35,811
10%	-£36,940	-£31,016	-£25,185	-£19,415	-£13,665	-£7,909	-£2,235	£3,398	£9,016	£14,559	£20,048	£25,483	£30,906	
40% AH	Surplus / Deficit													
	Residential Values Sensitivity Test (£/sq.m.)													
	VL1 £4,000	VL2 £4,100	VL3 £4,200	VL4 £4,300	VL5 £4,400	VL6 £4,500	VL7 £4,600	VL8 £4,700	VL9 £4,800	VL10 £4,900	VL11 £5,000	VL12 £5,100	VL13 £5,200	
	-10%	-£2,850,115	£212,422	£3,232,683	£6,227,635	£9,194,445	£12,145,728	£15,050,964	£17,943,483	£20,845,254	£23,703,813	£26,533,600	£29,335,919	£32,124,959
	-7.5%	-£5,692,294	-£2,604,310	£438,365	£3,457,075	£6,449,682	£9,430,309	£12,365,295	£15,270,126	£18,177,710	£21,064,382	£23,923,391	£26,753,847	£29,571,589
	-5%	-£8,541,609	-£5,444,066	-£2,375,402	£664,308	£3,680,385	£6,687,255	£9,650,808	£12,584,862	£15,504,354	£18,396,873	£21,283,510	£24,142,969	£26,988,759
	-2.5%	-£11,399,655	-£8,293,381	-£5,211,888	-£2,147,633	£890,250	£3,919,087	£6,909,302	£9,871,306	£12,819,642	£15,723,516	£18,616,035	£21,502,638	£24,377,340
	0% BASE TEST	-£14,281,401	-£11,148,715	-£8,061,203	-£4,979,710	-£1,919,865	£1,131,973	£4,142,180	£7,131,349	£10,107,170	£13,039,209	£15,942,678	£18,835,198	£21,736,761
2.5%	-£17,185,757	-£14,024,274	-£10,913,918	-£7,829,024	-£4,748,897	-£1,676,228	£1,357,133	£4,365,273	£7,368,922	£10,327,669	£13,258,776	£16,161,841	£19,069,425	
5%	-£20,114,575	-£16,925,108	-£13,786,551	-£10,679,122	-£7,596,846	-£4,503,092	-£1,448,459	£1,581,525	£4,603,974	£7,590,117	£10,548,167	£13,478,344	£16,396,068	
7.5%	-£23,057,245	-£19,846,612	-£16,680,893	-£13,548,883	-£10,446,161	-£7,348,618	-£4,273,245	-£1,220,691	£1,821,610	£4,827,067	£7,811,307	£10,768,665	£13,713,123	
10%	-£25,999,914	-£22,788,787	-£19,598,721	-£16,438,308	-£13,311,216	-£10,197,933	-£7,116,440	-£4,043,398	-£978,172	£2,046,001	£5,050,160	£8,032,497	£11,004,302	
40% AH	Surplus / Deficit (£ per dwelling)													
	-10%	-£5,182	£386	£5,878	£11,323	£16,717	£22,083	£27,365	£32,625	£37,900	£43,098	£48,243	£53,338	£58,409
	-7.5%	-£10,350	-£4,735	£797	£6,286	£11,727	£17,146	£22,482	£27,764	£33,050	£38,299	£43,497	£48,643	£53,767
	-5%	-£15,530	-£9,898	-£4,319	£1,208	£6,692	£12,159	£17,547	£22,882	£28,190	£33,449	£38,697	£43,896	£49,070
	-2.5%	-£20,727	-£15,079	-£9,476	-£3,905	£1,619	£7,126	£12,562	£17,948	£23,308	£28,588	£33,847	£39,096	£44,322
	0% BASE TEST	-£25,966	-£20,270	-£14,657	-£9,054	-£3,491	£2,058	£7,531	£12,966	£18,377	£23,708	£28,987	£34,246	£39,521
	2.5%	-£31,247	-£25,499	-£19,843	-£14,235	-£8,634	-£3,048	£2,468	£7,937	£13,398	£18,778	£24,107	£29,385	£34,672
	5%	-£36,572	-£30,773	-£25,066	-£19,417	-£13,812	-£8,187	-£2,634	£2,875	£8,371	£13,800	£19,178	£24,506	£29,811
7.5%	-£41,922	-£36,085	-£30,329	-£24,634	-£18,993	-£13,361	-£7,770	-£2,219	£3,312	£8,776	£14,202	£19,579	£24,933	
10%	-£47,273	-£41,434	-£35,634	-£29,888	-£24,202	-£18,542	-£12,939	-£7,352	-£1,778	£3,720	£9,182	£14,605	£20,008	

**Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2o: 45 Flats (Sheltered)**

Development Scenario	45 Flats (Sheltered)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.30
Gross Land Area (ha)	0.35

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	CIL: £0 [Residential Area A - Emsworth and Hayling Island & Residential Area B - Rest of Borough]			
	0% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)				
	Residual Land Value (£)			
Value Level 11 £5,000	-£1,027,607	-£1,503,217	-£1,914,996	-£2,394,006
Value Level 12 £5,100	-£824,559	-£1,314,732	-£1,740,204	-£2,234,752
Value Level 13 £5,200	-£622,052	-£1,126,361	-£1,566,119	-£2,075,696
Value Level 14 £5,400	-£220,723	-£752,711	-£1,219,625	-£1,758,698
Value Level 15 £5,600	£169,572	-£379,934	-£873,410	-£1,442,011
Value Level 16 £5,800	£534,525	-£8,992	-£528,627	-£1,125,777
Value Level 17 £6,000	£895,961	£333,998	-£187,195	-£812,155
Value Level 18 £6,200	£1,258,664	£668,892	£145,316	-£498,689
Value Level 19 £6,400	£1,621,368	£1,003,787	£457,188	-£187,028
Value Level 20 £6,600	£1,984,072	£1,338,682	£766,087	£116,585
Value Level 21 £6,800	£2,345,507	£1,672,406	£1,073,907	£400,736
Value Level 22 £7,000	£2,708,211	£2,007,300	£1,382,807	£681,826
	Residual Land Value (£ per hectare)			
Value Level 11 £5,000	-£2,978,572	-£4,357,150	-£5,550,714	-£6,939,149
Value Level 12 £5,100	-£2,390,026	-£3,810,816	-£5,044,071	-£6,477,541
Value Level 13 £5,200	-£1,803,048	-£3,264,814	-£4,539,476	-£6,016,511
Value Level 14 £5,400	-£639,778	-£2,181,770	-£3,535,146	-£5,097,674
Value Level 15 £5,600	£491,512	-£1,101,259	-£2,531,623	-£4,179,743
Value Level 16 £5,800	£1,549,348	-£26,063	-£1,532,253	-£3,263,121
Value Level 17 £6,000	£2,596,988	£968,109	-£542,594	-£2,354,073
Value Level 18 £6,200	£3,648,303	£1,938,818	£421,206	-£1,445,475
Value Level 19 £6,400	£4,699,618	£2,909,528	£1,325,182	-£542,111
Value Level 20 £6,600	£5,750,933	£3,880,237	£2,220,543	£337,928
Value Level 21 £6,800	£6,798,572	£4,847,553	£3,112,774	£1,161,553
Value Level 22 £7,000	£7,849,887	£5,818,262	£4,008,135	£1,976,306

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	Upper PDL/residential land values
£2,500,000	

**Havant BC - Appendix 2: Stage 2 Local Plan Viability Assessment
Residential Indications: Table 2p: 75 Flats (Extra Care)**

Development Scenario	75 Flats (Extra Care)
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

*based on residential net developable area

AH Tenure (20% Affordable Rent / 42.5% Social Rent / 37.5% Shared Ownership)	CIL: £0 [Residential Area A - Emsworth and Hayling Island & Residential Area B - Rest of Borough]			
	0% AH	10% AH	20% AH	30% AH
Value Levels (£ per sq. m.)	Residual Land Value (£)			
Value Level 11 £5,000	-£4,767,778	-£5,605,030	-£6,339,163	-£7,248,506
Value Level 12 £5,100	-£4,410,920	-£5,274,652	-£6,029,947	-£6,970,178
Value Level 13 £5,200	-£4,055,125	-£4,944,282	-£5,722,152	-£6,691,860
Value Level 14 £5,400	-£3,346,025	-£4,287,491	-£5,108,713	-£6,137,152
Value Level 15 £5,600	-£2,637,935	-£3,630,298	-£4,493,766	-£5,583,282
Value Level 16 £5,800	-£1,931,630	-£2,974,876	-£3,881,492	-£5,029,590
Value Level 17 £6,000	-£1,230,775	-£2,323,490	-£3,271,598	-£4,478,688
Value Level 18 £6,200	-£531,909	-£1,672,720	-£2,662,605	-£3,927,986
Value Level 19 £6,400	£154,261	-£1,024,362	-£2,054,509	-£3,377,277
Value Level 20 £6,600	£785,728	-£379,849	-£1,448,761	-£2,829,282
Value Level 21 £6,800	£1,412,307	£247,273	-£847,931	-£2,283,443
Value Level 22 £7,000	£2,041,084	£856,381	-£248,338	-£1,738,332
	Residual Land Value (£ per hectare)			
Value Level 11 £5,000	-£8,291,788	-£9,747,878	-£11,024,632	-£12,606,097
Value Level 12 £5,100	-£7,671,164	-£9,173,307	-£10,486,865	-£12,122,049
Value Level 13 £5,200	-£7,052,392	-£8,598,751	-£9,951,569	-£11,638,017
Value Level 14 £5,400	-£5,819,174	-£7,456,507	-£8,884,718	-£10,673,309
Value Level 15 £5,600	-£4,587,713	-£6,313,562	-£7,815,246	-£9,710,055
Value Level 16 £5,800	-£3,359,357	-£5,173,697	-£6,750,422	-£8,747,113
Value Level 17 £6,000	-£2,140,479	-£4,040,852	-£5,689,736	-£7,789,023
Value Level 18 £6,200	-£925,059	-£2,909,079	-£4,630,617	-£6,831,280
Value Level 19 £6,400	£268,281	-£1,781,499	-£3,573,059	-£5,873,525
Value Level 20 £6,600	£1,366,483	-£660,606	-£2,519,584	-£4,920,490
Value Level 21 £6,800	£2,456,185	£430,041	-£1,474,663	-£3,971,206
Value Level 22 £7,000	£3,549,711	£1,489,359	-£431,893	-£3,023,185

