

For:

**Havant**  
BOROUGH COUNCIL

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

**Appendix 3 – Southleigh Site Allocation  
Results (Tables 3a – 3b)**

May 2026

DSP24873A

**Dixon Searle Partnership**

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

[www.dixonsearle.co.uk](http://www.dixonsearle.co.uk)



Havant Borough Council - Local Plan Viability Assessment - Appendix 3:  
Table 3a: Southleigh Site Allocation Results - Nil CIL

Site Name	Southleigh
Dwellings	2100
Typical Site Type	Mixed (houses/flats)
BLV E/ha	Greenfield
Gross Land Area (ha)	£250,000
CIL £/sq. m.	146.32
BLV/ha	ENIL
	£250,000/ha

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%	£25,961,964	£40,383,030	£53,917,028	£66,974,103	£79,730,615	£92,368,852	£104,803,989	£117,186,037	£129,550,599	£141,788,122	£153,978,583	£166,136,215	£178,345,478
	-7.5%	£15,189,782	£30,267,192	£44,317,324	£57,655,058	£70,550,969	£83,309,690	£95,809,388	£108,222,476	£120,628,354	£132,897,452	£145,111,036	£157,281,735	£169,499,733
	-5%	£3,938,230	£19,710,084	£34,412,701	£48,181,935	£61,327,876	£74,184,970	£86,787,844	£99,232,468	£111,686,026	£124,091,439	£136,423,236	£148,623,944	£160,645,253
	-2.5%	£-7,762,610	£8,694,124	£24,086,298	£38,439,624	£51,933,420	£64,992,636	£77,714,140	£90,235,339	£102,718,137	£115,067,691	£127,340,666	£139,555,860	£151,790,773
	<b>0% BASE TEST</b>	<b>-£19,878,335</b>	<b>-£2,775,528</b>	<b>£13,287,989</b>	<b>£28,328,106</b>	<b>£42,372,337</b>	<b>£55,725,559</b>	<b>£68,563,396</b>	<b>£81,203,758</b>	<b>£93,725,621</b>	<b>£106,121,723</b>	<b>£118,432,280</b>	<b>£130,676,349</b>	<b>£142,932,710</b>
	2.5%	£-32,426,083	£-14,713,821	£2,007,339	£17,746,855	£32,474,932	£46,277,037	£59,362,568	£72,113,150	£84,725,323	£97,148,701	£109,506,030	£121,783,458	£134,064,189
	5%	£-45,324,194	£-27,040,783	£-9,724,564	£6,687,173	£22,130,842	£36,566,604	£50,018,596	£62,938,571	£75,681,777	£88,154,099	£100,556,322	£112,873,120	£125,184,071
7.5%	£-58,625,579	£-39,773,199	£-21,855,725	£-4,810,674	£11,301,961	£26,463,654	£40,495,889	£53,713,764	£66,570,037	£79,147,724	£91,577,179	£103,943,654	£116,289,407	
10%	£-72,269,054	£-52,861,070	£-34,410,631	£-16,771,855	£-10,429	£15,862,110	£30,611,238	£44,294,062	£57,380,238	£70,090,387	£82,582,577	£94,889,842	£107,377,897	

