

Appendix H 'Baseline' DAT Assessments



20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B5, B15
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 1
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 3,118,000
Total scheme costs	£ 2,475,000

RESIDUAL VALUE	
Whole scheme	£ 643,000
Per hectare	£ 1,608,000
Per dwelling	£ 40,000
Per market dwelling	£ 62,000

Contribution to revenue from:	
Market housing	£ 2,692,000
Affordable Housing	£ 426,000
- Social rent	£ 155,000
- New Build HomeBuy	£ 271,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 1,443,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 453,000
Commercial Elements	£ -

Alternative Site Values		
	£	Against residu
Existing Use Value	£ -	£ -
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B1, B2, B3, B4
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 2
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	40
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	100.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	14.0	35%
Social rent	10.0	25%
Intermediate	4.0	10%

REVENUE AND COSTS	
Total scheme revenue	£ 5,319,000
Total scheme costs	£ 3,835,000

RESIDUAL VALUE	
Whole scheme	£ 1,484,000
Per hectare	£ 3,710,000
Per dwelling	£ 37,000
Per market dwelling	£ 57,000

Contribution to revenue from:	
Market housing	£ 4,545,000
Affordable Housing	£ 774,000
- Social rent	£ 334,000
- New Build HomeBuy	£ 440,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 1,977,000
Affordable Housing	£ 1,172,000
- Social rent	£ 844,000
- New Build HomeBuy	£ 328,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 200,000
Total Exceptional Costs	£ 486,000
Commercial Elements	£ -

Alternative Site Values		
	£	Against residu
Existing Use Value	£ -	£ -
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B16, B17, B73, B74
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 3
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 3,212,000
Total scheme costs	£ 1,853,000

RESIDUAL VALUE	
Whole scheme	£ 1,359,000
Per hectare	£ 3,398,000
Per dwelling	£ 85,000
Per market dwelling	£ 131,000

Contribution to revenue from:	
Market housing	£ 2,777,000
Affordable Housing	£ 435,000
- Social rent	£ 155,000
- New Build HomeBuy	£ 280,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 905,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 369,000
Commercial Elements	£ -

Alternative Site Values		
	Against residu	
Existing Use Value	£ -	£ -
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B13, B72, B75
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 4
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 2,450,000
Total scheme costs	£ 1,863,000

RESIDUAL VALUE	
Whole scheme	£ 587,000
Per hectare	£ 1,468,000
Per dwelling	£ 37,000
Per market dwelling	£ 56,000

Contribution to revenue from:	
Market housing	£ 2,087,000
Affordable Housing	£ 363,000
- Social rent	£ 155,000
- New Build HomeBuy	£ 208,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 905,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 379,000
Commercial Elements	£ -

Alternative Site Values			Against residu
Existing Use Value	£ -	£ -	
Acquisition Cost	£ -	£ -	
Alternative Use Value 1	£ -	£ -	
Alternative Use Value 2	£ -	£ -	
Alternative Use Value 3	£ -	£ -	

20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B28, B29
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 5
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 2,051,000
Total scheme costs	£ 1,863,000

RESIDUAL VALUE	
Whole scheme	£ 188,000
Per hectare	£ 470,000
Per dwelling	£ 12,000
Per market dwelling	£ 18,000

Contribution to revenue from:	
Market housing	£ 1,725,000
Affordable Housing	£ 326,000
- Social rent	£ 155,000
- New Build HomeBuy	£ 171,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 905,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 379,000
Commercial Elements	£ -

Alternative Site Values		
	Against residu	
Existing Use Value	£ -	£ -
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B14, B24, B27
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 6
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 1,851,000
Total scheme costs	£ 1,863,000

RESIDUAL VALUE	
Whole scheme	-£ 12,000
Per hectare	-£ 30,000
Per dwelling	-£ 1,000
Per market dwelling	-£ 1,000

Contribution to revenue from:	
Market housing	£ 1,544,000
Affordable Housing	£ 307,000
- Social rent	£ 155,000
- New Build HomeBuy	£ 152,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 905,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 379,000
Commercial Elements	£ -

Alternative Site Values			Against residu
Existing Use Value	£ -	£ -	
Acquisition Cost	£ -	£ -	
Alternative Use Value 1	£ -	£ -	
Alternative Use Value 2	£ -	£ -	
Alternative Use Value 3	£ -	£ -	

20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B18, B45
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 7
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 2,012,000
Total scheme costs	£ 1,863,000

RESIDUAL VALUE	
Whole scheme	£ 149,000
Per hectare	£ 373,000
Per dwelling	£ 9,000
Per market dwelling	£ 14,000

Contribution to revenue from:	
Market housing	£ 1,690,000
Affordable Housing	£ 322,000
- Social rent	£ 155,000
- New Build HomeBuy	£ 167,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 905,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 379,000
Commercial Elements	£ -

Alternative Site Values		
	Against residu	
Existing Use Value	£ -	£ -
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B11, B12, B20, B38
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 8
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 1,776,000
Total scheme costs	£ 1,863,000

RESIDUAL VALUE	
Whole scheme	-£ 87,000
Per hectare	-£ 218,000
Per dwelling	-£ 5,000
Per market dwelling	-£ 8,000

Contribution to revenue from:	
Market housing	£ 1,476,000
Affordable Housing	£ 300,000
- Social rent	£ 155,000
- New Build HomeBuy	£ 145,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 905,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 379,000
Commercial Elements	£ -

Alternative Site Values		
	£	Against residu
Existing Use Value	£ -	£ -
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

20 - Scheme Results

Site Reference Details	
Site Reference Number	B5,6,10,19,21,23,26,29,3
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 9
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 1,591,000
Total scheme costs	£ 1,863,000

RESIDUAL VALUE	
Whole scheme	-£ 272,000
Per hectare	-£ 680,000
Per dwelling	-£ 17,000
Per market dwelling	-£ 26,000

Contribution to revenue from:	
Market housing	£ 1,309,000
Affordable Housing	£ 282,000
- Social rent	£ 155,000
- New Build HomeBuy	£ 127,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 905,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 379,000
Commercial Elements	£ -

Alternative Site Values		
	£	Against residu
Existing Use Value	£ -	£ -
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

20 - Scheme Results

Site Reference Details	
Site Reference Number	PCs B7
Application Number	
Site Location	
Scheme Description	Baseline Assessment

Site Details	
Site	Housing Market Area 10
Address	
Site Details	Notional 0.5 Hectare Site

TOTAL NUMBER OF UNITS	
Dwellings	16
% Wheelchair Unit	

DENSITY (per hectare)	
Dwellings	40.0

AFFORDABLE UNITS		
	Quantity	% of All Units
Total	5.6	35%
Social rent	4.0	25%
Intermediate	1.6	10%

REVENUE AND COSTS	
Total scheme revenue	£ 1,328,000
Total scheme costs	£ 1,863,000

RESIDUAL VALUE	
Whole scheme	-£ 535,000
Per hectare	-£ 1,338,000
Per dwelling	-£ 33,000
Per market dwelling	-£ 51,000

Contribution to revenue from:	
Market housing	£ 1,086,000
Affordable Housing	£ 242,000
- Social rent	£ 138,000
- New Build HomeBuy	£ 104,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Capital Contribution	£ -
Commercial Elements	£ -

PUBLIC SUBSIDY (GRANT)	
Whole Scheme	£ -
Per Social Rental dwelling	£ -
Per New Build HomeBuy dwelling	£ -
Per Intermediate Rent dwelling	£ -

Contribution to costs from:	
Market housing	£ 905,000
Affordable Housing	£ 499,000
- Social rent	£ 356,000
- New Build HomeBuy	£ 143,000
- Intermediate Rent	£ -
- Discount Market	£ -
- Local Sale	£ -
Land Finance	£ -
Planning Obligations	£ 80,000
Total Exceptional Costs	£ 379,000
Commercial Elements	£ -

Alternative Site Values		
	£	Against residu
Existing Use Value	£ -	£ -
Acquisition Cost	£ -	£ -
Alternative Use Value 1	£ -	£ -
Alternative Use Value 2	£ -	£ -
Alternative Use Value 3	£ -	£ -

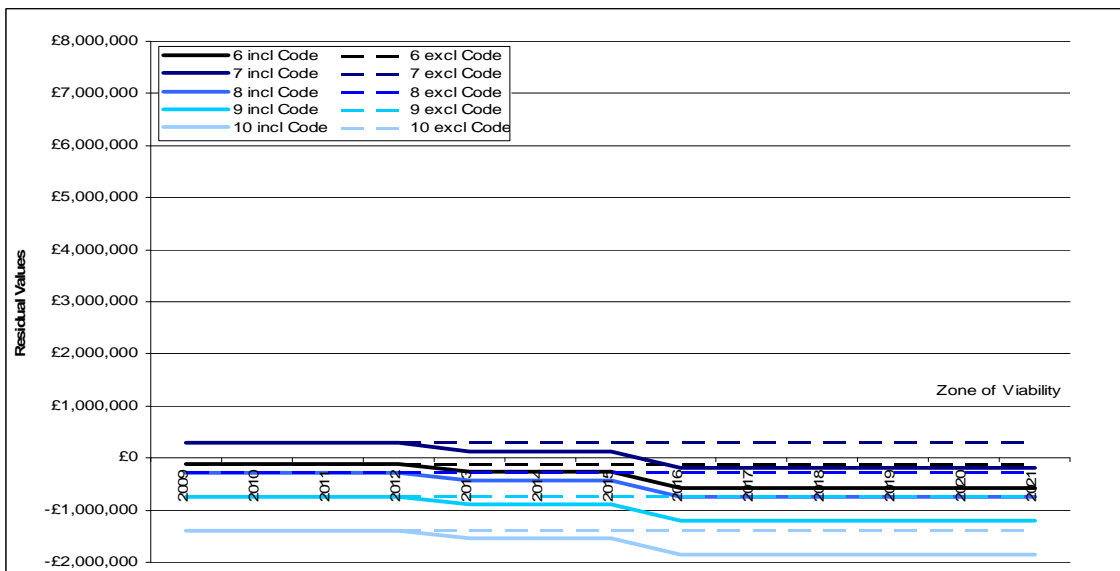
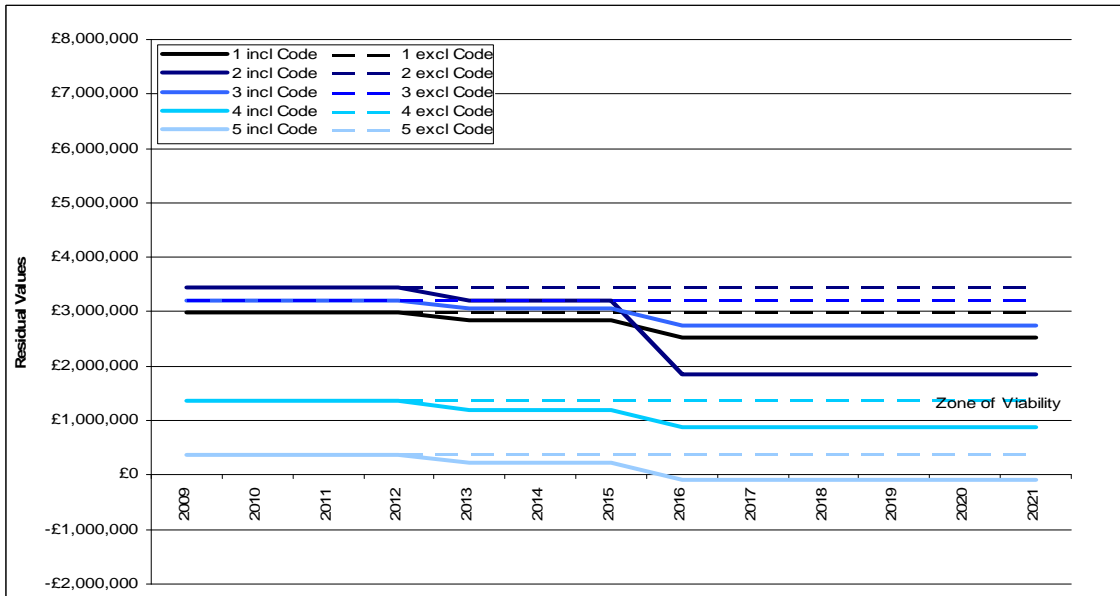
Appendix I Projected Growth Scenarios