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £750,000/ha)
Viable indications - Medium value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£750,000	
£1,000,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	Upper PDL/residential land values
£2,500,000	

For:

Havant
BOROUGH COUNCIL

Stage 2 of the Havant Borough Council

Local Plan Viability Assessment

Appendix 2a – Residential Typologies –

Appraisal summaries

May 2026

DSP24873A

Dixon Searle Partnership
Ash House, Tanshire Park,
Shackleford Road, Elstead, Surrey, GU8 6LB
<https://www.dixonsearle.co.uk/>



Typologies

- 5 Houses GF - VL10 £4,900 /sq.m. @ £178.57 CIL
- 5 Houses GF - VL7 £4,600/sq.m. @ £142.86 CIL

- 5 Houses PDL - VL10 £4,900 /sq.m. @ £178.57 CIL
- 5 Houses PDL - VL7 £4,600/sq.m. @ £142.86 CIL

- 10 Houses PDL - VL10 £4,900 /sq.m. @ £178.57 CIL – 20% AH
- 10 Houses PDL - VL7 £4,600/sq.m. @ £142.86 CIL – 20% AH

- 15 Flats PDL - VL13 £5,200 sq.m. @ £178.57 CIL – 10% AH
- 15 Flats PDL - VL13 £5,200 sq.m @ £142.86 CIL – 10% AH

- 20 Houses GF - VL10 £4,900 /sq.m. @ £178.57 CIL – 30% AH
- 20 Houses GF - VL7 £4,600/sq.m. @ £142.86 CIL – 30% AH

- 50 mixed GF - VL10 £4,900 /sq.m. @ £178.57 CIL – 30% AH
- 50 mixed GF - VL7 £4,600/sq.m. @ £142.86 CIL – 30% AH

- 50 mixed PDL - VL10 £4,900 /sq.m. @ £178.57 CIL – 20% AH
- 50 mixed PDL - VL7 £4,600/sq.m. @ £142.86 CIL – 20% AH

- 50 Flats PDL - VL13 £5,200 sq.m. @ £178.57 CIL – 10% AH
- 50 Flats PDL - VL13 £5,200 sq.m @ £142.86 CIL – 10% AH

- 150 mixed PDL - VL10 £4,900 /sq.m. @ £178.57 CIL – 20% AH
- 150 mixed PDL - VL7 £4,600/sq.m. @ £142.86 CIL – 20% AH

- 350 mixed PDL - VL10 £4,900 /sq.m. @ £178.57 CIL – 20% AH
- 350 mixed PDL - VL7 £4,600/sq.m. @ £142.86 CIL – 20% AH

- 550 mixed PDL - VL10 £4,900 /sq.m. @ £178.57 CIL – 30% AH
- 550 mixed PDL - VL7 £4,600/sq.m. @ £142.86 CIL – 30% AH

- 45 Flats (Sheltered) - VL19 £6,400 @ £178.57 CIL & £142.86 CIL – 10% AH

- 75 Flats (Extra Care) – VL22 £7,000 @ £178.57 CIL & £142.86 CIL – 10% AH

- Southleigh Strategic Site: VL7 £4,600 @ £142.86 CIL - 30% AH
- Southleigh Strategic Site: VL7 £4,600 @ £0 CIL - 30% AH

5 Houses
Havant BC

5 Houses
GF
0% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**5 Houses
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	5	481.00	4,900.48	471,426	2,357,131

NET REALISATION

2,357,131

OUTLAY

ACQUISITION COSTS

Residualised Price (0.19 Ha @ 1,929,686.10 /Hect)			366,640		
				366,640	
Stamp Duty			9,332		
Effective Stamp Duty Rate		2.55%			
Agent Fee		1.50%	5,500		
Legal Fee		0.75%	2,750		
					17,581

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	481.00	1,817.00	873,977	
Contingency		5.00%	56,681	
Site Works & Infrastructure	5.00 un	16,667.00 /un	83,335	
CIL		1.00%	85,892	
S106	5.00 un	3,000.00 /un	15,000	
				1,114,885

Other Construction Costs

Externals		15.00%	131,097	
Sustainability/Cimate Reponse	481.00 m ²	94.00	45,214	
Electric Vehicle Charging	5.00 un	500.00 /un	2,500	
Nitrates - GF	5.00 un	2,193.00 /un	10,965	
Solent Mitigation	5.00 un	870.75 /un	4,354	
				194,129

PROFESSIONAL FEES

Professional Fees		10.00%	113,362	
				113,362

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	70,714	
Sales Legal Fee	5.00 un	750.00 /un	3,750	
				74,464

MISCELLANEOUS FEES

Market Profit		17.50%	412,498	
				412,498

TOTAL COSTS BEFORE FINANCE

2,293,560

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			23,405	
Construction			20,845	
Other			19,320	
Total Finance Cost				63,570

TOTAL COSTS

2,357,131

PROFIT

0

Performance Measures

5 Houses
Havant BC

5 Houses
GF
0% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**5 Houses
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	5	481.00	4,600.44	442,562	2,212,812

NET REALISATION

2,212,812

OUTLAY

ACQUISITION COSTS

Residualised Price (0.19 Ha @ 1,486,079.76 /Hect)			282,355		
Stamp Duty			5,118		282,355
Effective Stamp Duty Rate		1.81%			
Agent Fee		1.50%	4,235		
Legal Fee		0.75%	2,118		
					11,471

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	481.00	1,817.00	873,977	
Contingency		5.00%	56,681	
Site Works & Infrastructure	5.00 un	16,667.00 /un	83,335	
CIL		1.00%	68,716	
S106	5.00 un	3,000.00 /un	15,000	
				1,097,709

Other Construction Costs

Externals		15.00%	131,097	
Sustainability/Cimate Reponse	481.00 m ²	94.00	45,214	
Electric Vehicle Charging	5.00 un	500.00 /un	2,500	
Nitrates - GF	5.00 un	2,193.00 /un	10,965	
Solent Mitigation	5.00 un	870.75 /un	4,354	
				194,129

PROFESSIONAL FEES

Professional Fees		10.00%	113,362	
				113,362

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	66,384	
Sales Legal Fee	5.00 un	750.00 /un	3,750	
				70,134

MISCELLANEOUS FEES

Market Profit		17.50%	387,242	
				387,242

TOTAL COSTS BEFORE FINANCE

2,156,403

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			17,899	
Construction			20,377	
Other			18,134	
Total Finance Cost				56,409

TOTAL COSTS

2,212,812

PROFIT

0

Performance Measures

5 Houses
Havant BC

5 Houses
PDL
0% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**5 Houses
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	5	481.00	4,900.48	471,426	2,357,131

NET REALISATION

2,357,131

OUTLAY

ACQUISITION COSTS

Residualised Price (0.16 Ha @ 2,337,208.37 /Hect)			373,953		
				373,953	
Stamp Duty			9,698		
Effective Stamp Duty Rate		2.59%			
Agent Fee		1.50%	5,609		
Legal Fee		0.75%	2,805		
					18,112

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	481.00	1,817.00	873,977	
Contingency		5.00%	56,086	
Site Works & Infrastructure	5.00 un	14,286.00 /un	71,430	
CIL		1.00%	85,892	
S106	5.00 un	3,000.00 /un	15,000	
				1,102,385

Other Construction Costs

Externals		15.00%	131,097	
Sustainability/Cimate Reponse	481.00 m ²	94.00	45,214	
Electric Vehicle Charging	5.00 un	500.00 /un	2,500	
Nitrates - PDL	5.00 un	3,322.00 /un	16,610	
Solent Mitigation	5.00 un	870.75 /un	4,354	
				199,774

PROFESSIONAL FEES

Professional Fees		10.00%	112,172	
				112,172

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	70,714	
Sales Legal Fee	5.00 un	750.00 /un	3,750	
				74,464

MISCELLANEOUS FEES

Market Profit		17.50%	412,498	
				412,498

TOTAL COSTS BEFORE FINANCE

2,293,358

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			23,883	
Construction			20,570	
Other			19,320	
Total Finance Cost				63,773

TOTAL COSTS

2,357,131

PROFIT

0

Performance Measures

5 Houses
Havant BC

5 Houses
PDL
0% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**5 Houses
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	5	481.00	4,600.44	442,562	2,212,812

NET REALISATION

2,212,812

OUTLAY

ACQUISITION COSTS

Residualised Price (0.16 Ha @ 1,810,425.90 /Hect)			289,668		
				289,668	
Stamp Duty			5,483		
Effective Stamp Duty Rate		1.89%			
Agent Fee		1.50%	4,345		
Legal Fee		0.75%	2,173		
					12,001

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	481.00	1,817.00	873,977	
Contingency		5.00%	56,086	
Site Works & Infrastructure	5.00 un	14,286.00 /un	71,430	
CIL		1.00%	68,716	
S106	5.00 un	3,000.00 /un	15,000	
				1,085,209

Other Construction Costs

Externals		15.00%	131,097	
Sustainability/Cimate Reponse	481.00 m ²	94.00	45,214	
Electric Vehicle Charging	5.00 un	500.00 /un	2,500	
Nitrates - PDL	5.00 un	3,322.00 /un	16,610	
Solent Mitigation	5.00 un	870.75 /un	4,354	
				199,774

