

	Road network	Road network	Road network	Road network	Water	Wastewater	Wastewater	Electricity	Gas	Health services	Health services	Education	Waste and recycling	Leisure and recreation	Access/ connectivity	Access/ connectivity	Investment per year
2008																	0
2009	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2010	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2011	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2012	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2013	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2014	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2015	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2016	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2017	9,000,000	1,000,000	600,000	3,000,000											1,500,000	650,000	15,750,000
2018	9,000,000	1,000,000	600,000	3,000,000											1,500,000	650,000	15,750,000
2019					2,060,000	400,000	500,000	3,200,000	140,000	2,000,000	666,666	13,100,000	833,334	5,000,000			27,900,000
2020					2,060,000	400,000	500,000	3,200,000	130,000	2,000,000	666,666	13,100,000	833,333	5,000,000			27,889,999
2021					2,060,000	400,000	500,000	3,200,000	130,000	2,000,000	666,668	13,100,000	833,333	5,000,000			27,890,001
2022					2,060,000		500,000										2,560,000
2023					2,060,000		500,000										2,560,000
2024																	0
2025																	0
2026																	0
Total	90,000,000	10,000,000	6,000,000	30,000,000	10,300,000	1,200,000	2,500,000	9,600,000	400,000	6,000,000	2,000,000	39,300,000	2,500,000	15,000,000	3,000,000	1,300,000	229,100,000
NPV	74,849,448	8,316,605	4,989,963	24,949,816	9,301,008	1,120,655	2,257,526	8,965,238	373,875	5,603,274	1,867,758	36,701,444	2,334,698	14,008,185	2,849,541	1,234,801	199,723,836

Development Option A

Table Type-i: Distribution of strategic infrastructure costs

Year	Annual infrastructure investment	Cumulative infrastructure investment	capacity (dwellings)	Cumulative capacity (dwellings)
2008	0	0	0	0
2009	13,600,000	13,600,000	0	0
2010	13,600,000	27,200,000	0	0
2011	13,600,000	40,800,000	0	0
2012	13,600,000	54,400,000	0	0
2013	13,600,000	68,000,000	0	0
2014	13,600,000	81,600,000	0	0
2015	13,600,000	95,200,000	0	0
2016	13,600,000	108,800,000	0	0
2017	15,750,000	124,550,000	0	0
2018	15,750,000	140,300,000	0	0
2019	27,900,000	168,200,000	40	40
2020	27,889,999	196,089,999	80	120
2021	27,890,001	223,980,000	120	240
2022	2,560,000	226,540,000	150	390
2023	2,560,000	229,100,000	150	540
2024	0	229,100,000	150	690
2025	0	229,100,000	150	840
2026	0	229,100,000	150	990

