

Appendix I: SGO Sensitivity Testing Results Summary



Table 1: Eastleigh Borough Council - Updated SGO Scenario Testing - Developer Funded, Potential Grant Funding and Potential Forward Funding Scenarios - Summary Results

Assumed total (gross) site area (Ha)	Assumed (net) Developable Area	AH % assumed	Indicative capacity (approx. no. of dwellings)	Developer's Profit	Land Cost (£ per Ha)	Land Cost (£)	Appraisal Version	Surplus / Deficit (£) Developer Funded	Appraisal Version	Surplus / Deficit (£) Partial Grant Funded (£30.858m)	Appraisal Version	Surplus / Deficit (£) Partial Forward Funded (£30.858m)
322	172.5	35%	5,058	20.0%	£250,000	£80,500,000	1	£17,009,469	19	£77,793,214	37	£36,708,214
					£300,000	£96,600,000	2	-£16,948,048	20	£47,041,785	38	£7,232,763
					£350,000	£112,700,000	3	-£51,139,114	21	£14,615,916	39	-£24,911,964
				17.5%	£250,000	£80,500,000	4	£48,127,639	22	£108,911,383	40	£67,826,383
					£300,000	£96,600,000	5	£14,170,121	23	£78,159,954	41	£38,350,932
					£350,000	£112,700,000	6	-£21,361,872	24	£45,734,085	42	£6,206,205
				15.0%	£250,000	£80,500,000	7	£79,245,808	25	£140,029,552	43	£98,944,552
					£300,000	£96,600,000	8	£45,288,291	26	£109,278,124	44	£69,469,102
					£350,000	£112,700,000	9	£9,756,297	27	£76,852,255	45	£37,324,375
			5,258	20.0%	£250,000	£80,500,000	10	£29,311,500	28	£89,034,550	46	£58,548,758
					£300,000	£96,600,000	11	-£4,108,031	29	£58,769,527	47	£30,694,879
					£350,000	£112,700,000	12	-£39,139,552	30	£26,940,583	48	£497,979
				17.5%	£250,000	£80,500,000	13	£62,936,532	31	£121,383,060	49	£90,897,269
					£300,000	£96,600,000	14	£28,240,479	32	£91,118,037	50	£63,043,389
					£350,000	£112,700,000	15	-£6,791,041	33	£59,289,094	51	£32,846,489
				15.0%	£250,000	£80,500,000	16	£94,008,522	34	£153,731,571	52	£123,245,779
					£300,000	£96,600,000	17	£60,588,990	35	£123,466,548	53	£95,391,900
					£350,000	£112,700,000	18	£25,557,469	36	£91,637,605	54	£65,195,000

Table 2: Eastleigh Borough Council - Updated SGO Scenario Testing - Developer, Grant and Forward Funding Scenario Sensitivity Testing

Assumed total (gross) site area (Ha)	Assumed (net) Developable Area	AH % assumed	Indicative capacity (approx. no. of dwellings)	Developer's Profit	Land Cost (£ per Ha)	Land Cost (£)	Scenario	Appraisal Version	Surplus / Deficit (£)
322	172.5	35%	5258	20.0%	£350,000	£112,700,000	100% Developer Funded	12	£-39,139,552
							£30.858m Grant Funding	30	£26,940,583
							£30.858m Forward Funding	48	£497,979
							£53.682m Grant Funding	55	£71,954,536
							£53.682m Forward Funding	56	£20,444,898