PROFESSIONAL FEES

Professional Fees		10.00%	112,172	
				112,172

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	66,384	
Sales Legal Fee	5.00 un	750.00 /un	3,750	
				70,134

MISCELLANEOUS FEES

Market Profit		17.50%	387,242	
				387,242

TOTAL COSTS BEFORE FINANCE

2,156,200

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			18,377	
Construction			20,101	
Other			18,134	
Total Finance Cost				56,612

TOTAL COSTS

2,212,812

PROFIT

0

Performance Measures

10 Houses
Havant BC

10 Houses
PDL
20% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**10 Houses
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	8	769.60	4,900.48	471,426	3,771,409
AH - SR	1	90.00	2,025.00	182,250	182,250
AH - SO	<u>1</u>	<u>90.00</u>	3,185.31	286,678	<u>286,678</u>
Totals	10	949.60			4,240,337

NET REALISATION **4,240,337**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.33 Ha @ 1,382,481.39 /Hect)		456,219		456,219
Stamp Duty		13,811		
Effective Stamp Duty Rate	3.03%			
Agent Fee	1.50%	6,843		
Legal Fee	0.75%	3,422		
				24,076

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	769.60	1,817.00	1,398,363
AH - SR	90.00	1,817.00	163,530
AH - SO	<u>90.00</u>	1,817.00	<u>163,530</u>
Totals	949.60 m²		1,725,423
Contingency		5.00%	110,818
Site Works & Infrastructure	10.00 un	14,286.00 /un	142,860
CIL		1.00%	137,427
S106	10.00 un	3,000.00 /un	30,000
			2,146,529

Other Construction Costs

Externals		15.00%	258,813
Sustainability/Cimate Reponse	949.60 m ²	94.00	89,262
Electric Vehicle Charging	10.00 un	500.00 /un	5,000
M4(2) 40% (10+ dwellings)	949.60 m ²	6.20	5,888
BNG - PDL		0.50%	8,627
BSL - PDL	949.60 m ²	17.41	16,533
Nitrates - PDL	10.00 un	3,322.00 /un	33,220
Solent Mitigation	10.00 un	870.75 /un	8,707
			426,051

PROFESSIONAL FEES

Professional Fees		10.00%	221,636
			221,636

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	113,142
Sales Legal Fee	10.00 un	750.00 /un	7,500
			120,642

MISCELLANEOUS FEES

AH Profit		6.00%	28,136
Market Profit		17.50%	659,997
			688,132

TOTAL COSTS BEFORE FINANCE **4,083,284**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			45,953
Construction			75,872
Other			35,228
Total Finance Cost			157,053

TOTAL COSTS **4,240,337**

10 Houses
Havant BC

10 Houses
PDL
20% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**10 Houses
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	8	769.60	4,600.44	442,562	3,540,499
AH - SR	1	90.00	2,025.00	182,250	182,250
AH - SO	<u>1</u>	<u>90.00</u>	2,990.29	269,126	<u>269,126</u>
Totals	10	949.60			3,991,874

NET REALISATION

3,991,874

OUTLAY

ACQUISITION COSTS

Residualised Price (0.33 Ha @ 945,658.93 /Hect)		312,067		312,067
Stamp Duty		6,603		
Effective Stamp Duty Rate	2.12%			
Agent Fee	1.50%	4,681		
Legal Fee	0.75%	2,341		
				13,625

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	769.60	1,817.00	1,398,363	
AH - SR	90.00	1,817.00	163,530	
AH - SO	<u>90.00</u>	1,817.00	<u>163,530</u>	
Totals	949.60 m²		1,725,423	
Contingency		5.00%	110,818	
Site Works & Infrastructure	10.00 un	14,286.00 /un	142,860	
CIL		1.00%	109,945	
S106	10.00 un	3,000.00 /un	30,000	
				2,119,046

Other Construction Costs

Externals		15.00%	258,813	
Sustainability/Cimate Reponse	949.60 m ²	94.00	89,262	
Electric Vehicle Charging	10.00 un	500.00 /un	5,000	
M4(2) 40% (10+ dwellings)	949.60 m ²	6.20	5,888	
BNG - PDL		0.50%	8,627	
BSL - PDL	949.60 m ²	17.41	16,533	
Nitrates - PDL	10.00 un	3,322.00 /un	33,220	
Solent Mitigation	10.00 un	870.75 /un	8,707	
				426,051

PROFESSIONAL FEES

Professional Fees		10.00%	221,636	
				221,636

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	106,215	
Sales Legal Fee	10.00 un	750.00 /un	7,500	
				113,715

MISCELLANEOUS FEES

AH Profit		6.00%	27,083	
Market Profit		17.50%	619,587	
				646,670

TOTAL COSTS BEFORE FINANCE

3,852,810

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			31,161	
Construction			74,861	
Other			33,042	
Total Finance Cost				139,065

TOTAL COSTS

3,991,874

15 Flats
Havant BC

15 Flats
PDL
10% AH
Residential Area A (CIL £178.57)
@ VL13 £5,200

**15 Flats
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	13	735.80	5,200.00	294,320	3,826,160	0	3,826,160
AH - SR	1	54.40	2,025.00	110,160	110,160	0	110,160
AH - SO	<u>1</u>	<u>54.40</u>	3,380.00	183,872	<u>183,872</u>	<u>0</u>	<u>183,872</u>
Totals	15	844.60			4,120,192	0	4,120,192

NET REALISATION

4,120,192

OUTLAY

ACQUISITION COSTS

Residualised Price (0.17 Ha @ 1,014,627.87 /Hect)		172,487		172,487
Stamp Duty			1,950	
Effective Stamp Duty Rate	1.13%			
Agent Fee	1.50%		2,587	
Legal Fee	0.75%		1,294	
				5,831

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	865.80	1,970.00	1,705,626
AH - SR	64.00	1,970.00	126,080
AH - SO	<u>64.00</u>	1,970.00	<u>126,080</u>
Totals	993.80 m²		1,957,786
Contingency		5.00%	116,099
Site Works & Infrastructure	15.00 un	5,000.00 /un	75,000
CIL		1.00%	154,606
S106	15.00 un	3,000.00 /un	45,000
			2,348,491

Other Construction Costs

Externals		10.00%	195,779
Sustainability/Cimate Reponse	993.80 m ²	94.00	93,417
Electric Vehicle Charging	15.00 un	500.00 /un	7,500
M4(2) 40% (10+ dwellings)	993.80 m ²	6.20	6,162
BNG - PDL		0.50%	9,789
BSL - PDL	993.80 m ²	17.41	17,302
Nitrates - PDL	15.00 un	3,322.00 /un	49,830
Solent Mitigation	15.00 un	870.75 /un	13,061
			392,840

PROFESSIONAL FEES

Professional Fees		10.00%	232,198
			232,198

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	114,785
Sales Legal Fee	15.00 un	750.00 /un	11,250
			126,035

MISCELLANEOUS FEES

AH Profit		6.00%	17,642
Market Profit		17.50%	669,578
			687,220

TOTAL COSTS BEFORE FINANCE

3,965,101

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			17,061
Construction			93,612
Other			44,419
Total Finance Cost			155,091

TOTAL COSTS

4,120,192

15 Flats
Havant BC

15 Flats
PDL
10% AH
Residential Area B (CIL £142.86)
@ VL13 £5,200

**15 Flats
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	13	735.80	5,200.00	294,320	3,826,160	0	3,826,160
AH - SR	1	54.40	2,025.00	110,160	110,160	0	110,160
AH - SO	<u>1</u>	<u>54.40</u>	3,380.00	183,872	<u>183,872</u>	<u>0</u>	<u>183,872</u>
Totals	15	844.60			4,120,192	0	4,120,192

NET REALISATION

4,120,192

OUTLAY

ACQUISITION COSTS

Residualised Price (0.17 Ha @ 1,183,547.97 /Hect)		201,203		201,203
Stamp Duty		2,524		
Effective Stamp Duty Rate	1.25%			
Agent Fee	1.50%	3,018		
Legal Fee	0.75%	1,509		
				7,051

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	865.80	1,970.00	1,705,626
AH - SR	64.00	1,970.00	126,080
AH - SO	<u>64.00</u>	1,970.00	<u>126,080</u>
Totals	993.80 m²		1,957,786
Contingency		5.00%	116,099
Site Works & Infrastructure	15.00 un	5,000.00 /un	75,000
CIL		1.00%	123,688
S106	15.00 un	3,000.00 /un	45,000
			2,317,573

Other Construction Costs

Externals		10.00%	195,779
Sustainability/Cimate Reponse	993.80 m ²	94.00	93,417
Electric Vehicle Charging	15.00 un	500.00 /un	7,500
M4(2) 40% (10+ dwellings)	993.80 m ²	6.20	6,162
BNG - PDL		0.50%	9,789
BSL - PDL	993.80 m ²	17.41	17,302
Nitrates - PDL	15.00 un	3,322.00 /un	49,830
Solent Mitigation	15.00 un	870.75 /un	13,061
			392,840

PROFESSIONAL FEES

Professional Fees		10.00%	232,198
			232,198

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	114,785
Sales Legal Fee	15.00 un	750.00 /un	11,250
			126,035

MISCELLANEOUS FEES

AH Profit		6.00%	17,642
Market Profit		17.50%	669,578
			687,220

TOTAL COSTS BEFORE FINANCE

3,964,120

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			19,925
Construction			91,728
Other			44,419
Total Finance Cost			156,072