Development Option A

Table Type-ii: Cumulative strategic infrastructure costs and dwellings completed

Year	capacity (dwellings)	House prices	House price NPV	Value of marketable Housing (65%)	Afordable Housing values	Affordable Housing NPV	Value of Affordable housing (35%)	Build Costs	Build costs NPV	Estimated build costs
2006					£72,460			£72,460		
2007					£72,460	£70,010		£72,460	£70,010	
2008	0	£322,205			£72,460	£67,642		£72,460	£67,642	
2009	0	£322,205	£311,309		£72,460	£65,355		£72,460	£65,355	
2010	0	£322,205	£300,781		£72,460	£63,145		£72,460	£63,145	
2011	0	£322,205	£290,610		£72,460	£61,009		£72,460	£61,009	
2012	0	£322,205	£280,783		£72,460	£58,946		£72,460	£58,946	
2013	0	£322,205	£271,288		£72,460	£56,953		£72,460	£56,953	
2014	0	£322,205	£262,114		£72,460	£55,027		£72,460	£55,027	
2015	0	£322,205	£253,250		£72,460	£53,166		£72,460	£53,166	
2016	0	£322,205	£244,686		£72,460	£51,368		£72,460	£51,368	
2017	0	£322,205	£236,411		£72,460	£49,631		£72,460	£49,631	
2018	0	£322,205	£228,417		£72,460	£47,953		£72,460	£47,953	
2019	40	£322,205	£220,693	£5,738,007	£72,460	£46,331	£648,637	£72,460	£46,331	£1,853,249
2020	80	£322,205	£213,230	£11,087,937	£72,460	£44,764	£1,253,405	£72,460	£44,764	£3,581,157
2021	120	£322,205	£206,019	£16,069,474	£72,460	£43,251	£1,816,529	£72,460	£43,251	£5,190,083
2022	150	£322,205	£199,052	£19,407,577	£72,460	£41,788	£2,193,876	£72,460	£41,788	£6,268,217
2023	150	£322,205	£192,321	£18,751,282	£72,460	£40,375	£2,119,687	£72,460	£40,375	£6,056,248
2024	150	£322,205	£185,817	£18,117,181	£72,460	£39,010	£2,048,007	£72,460	£39,010	£5,851,447
2025	150	£322,205	£179,534	£17,504,523	£72,460	£37,690	£1,978,750	£72,460	£37,690	£5,653,572
2026	150	£322,205	£173,462	£16,912,582	£72,460	£36,416	£1,911,836	£72,460	£36,416	£5,462,389
Totals	990	-	-	£123,588,563	-	-	£13,970,727	-	-	£39,916,362

Development Option A

Table Type-iii: Net present value of dwellings completed

Option A (up to 6858 dwellings)

Costs		
NPV's		
	Road Network	£113,105,832
	Water	£9,301,008
	Wastewater	£3,378,181
	Electricity	£8,965,238
	Gas	£373,875
	Health services	£7,471,032
	Education	£36,701,444
	Waste and recycling	£2,334,698
	Leisure and recreation	£14,008,185
Strategic Infrastructure Costs	Access/ connectivity	£4,084,343
Build costs		£39,916,362
Total cost		£239,640,198
	Fees	£23,964,020
	Contingency	£35,946,030
Other costs	Developers	£11,982,010
NPV of TOTAL COST		£311,532,257

Residual Value		
	Marketable Dwellings: Estimate	£123,588,563
Housing Capacity	Affordable Dwellings: Estimate	£13,970,727
	Total Dwellings: Value (£)	£137,559,290
Residual value	End Value of the Scenario	-£173,972,967

Development Option A

Table Type-iv: Summary of net present value assessment

	Road network	Road network	Road network	Water	Wastewater	Wastewater	Electricity	Gas	Health services	Health services	Health services	Education	Waste and recycling	Leisure and recreation	Access/ connectivity	Access/ connectivity	Investment per year
2008																	0
2009	2,400,000	10,000,000	2,000,000														14400000
2010	2,400,000	10,000,000	2,000,000														14400000
2011	2,400,000	10,000,000	2,000,000														14400000
2012	2,400,000	10,000,000	2,000,000												1,500,000	650,000	16550000
2013	2,400,000	10,000,000	2,000,000												1,500,000	650,000	16550000
2014				950,000	200,000		1,200,000		500,000	500,000	266,666	4,933,333	833,333	5,000,000			14383332
2015				950,000	200,000		1,200,000		500,000	500,000	266,666	4,933,333	833,333	5,000,000			14383332
2016					200,000		1,200,000		500,000	500,000	266,668	4,933,334	833,334	5,000,000			13433336
2017																	0
2018																	0
2019																	0
2020																	0
2021						500,000											500000
2022						500,000											500000
2023						500,000											500000
2024						500,000											500000
2025						500,000											500000
2026																	0
Total	12,000,000	50,000,000	10,000,000	1,900,000	600,000	2,500,000	3,600,000	0	1,500,000	1,500,000	800,000	14,800,000	2,500,000	15,000,000	3,000,000	1,300,000	121,000,000
NPV	10,836,126	45,150,524	9,030,105	1,804,710	560,327	2,257,526	3,361,964	0	1,400,818	1,400,818	747,103	13,821,409	2,334,697	14,008,185	2,849,541	1,234,801	110,798,656