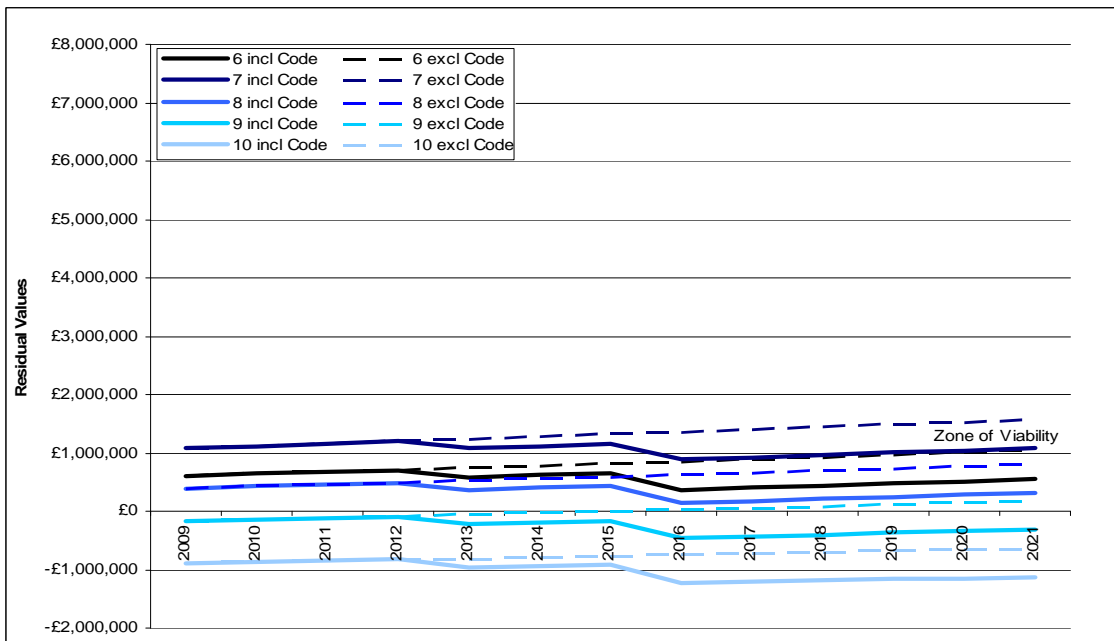
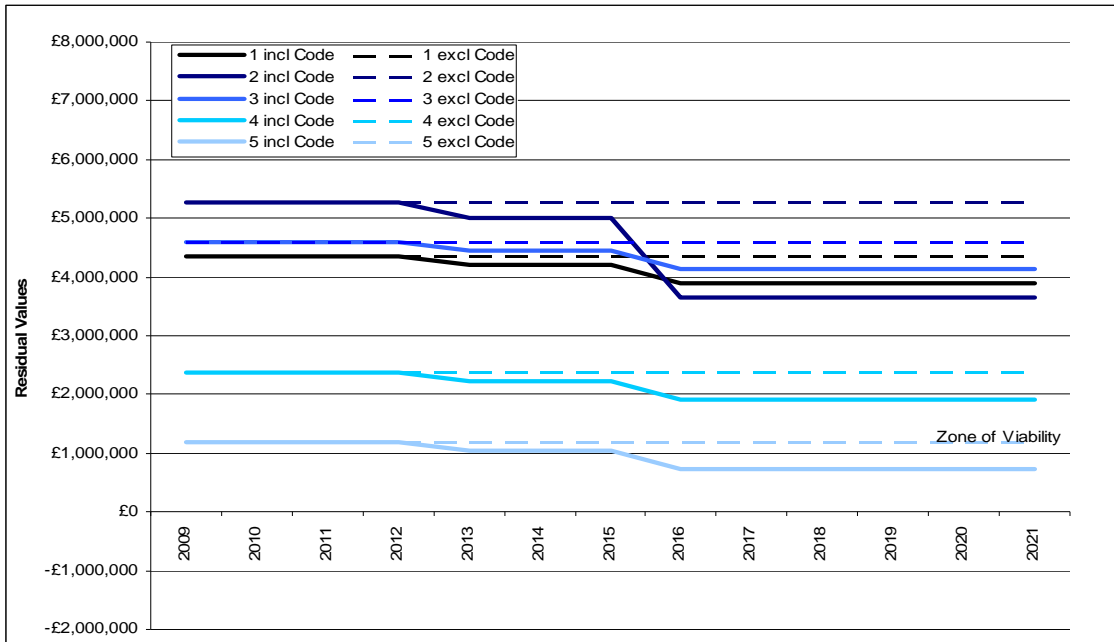
Housing Potential Study – Projected Growth by Post-code Areas

1. 0% Growth Projection

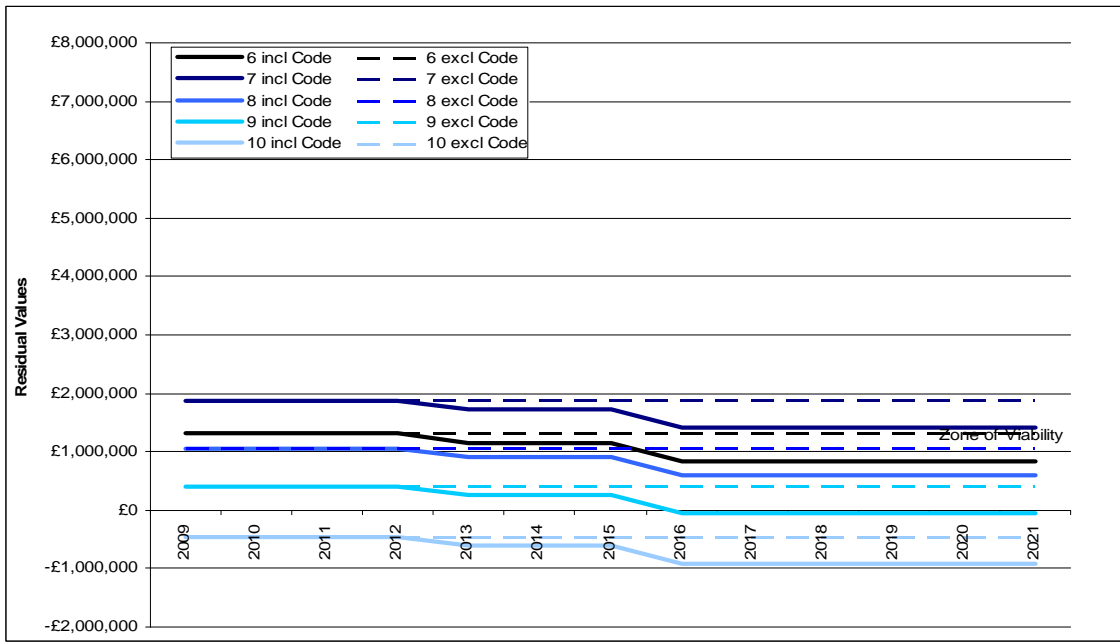
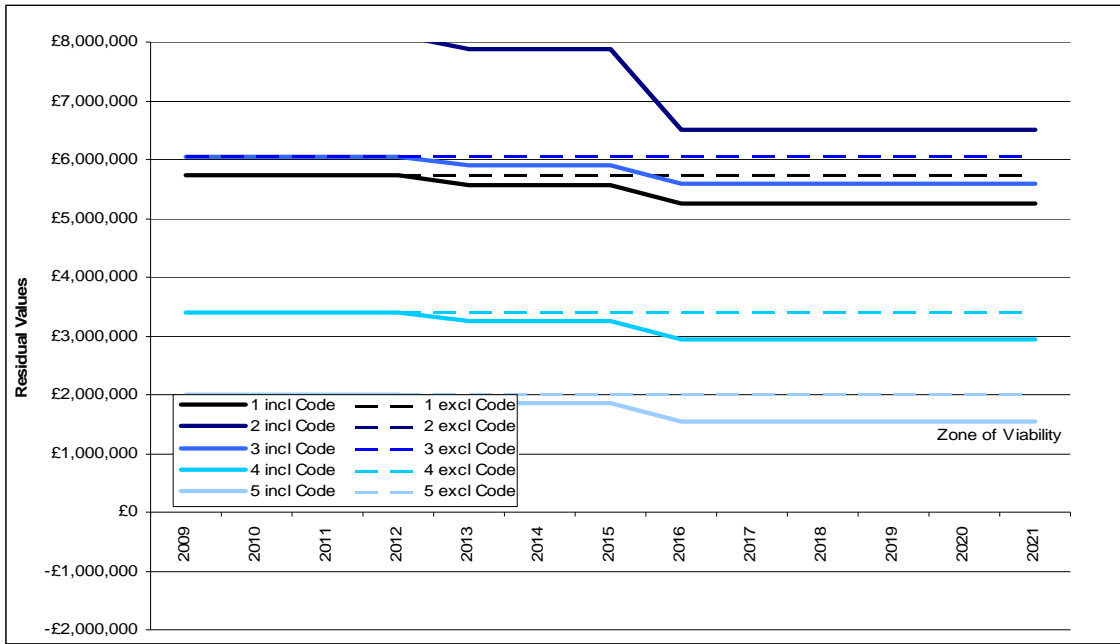
Plates 1 & 2 40% Affordable Element under 0% Annual Growth in House Prices