TOTAL COSTS

4,120,192

20 Houses
Havant BC

20 Houses
GF
30% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**20 Houses
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
Market Housing	14	1,346.80	4,900.48	471,426	6,599,966	0	6,599,966
AH - AR	1	90.00	2,475.00	222,750	222,750	0	222,750
AH - SR	3	270.00	2,025.00	182,250	546,750	0	546,750
AH - SO	2	180.00	3,185.31	286,678	573,356	0	573,356
Totals	20	1,886.80			7,942,823	0	7,942,823

NET REALISATION **7,942,823**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.58 Ha @ 1,241,422.14 /Hect)			720,025				
				720,025			
Stamp Duty			27,001				
Effective Stamp Duty Rate		3.75%					
Agent Fee		1.50%	10,800				
Legal Fee		0.75%	5,400				
							43,202

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	1,346.80	1,817.00	2,447,136	
AH - AR	90.00	1,817.00	163,530	
AH - SR	270.00	1,817.00	490,590	
AH - SO	180.00	1,817.00	327,060	
Totals	1,886.80 m²		3,428,316	
Contingency		5.00%	218,496	
Site Works & Infrastructure	20.00 un	12,500.00 /un	250,000	
CIL		1.00%	240,498	
S106	20.00 un	3,000.00 /un	60,000	
				4,197,310

Other Construction Costs

Externals		15.00%	514,247	
Sustainability/Cimate Reponse	1,886.80 m ²	94.00	177,359	
Electric Vehicle Charging	20.00 un	500.00 /un	10,000	
M4(2) 40% (10+ dwellings)	1,886.80 m ²	6.20	11,698	
BNG - GF		2.40%	82,280	
BSL - GF	1,886.80 m ²	34.83	65,717	
Nitrates - GF	20.00 un	2,193.00 /un	43,860	
Solent Mitigation	20.00 un	870.75 /un	17,415	
				922,577

PROFESSIONAL FEES

Professional Fees		10.00%	436,992	
				436,992

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	197,999	
Sales Legal Fee	20.00 un	750.00 /un	15,000	
				212,999

MISCELLANEOUS FEES

AH Profit		6.00%	80,571	
Market Profit		17.50%	1,154,994	
				1,235,566

TOTAL COSTS BEFORE FINANCE **7,768,670**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			73,023
Construction			84,072
Other			17,058
Total Finance Cost			174,153

TOTAL COSTS **7,942,823**

PROFIT

0

Performance Measures

20 Houses
Havant BC

20 Houses
GF
30% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**20 Houses
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	14	1,346.80	4,600.44	442,562	6,195,873
AH - AR	1	90.00	2,475.00	222,750	222,750
AH - SR	3	270.00	2,025.00	182,250	546,750
AH - SO	2	180.00	2,990.29	269,126	538,251
Totals	20	1,886.80			7,503,624

NET REALISATION **7,503,624**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.58 Ha @ 792,113.14 /Hect)			459,426		
Stamp Duty			13,971		459,426
Effective Stamp Duty Rate		3.04%			
Agent Fee		1.50%	6,891		
Legal Fee		0.75%	3,446		
					24,308

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	1,346.80	1,817.00	2,447,136	
AH - AR	90.00	1,817.00	163,530	
AH - SR	270.00	1,817.00	490,590	
AH - SO	180.00	1,817.00	327,060	
Totals	1,886.80 m²		3,428,316	
Contingency		5.00%	218,496	
Site Works & Infrastructure	20.00 un	12,500.00 /un	250,000	
CIL		1.00%	192,404	
S106	20.00 un	3,000.00 /un	60,000	
				4,149,216

Other Construction Costs

Externals		15.00%	514,247	
Sustainability/Cimate Reponse	1,886.80 m ²	94.00	177,359	
Electric Vehicle Charging	20.00 un	500.00 /un	10,000	
M4(2) 40% (10+ dwellings)	1,886.80 m ²	6.20	11,698	
BNG - GF		2.40%	82,280	
BSL - GF	1,886.80 m ²	34.83	65,717	
Nitrates - GF	20.00 un	2,193.00 /un	43,860	
Solent Mitigation	20.00 un	870.75 /un	17,415	
				922,577

PROFESSIONAL FEES

Professional Fees		10.00%	436,992		436,992
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DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	185,876		
Sales Legal Fee	20.00 un	750.00 /un	15,000		
					200,876

MISCELLANEOUS FEES

AH Profit		6.00%	78,465		
Market Profit		17.50%	1,084,278		
					1,162,743

TOTAL COSTS BEFORE FINANCE **7,356,137**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)					
Land			46,282		
Construction			85,242		
Other			15,962		
Total Finance Cost					147,487

TOTAL COSTS **7,503,624**

PROFIT

0

Performance Measures

50 Mixed
Havant BC

50 Mixed
GF
30% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**50 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
Market Housing	35	3,206.00	4,900.48	448,884	15,710,939	0	15,710,939
AH - AR	3	224.10	2,475.00	184,883	554,648	0	554,648
AH - SR	6	448.20	2,025.00	151,268	907,605	0	907,605
AH - SO	6	448.20	3,185.31	237,943	1,427,657	0	1,427,657
Totals	50	4,326.50			18,600,848	0	18,600,848

NET REALISATION 18,600,848

OUTLAY

ACQUISITION COSTS

Residualised Price (1.28 Ha @ 1,338,422.36 /Hect)		1,713,181			1,713,181		
Stamp Duty		76,659					
Effective Stamp Duty Rate		4.47%					
Agent Fee		1.50%	25,698				
Legal Fee		0.75%	12,849				
					115,206		

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	3,276.00	1,779.00	5,828,004
AH - AR	235.20	1,779.00	418,421
AH - SR	470.40	1,779.00	836,842
AH - SO	470.40	1,779.00	836,842
Totals	4,452.00 m²		7,920,108
Contingency		5.00%	504,108
Site Works & Infrastructure	50.00 un	11,111.00 /un	555,550
CIL		1.00%	584,995
S106	50.00 un	3,000.00 /un	150,000
			9,714,761

Other Construction Costs

Externals		15.00%	1,188,016
Sustainability/Cimate Reponse	4,452.00 m ²	94.00	418,488
Electric Vehicle Charging	50.00 un	500.00 /un	25,000
M4(2) 40% (10+ dwellings)	4,452.00 m ²	6.20	27,602
M4(3) 2% (50+ dwelling)	4,452.00 m ²	3.10	13,801
BNG - GF		2.40%	190,083
BSL - GF	4,452.00 m ²	34.83	155,063
Nitrates - GF	50.00 un	2,193.00 /un	109,650
Solent Mitigation	50.00 un	870.75 /un	43,537
			2,171,241

PROFESSIONAL FEES

Professional Fees		10.00%	1,008,216
			1,008,216

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	471,328
Sales Legal Fee	50.00 un	750.00 /un	37,500
			508,828

MISCELLANEOUS FEES

AH Profit		6.00%	173,395
Market Profit		17.50%	2,749,414
			2,922,809

TOTAL COSTS BEFORE FINANCE 18,154,242

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			240,570
Construction			193,104
Other			12,929
Total Finance Cost			446,603

TOTAL COSTS 18,600,845

PROFIT

3

Performance Measures

50 Mixed
Havant BC

50 Mixed
GF
30% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**50 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
Market Housing	35	3,206.00	4,600.44	421,400	14,749,011	0	14,749,011
AH - AR	3	224.10	2,475.00	184,883	554,648	0	554,648
AH - SR	6	448.20	2,025.00	151,268	907,605	0	907,605
AH - SO	6	448.20	2,990.29	223,374	1,340,246	0	1,340,246
Totals	50	4,326.50			17,551,509	0	17,551,509

NET REALISATION **17,551,509**

OUTLAY

ACQUISITION COSTS

Residualised Price (1.28 Ha @ 860,586.95 /Hect)			1,101,551		1,101,551		
Stamp Duty			46,078				
Effective Stamp Duty Rate		4.18%					
Agent Fee		1.50%	16,523				
Legal Fee		0.75%	8,262				
					70,862		

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	3,276.00	1,779.00	5,828,004
AH - AR	235.20	1,779.00	418,421
AH - SR	470.40	1,779.00	836,842
AH - SO	470.40	1,779.00	836,842
Totals	4,452.00 m²		7,920,108
Contingency		5.00%	504,108
Site Works & Infrastructure	50.00 un	11,111.00 /un	555,550
CIL		1.00%	468,009
S106	50.00 un	3,000.00 /un	150,000
			9,597,775

Other Construction Costs

Externals		15.00%	1,188,016
Sustainability/Cimate Reponse	4,452.00 m ²	94.00	418,488
Electric Vehicle Charging	50.00 un	500.00 /un	25,000
M4(2) 40% (10+ dwellings)	4,452.00 m ²	6.20	27,602
M4(3) 2% (50+ dwelling)	4,452.00 m ²	3.10	13,801
BNG - GF		2.40%	190,083
BSL - GF	4,452.00 m ²	34.83	155,063
Nitrates - GF	50.00 un	2,193.00 /un	109,650
Solent Mitigation	50.00 un	870.75 /un	43,537
			2,171,241

PROFESSIONAL FEES

Professional Fees		10.00%	1,008,216
			1,008,216

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	442,470
Sales Legal Fee	50.00 un	750.00 /un	37,500
			479,970

MISCELLANEOUS FEES

AH Profit		6.00%	168,150
Market Profit		17.50%	2,581,077
			2,749,227

TOTAL COSTS BEFORE FINANCE **17,178,844**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			154,261
Construction			206,333
Other			12,072
Total Finance Cost			372,666

TOTAL COSTS **17,551,509**

PROFIT **0**

Performance Measures

50 Mixed
Havant BC

50 Mixed
PDL
20% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**50 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	40	3,664.00	4,900.48	448,884	17,955,359
AH - AR	2	149.40	2,475.00	184,883	369,765
AH - SR	4	298.80	2,025.00	151,268	605,070
AH - SO	4	298.80	3,185.31	237,943	951,771
Totals	50	4,411.00			19,881,965