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%	£-3,456,376	£11,464,383	£25,508,123	£38,754,089	£51,277,806	£63,313,543	£74,951,895	£86,446,397	£97,823,530	£109,039,628	£120,230,219	£131,347,115	£142,464,858
	-7.5%	£-15,363,985	£134,700	£14,771,363	£28,614,045	£41,646,821	£54,026,302	£65,900,687	£77,453,624	£88,950,926	£100,213,515	£111,425,225	£122,585,472	£133,734,209
	-5%	£-27,735,874	£-11,657,062	£3,578,420	£18,020,777	£31,640,435	£44,497,188	£56,658,685	£68,430,293	£80,010,060	£91,372,320	£102,599,112	£113,799,927	£124,987,835
	-2.5%	£-40,425,484	£-23,855,663	£-8,095,629	£6,951,332	£21,185,879	£34,647,350	£47,273,772	£59,291,069	£70,992,049	£82,476,152	£93,772,732	£104,984,709	£116,219,862
	<b>0% BASE TEST</b>	<b>-£53,554,043</b>	<b>-£36,427,954</b>	<b>-£20,119,676</b>	<b>-£4,557,173</b>	<b>£10,265,435</b>	<b>£24,368,340</b>	<b>£37,581,941</b>	<b>£50,000,594</b>	<b>£61,945,471</b>	<b>£73,493,779</b>	<b>£84,913,404</b>	<b>£96,158,596</b>	<b>£107,425,404</b>
	2.5%	£-66,986,969	£-49,382,749	£-32,581,638	£-16,445,421	£-1,052,706	£13,646,306	£27,469,449	£40,423,335	£52,697,386	£64,470,447	£75,986,416	£87,326,148	£98,602,588
	5%	£-80,716,585	£-62,713,064	£-45,368,752	£-28,774,878	£-12,830,975	£2,461,789	£16,889,771	£30,473,007	£43,264,521	£55,329,770	£66,972,177	£78,444,334	£89,776,474
7.5%	£-94,773,140	£-76,304,124	£-58,577,829	£-41,418,595	£-24,993,517	£-9,196,426	£5,828,663	£20,046,096	£33,475,964	£46,028,964	£57,929,424	£69,473,906	£80,931,552	
10%	£-108,957,137	£-90,208,973	£-72,045,783	£-54,466,973	£-37,532,721	£-21,189,951	£-5,658,272	£9,141,688	£23,228,557	£36,399,104	£48,674,001	£60,450,575	£72,020,467	

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%	£-13,868,934	£1,100,455	£15,256,851	£28,080,621	£41,372,686	£54,544,298	£67,482,432	£80,204,080	£92,759,542	£105,112,026	£117,291,490	£129,315,641	£141,199,490
	-7.5%	£-26,180,926	£-10,640,152	£4,100,996	£18,100,318	£31,350,359	£44,900,580	£58,752,579	£72,120,067	£85,144,938	£97,866,698	£110,340,521	£122,615,113	£134,734,209
	-5%	£-38,804,104	£-22,800,226	£-7,541,306	£7,044,734	£20,878,973	£33,995,620	£46,299,867	£58,023,297	£69,447,436	£80,567,007	£91,349,215	£101,887,608	£112,259,440
	-2.5%	£-51,878,860	£-35,315,505	£-19,542,441	£-4,474,287	£9,931,444	£23,657,056	£36,535,004	£48,699,155	£60,353,919	£71,600,376	£82,696,931	£93,613,764	£104,401,042
	<b>0% BASE TEST</b>	<b>-£65,239,937</b>	<b>-£48,231,444</b>	<b>-£31,965,359</b>	<b>-£16,335,558</b>	<b>-£1,412,617</b>	<b>£12,871,225</b>	<b>£26,350,803</b>	<b>£39,074,286</b>	<b>£51,121,464</b>	<b>£62,602,370</b>	<b>£73,753,315</b>	<b>£84,799,515</b>	<b>£95,719,537</b>
	2.5%	£-78,907,834	£-61,505,795	£-44,726,484	£-28,657,700	£-13,176,570	£1,679,336	£15,729,397	£29,034,368	£41,593,313	£53,393,953	£64,785,813	£75,905,577	£86,935,912
	5%	£-92,907,883	£-75,047,081	£-57,905,292	£-41,274,359	£-25,358,025	£-9,989,149	£4,640,287	£18,530,416	£31,696,294	£43,992,601	£55,664,672	£66,938,753	£78,091,671
7.5%	£-107,004,120	£-88,914,054	£-71,328,919	£-54,319,025	£-37,874,873	£-22,015,903	£-6,919,246	£7,545,682	£21,327,238	£34,235,678	£46,391,888	£57,929,738	£69,149,611	
10%	£-121,100,357	£-103,005,041	£-85,063,204	£-67,655,129	£-50,771,973	£-34,442,337	£-18,802,182	£-3,853,216	£10,485,599	£24,020,985	£36,775,063	£48,704,706	£60,181,943	