Development Option B

Table Type-i: Distribution of strategic infrastructure costs

Year	Annual infrastructure investment	Cumulative infrastructure investment	capacity (dwellings)	Cumulative capacity (dwellings)
2008	0	0	0	0
2009	14,400,000	14,400,000	0	0
2010	14,400,000	28,800,000	0	0
2011	14,400,000	43,200,000	0	0
2012	16,550,000	59,750,000	0	0
2013	16,550,000	76,300,000	0	0
2014	14,383,332	90,683,332	40	40
2015	14,383,332	105,066,664	80	120
2016	13,433,336	118,500,000	120	240
2017	0	118,500,000	150	390
2018	0	118,500,000	150	540
2019	0	118,500,000	150	690
2020	0	118,500,000	150	840
2021	500,000	119,000,000	150	990
2022	500,000	119,500,000	150	1,140
2023	500,000	120,000,000	150	1,290
2024	500,000	120,500,000	150	1,440
2025	500,000	121,000,000	150	1,590
2026	0	121,000,000	150	1,740

Development Option B

Table Type-ii: Cumulative strategic infrastructure costs and dwellings completed

Year	capacity (dwellings)	House prices	House price NPV	Value of marketable Housing (65%)	Affordable Housing values	Affordable Housing NPV	Value of Affordable housing (35%)	Build Costs	Build costs NPV	Estimated build costs
2006					£72,460			£72,460		
2007					£72,460	£70,010		£72,460	£70,010	
2008	0	£322,205			£72,460	£67,642		£72,460	£67,642	
2009	0	£322,205	£311,309		£72,460	£65,355		£72,460	£65,355	
2010	0	£322,205	£300,781		£72,460	£63,145		£72,460	£63,145	
2011	0	£322,205	£290,610		£72,460	£61,009		£72,460	£61,009	
2012	0	£322,205	£280,783		£72,460	£58,946		£72,460	£58,946	
2013	0	£322,205	£271,288		£72,460	£56,953		£72,460	£56,953	
2014	40	£322,205	£262,114	£6,814,953	£72,460	£55,027	£1,014,440	£72,460	£55,027	£2,898,400
2015	80	£322,205	£253,250	£13,168,991	£72,460	£53,166	£2,028,880	£72,460	£53,166	£5,796,800
2016	120	£322,205	£244,686	£19,085,494	£72,460	£51,368	£3,043,320	£72,460	£51,368	£8,695,200
2017	150	£322,205	£236,411	£23,050,114	£72,460	£49,631	£3,804,150	£72,460	£49,631	£10,869,000
2018	150	£322,205	£228,417	£22,270,641	£72,460	£47,953	£3,804,150	£72,460	£47,953	£10,869,000
2019	150	£322,205	£220,693	£21,517,528	£72,460	£46,331	£3,804,150	£72,460	£46,331	£10,869,000
2020	150	£322,205	£213,230	£20,789,882	£72,460	£44,764	£3,804,150	£72,460	£44,764	£10,869,000
2021	150	£322,205	£206,019	£20,086,842	£72,460	£43,251	£3,804,150	£72,460	£43,251	£10,869,000
2022	150	£322,205	£199,052	£19,407,577	£72,460	£41,788	£3,804,150	£72,460	£41,788	£10,869,000
2023	150	£322,205	£192,321	£18,751,282	£72,460	£40,375	£3,804,150	£72,460	£40,375	£10,869,000
2024	150	£322,205	£185,817	£18,117,181	£72,460	£39,010	£3,804,150	£72,460	£39,010	£10,869,000
2025	150	£322,205	£179,534	£17,504,523	£72,460	£37,690	£3,804,150	£72,460	£37,690	£10,869,000
2026	150	£322,205	£173,462	£16,912,582	£72,460	£36,416	£3,804,150	£72,460	£36,416	£10,869,000
Totals	1,740	-	-	£237,477,589	-	-	£44,128,140	-	-	£86,952,000