NET REALISATION 19,881,965

OUTLAY

ACQUISITION COSTS

Residualised Price (1.05 Ha @ 2,352,317.94 /Hect)			2,469,934		
				2,469,934	
Stamp Duty			114,497		
Effective Stamp Duty Rate		4.64%			
Agent Fee		1.50%	37,049		
Legal Fee		0.75%	18,525		
					170,070

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	3,744.00	1,779.00	6,660,576	
AH - AR	156.80	1,779.00	278,947	
AH - SR	313.60	1,779.00	557,894	
AH - SO	313.60	1,779.00	557,894	
Totals	4,528.00 m²		8,055,312	
Contingency		5.00%	507,190	
Site Works & Infrastructure	50.00 un	9,091.00 /un	454,550	
CIL		1.00%	668,566	
S106	50.00 un	3,000.00 /un	150,000	
				9,835,618

Other Construction Costs

Externals		15.00%	1,208,297	
Sustainability/Cimate Reponse	4,528.00 m ²	94.00	425,632	
Electric Vehicle Charging	50.00 un	500.00 /un	25,000	
M4(2) 40% (10+ dwellings)	4,528.00 m ²	6.20	28,074	
M4(3) 2% (50+ dwelling)	4,528.00 m ²	3.10	14,037	
BNG - PDL		0.50%	40,277	
BSL - PDL	4,528.00 m ²	17.41	78,832	
Nitrates - PDL	50.00 un	3,322.00 /un	166,100	
Solent Mitigation	50.00 un	870.75 /un	43,537	
				2,029,786

PROFESSIONAL FEES

Professional Fees		10.00%	1,014,379	
				1,014,379

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	538,661	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				576,161

MISCELLANEOUS FEES

AH Profit		6.00%	115,596	
Market Profit		17.50%	3,142,188	
				3,257,784

TOTAL COSTS BEFORE FINANCE 19,353,731

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			347,302	
Construction			167,074	
Other			13,857	
Total Finance Cost				528,234

TOTAL COSTS 19,881,965

PROFIT

0

Performance Measures

50 Mixed
Havant BC

50 Mixed
PDL
20% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**50 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
Market Housing	40	3,664.00	4,600.44	421,400	16,856,012	0	16,856,012
AH - AR	2	149.40	2,475.00	184,883	369,765	0	369,765
AH - SR	4	298.80	2,025.00	151,268	605,070	0	605,070
AH - SO	4	298.80	2,990.29	223,374	893,497	0	893,497
Totals	50	4,411.00			18,724,345	0	18,724,345

NET REALISATION **18,724,345**

OUTLAY

ACQUISITION COSTS

Residualised Price (1.05 Ha @ 1,718,012.50 /Hect)			1,803,913				
				1,803,913			
Stamp Duty			81,196				
Effective Stamp Duty Rate		4.50%					
Agent Fee		1.50%	27,059				
Legal Fee		0.75%	13,529				
					121,784		

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	3,744.00	1,779.00	6,660,576	
AH - AR	156.80	1,779.00	278,947	
AH - SR	313.60	1,779.00	557,894	
AH - SO	313.60	1,779.00	557,894	
Totals	4,528.00 m²		8,055,312	
Contingency		5.00%	507,190	
Site Works & Infrastructure	50.00 un	9,091.00 /un	454,550	
CIL		1.00%	534,868	
S106	50.00 un	3,000.00 /un	150,000	
				9,701,919

Other Construction Costs

Externals		15.00%	1,208,297	
Sustainability/Cimate Reponse	4,528.00 m ²	94.00	425,632	
Electric Vehicle Charging	50.00 un	500.00 /un	25,000	
M4(2) 40% (10+ dwellings)	4,528.00 m ²	6.20	28,074	
M4(3) 2% (50+ dwelling)	4,528.00 m ²	3.10	14,037	
BNG - PDL		0.50%	40,277	
BSL - PDL	4,528.00 m ²	17.41	78,832	
Nitrates - PDL	50.00 un	3,322.00 /un	166,100	
Solent Mitigation	50.00 un	870.75 /un	43,537	
				2,029,786

PROFESSIONAL FEES

Professional Fees		10.00%	1,014,379	
				1,014,379

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	505,680	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				543,180

MISCELLANEOUS FEES

AH Profit		6.00%	112,100	
Market Profit		17.50%	2,949,802	
				3,061,902

TOTAL COSTS BEFORE FINANCE **18,276,863**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			253,374
Construction			181,144
Other			12,963
Total Finance Cost			447,481

TOTAL COSTS **18,724,344**

PROFIT **0**

Performance Measures

50 Flats
Havant BC

50 Flats
PDL
10% AH
Residential Area A (CIL £178.57)
@ VL13 £5,200

**50 Flats
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	45	2,547.00	5,200.00	294,320	13,244,400
AH - AR	1	54.40	2,475.00	134,640	134,640
AH - SR	2	108.80	2,025.00	110,160	220,320
AH - SO	2	108.80	3,380.00	183,872	367,744
Totals	50	2,819.00			13,967,104

NET REALISATION 13,967,104

OUTLAY

ACQUISITION COSTS

Residualised Price (0.38 Ha @ 1,280,680.51 /Hect)			486,659		
				486,659	
Stamp Duty			15,333		
Effective Stamp Duty Rate		3.15%			
Agent Fee		1.50%	7,300		
Legal Fee		0.75%	3,650		
				26,283	

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	2,997.00	1,970.00	5,904,090	
AH - AR	64.00	1,970.00	126,080	
AH - SR	128.00	1,970.00	252,160	
AH - SO	128.00	1,970.00	252,160	
Totals	3,317.00 m²		6,534,490	
Contingency		5.00%	383,319	
Site Works & Infrastructure	50.00 un	3,333.00 /un	166,650	
CIL		1.00%	535,174	
S106	50.00 un	3,000.00 /un	150,000	
				7,769,634

Other Construction Costs

Externals		10.00%	653,449	
Sustainability/Cimate Reponse	3,317.00 m ²	94.00	311,798	
Electric Vehicle Charging	50.00 un	500.00 /un	25,000	
M4(2) 40% (10+ dwellings)	3,317.00 m ²	6.20	20,565	
M4(3) 2% (50+ dwelling)	3,317.00 m ²	3.10	10,283	
BNG - PDL		0.50%	32,672	
BSL - PDL	3,317.00 m ²	17.41	57,749	
Nitrates - PDL	50.00 un	3,322.00 /un	166,100	
Solent Mitigation	50.00 un	870.75 /un	43,537	
				1,321,154

PROFESSIONAL FEES

Professional Fees		10.00%	766,639	
				766,639

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	397,332	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				434,832

MISCELLANEOUS FEES

AH Profit		6.00%	43,362	
Market Profit		17.50%	2,317,770	
				2,361,132

TOTAL COSTS BEFORE FINANCE 13,166,332

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			67,490	
Construction			482,310	
Other			250,972	
Total Finance Cost				800,772

TOTAL COSTS 13,967,104

PROFIT

0

Performance Measures

50 Flats
Havant BC

50 Flats
PDL
10% AH
Residential Area B (CIL £142.86)
@ VL13 £5,200

**50 Flats
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Sales Valuation					
Market Housing	45	2,547.00	5,200.00	294,320	13,244,400
AH - AR	1	54.40	2,475.00	134,640	134,640
AH - SR	2	108.80	2,025.00	110,160	220,320
AH - SO	2	108.80	3,380.00	183,872	367,744
Totals	50	2,819.00			13,967,104

NET REALISATION **13,967,104**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.38 Ha @ 1,534,950.19 /Hect)			583,281		
				583,281	
Stamp Duty			20,164		
Effective Stamp Duty Rate		3.46%			
Agent Fee		1.50%	8,749		
Legal Fee		0.75%	4,375		
					33,288

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	2,997.00	1,970.00	5,904,090	
AH - AR	64.00	1,970.00	126,080	
AH - SR	128.00	1,970.00	252,160	
AH - SO	128.00	1,970.00	252,160	
Totals	3,317.00 m²		6,534,490	
Contingency		5.00%	383,319	
Site Works & Infrastructure	50.00 un	3,333.00 /un	166,650	
CIL		1.00%	428,151	
S106	50.00 un	3,000.00 /un	150,000	
				7,662,611

Other Construction Costs

Externals		10.00%	653,449	
Sustainability/Cimate Reponse	3,317.00 m ²	94.00	311,798	
Electric Vehicle Charging	50.00 un	500.00 /un	25,000	
M4(2) 40% (10+ dwellings)	3,317.00 m ²	6.20	20,565	
M4(3) 2% (50+ dwelling)	3,317.00 m ²	3.10	10,283	
BNG - PDL		0.50%	32,672	
BSL - PDL	3,317.00 m ²	17.41	57,749	
Nitrates - PDL	50.00 un	3,322.00 /un	166,100	
Solent Mitigation	50.00 un	870.75 /un	43,537	
				1,321,154

PROFESSIONAL FEES

Professional Fees		10.00%	766,639	
				766,639

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	397,332	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				434,832

MISCELLANEOUS FEES

AH Profit		6.00%	43,362	
Market Profit		17.50%	2,317,770	
				2,361,132

TOTAL COSTS BEFORE FINANCE **13,162,937**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			81,125	
Construction			472,071	
Other			250,972	
Total Finance Cost				804,167

TOTAL COSTS **13,967,104**

PROFIT

0

Performance Measures

150 Mixed
Havant BC

150 Mixed
PDL
20% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**150 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
Market Housing	120	10,992.00	4,900.48	448,884	53,866,076	0	53,866,076
AH - AR	6	448.20	2,475.00	184,883	1,109,295	0	1,109,295
AH - SR	13	971.10	2,025.00	151,268	1,966,478	0	1,966,478
AH - SO	11	821.70	3,185.31	237,943	2,617,371	0	2,617,371
Totals	150	13,233.00			59,559,220	0	59,559,220