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
40% AH	-10%	£-37,027,277	£-22,145,567	£-7,851,608	£6,808,927	£18,818,210	£31,263,815	£43,018,476	£54,197,694	£64,983,376	£75,462,949	£85,746,726	£95,836,860	£106,026,880
	-7.5%	£-50,032,416	£-34,582,012	£-19,884,491	£-5,728,938	£7,840,164	£20,822,367	£33,092,809	£44,734,529	£55,862,977	£66,507,217	£76,895,648	£87,174,511	£97,359,726
	-5%	£-63,282,614	£-47,482,986	£-32,247,753	£-17,641,575	£-3,631,849	£9,907,914	£22,723,247	£34,880,689	£46,432,143	£57,396,373	£68,015,487	£78,328,347	£88,635,342
	-2.5%	£-76,878,769	£-60,660,173	£-45,026,394	£-29,943,326	£-15,426,260	£-1,467,629	£11,874,422	£24,582,556	£36,669,161	£48,052,213	£58,972,214	£69,476,334	£79,814,608
	<b>0% BASE TEST</b>	<b>-£90,766,476</b>	<b>-£74,146,796</b>	<b>-£58,146,945</b>	<b>-£42,603,736</b>	<b>-£27,667,334</b>	<b>-£13,164,319</b>	<b>£6,254,424</b>	<b>£18,827,168</b>	<b>£26,477,144</b>	<b>£38,390,909</b>	<b>£49,672,854</b>	<b>£60,444,055</b>	<b>£70,963,530</b>
	2.5%	£-104,679,703	£-87,971,094	£-71,536,519	£-55,660,791	£-40,211,417	£-25,330,404	£-11,003,083	£2,703,258	£15,846,940	£28,308,321	£40,112,656	£51,292,355	£62,023,284
	5%	£-118,592,930	£-101,884,321	£-85,262,285	£-68,956,296	£-53,192,520	£-37,769,860	£-23,069,338	£-8,867,719	£4,821,699	£17,798,665	£30,139,499	£41,833,580	£52,912,441
7.5%	£-132,506,157	£-115,797,548	£-99,175,512	£-82,575,547	£-66,403,419	£-50,643,090	£-35,436,330	£-20,821,067	£-6,688,151	£6,841,219	£19,725,550	£31,956,901	£43,526,804	
10%	£-146,419,385	£-129,710,775	£-113,088,739	£-96,466,703	£-79,925,304	£-63,797,954	£-48,198,823	£-33,131,308	£-18,524,152	£-4,595,098	£8,829,887	£21,614,302	£33,763,342	

Havant Borough Council - Local Plan Viability Assessment - Appendix 3:  
Table 3b: Southleigh Site Allocation Results - Indexed CIL

Site Name	Southleigh 2100
Dwellings	Mixed (houses/flats)
Typical Site Type	Greenfield
BLV £/ha	£250,000
Gross Land Area (ha)	146.32
CIL £/sq. m.	£142.86
BLV/ha	£250,000/ha