Development Option B

Table Type-iii: Net present value of dwellings completed

Option B (up to 2585 dwellings)

Costs		
NPV's		
	Road Network	£65,016,754
	Water	£1,804,710
	Wastewater	£2,817,854
	Electricity	£3,361,964
	Gas	£0
	Health services	£3,548,740
	Education	£13,821,409
	Waste and recycling	£2,334,697
	Leisure and recreation	£14,008,185
Strategic Infrastructure Costs	Access/ connectivity	£4,084,343
Build costs		£86,952,000
Total cost		£197,750,656
	Fees	£19,775,066
	Contingency	£29,662,598
Other costs	Developers	£9,887,533
NPV of TOTAL COST		£257,075,853

Residual Value		
	Marketable Dwellings: Estimate	£237,477,589
Housing Capacity	Affordable Dwellings: Estimate	£44,128,140
	Total Dwellings: Value (£)	£281,605,729
Residual value	End Value of the Scenario	£24,529,876

Development Option B

Table Type-iv: Summary of net present value assessment

	Road network	Road network	Road network	Road network	Road network	Road network	Water	Wastewater	Wastewater	Electricity	Gas	Health services	Health services	Education	Waste and recycling	Leisure and recreation	Access/ connectivity	Access/ connectivity	Investment per year	
2008																				0
2009	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000														22,100,000
2010	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000														22,100,000
2011	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000														22,100,000
2012	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000														22,100,000
2013	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000														22,100,000
2014	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000														22,100,000
2015	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000														22,100,000
2016	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000														22,100,000
2017	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000											3,000,000	1,300,000		26,400,000
2018	15,000,000	1,000,000	600,000	500,000	2,000,000	3,000,000											3,000,000	1,300,000		26,400,000
2019							2,840,000	600,000	2,000,000	4,400,000	133,333	3,000,000	933,333	18,066,666	833,333	5,000,000				37,806,665
2020							2,840,000	600,000	2,000,000	4,400,000	133,333	3,000,000	933,333	18,066,666	833,333	5,000,000				37,806,665
2021							2,840,000	600,000	2,000,000	4,400,000	133,334	3,000,000	933,334	18,066,668	833,334	5,000,000				37,806,670
2022							2,840,000		2,000,000											4,840,000
2023							2,840,000		2,000,000											4,840,000
2024																				0
2025																				0
2026																				0
Total	150,000,000	10,000,000	6,000,000	5,000,000	20,000,000	30,000,000	14,200,000	1,800,000	10,000,000	13,200,000	400,000	9,000,000	2,800,000	54,200,000	2,500,000	15,000,000	6,000,000	2,600,000		352,700,000
NPV	124,749,080	8,316,605	4,989,963	4,158,303	16,633,211	24,949,816	12,822,749	1,680,982	9,030,105	12,327,203	373,552	8,404,911	2,614,861	50,616,241	2,334,697	14,008,185	5,699,083	2,469,603		306,179,149

Development Option C

Table Type-i: Distribution of strategic infrastructure costs

Year	Annual infrastructure investment	Cumulative infrastructure investment	capacity (dwellings)	Cumulative capacity (dwellings)
2008	0	0	0	0
2009	22,100,000	22,100,000	0	0
2010	22,100,000	44,200,000	0	0
2011	22,100,000	66,300,000	0	0
2012	22,100,000	88,400,000	0	0
2013	22,100,000	110,500,000	0	0
2014	22,100,000	132,600,000	0	0
2015	22,100,000	154,700,000	0	0
2016	22,100,000	176,800,000	0	0
2017	26,400,000	203,200,000	0	0
2018	26,400,000	229,600,000	0	0
2019	37,806,665	267,406,665	40	40
2020	37,806,665	305,213,330	80	120
2021	37,806,670	343,020,000	120	240
2022	4,840,000	347,860,000	150	390
2023	4,840,000	352,700,000	150	540
2024	0	352,700,000	150	690
2025	0	352,700,000	150	840
2026	0	352,700,000	150	990