NET REALISATION **59,559,220**

OUTLAY

ACQUISITION COSTS

Residualised Price (2.18 Ha @ 3,120,537.63 /Hect)		6,802,772					
				6,802,772			
Stamp Duty			331,139				
Effective Stamp Duty Rate		4.87%					
Agent Fee		1.50%	102,042				
Legal Fee		0.75%	51,021				
					484,201		

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	11,232.00	1,779.00	19,981,728
AH - AR	470.40	1,779.00	836,842
AH - SR	1,019.20	1,779.00	1,813,157
AH - SO	862.40	1,779.00	1,534,210
Totals	13,584.00 m²		24,165,936
Contingency		5.00%	1,547,136
Site Works & Infrastructure	150.00 un	12,500.00 /un	1,875,000
CIL		1.00%	2,005,698
S106	150.00 un	3,000.00 /un	450,000
			30,043,770

Other Construction Costs

Externals		15.00%	3,624,890
Sustainability/Cimate Reponse	13,584.00 m ²	94.00	1,276,896
Electric Vehicle Charging	150.00 un	500.00 /un	75,000
M4(2) 40% (10+ dwellings)	13,584.00 m ²	6.20	84,221
M4(3) 2% (50+ dwelling)	13,584.00 m ²	3.10	42,110
BNG - PDL		0.50%	120,830
BSL - PDL	13,584.00 m ²	17.41	236,497
Nitrates - PDL	150.00 un	3,322.00 /un	498,300
Solent Mitigation	150.00 un	870.75 /un	130,612
			6,089,357

PROFESSIONAL FEES

Professional Fees		10.00%	3,094,272
			3,094,272

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,615,982
Sales Legal Fee	150.00 un	750.00 /un	112,500
			1,728,482

MISCELLANEOUS FEES

AH Profit		6.00%	341,589
Market Profit		17.50%	9,426,563
			9,768,152

TOTAL COSTS BEFORE FINANCE **58,011,007**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			1,148,353
Construction			391,417
Other			8,443
Total Finance Cost			1,548,213

TOTAL COSTS **59,559,220**

PROFIT **0**

Performance Measures

150 Mixed
Havant BC

150 Mixed
PDL
20% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**150 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE							
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	120	10,992.00	4,600.44	421,400	50,568,036	0	50,568,036
AH - AR	6	448.20	2,475.00	184,883	1,109,295	0	1,109,295
AH - SR	13	971.10	2,025.00	151,268	1,966,478	0	1,966,478
AH - SO	11	821.70	2,990.29	223,374	2,457,118	0	2,457,118
Totals	150	13,233.00			56,100,927	0	56,100,927

NET REALISATION **56,100,927**

OUTLAY

ACQUISITION COSTS

Residualised Price (2.18 Ha @ 2,223,303.24 /Hect)			4,846,801				
				4,846,801			
Stamp Duty			233,340				
Effective Stamp Duty Rate		4.81%					
Agent Fee		1.50%	72,702				
Legal Fee		0.75%	36,351				
							342,393

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market Housing	11,232.00	1,779.00	19,981,728	
AH - AR	470.40	1,779.00	836,842	
AH - SR	1,019.20	1,779.00	1,813,157	
AH - SO	862.40	1,779.00	1,534,210	
Totals	13,584.00 m²		24,165,936	
Contingency		5.00%	1,547,136	
Site Works & Infrastructure	150.00 un	12,500.00 /un	1,875,000	
CIL		1.00%	1,604,604	
S106	150.00 un	3,000.00 /un	450,000	
				29,642,676

Other Construction Costs

Externals		15.00%	3,624,890	
Sustainability/Cimate Reponse	13,584.00 m²	94.00	1,276,896	
Electric Vehicle Charging	150.00 un	500.00 /un	75,000	
M4(2) 40% (10+ dwellings)	13,584.00 m²	6.20	84,221	
M4(3) 2% (50+ dwelling)	13,584.00 m²	3.10	42,110	
BNG - PDL		0.50%	120,830	
BSL - PDL	13,584.00 m²	17.41	236,497	
Nitrates - PDL	150.00 un	3,322.00 /un	498,300	
Solent Mitigation	150.00 un	870.75 /un	130,612	
				6,089,357

PROFESSIONAL FEES

Professional Fees		10.00%	3,094,272	
				3,094,272

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,517,041	
Sales Legal Fee	150.00 un	750.00 /un	112,500	
				1,629,541

MISCELLANEOUS FEES

AH Profit		6.00%	331,973	
Market Profit		17.50%	8,849,406	
				9,181,380

TOTAL COSTS BEFORE FINANCE **54,826,420**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			843,736
Construction			422,915
Other			7,856
Total Finance Cost			1,274,507

TOTAL COSTS **56,100,927**

PROFIT **0**

Performance Measures

350 Mixed
Havant BC

350 Mixed
PDL
20% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**350 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE							
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	262	23,999.20	4,899.96	448,836	117,595,120	0	117,595,120
AH - AR	14	1,045.80	2,475.00	184,883	2,588,355	0	2,588,355
AH - SR	30	2,241.00	2,025.00	151,268	4,538,025	0	4,538,025
AH - SO	26	1,942.20	3,184.97	237,918	6,185,857	0	6,185,857
5% self-build	<u>18</u>	<u>0.00</u>	<u>0.00</u>	<u>150,000</u>	<u>2,700,000</u>	<u>0</u>	<u>2,700,000</u>
Totals	350	29,228.20			133,607,357	0	133,607,357

NET REALISATION **133,607,357**

OUTLAY

ACQUISITION COSTS

Fixed Price	4.38 ha	1,000,000.00 /ha	4,380,000	
Fixed Price (4.38 Ha @ 1,000,000.00 /Hect)			4,380,000	
				4,380,000
Stamp Duty			210,000	
Effective Stamp Duty Rate		4.79%		
Agent Fee		1.50%	65,700	
Legal Fee		0.75%	32,850	
				308,550

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market Housing	24,523.20	1,588.00	38,942,842	
AH - AR	1,097.60	1,588.00	1,742,989	
AH - SR	2,352.00	1,588.00	3,734,976	
AH - SO	<u>2,038.40</u>	<u>1,588.00</u>	<u>3,236,979</u>	
Totals	30,011.20 m²		47,657,786	
Contingency		10.00%	6,049,462	
Site Works & Infrastructure 50%	350.00 un	15,000.00 /un	5,250,000	
Site Works & Infrastructure 50%	350.00 un	15,000.00 /un	5,250,000	
CIL		1.00%	4,379,108	
S106	332.00 un	3,000.00 /un	996,000	
				69,582,355

Other Construction Costs

Externals		10.00%	4,765,779	
Sustainability/Cimate Reponse	30,011.20 m²	94.00	2,821,053	
Electric Vehicle Charging	332.00 un	500.00 /un	166,000	
M4(2) 40% (10+ dwellings)	30,011.20 m²	6.20	186,069	
M4(3) 2% (50+ dwelling)	30,011.20 m²	3.10	93,035	
BNG - PDL		0.50%	238,289	
BSL - PDL	30,011.20 m²	17.41	522,495	
Nitrates - PDL	350.00 un	3,322.00 /un	1,162,700	
Solent Mitigation	350.00 un	870.75 /un	304,762	
				10,260,182

PROFESSIONAL FEES

Professional Fees		10.00%	6,049,462	
				6,049,462

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	3,527,854	
Sales Legal Fee	332.00 un	750.00 /un	249,000	
				3,776,854

MISCELLANEOUS FEES

AH Profit		6.00%	798,734	
Market Profit		17.50%	20,579,146	
				21,377,880

TOTAL COSTS BEFORE FINANCE **115,735,283**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)				
Land			1,317,897	
Construction			3,346,490	
Other			225	
Total Finance Cost				4,664,612

TOTAL COSTS **120,399,895**

PROFIT

13,207,462

Performance Measures

350 Mixed
Havant BC

350 Mixed
PDL
20% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**350 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE							
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	262	23,999.20	4,599.92	421,353	110,394,400	0	110,394,400
AH - AR	14	1,045.80	2,475.00	184,883	2,588,355	0	2,588,355
AH - SR	30	2,241.00	2,025.00	151,268	4,538,025	0	4,538,025
AH - SO	26	1,942.20	2,989.95	223,349	5,807,077	0	5,807,077
5% self-build	<u>18</u>	<u>0.00</u>	0.00	150,000	<u>2,700,000</u>	<u>0</u>	<u>2,700,000</u>
Totals	350	29,228.20			126,027,857	0	126,027,857

NET REALISATION **126,027,857**

OUTLAY

ACQUISITION COSTS

Fixed Price	4.38 ha	1,000,000.00 /ha	4,380,000	
Fixed Price (4.38 Ha @ 1,000,000.00 /Hect)			4,380,000	
				4,380,000
Stamp Duty			210,000	
Effective Stamp Duty Rate		4.79%		
Agent Fee		1.50%	65,700	
Legal Fee		0.75%	32,850	
				308,550

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost
Market Housing	24,523.20	1,588.00	38,942,842
AH - AR	1,097.60	1,588.00	1,742,989
AH - SR	2,352.00	1,588.00	3,734,976
AH - SO	<u>2,038.40</u>	1,588.00	<u>3,236,979</u>
Totals	30,011.20 m²		47,657,786
Contingency		10.00%	6,049,462
Site Works & Infrastructure 50%	350.00 un	15,000.00 /un	5,250,000
Site Works & Infrastructure 50%	350.00 un	15,000.00 /un	5,250,000
CIL		1.00%	3,503,384
S106	332.00 un	3,000.00 /un	996,000
			68,706,632

