

Stag Brewery additional scenarios

LBRuT CIL (MCIL of £7,193,859 or £9,964,258 still payable)	LBRuT grant funding*	Affordable housing units	Affordable housing percentage (by units)	Of which rented	Of which shared ownership	Shared ownership affordability (% of units available to purchasers in receipt of incomes not exceeding £50k)	Profit on GDV	Profit on cost
£38,200,158	Nil	42	3.9%	80% (34)	20% (8)	67%	18.16%	22.30%
£38,200,158	Nil	44	4.1%	70% (31)	30% (13)	67%	18.12%	22.24%
£38,200,158	Nil	45	4.2%	60% (27)	40% (18)	67%	18.14%	22.27%
£38,200,158	Nil	46	4.3%	50% (23)	50% (23)	67%	18.11%	22.23%
£38,200,158	Nil	48	4.5%	20% (10)	80% (38)	67%	18.20%	22.35%
£28,653,735	Nil	63	5.9%	80% (50)	20% (13)	67%	18.12%	22.24%
£28,653,735	Nil	65	6.1%	70% (46)	30% (19)	67%	18.12%	22.25%
£28,653,735	Nil	67	6.3%	60% (40)	40% (27)	67%	18.12%	22.24%
£28,653,735	Nil	68	6.4%	50% (34)	50% (34)	67%	18.11%	22.22%
£28,653,735	Nil	72	6.7%	20% (14)	80% (58)	67%	18.17%	22.31%
Nil	Nil	104	9.7%	80% (83)	20% (21)	67%	18.15%	22.29%
Nil	Nil	107	10.0%	70% (75)	30% (32)	67%	18.18%	22.33%
Nil	Nil	111	10.4%	60% (67)	40% (44)	67%	18.12%	22.24%
Nil	Nil	113	10.6%	50% (68)	50% (67)	67%	18.08%	22.18%
Nil	Nil	119	11.1%	20% (24)	80% (95)	67%	18.23%	22.40%
Nil	£10,000,000	139	13.0%	80% (111)	20% (28)	67%	18.11%	21.96%
Nil	£10,000,000	143	13.4%	70% (100)	30% (33)	67%	18.12%	21.97%
Nil	£10,000,000	146	13.6%	60% (88)	40% (58)	67%	18.17%	22.04%
Nil	£10,000,000	148	13.8%	50% (74)	50% (74)	67%	18.14%	22.00%
Nil	£10,000,000	158	14.5%	20% (32)	80% (126)	67%	18.13%	21.98%

* Assumed to be received at commencement of construction of red phase