Development Option C

Table Type-ii: Cumulative strategic infrastructure costs and dwellings completed

Year	capacity (dwellings)	House prices	House price NPV	Value of marketable Housing (65%)	Affordable Housing values	Affordable Housing NPV	Value of Affordable housing (35%)	Build Costs	Build costs NPV	Estimated build costs
2006					£72,460			£72,460		
2007					£72,460	£70,010		£72,460	£70,010	
2008	0	£322,205			£72,460	£67,642		£72,460	£67,642	
2009	0	£322,205	£311,309		£72,460	£65,355		£72,460	£65,355	
2010	0	£322,205	£300,781		£72,460	£63,145		£72,460	£63,145	
2011	0	£322,205	£290,610		£72,460	£61,009		£72,460	£61,009	
2012	0	£322,205	£280,783		£72,460	£58,946		£72,460	£58,946	
2013	0	£322,205	£271,288		£72,460	£56,953		£72,460	£56,953	
2014	0	£322,205	£262,114		£72,460	£55,027		£72,460	£55,027	£0
2015	0	£322,205	£253,250		£72,460	£53,166		£72,460	£53,166	£0
2016	0	£322,205	£244,686		£72,460	£51,368		£72,460	£51,368	£0
2017	0	£322,205	£236,411		£72,460	£49,631		£72,460	£49,631	£0
2018	0	£322,205	£228,417		£72,460	£47,953		£72,460	£47,953	£0
2019	40	£322,205	£220,693	£5,738,007	£72,460	£46,331	£648,637	£72,460	£46,331	£2,898,400
2020	80	£322,205	£213,230	£11,087,937	£72,460	£44,764	£1,253,405	£72,460	£44,764	£5,796,800
2021	120	£322,205	£206,019	£16,069,474	£72,460	£43,251	£1,816,529	£72,460	£43,251	£8,695,200
2022	150	£322,205	£199,052	£19,407,577	£72,460	£41,788	£2,193,876	£72,460	£41,788	£10,869,000
2023	150	£322,205	£192,321	£18,751,282	£72,460	£40,375	£2,119,687	£72,460	£40,375	£10,869,000
2024	150	£322,205	£185,817	£18,117,181	£72,460	£39,010	£2,048,007	£72,460	£39,010	£10,869,000
2025	150	£322,205	£179,534	£17,504,523	£72,460	£37,690	£1,978,750	£72,460	£37,690	£10,869,000
2026	150	£322,205	£173,462	£16,912,582	£72,460	£36,416	£1,911,836	£72,460	£36,416	£10,869,000
Totals	990	-	-	£123,588,563	-	-	£13,970,727	-	-	£71,735,400

Development Option C

Table Type-iii: Net present value of dwellings completed

Option C (up to 9443 dwellings)

Costs		
NPV's		
	Road Network	£183,796,978
	Water	£12,822,749
	Wastewater	£10,711,087
	Electricity	£12,327,203
	Gas	£373,552
	Health services	£11,019,772
	Education	£50,616,241
	Waste and recycling	£2,334,697
	Leisure and recreation	£14,008,185
Strategic Infrastructure Costs	Access/ connectivity	£8,168,685
Build costs		£71,735,400
Total cost		£377,914,549
	Fees	£37,791,455
	Contingency	£56,687,182
Other costs	Developers profit	£18,895,727
NPV of TOTAL COST		£491,288,913

Residual Value		
	Marketable Dwellings: Estimate (643)	£123,588,563
Housing Capacity	Affordable Dwellings: Estimate (347)	£13,970,727
	Total Dwellings: Value (£)	£137,559,290
Residual value	End Value of the Scenario	-£353,729,623