Other Construction Costs

Externals		10.00%	4,765,779
Sustainability/Cimate Reponse	30,011.20 m²	94.00	2,821,053
Electric Vehicle Charging	332.00 un	500.00 /un	166,000
M4(2) 40% (10+ dwellings)	30,011.20 m²	6.20	186,069
M4(3) 2% (50+ dwelling)	30,011.20 m²	3.10	93,035
BNG - PDL		0.50%	238,289
BSL - PDL	30,011.20 m²	17.41	522,495
Nitrates - PDL	350.00 un	3,322.00 /un	1,162,700
Solent Mitigation	350.00 un	870.75 /un	304,762
			10,260,182

PROFESSIONAL FEES

Professional Fees		10.00%	6,049,462
			6,049,462

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	3,311,832
Sales Legal Fee	332.00 un	750.00 /un	249,000
			3,560,832

MISCELLANEOUS FEES

AH Profit		6.00%	776,007
Market Profit		17.50%	19,319,020
			20,095,027

TOTAL COSTS BEFORE FINANCE **113,360,685**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			1,347,134
Construction			3,563,878
Other			37,449
Total Finance Cost			4,948,461

TOTAL COSTS **118,309,146**

PROFIT

7,718,712

Performance Measures

550 Mixed
Havant BC

550 Mixed
PDL
30% AH
Residential Area A (CIL £178.57)
@ VL10 £4,900

**550 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
	357	32,701.20	4,899.96	448,836	160,234,572	0	160,234,572
AH - AR	33	2,465.10	2,475.00	184,883	6,101,123	0	6,101,123
AH - SR	70	5,229.00	2,025.00	151,268	10,588,725	0	10,588,725
AH - SO	62	4,631.40	3,184.97	237,918	14,750,889	0	14,750,889
5% self-build	<u>28</u>	<u>0.00</u>	0.00	150,000	<u>4,200,000</u>	<u>0</u>	<u>4,200,000</u>
Totals	550	45,026.70			195,875,308	0	195,875,308

NET REALISATION **195,875,308**

OUTLAY

ACQUISITION COSTS

Fixed Price	20.63 ha	250,000.00 /ha	5,157,500	
Fixed Price (20.63 Ha @ 250,000.00 /Hect)			5,157,500	
Stamp Duty			248,875	5,157,500
Effective Stamp Duty Rate		4.83%		
Agent Fee		1.50%	77,363	
Legal Fee		0.75%	38,681	
				364,919

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
	33,415.20	1,588.00	53,063,338
AH - AR	2,587.20	1,588.00	4,108,474
AH - SR	5,488.00	1,588.00	8,714,944
AH - SO	<u>4,860.80</u>	1,588.00	<u>7,718,950</u>
Totals	46,351.20 m²		73,605,706
Contingency		5.00%	4,678,664
Site Works & Infrastructure 50%	550.00 un	15,000.00 /un	8,250,000
Site Works & Infrastructure 50%	550.00 un	15,000.00 /un	8,250,000
CIL		1.00%	5,966,952
S106	522.00 un	3,000.00 /un	1,566,000
			102,317,322

Other Construction Costs

Externals		10.00%	7,360,571
Sustainability/Cimate Reponse	46,351.20 m ²	94.00	4,357,013
Electric Vehicle Charging	522.00 un	500.00 /un	261,000
M4(2) 40% (10+ dwellings)	46,351.20 m ²	6.20	287,377
M4(3) 2% (50+ dwelling)	46,351.20 m ²	3.10	143,689
BNG - GF		2.40%	1,766,537
BSL - GF	46,351.20 m ²	34.83	1,614,412
Nitrates - GF	550.00 un	2,193.00 /un	1,206,150
Solent Mitigation	550.00 un	870.75 /un	478,912
			17,475,661

PROFESSIONAL FEES

Professional Fees		10.00%	9,357,329
			9,357,329

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	4,807,037
Sales Legal Fee	522.00 un	750.00 /un	391,500
			5,198,537

MISCELLANEOUS FEES

AH Profit		6.00%	1,886,444
Market Profit		17.50%	28,041,050
			29,927,494

TOTAL COSTS BEFORE FINANCE **169,798,763**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			2,120,201
Construction			4,481,003
Total Finance Cost			6,601,205

TOTAL COSTS **176,399,967**

PROFIT

19,475,341

Performance Measures

550 Mixed
Havant BC

550 Mixed
PDL
30% AH
Residential Area B (CIL £142.86)
@ VL7 £4,600

**550 Mixed
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Sales Valuation							
AH - AR	357	32,701.20	4,599.92	421,353	150,422,904	0	150,422,904
AH - SR	33	2,465.10	2,475.00	184,883	6,101,123	0	6,101,123
AH - SO	70	5,229.00	2,025.00	151,268	10,588,725	0	10,588,725
5% self-build	62	4,631.40	2,989.95	223,349	13,847,645	0	13,847,645
Totals	550	45,026.70	0.00	150,000	185,160,397	0	185,160,397

NET REALISATION 185,160,397

OUTLAY

ACQUISITION COSTS

Fixed Price	20.63 ha	250,000.00 /ha	5,157,500	
Fixed Price (20.63 Ha @ 250,000.00 /Hect)			5,157,500	
Stamp Duty			248,875	
Effective Stamp Duty Rate		4.83%		
Agent Fee		1.50%	77,363	
Legal Fee		0.75%	38,681	
				364,919

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
AH - AR	33,415.20	1,588.00	53,063,338	
AH - SR	2,587.20	1,588.00	4,108,474	
AH - SO	5,488.00	1,588.00	8,714,944	
Totals	46,351.20 m²		73,605,706	
Contingency		5.00%	4,678,664	
Site Works & Infrastructure 50%	550.00 un	15,000.00 /un	8,250,000	
Site Works & Infrastructure 50%	550.00 un	15,000.00 /un	8,250,000	
CIL		1.00%	4,773,695	
S106	522.00 un	3,000.00 /un	1,566,000	
				101,124,066

Other Construction Costs

Externals		10.00%	7,360,571	
Sustainability/Cimate Reponse	46,351.20 m ²	94.00	4,357,013	
Electric Vehicle Charging	522.00 un	500.00 /un	261,000	
M4(2) 40% (10+ dwellings)	46,351.20 m ²	6.20	287,377	
M4(3) 2% (50+ dwelling)	46,351.20 m ²	3.10	143,689	
BNG - GF		2.40%	1,766,537	
BSL - GF	46,351.20 m ²	34.83	1,614,412	
Nitrates - GF	550.00 un	2,193.00 /un	1,206,150	
Solent Mitigation	550.00 un	870.75 /un	478,912	
				17,475,661

PROFESSIONAL FEES

Professional Fees		10.00%	9,357,329	
				9,357,329

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	4,512,687	
Sales Legal Fee	522.00 un	750.00 /un	391,500	
				4,904,187

MISCELLANEOUS FEES

AH Profit		6.00%	1,832,250	
Market Profit		17.50%	26,324,008	
				28,156,258

TOTAL COSTS BEFORE FINANCE 166,539,919

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			2,307,732
Construction			4,937,917
Total Finance Cost			7,245,649

TOTAL COSTS 173,785,568

PROFIT

11,374,828

Performance Measures

45 Flats Sheltered
Havant BC

45 Flats Sheltered
10% AH
Residential Area A & B (CIL £0)
@ VL19 £6,400

**45 Flats Sheltered
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	40	2,520.00	6,400.10	403,206	16,128,252
AH - AR	1	67.00	2,613.00	175,071	175,071
AH - SO	2	134.00	4,160.06	278,724	557,449
AH - SR	2	134.00	2,138.00	143,246	286,492
Totals	45	2,855.00			17,147,264

NET REALISATION **17,147,264**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.35 Ha @ 2,867,963.16 /Hect)			1,003,787		
				1,003,787	
Stamp Duty			41,189		
Effective Stamp Duty Rate		4.10%			
Agent Fee		1.50%	15,057		
Legal Fee		0.75%	7,528		
					63,775

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost		
Market Housing	3,360.00	2,194.00	7,371,840		
AH - AR	89.30	2,194.00	195,924		
AH - SO	178.60	2,194.00	391,848		
AH - SR	178.60	2,194.00	391,848		
Totals	3,806.50 m²		8,351,461		
Contingency		5.00%	487,273		
Site Works & Infrastructure	45.00 un	3,833.00 /un	172,485		
S106	45.00 un	3,000.00 /un	135,000		
					9,146,219

Other Construction Costs

Externals		7.50%	626,360		
Sustainability/Carbon Reduction	3,806.50 m ²	94.00	357,811		
Electric Vehicle Charging	45.00 un	500.00 /un	22,500		
M4(2) 40% (10+ dwellings)	3,806.50 m ²	6.20	23,600		
BNG - PDL		0.50%	41,757		
BSL - PDL	3,806.50 m ²	17.41	66,271		
Empty Property Costs	45.00 un	4,000.00 /un	180,000		
Nitrates - PDL	45.00 un	3,322.00 /un	149,490		
Solent Mitigation	45.00 un	870.75 /un	39,184		
					1,506,973

PROFESSIONAL FEES

Professional Fees		10.00%	974,546		
				974,546	

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	514,418		
Sales Legal Fee	45.00 un	750.00 /un	33,750		
					548,168

MISCELLANEOUS FEES

AH Profit		6.00%	61,141		
Market Profit		17.50%	2,822,444		
					2,883,585

TOTAL COSTS BEFORE FINANCE **16,127,053**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)					
Land			140,465		
Construction			533,724		
Other			346,021		
Total Finance Cost				1,020,211	