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%	-£16,067,715	£1,012,892	£17,175,743	£32,537,016	£47,154,142	£61,205,178	£74,718,852	£87,886,835	£100,858,725	£113,610,860	£126,234,171	£138,741,125	£151,232,737	
	-7.5%	-£28,547,562	-£10,922,142	£5,816,624	£21,730,049	£36,850,826	£51,322,552	£65,119,586	£78,463,253	£91,610,359	£104,430,371	£117,139,371	£129,709,165	£142,236,136	
	-5%	-£41,377,121	-£23,200,485	-£5,938,161	£10,521,609	£26,185,583	£41,140,410	£55,324,380	£68,963,194	£82,262,585	£95,225,324	£107,996,587	£120,643,142	£133,228,473	
	-2.5%	-£54,571,986	-£35,873,963	-£18,043,008	-£1,023,968	£15,177,428	£30,655,209	£45,289,979	£59,280,575	£72,807,503	£85,945,973	£98,805,547	£111,536,748	£124,189,669	
	<b>0% BASE TEST</b>	<b>-£68,131,712</b>	<b>-£48,865,051</b>	<b>-£30,532,028</b>	<b>-£12,978,972</b>	<b>£3,793,578</b>	<b>£19,829,454</b>	<b>£34,979,705</b>	<b>£49,384,890</b>	<b>£63,237,368</b>	<b>£76,548,429</b>	<b>£89,583,267</b>	<b>£102,376,307</b>	<b>£115,115,595</b>	
	2.5%	-£81,961,809	-£62,242,837	-£43,359,660	-£25,274,390	-£7,969,377	£8,598,035	£24,298,454	£39,200,344	£53,453,355	£67,065,114	£80,265,291	£93,180,348	£105,995,244	
	5%	-£96,092,906	-£75,922,788	-£56,538,972	-£37,852,971	-£20,109,867	-£2,976,246	£13,260,052	£28,693,235	£43,425,817	£57,387,554	£70,823,895	£83,928,859	£96,817,974	
7.5%	-£110,503,144	-£89,880,239	-£70,076,795	-£50,939,406	-£32,610,437	-£14,946,767	£1,854,784	£17,945,926	£33,107,441	£47,520,317	£61,282,149	£74,563,030	£87,613,789		
10%	-£124,957,909	-£104,136,802	-£83,876,374	-£64,300,006	-£45,438,247	-£27,256,607	-£9,954,308	£6,589,267	£22,409,768	£37,335,506	£51,509,854	£65,092,826	£78,327,727		
		Surplus / Deficit (£ per dwelling)													
		Residential Values Sensitivity Test (£/sq.m.)													
		£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%	-£7,651	£482	£8,179	£15,494	£22,454	£29,145	£35,580	£41,851	£48,028	£54,100	£60,112	£66,067	£72,016	
	-7.5%	-£13,594	-£5,201	£2,770	£10,348	£17,548	£24,439	£31,009	£37,363	£43,624	£49,729	£55,781	£61,766	£67,732	
	-5%	-£19,703	-£11,048	-£2,828	£6,010	£12,469	£19,591	£26,345	£32,840	£39,173	£45,345	£51,427	£57,449	£63,442	
	-2.5%	-£25,987	-£17,083	-£8,592	-£448	£7,227	£14,698	£21,967	£28,219	£34,670	£40,927	£47,050	£53,113	£59,138	
	<b>0% BASE TEST</b>	<b>-£32,444</b>	<b>-£23,269</b>	<b>-£14,539</b>	<b>-£6,180</b>	<b>£1,806</b>	<b>£9,443</b>	<b>£16,657</b>	<b>£23,517</b>	<b>£30,113</b>	<b>£36,452</b>	<b>£42,659</b>	<b>£48,751</b>	<b>£54,817</b>	
	2.5%	-£39,029	-£29,639	-£20,647	-£12,035	-£3,804	£4,094	£11,571	£18,667	£25,454	£31,936	£38,222	£44,372	£50,474	
	5%	-£45,759	-£36,154	-£26,923	-£18,073	-£9,576	-£1,417	£6,314	£13,663	£20,679	£27,327	£33,726	£39,966	£46,104	
7.5%	-£52,621	-£42,800	-£33,370	-£24,257	-£15,529	-£7,118	£883	£8,498	£15,765	£22,629	£29,182	£35,506	£41,721		
10%	-£59,504	-£49,589	-£39,941	-£30,619	-£21,637	-£12,979	-£4,740	£3,138	£10,671	£17,779	£24,529	£30,997	£37,299		