Development Option B

Table Type-iv: Summary of net present value assessment

	Road network	Road network	Road network	Road network	Water	Wastewater	Wastewater	Electricity	Gas	Health services	Health services	Education	Waste and recycling	Leisure and recreation	Access/ connectivity	Access/ connectivity	Investment per year
2008																	0
2009	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2010	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2011	9,000,000	1,000,000	600,000	3,000,000													13,600,000
2012	9,000,000	1,000,000	600,000	3,000,000											2,000,000	1,300,000	16,900,000
2013	9,000,000	1,000,000	600,000	3,000,000											2,000,000	1,300,000	16,900,000
2014	9,000,000	1,000,000	600,000	3,000,000	1,834,000	533,334											15,967,334
2015	9,000,000	1,000,000	600,000	3,000,000	1,833,000	533,333				2,000,000							17,966,333
2016	9,000,000	1,000,000	600,000	3,000,000	1,833,000	533,333		2,566,668		2,000,000				5,000,000			25,533,001
2017	9,000,000	1,000,000	600,000	3,000,000				2,566,666		2,000,000	566,668		833,334	5,000,000			24,566,668
2018	9,000,000	1,000,000	600,000	3,000,000				2,566,666			566,666	10,533,334	833,333	5,000,000			33,099,999
2019											566,666	10,533,333	833,333				11,933,332
2020												10,533,333					10,533,333
2021																	500,000
2022																	500,000
2023																	500,000
2024																	500,000
2025																	500,000
2026																	0
Total	90,000,000	10,000,000	6,000,000	30,000,000	5,500,000	1,600,000	2,500,000	7,700,000	0	6,000,000	1,700,000	31,600,000	2,500,000	15,000,000	4,000,000	2,600,000	216,700,000
NPV	74,849,448	8,316,605	4,989,963	24,949,816	5,136,367	1,494,206	2,257,526	7,190,868	0	5,603,274	1,587,594	29,510,576	2,334,698	14,008,185	3,799,389	2,469,603	188,498,118

Development Option D

Table Type-i: Distribution of strategic infrastructure costs

Year	Annual infrastructure investment	Cumulative infrastructure investment	capacity (dwellings)	Cumulative capacity (dwellings)
2008	0	0	0	0
2009	13,600,000	13,600,000	0	0
2010	13,600,000	27,200,000	0	0
2011	13,600,000	40,800,000	0	0
2012	16,900,000	57,700,000	0	0
2013	16,900,000	74,600,000	0	0
2014	15,967,334	90,567,334	0	0
2015	17,966,333	108,533,667	0	0
2016	25,533,001	134,066,668	0	0
2017	24,566,668	158,633,336	0	0
2018	33,099,999	191,733,335	0	0
2019	11,933,332	203,666,667	40	40
2020	10,533,333	214,200,000	80	120
2021	500,000	214,700,000	120	240
2022	500,000	215,200,000	150	390
2023	500,000	215,700,000	150	540
2024	500,000	216,200,000	150	690
2025	500,000	216,700,000	150	840
2026	0	216,700,000	150	990