Plates 3 & 4 20% Affordable Element under 0% Annual Growth in House Prices

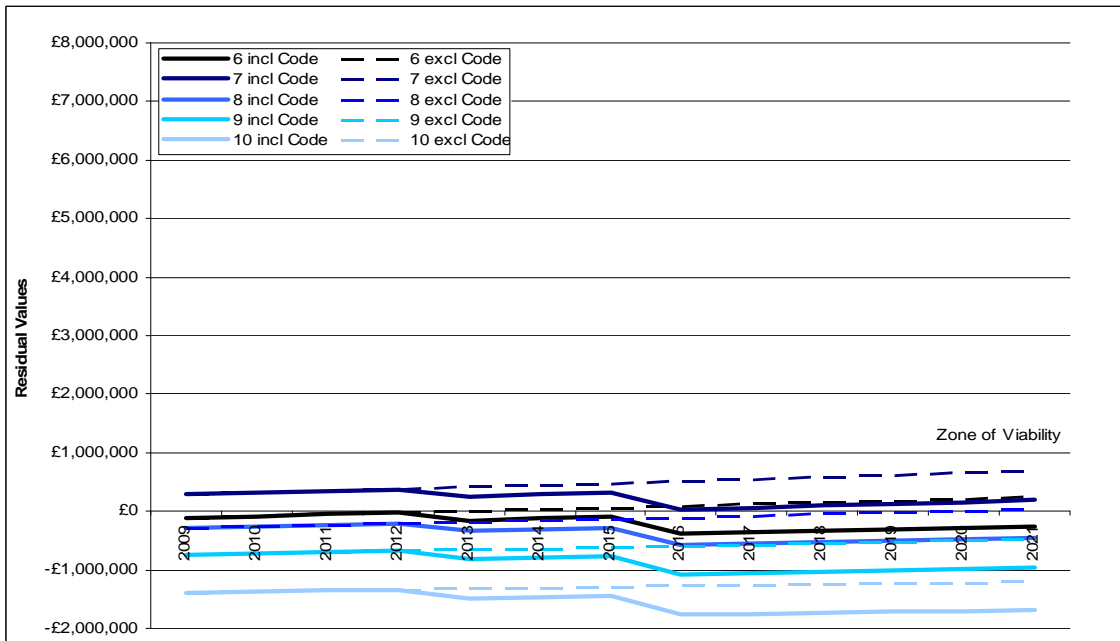
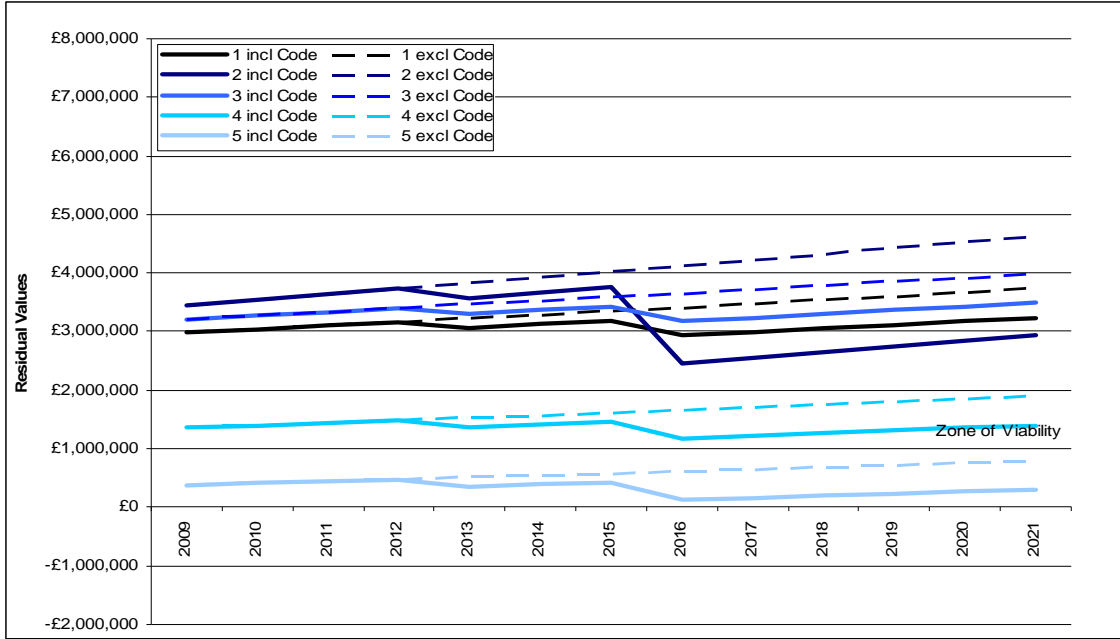


Plates 5 & 6 0% Affordable Element under 0% Annual Growth in House Prices

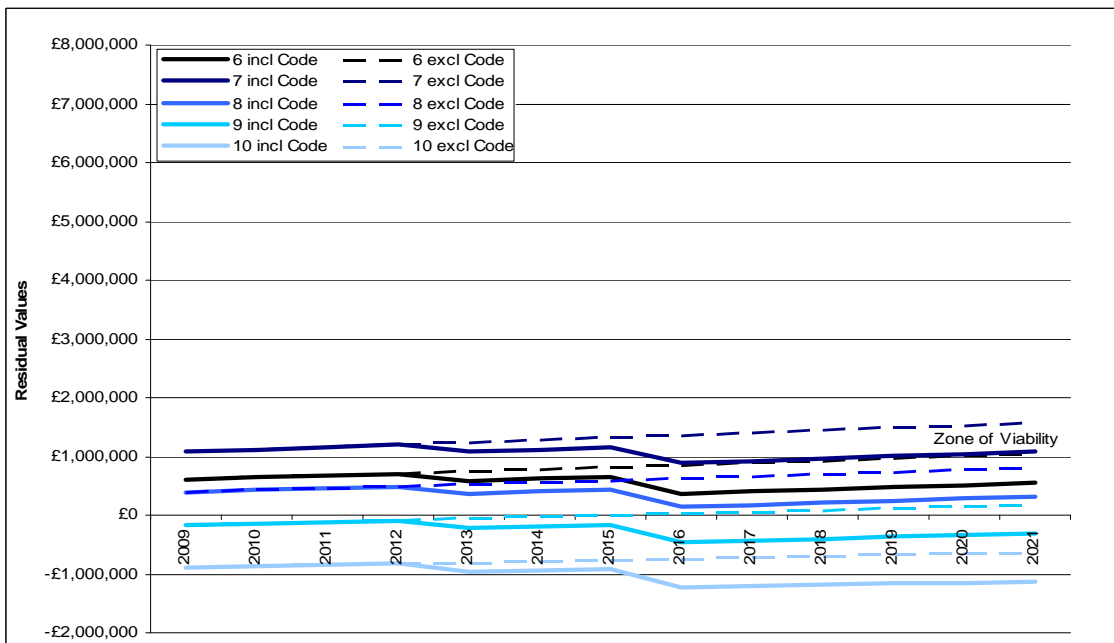
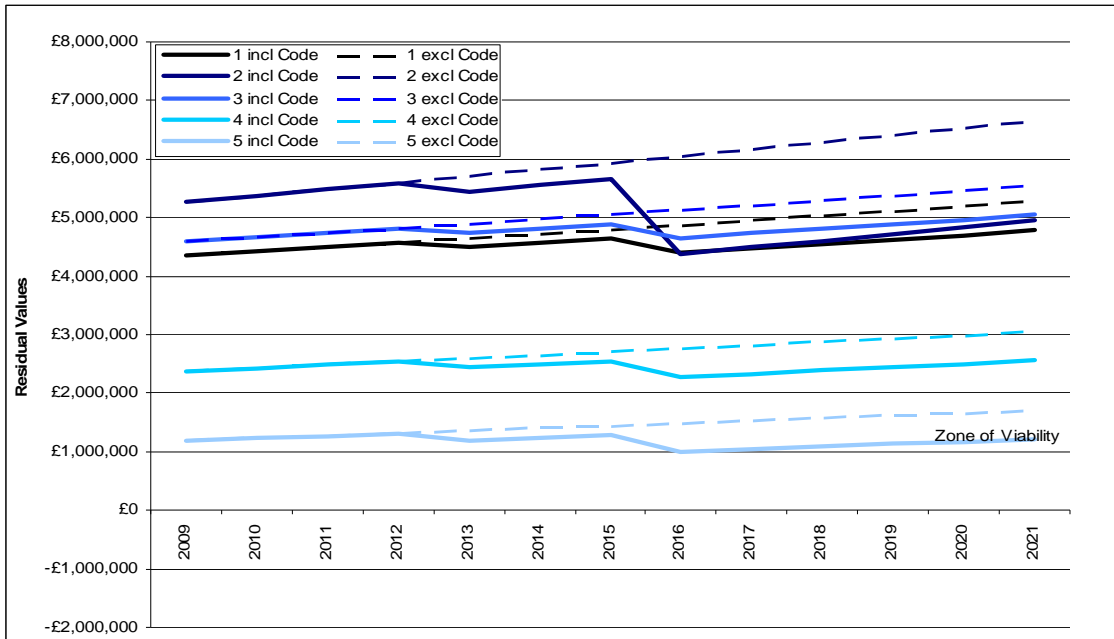


2. 1% Annual Growth

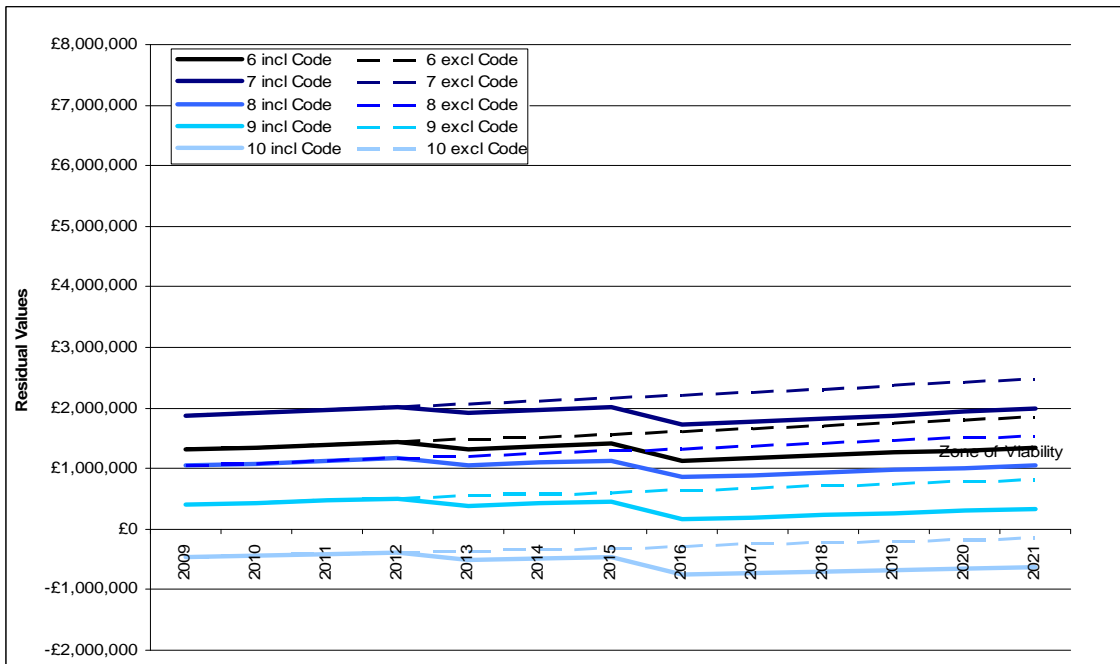
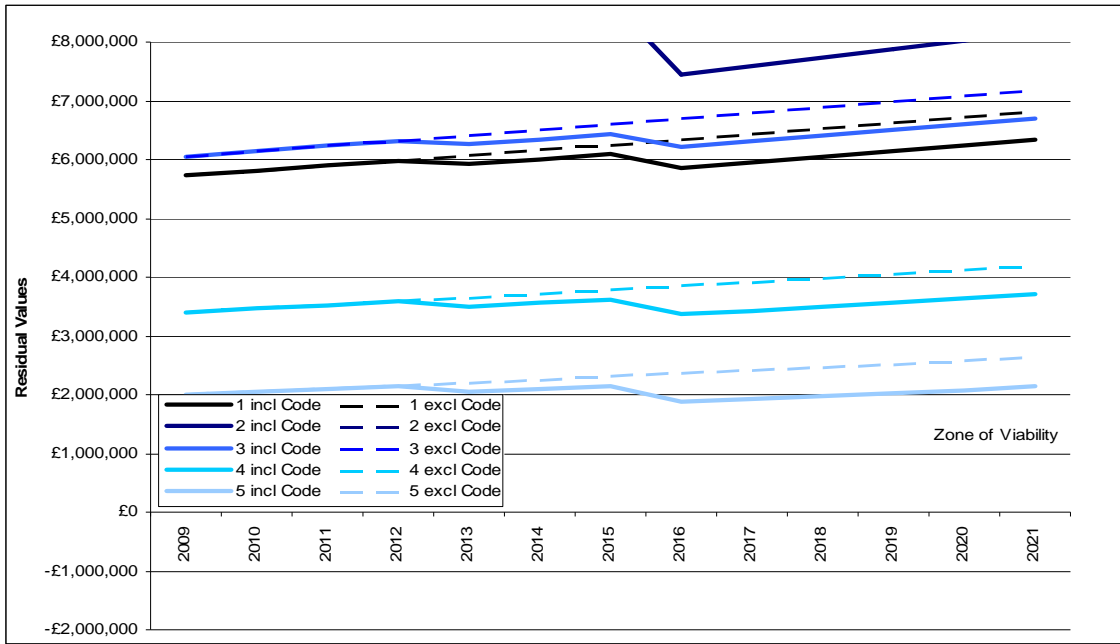
Plates 7 & 8 40% Affordable Element under 1% Annual Growth in House Prices