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%	-£43,879,470	-£27,157,618	-£11,142,705	£4,173,828	£18,786,644	£32,802,533	£46,123,695	£58,895,719	£71,290,968	£83,248,187	£95,015,273	£106,563,296	£118,104,460	
	-7.5%	-£57,119,478	-£39,828,945	-£23,363,509	-£7,560,940	£7,597,585	£22,129,067	£35,908,848	£49,058,948	£61,736,906	£73,958,371	£85,865,981	£97,538,403	£109,124,831	
	-5%	-£70,617,409	-£52,909,753	-£35,927,623	-£19,625,281	-£4,020,781	£11,039,006	£25,396,172	£39,961,942	£54,020,781	£67,512,544	£80,592,419	£93,448,379	£106,101,721	
	-2.5%	-£84,432,437	-£66,307,606	-£48,847,768	-£32,088,544	-£15,941,560	-£413,323	£14,353,790	£28,480,289	£42,015,604	£54,879,194	£67,249,995	£79,224,802	£91,059,053	
	<b>0% BASE TEST</b>	<b>-£98,555,770</b>	<b>-£79,980,586</b>	<b>-£62,143,264</b>	<b>-£44,850,822</b>	<b>-£28,281,784</b>	<b>-£12,233,158</b>	<b>£3,061,985</b>	<b>£17,661,675</b>	<b>£31,662,750</b>	<b>£44,952,210</b>	<b>£57,663,053</b>	<b>£69,931,331</b>	<b>£81,909,166</b>	
	2.5%	-£112,739,766	-£93,974,207	-£75,686,424	-£58,015,938	-£40,914,308	-£24,417,126	-£8,660,034	£6,480,355	£21,000,516	£34,765,359	£47,886,945	£60,439,637	£72,631,120	
	5%	-£126,923,762	-£108,158,203	-£89,537,068	-£71,451,518	-£53,923,667	-£36,949,451	-£20,693,218	-£5,121,578	£9,916,537	£24,202,554	£37,808,057	£50,776,048	£63,264,818	
7.5%	-£141,107,758	-£122,342,199	-£103,673,872	-£85,167,218	-£67,268,753	-£49,803,555	-£32,712,548	-£17,023,481	-£1,519,648	£13,230,043	£27,340,506	£40,777,866	£53,653,803		
10%	-£155,291,754	-£136,526,196	-£117,857,868	-£99,189,540	-£80,858,061	-£63,039,724	-£45,834,092	-£29,322,716	-£13,323,648	£1,948,967	£16,536,706	£30,451,841	£43,780,724		
		Surplus / Deficit (£ per dwelling)													
		Residential Values Sensitivity Test (£/sq.m.)													
		£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%	-£20,895	-£12,932	-£5,306	£1,987	£8,946	£15,620	£21,964	£28,046	£33,948	£39,642	£45,245	£50,744	£56,240	
	-7.5%	-£27,200	-£18,966	-£11,125	-£3,600	£3,618	£10,538	£17,099	£23,361	£29,399	£35,218	£40,889	£46,447	£51,964	
	-5%	-£33,627	-£25,195	-£17,108	-£9,345	-£1,915	£5,257	£12,065	£18,553	£24,779	£30,720	£36,473	£42,118	£47,667	
	-2.5%	-£40,206	-£31,575	-£23,261	-£15,280	-£7,591	-£1,520	£6,835	£13,562	£20,007	£26,133	£32,024	£37,726	£43,381	
	<b>0% BASE TEST</b>	<b>-£46,931</b>	<b>-£38,086</b>	<b>-£29,592</b>	<b>-£21,358</b>	<b>-£13,468</b>	<b>-£5,825</b>	<b>£1,458</b>	<b>£8,410</b>	<b>£15,078</b>	<b>£21,406</b>	<b>£27,459</b>	<b>£33,301</b>	<b>£39,004</b>	
	2.5%	-£53,686	-£44,750	-£36,041	-£27,627	-£19,483	-£11,627	-£4,124	£3,086	£10,000	£16,555	£22,803	£28,781	£34,586	
	5%	-£60,440	-£51,504	-£42,637	-£34,025	-£25,678	-£17,995	-£9,854	-£2,439	£4,722	£11,525	£18,004	£24,179	£30,126	
7.5%	-£67,194	-£58,258	-£49,369	-£40,556	-£32,033	-£23,716	-£15,775	-£8,106	-£2,224	£6,300	£13,019	£19,418	£25,549		
10%	-£73,948	-£65,012	-£56,123	-£47,233	-£38,504	-£30,019	-£21,826	-£13,983	-£6,345	£928	£7,875	£14,501	£20,648		