Development Option D

Table Type-ii: Cumulative strategic infrastructure costs and dwellings completed

Year	capacity (dwellings)	House prices	House price NPV	Value of marketable Housing (65%)	Affordable Housing values	Affordable Housing NPV	Value of Affordable housing (35%)	Build Costs	Build costs NPV	Estimated build costs
2006	0				£72,460			£72,460		
2007	0				£72,460	£70,010		£72,460	£70,010	
2008	0	£322,205			£72,460	£67,642		£72,460	£67,642	
2009	0	£322,205	£311,309		£72,460	£65,355		£72,460	£65,355	
2010	0	£322,205	£300,781		£72,460	£63,145		£72,460	£63,145	
2011	0	£322,205	£290,610		£72,460	£61,009		£72,460	£61,009	
2012	0	£322,205	£280,783		£72,460	£58,946		£72,460	£58,946	
2013	0	£322,205	£271,288		£72,460	£56,953		£72,460	£56,953	
2014	0	£322,205	£262,114		£72,460	£55,027		£72,460	£55,027	
2015	0	£322,205	£253,250		£72,460	£53,166		£72,460	£53,166	
2016	0	£322,205	£244,686		£72,460	£51,368		£72,460	£51,368	
2017	0	£322,205	£236,411		£72,460	£49,631		£72,460	£49,631	
2018	0	£322,205	£228,417		£72,460	£47,953		£72,460	£47,953	
2019	40	£322,205	£220,693	£5,738,007	£72,460	£46,331	£648,637	£72,460	£46,331	£1,853,249
2020	80	£322,205	£213,230	£11,087,937	£72,460	£44,764	£1,253,405	£72,460	£44,764	£3,581,157
2021	120	£322,205	£206,019	£16,069,474	£72,460	£43,251	£1,816,529	£72,460	£43,251	£5,190,083
2022	150	£322,205	£199,052	£19,407,577	£72,460	£41,788	£2,193,876	£72,460	£41,788	£6,268,217
2023	150	£322,205	£192,321	£18,751,282	£72,460	£40,375	£2,119,687	£72,460	£40,375	£6,056,248
2024	150	£322,205	£185,817	£18,117,181	£72,460	£39,010	£2,048,007	£72,460	£39,010	£5,851,447
2025	150	£322,205	£179,534	£17,504,523	£72,460	£37,690	£1,978,750	£72,460	£37,690	£5,653,572
2026	150	£322,205	£173,462	£16,912,582	£72,460	£36,416	£1,911,836	£72,460	£36,416	£5,462,389
Totals	990	-	-	£123,588,563	-	-	£13,970,727	-	-	£39,916,362

Development Option D

Table Type-iii: Net present value of dwellings completed

Option D (up to 5507 dwellings)

Costs		
NPV's		
	Road Network	£113,105,832
	Water	£5,136,367
	Wastewater	£3,751,733
	Electricity	£7,190,868
	Gas	£0
	Health services	£7,190,868
	Education	£29,510,576
	Waste and recycling	£2,334,698
	Leisure and recreation	£14,008,185
Strategic Infrastructure Costs	Access/ connectivity	£6,268,991
Build costs		£39,916,362
Total cost		£228,414,480
	Fees	£22,841,448
	Contingency	£30,872,186
Other costs	Developers profit	£11,420,724
NPV of TOTAL COST		£293,548,839

Residual Value		
	Marketable Dwellings: Estimate (643)	£123,588,563
Housing Capacity	Affordable Dwellings: Estimate (347)	£13,970,727
	Total Dwellings: Value (£)	£137,559,290
Residual value	End Value of the Scenario	-£155,989,549

Development Option D

Table Type-iv: Summary of net present value assessment

	Road network	Road network	Road network	Water	Wastewater	Electricity	Health Services	Health services	Health services	Education	Waste and recycling	Leisure and recreation	Access/ connectivity	Access/ connectivity	Investment per year
2008															0
2009	1,200,000	2,000,000	10,000,000												13,200,000
2010	1,200,000	2,000,000	10,000,000												13,200,000
2011	1,200,000	2,000,000	10,000,000												13,200,000
2012	1,200,000	2,000,000	10,000,000										1,500,000	650,000	15,350,000
2013	1,200,000	2,000,000	10,000,000										1,500,000	650,000	15,350,000
2014				500,000	166,666	466,668									1,133,334
2015					166,666	466,666					833,333				1,466,665
2016					166,668	466,666	500,000	500,000	100,000	1,866,668	833,333				4,433,335
2017							500,000	500,000	100,000	1,866,666	833,334				3,800,000
2018							500,000	500,000	100,000	1,866,666					2,966,666
2019												5,000,000			5,000,000
2020												5,000,000			5,000,000
2021												5,000,000			5,000,000
2022															0
2023															0
2024															0
2025															0
2026															0
Total	6,000,000	10,000,000	50,000,000	500,000	500,000	1,400,000	1,500,000	1,500,000	300,000	5,600,000	2,500,000	15,000,000	3,000,000	1,300,000	99,100,000
NPV	5,418,063	9,030,105	45,150,524	483,092	466,939	1,307,431	1,400,818	1,400,818	280,164	5,229,722	2,334,697	14,008,185	2,849,541	1,234,801	90,594,901