Plates 9 & 10 20% Affordable Element under 1% Annual Growth in House Prices

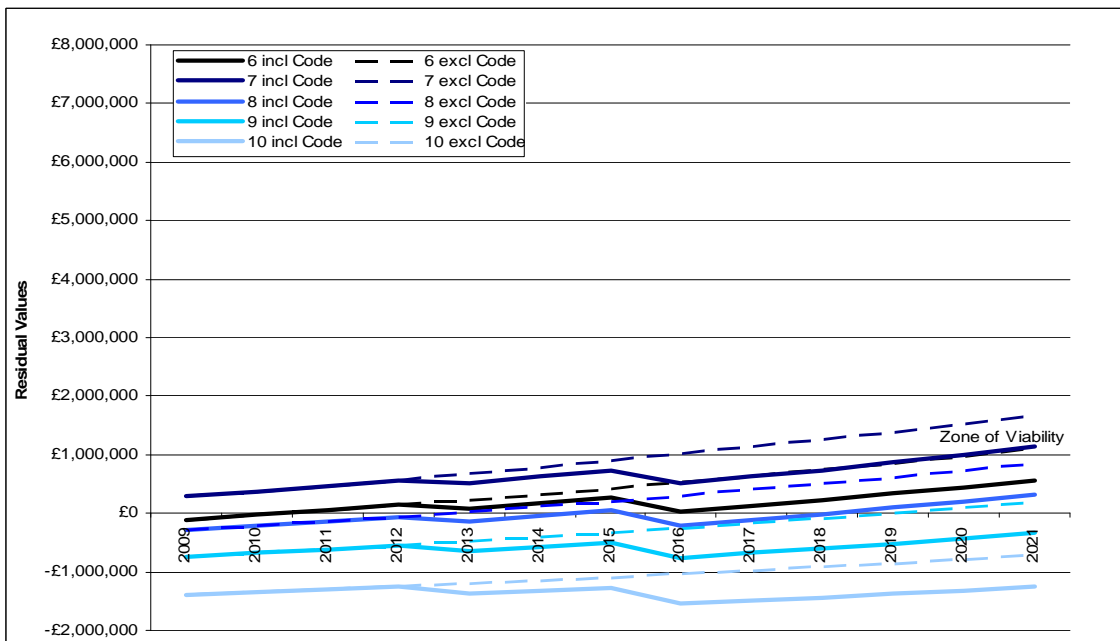
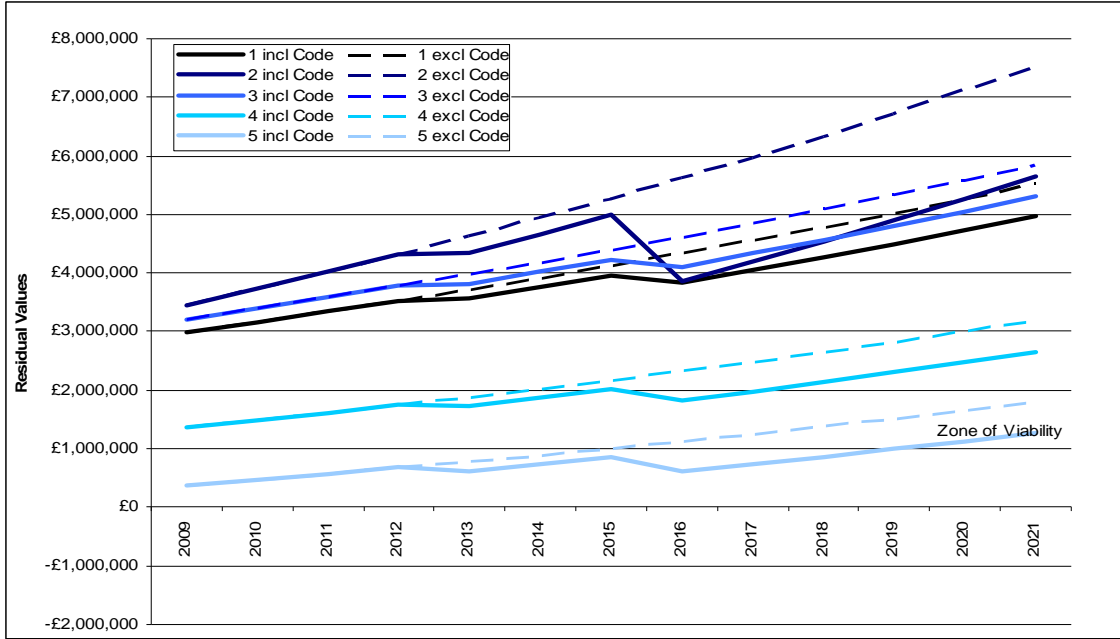


Plates 11 & 12 0% Affordable Element under 1% Annual Growth in House Prices

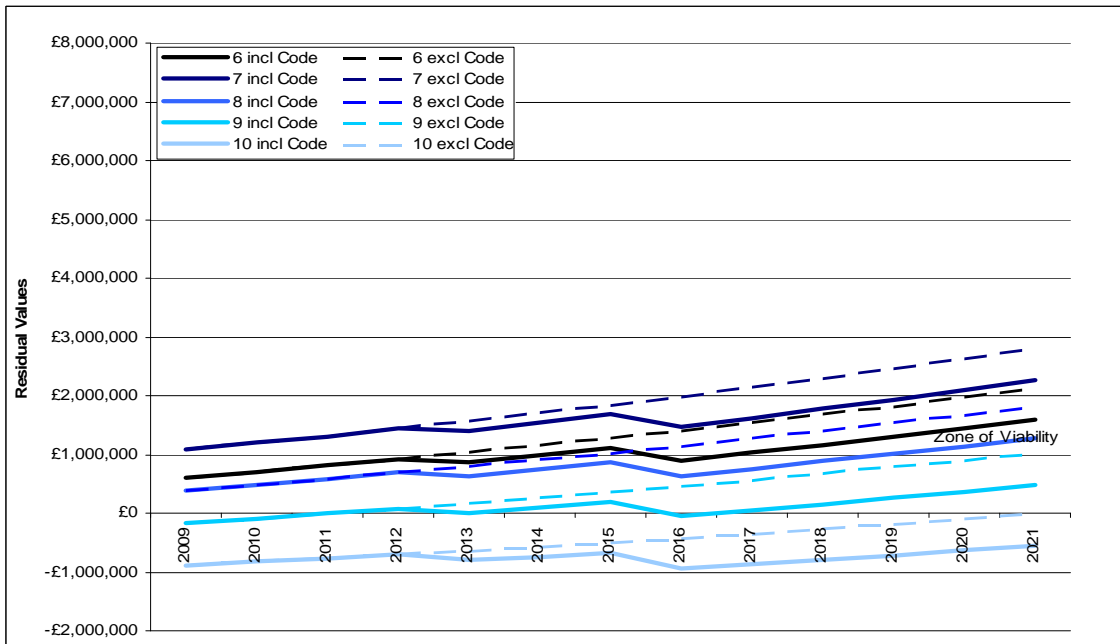
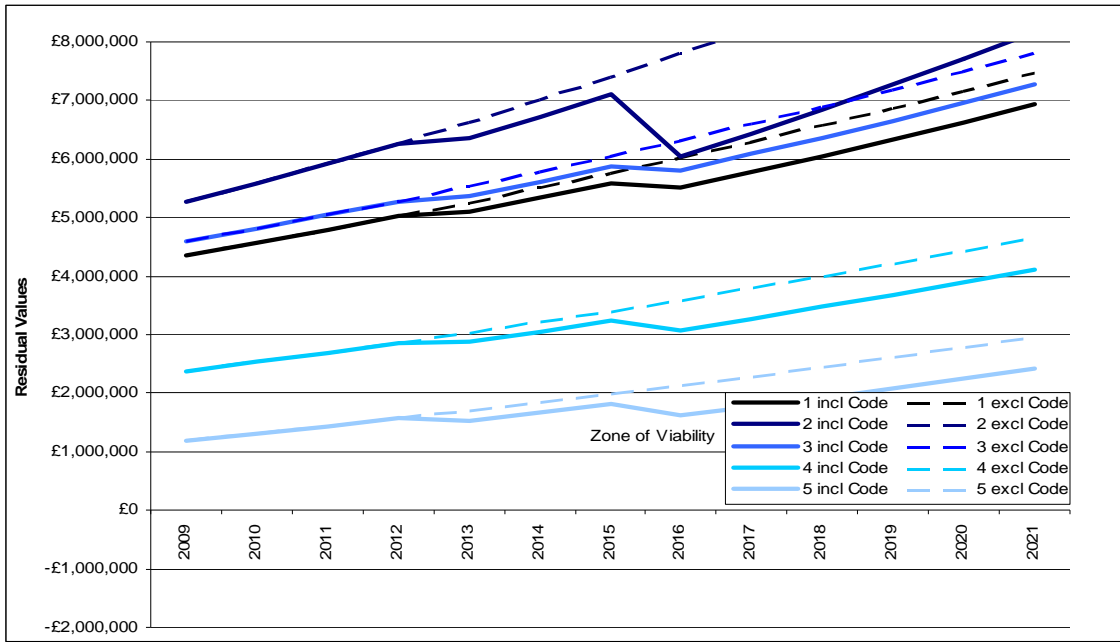