TOTAL COSTS **17,147,264**

PROFIT

0

Performance Measures

75 Flats Extra Care
Havant BC

75 Flats Extra Care
10% AH
Residential Area A & B (CIL £0)
@ VL22 £7,000

**75 Flats Extra Care
Havant BC**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE							
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	67	4,388.50	7,000.00	458,500	30,719,500	0	30,719,500
AH - AR	2	138.00	2,613.00	180,297	360,594	0	360,594
AH - SO	3	207.00	4,550.00	313,950	941,850	0	941,850
AH - SR	3	207.00	2,138.00	147,522	442,566	0	442,566
Totals	75	4,940.50			32,464,510	0	32,464,510

NET REALISATION **32,464,510**

OUTLAY

ACQUISITION COSTS

Residualised Price (0.58 Ha @ 1,476,519.55 /Hect)			856,381				
				856,381			
Agent Fee		1.50%	12,846				
Legal Fee		0.75%	6,423				
							19,269

CONSTRUCTION COSTS

Construction	m²	Build Rate m²	Cost	
Market Housing	6,753.60	2,194.00	14,817,398	
AH - AR	212.40	2,194.00	466,006	
AH - SO	318.60	2,194.00	699,008	
AH - SR	318.60	2,194.00	699,008	
Totals	7,603.20 m²		16,681,421	
Contingency		5.00%	968,774	
Site Works & Infrastructure	75.00 un	3,833.00 /un	287,475	
S106	75.00 un	3,000.00 /un	225,000	
				18,162,669

Other Construction Costs

Externals		7.50%	1,251,107				
Sustainability/Carbon Reduction	7,603.20 m ²	94.00	714,701				
Electric Vehicle Charging	75.00 un	500.00 /un	37,500				
M4(2) 40% (10+ dwellings)	7,603.20 m ²	6.20	47,140				
M4(3) 2% (50+ dwellings)	7,603.20 m ²	3.10	23,570				
BNG - PDL		0.50%	83,407				
BSL - PDL	7,603.20 m ²	17.41	132,372				
Empty Property Costs	75.00 un	7,000.00 /un	525,000				
Nitrates - PDL	75.00 un	3,322.00 /un	249,150				
Solent Mitigation	75.00 un	870.75 /un	65,306				
							3,129,252

PROFESSIONAL FEES

Professional Fees		10.00%	1,937,547				
							1,937,547

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	973,935				
Sales Legal Fee	75.00 un	750.00 /un	56,250				
							1,030,185

MISCELLANEOUS FEES

AH Profit		6.00%	104,701				
Market Profit		17.50%	5,375,913				
							5,480,613

TOTAL COSTS BEFORE FINANCE **30,615,917**

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)							
Land				115,214			
Construction				1,061,484			
Other				671,895			
Total Finance Cost							1,848,593

TOTAL COSTS **32,464,510**

PROFIT

0

Performance Measures

Southleigh
Havant Borough Council

2100 dwellings
30% AH
CIL £142.86
@ VL7 £4,600

**Southleigh
Havant Borough Council**

Appraisal Summary for Phase 1

Currency in £

REVENUE	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Sales Valuation					
Market units	1,365	121,758.00	4,599.92	410,313	560,077,059
AH AR	126	8,946.00	2,475.00	175,725	22,141,350
AH SR	268	19,028.00	2,025.00	143,775	38,531,700
AH SO	236	17,228.00	2,989.95	218,266	51,510,824
5% Self-build	105	0.00	0.00	150,000	15,750,000
Local Centre 1.5ha	1	0.00	0.00	1,500,000	1,500,000
Totals	2,101	166,960.00			689,510,934

Purchaser's Costs			(87,750)		
Effective Purchaser's Costs Rate		0.00%		(87,750)	

NET DEVELOPMENT VALUE 689,423,184

NET REALISATION 689,423,184

OUTLAY

ACQUISITION COSTS

Fixed Price	146.32 ha	250,000.00 /ha	36,580,000		
Fixed Price (146.32 Ha @ 250,000.00 /Hect)			36,580,000		
				36,580,000	
Stamp Duty			1,816,500		
Effective Stamp Duty Rate		4.97%			
Agent Fee		1.50%	548,700		
Legal Fee		0.75%	274,350		
				2,639,550	

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Local Centre 1.5ha	1 un	825,000	825,000
	m²	Build Rate m²	Cost
Market units	124,624.50	1,588.00	197,903,706
AH AR	9,450.00	1,588.00	15,006,600
AH SR	20,100.00	1,588.00	31,918,800
AH SO	18,101.20	1,588.00	28,744,706
Totals	172,275.70 m²		273,573,812
Contingency		5.00%	4,673,733
Contingency dwellings		3.00%	8,207,214
Site works & infrastructure 50%	2,100.00 un	15,000.00 /un	31,500,000
Site works & infrastructure 50%	2,100.00 un	15,000.00 /un	31,500,000
Indexed CIL	124,624.50 m²	142.86	17,803,856
			368,083,615

Other Construction Costs

Externals		10.00%	27,357,381		
Climate change response	172,275.70 m²	94.00	16,193,916		
Electric Vehicle Charging	1,365.00 un	500.00 /un	682,500		
M4(2) 40%	172,275.70 m²	6.20	1,068,109		
M4(3) 2%	172,275.70 m²	3.10	534,055		
BNG		2.40%	6,565,771		
Nitrates	2,100.00 un	2,193.00 /un	4,605,300		
Solent Mitigation	2,100.00 un	870.75 /un	1,828,575		
Building Safety Levy (BSL)	172,275.70 m²	34.83	6,000,363		
				64,835,970	

Section 106 Costs

Primary School			14,000,000		14,000,000
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PROFESSIONAL FEES

Professional Fees		10.00%	12,083,203		
Professional Fees (housebuilding)		8.00%	21,885,905		
				33,969,108	

DISPOSAL FEES

Sales Agent Fee		3.00%	20,682,696		
Sales Legal Fee	2,100.00 un	750.00 /un	1,575,000		
				22,257,696	

MISCELLANEOUS FEES

Profit Market		17.50%	100,769,735		
Profit AH		6.00%	6,731,032		
				107,500,768	

TOTAL COSTS BEFORE FINANCE 649,866,706

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)					
Land			28,725,966		
Construction			7,768,526		
Total Finance Cost				36,494,492	

TOTAL COSTS 686,361,198

PROFIT

3,061,985

Performance Measures

IRR% (without Interest)	7.38%
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Southleigh
Havant Borough Council

2100 dwellings
30% AH
CIL £0
@ VL7 £4,600

**Southleigh
Havant Borough Council**

Appraisal Summary for Phase 1

Currency in £

REVENUE					
Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market units	1,365	121,758.00	4,599.92	410,313	560,077,059
AH AR	126	8,946.00	2,475.00	175,725	22,141,350
AH SR	268	19,028.00	2,025.00	143,775	38,531,700
AH SO	236	17,228.00	2,989.95	218,266	51,510,824
5% Self-build	105	0.00	0.00	150,000	15,750,000
Local Centre 1.5ha	1	0.00	0.00	1,500,000	1,500,000
Totals	2,101	166,960.00			689,510,934

Purchaser's Costs	(87,750)
Effective Purchaser's Costs Rate	0.00%
	(87,750)

NET DEVELOPMENT VALUE 689,423,184

NET REALISATION 689,423,184

OUTLAY

ACQUISITION COSTS

Fixed Price	146.32 ha	250,000.00 /ha	36,580,000
Fixed Price (146.32 Ha @ 250,000.00 /Hect)			36,580,000
			36,580,000
Stamp Duty			1,816,500
Effective Stamp Duty Rate		4.97%	
Agent Fee		1.50%	548,700
Legal Fee		0.75%	274,350
			2,639,550

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Local Centre 1.5ha	1 un	825,000	825,000
	m²	Build Rate m²	Cost
Market units	124,624.50	1,588.00	197,903,706
AH AR	9,450.00	1,588.00	15,006,600
AH SR	20,100.00	1,588.00	31,918,800
AH SO	18,101.20	1,588.00	28,744,706
Totals	172,275.70 m²		273,573,812
Contingency		5.00%	4,673,733
Contingency dwellings		3.00%	8,207,214
Site works & infrastructure 50%	2,100.00 un	15,000.00 /un	31,500,000
Site works & infrastructure 50%	2,100.00 un	15,000.00 /un	31,500,000
			350,279,759

Other Construction Costs

Externals		10.00%	27,357,381
Climate change response	172,275.70 m²	94.00	16,193,916
Electric Vehicle Charging	1,365.00 un	500.00 /un	682,500
M4(2) 40%	172,275.70 m²	6.20	1,068,109
M4(3) 2%	172,275.70 m²	3.10	534,055
BNG		2.40%	6,565,771
Nitrates	2,100.00 un	2,193.00 /un	4,605,300
Solent Mitigation	2,100.00 un	870.75 /un	1,828,575
Building Safety Levy (BSL)	172,275.70 m²	34.83	6,000,363
			64,835,970

Section 106 Costs

Primary School			14,000,000
			14,000,000

PROFESSIONAL FEES

Professional Fees		10.00%	12,083,203
Professional Fees (housebuilding)		8.00%	21,885,905
			33,969,108

DISPOSAL FEES

Sales Agent Fee		3.00%	20,682,696
Sales Legal Fee	2,100.00 un	750.00 /un	1,575,000
			22,257,696

MISCELLANEOUS FEES

Profit Market		17.50%	100,769,735
Profit AH		6.00%	6,731,032
			107,500,768

TOTAL COSTS BEFORE FINANCE 632,062,850

FINANCE

Debit Rate 6.50%, Credit Rate 0.00% (Nominal)			
Land			16,429,072
Construction			3,349,321
Total Finance Cost			19,778,393

TOTAL COSTS 651,841,243

PROFIT

37,581,941

Performance Measures

IRR% (without Interest)	12.17%
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