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%	-£54,678,679	-£37,990,076	-£22,095,481	-£6,809,951	£7,862,099	£21,940,567	£35,307,331	£48,101,281	£60,456,415	£72,351,830	£83,883,829	£95,250,607	£106,453,433	
	-7.5%	-£68,093,022	-£51,008,641	-£34,598,741	-£18,839,077	-£3,737,162	£10,872,218	£24,748,768	£37,989,891	£50,705,885	£62,855,703	£74,651,979	£86,217,256	£97,483,403	
	-5%	-£81,830,712	-£64,333,384	-£47,470,298	-£31,256,116	-£15,628,309	-£593,111	£13,760,665	£27,506,943	£40,688,345	£53,221,799	£65,254,991	£76,923,863	£88,438,819	
	-2.5%	-£95,878,258	-£77,941,181	-£60,708,123	-£43,983,834	-£27,951,097	-£12,384,042	£2,448,236	£16,627,909	£30,283,766	£43,262,570	£55,680,375	£67,629,358	£79,254,485	
	<b>0% BASE TEST</b>	<b>-£109,974,495</b>	<b>-£91,879,178</b>	<b>-£74,196,783</b>	<b>-£57,118,845</b>	<b>-£40,547,061</b>	<b>-£24,571,595</b>	<b>-£9,261,672</b>	<b>£5,444,724</b>	<b>£19,563,931</b>	<b>£32,977,513</b>	<b>£45,801,955</b>	<b>£58,086,822</b>	<b>£70,014,333</b>	
	2.5%	-£124,070,732	-£105,975,415	-£87,998,878	-£70,498,679	-£53,543,005	-£37,074,602	-£21,312,540	-£6,182,120	£8,469,370	£22,388,524	£35,667,614	£48,341,340	£60,548,436	
	5%	-£138,166,969	-£120,071,653	-£102,070,094	-£84,174,493	-£66,845,833	-£49,928,655	-£33,733,094	-£18,097,019	-£3,038,070	£11,373,227	£25,162,918	£38,312,241	£50,924,509	
7.5%	-£152,263,207	-£134,167,890	-£116,166,331	-£98,164,773	-£80,405,080	-£63,145,277	-£46,450,606	-£30,427,872	-£14,844,659	£13,728	£14,242,283	£27,885,336	£40,962,336		
10%	-£166,359,444	-£148,264,127	-£130,262,569	-£112,261,010	-£94,268,574	-£76,591,611	-£59,599,010	-£43,019,596	-£27,047,709	-£11,714,846	£3,023,115	£17,109,527	£30,647,695		
		Surplus / Deficit (£ per dwelling)													
		Residential Values Sensitivity Test (£/sq.m.)													
		£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%	-£26,037	-£18,091	-£10,522	-£3,243	£3,744	£10,448	£16,813	£22,905	£28,789	£34,453	£39,945	£45,357	£50,692	
	-7.5%	-£32,425	-£24,290	-£16,476	-£8,971	-£1,780	£5,177	£11,785	£18,090	£24,146	£29,931	£35,549	£41,023	£46,421	
	-5%	-£38,967	-£30,635	-£22,605	-£14,884	-£7,442	-£282	£6,553	£13,099	£19,375	£25,344	£31,074	£36,630	£42,114	
	-2.5%	-£45,656	-£37,115	-£28,909	-£20,945	-£13,310	-£5,897	£1,166	£7,918	£14,421	£20,601	£26,514	£32,204	£37,74	