3. 3% Annual Growth

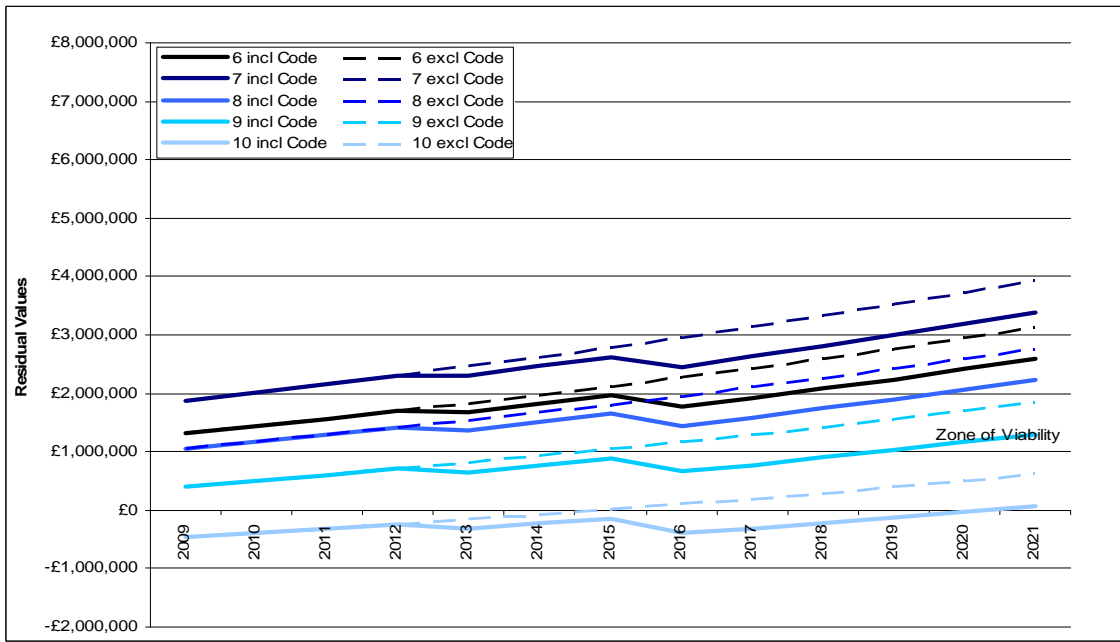
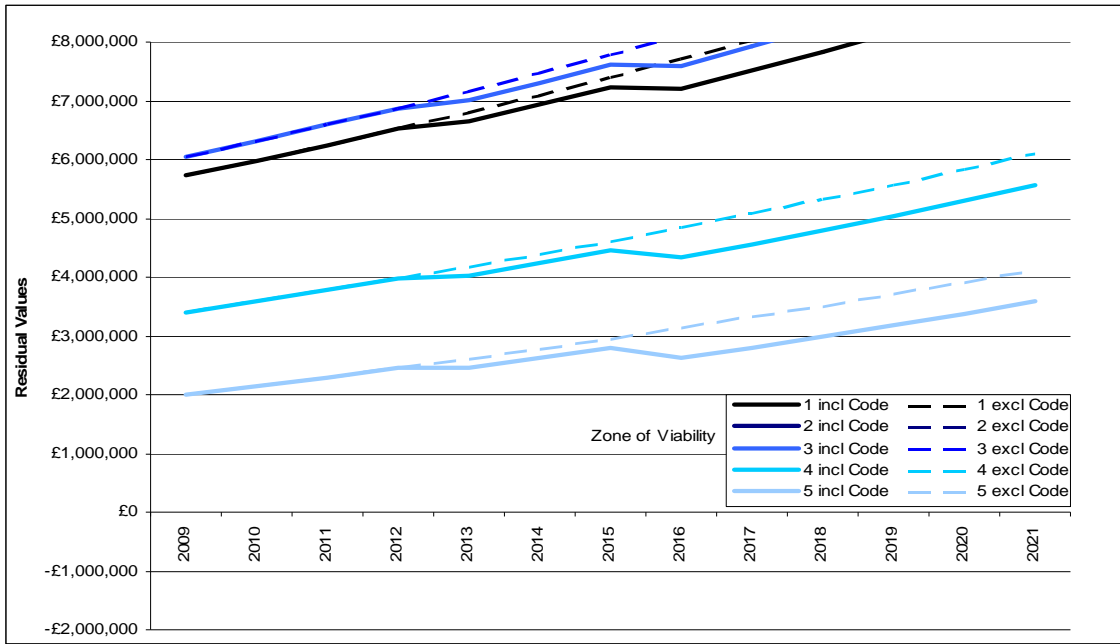
Plates 13 & 14 40% Affordable Element under 3% Annual Growth in House Prices



Plates 15 & 16 20% Affordable Element under 3% Annual Growth in House Prices

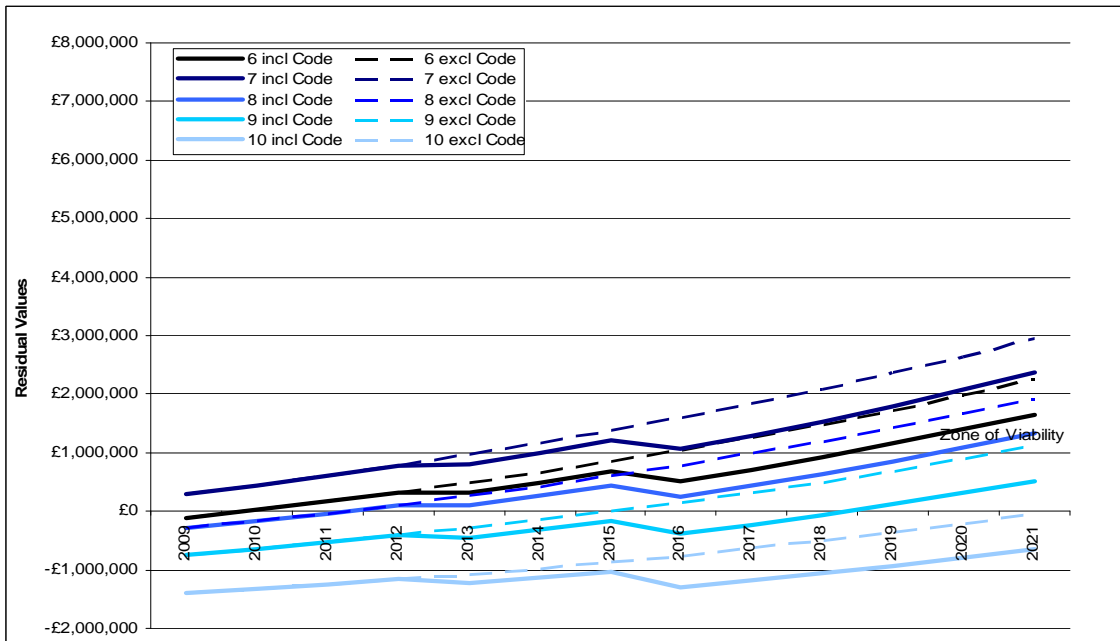
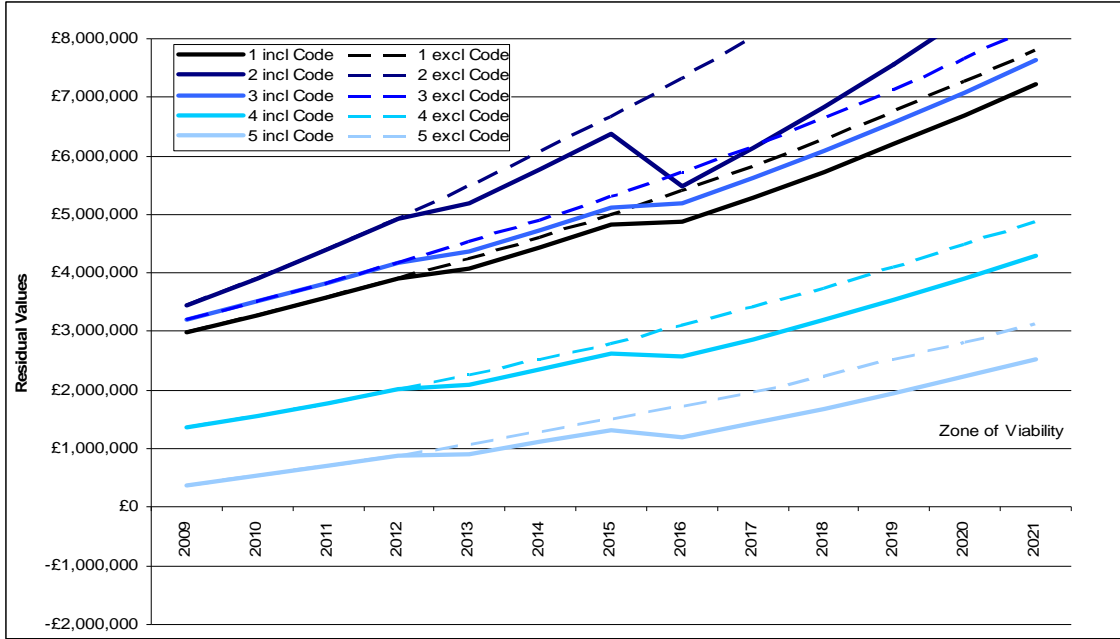


Plates 17 & 18 0% Affordable Element under 3% Annual Growth in House Prices

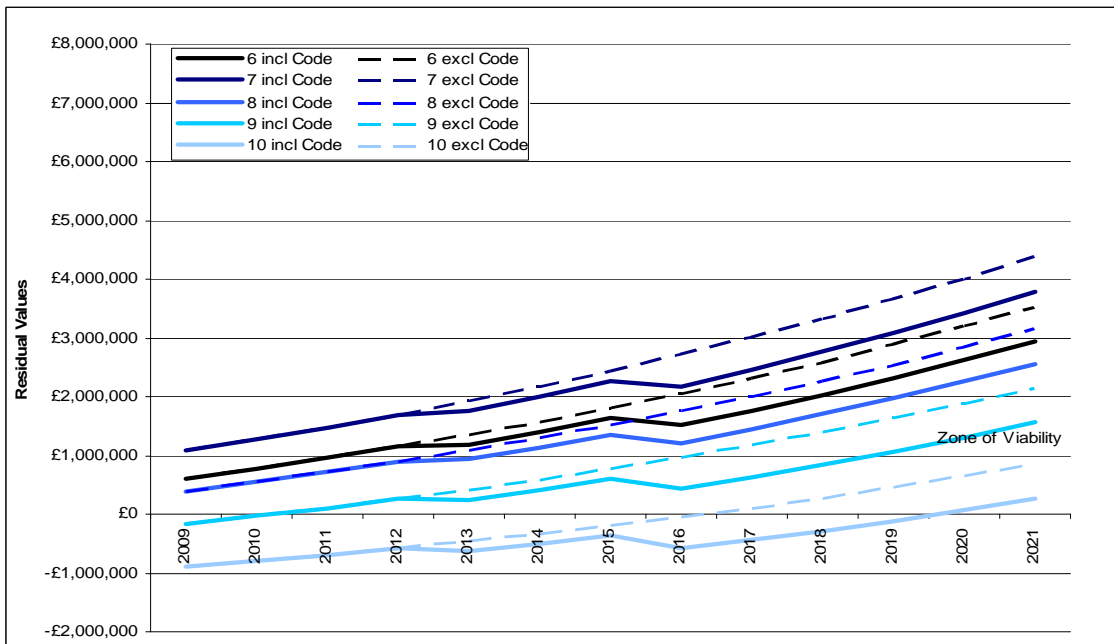
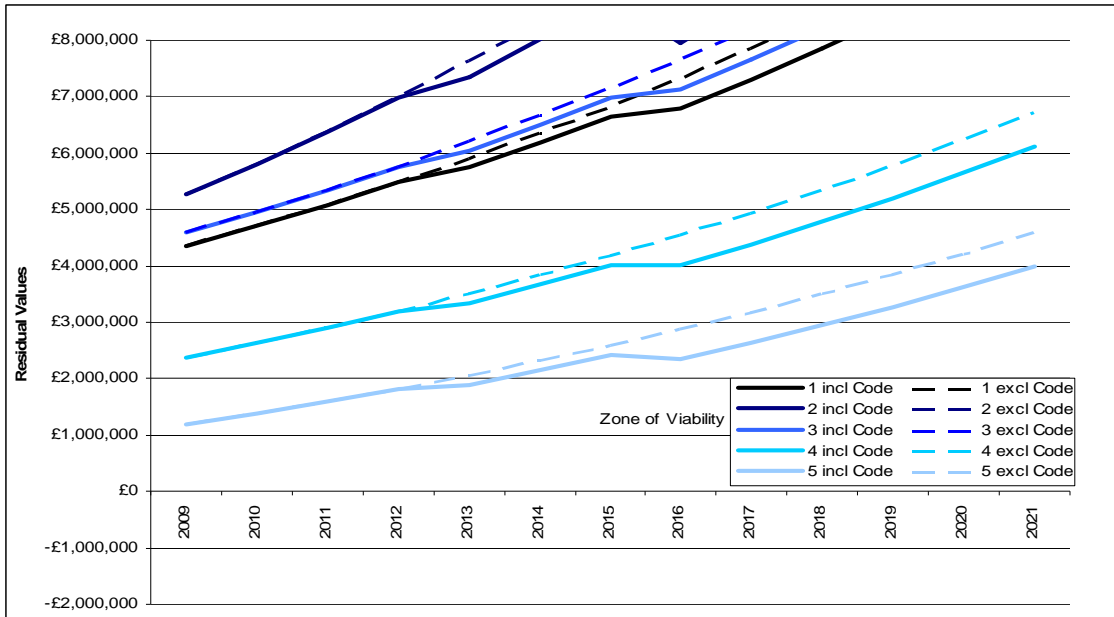


4. 5% Annual Growth

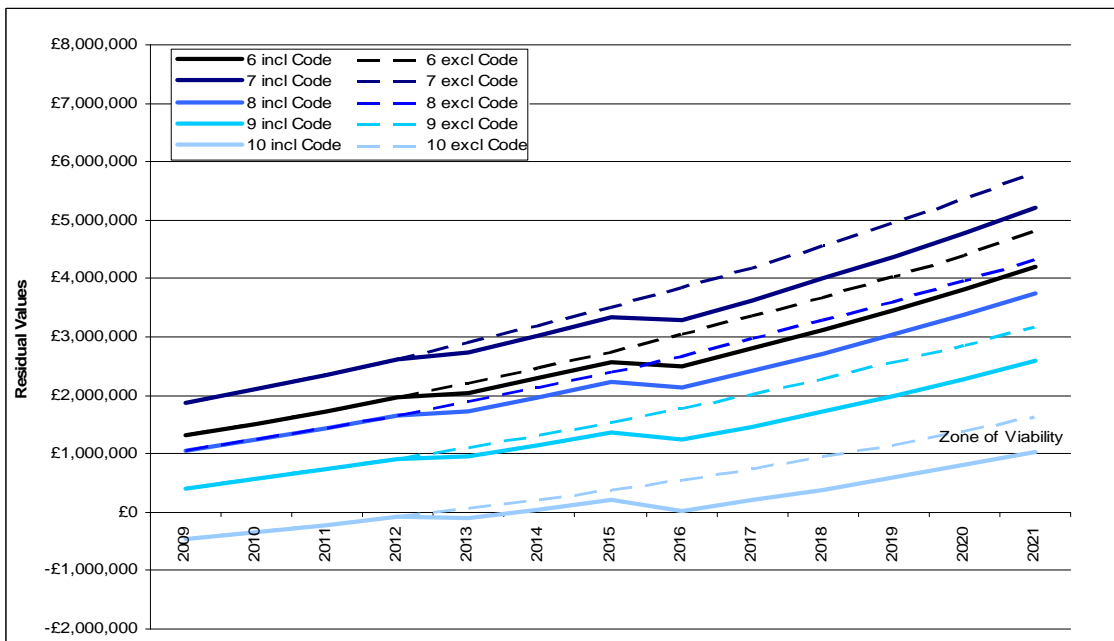
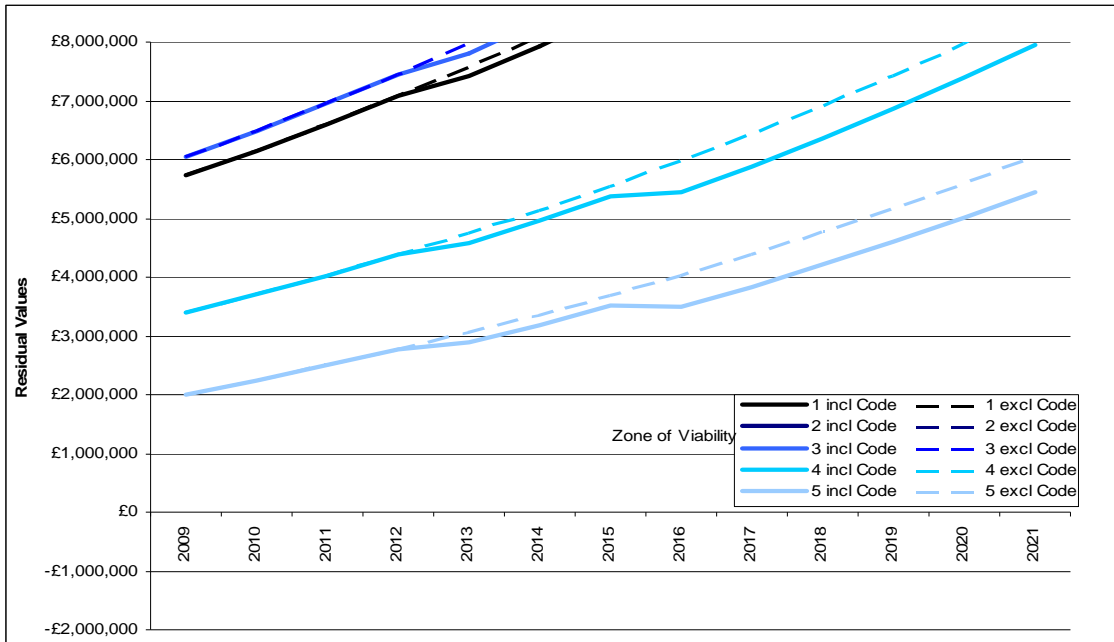
Plates 19 & 20 40% Affordable Element under 5% Annual Growth in House Prices



Plates 21 & 22 20% Affordable Element under 5% Annual Growth in House Prices

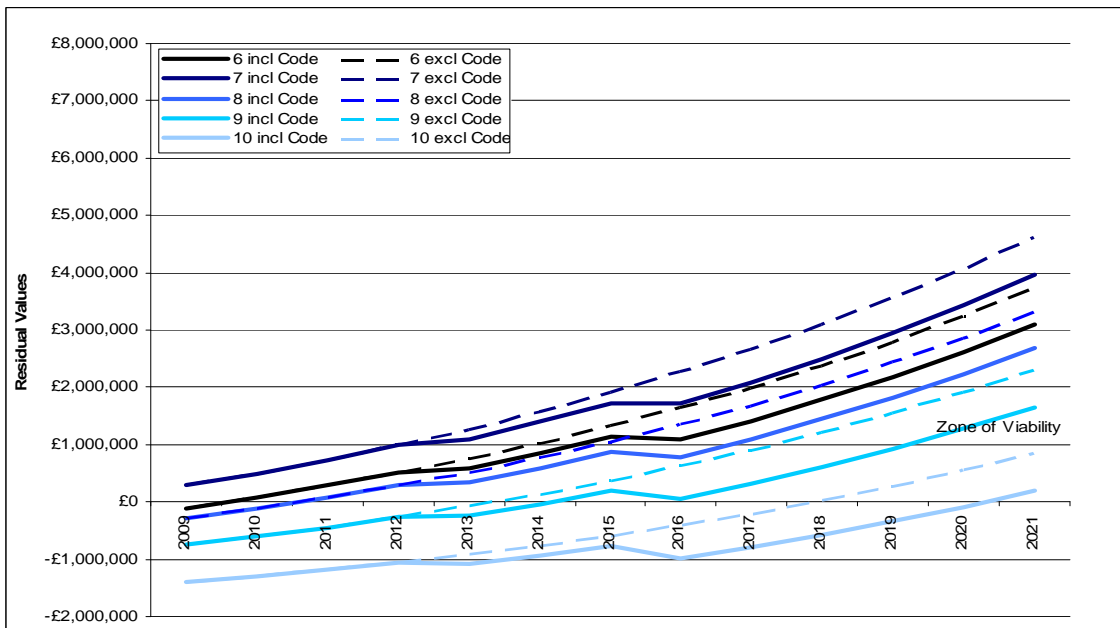
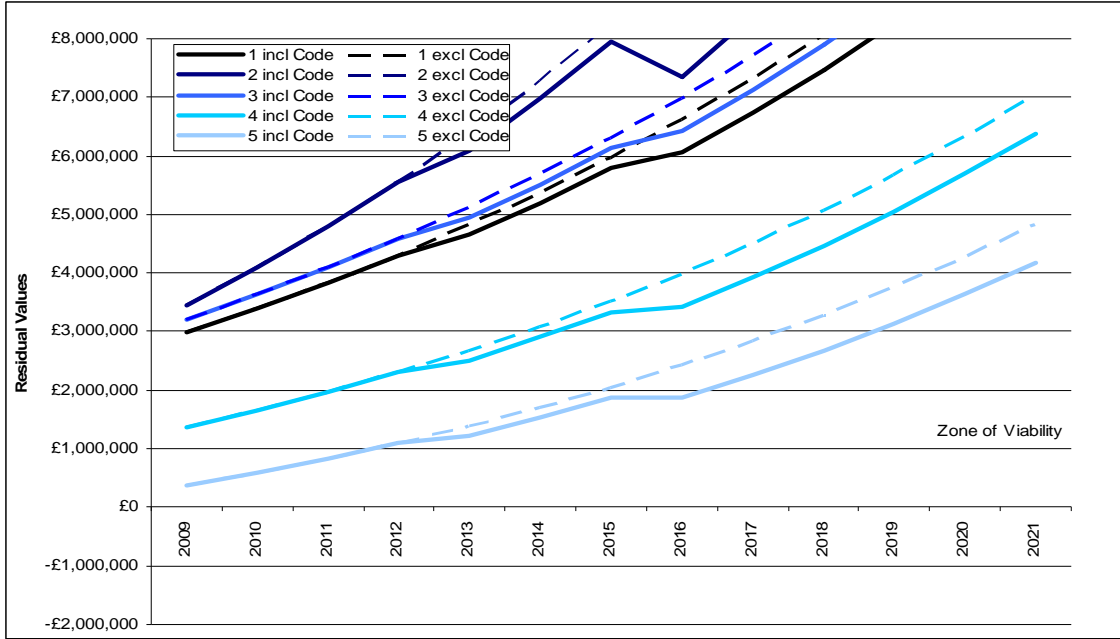


Plates 23 & 24 0% Affordable Element under 5% Annual Growth in House Prices

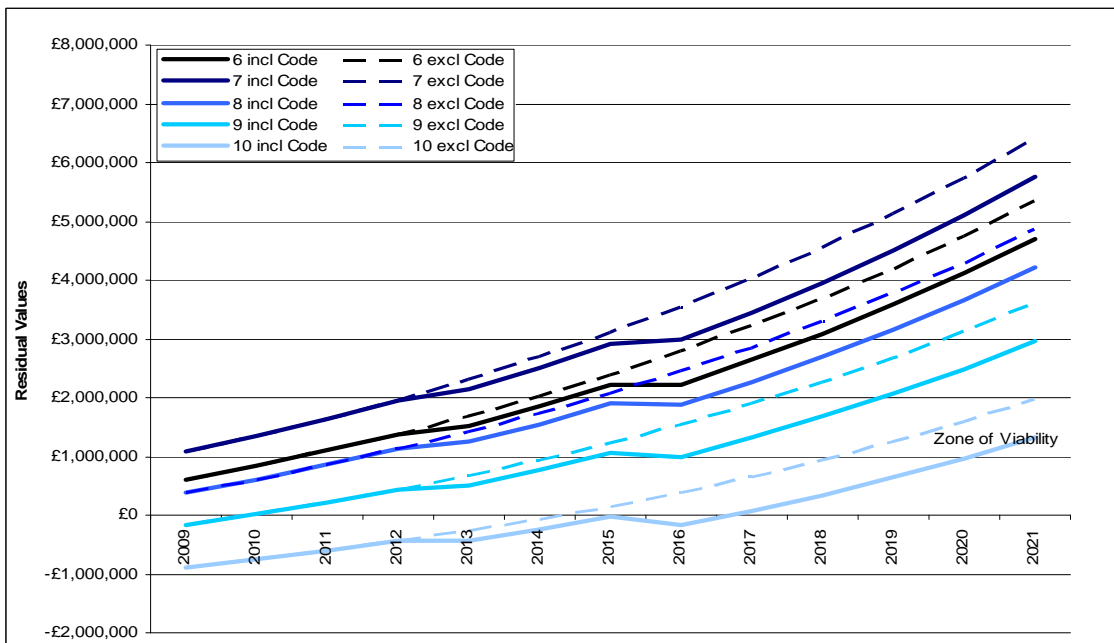
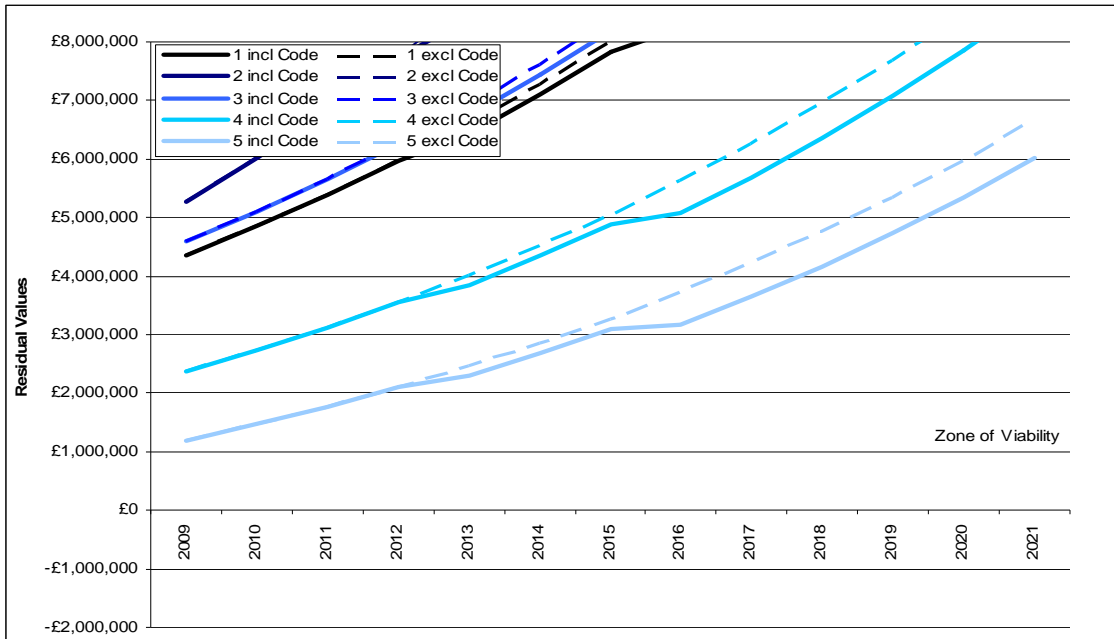


5. 7% Annual Growth

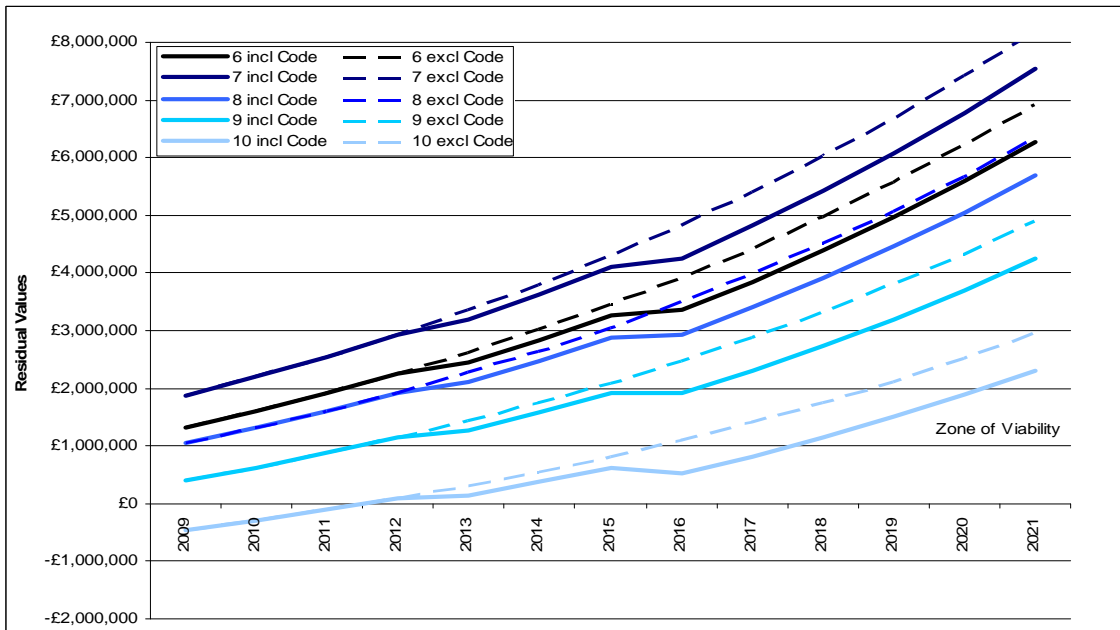
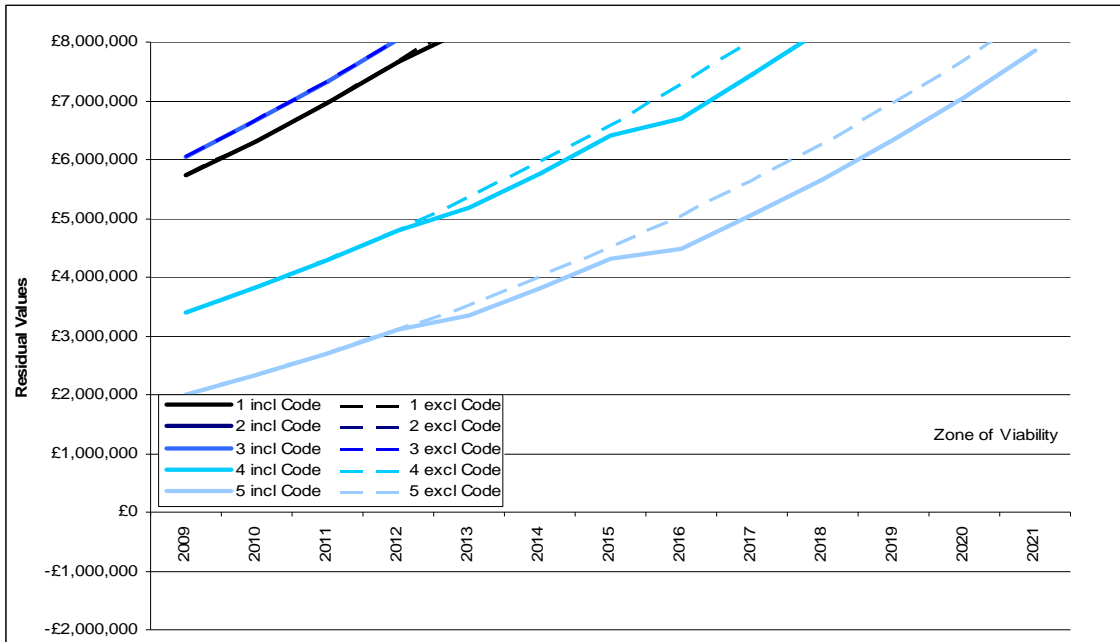
Plates 25 & 26 40% Affordable Element under 7% Annual Growth in House Prices



Plates 27 & 28 20% Affordable Element under 7% Annual Growth in House Prices

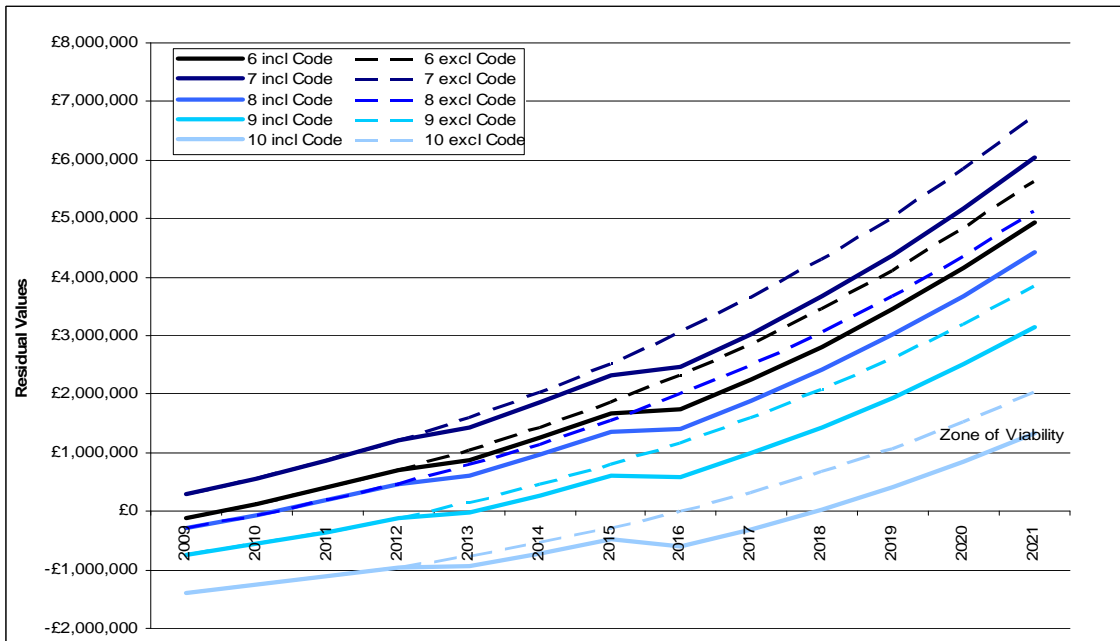
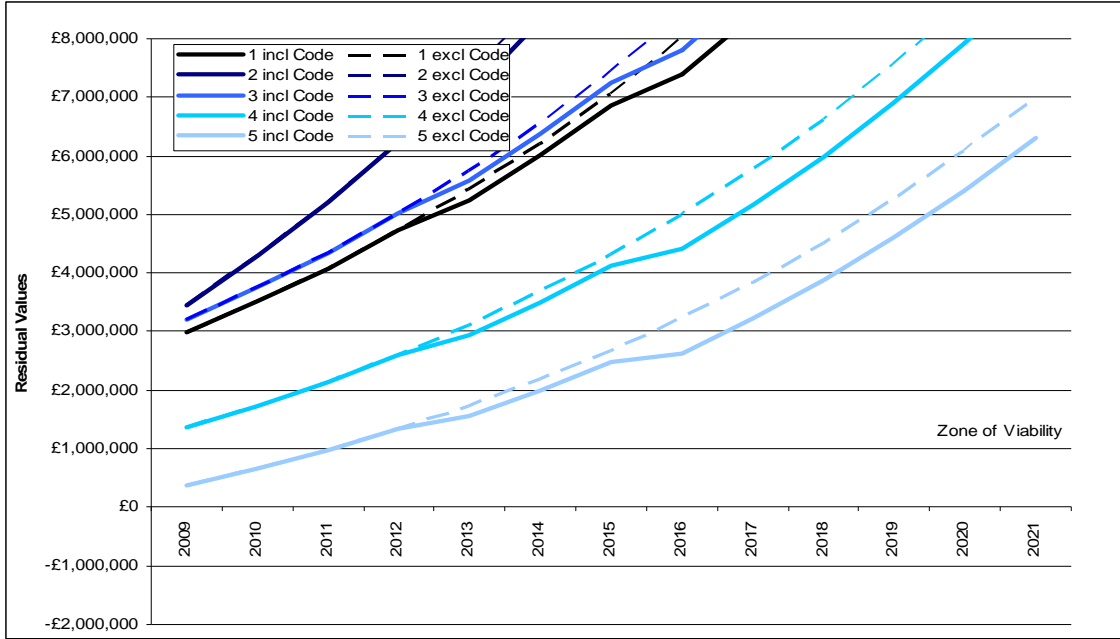


Plates 29 & 30 0% Affordable Element under 7% Annual Growth in House Prices

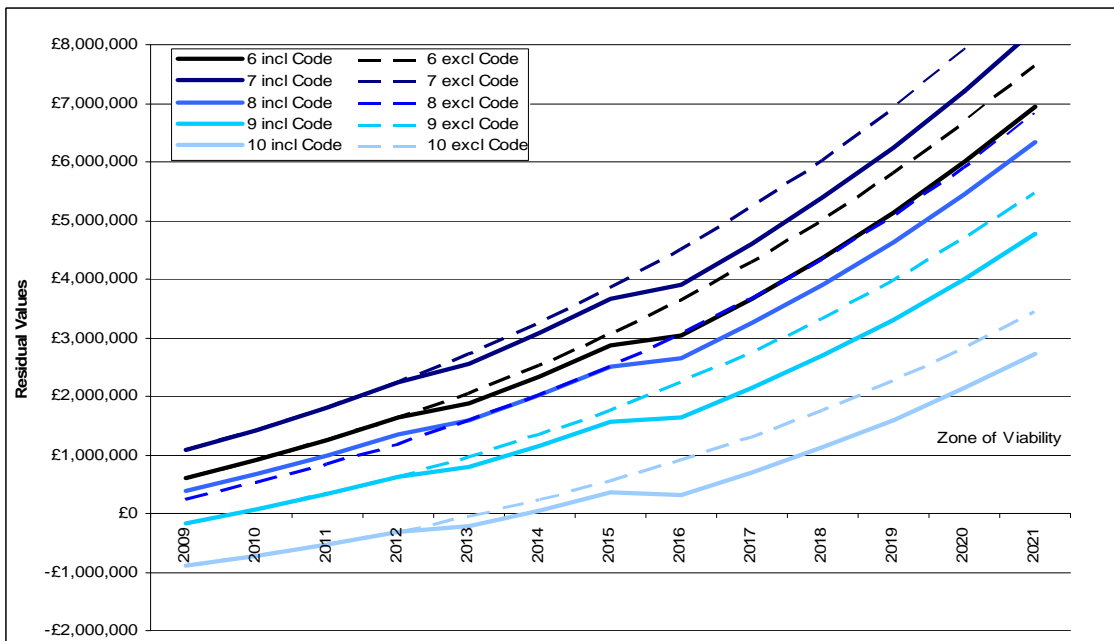
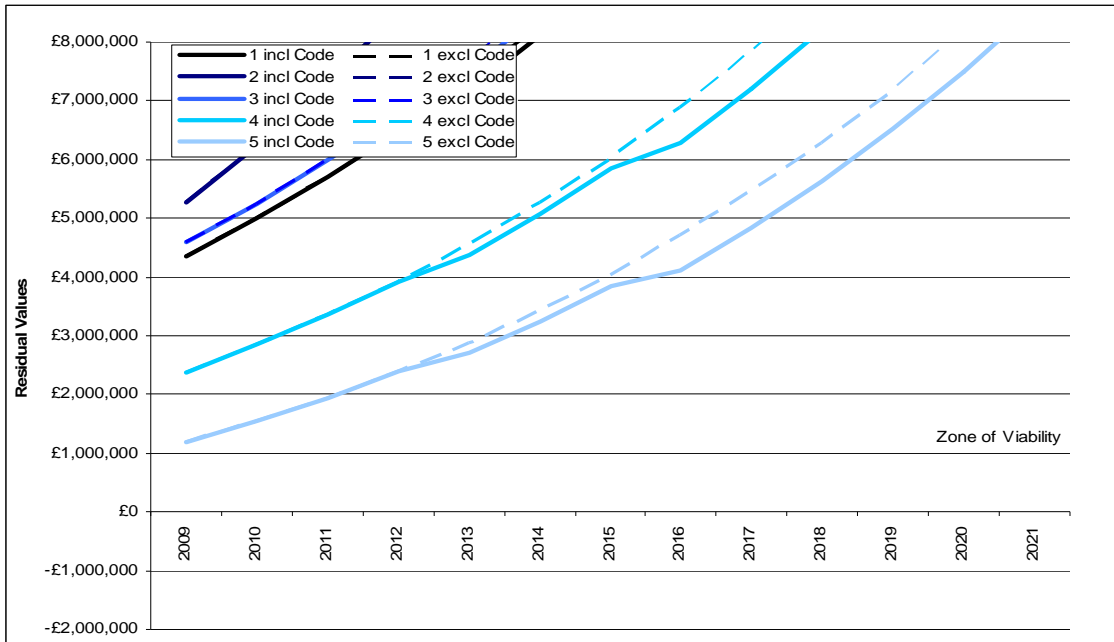


6. 9% Annual Growth

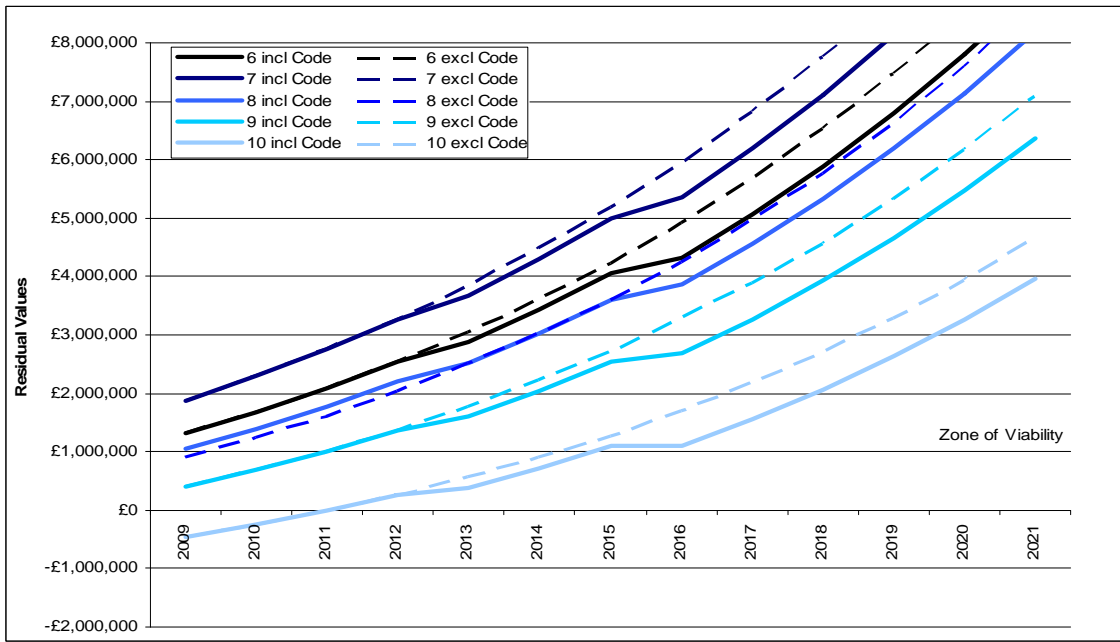
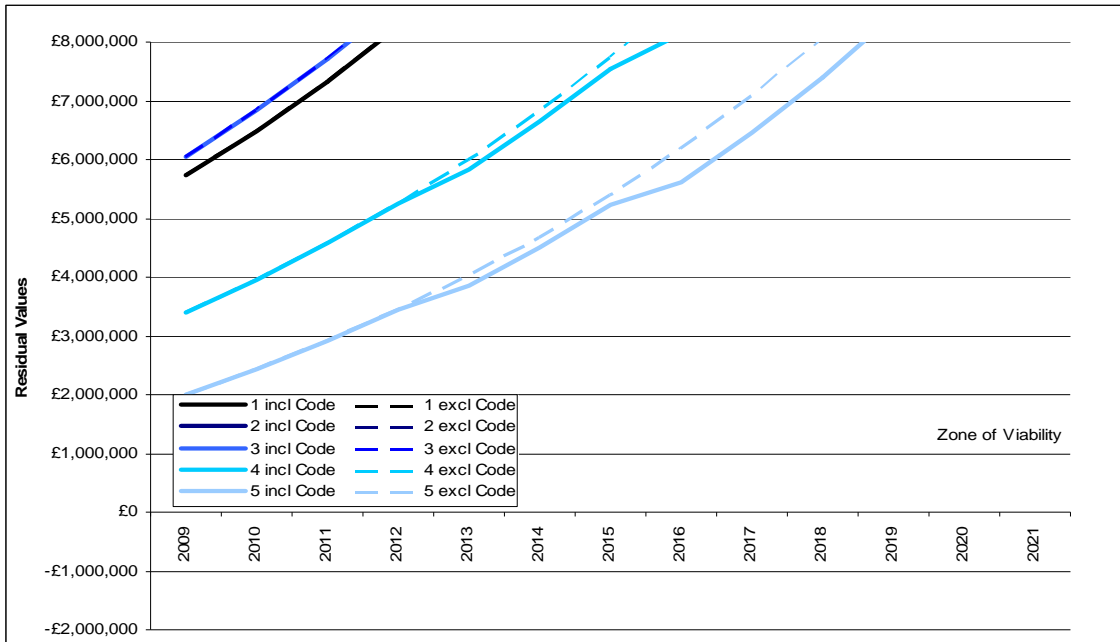
Plates 31 & 32 40% Affordable Element under 9% Annual Growth in House Prices



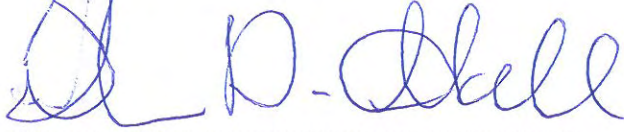
Plates 33 & 34 20% Affordable Element under 9% Annual Growth in House Prices



Plates 35 & 36 0% Affordable Element under 9% Annual Growth in House Prices



Author: *John Hall*



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Reviewer: *David Kenyon*



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