Development Option E

Table Type-i: Distribution of strategic infrastructure costs

Year	Annual infrastructure investment	Cumulative infrastructure investment	capacity (dwellings)	Cumulative capacity (dwellings)
2008	0	0	0	0
2009	13,200,000	13,200,000	0	0
2010	13,200,000	26,400,000	0	0
2011	13,200,000	39,600,000	0	0
2012	15,350,000	54,950,000	0	0
2013	15,350,000	70,300,000	0	0
2014	1,133,334	71,433,334	40	40
2015	1,466,665	72,899,999	80	120
2016	4,433,335	77,333,334	120	240
2017	3,800,000	81,133,334	150	390
2018	2,966,666	84,100,000	150	540
2019	5,000,000	89,100,000	150	690
2020	5,000,000	94,100,000	120	810
2021	5,000,000	99,100,000	100	910
2022	0	99,100,000	59	969
2023	0	99,100,000	0	969
2024	0	99,100,000	0	969
2025	0	99,100,000	0	969
2026	0	99,100,000	0	969

Development Option E

Table Type-ii: Cumulative strategic infrastructure costs and dwellings completed

Year	capacity (dwellings)	House prices	House price NPV	Value of marketable Housing (65%)	Afordable Housing values	Affordable Housing NPV	Value of Affordable housing (35%)	Build Costs	Build costs NPV	Estimated build costs
2006	0				£72,460			£72,460		
2007	0				£72,460	£70,010		£72,460	£70,010	
2008	0	£322,205			£72,460	£67,642		£72,460	£67,642	
2009	0	£322,205	£311,309		£72,460	£65,355		£72,460	£65,355	
2010	0	£322,205	£300,781		£72,460	£63,145		£72,460	£63,145	
2011	0	£322,205	£290,610		£72,460	£61,009		£72,460	£61,009	
2012	0	£322,205	£280,783		£72,460	£58,946		£72,460	£58,946	
2013	0	£322,205	£271,288		£72,460	£56,953		£72,460	£56,953	
2014	40	£322,205	£262,114	£6,814,953	£72,460	£55,027	£770,377	£72,460	£55,027	£2,201,078
2015	80	£322,205	£253,250	£13,168,991	£72,460	£53,166	£1,488,652	£72,460	£53,166	£4,253,292
2016	120	£322,205	£244,686	£19,085,494	£72,460	£51,368	£2,157,467	£72,460	£51,368	£6,164,191
2017	150	£322,205	£236,411	£23,050,114	£72,460	£49,631	£2,605,636	£72,460	£49,631	£7,444,675
2018	150	£322,205	£228,417	£22,270,641	£72,460	£47,953	£2,517,523	£72,460	£47,953	£7,192,923
2019	150	£322,205	£220,693	£21,517,528	£72,460	£46,331	£2,432,389	£72,460	£46,331	£6,949,684
2020	120	£322,205	£213,230	£16,631,905	£72,460	£44,764	£1,880,108	£72,460	£44,764	£5,371,736
2021	100	£322,205	£206,019	£13,391,228	£72,460	£43,251	£1,513,774	£72,460	£43,251	£4,325,069
2022	59	£322,205	£199,052	£7,633,647	£72,460	£41,788	£862,924	£72,460	£41,788	£2,465,499
2023	0	£322,205	£192,321	£0	£72,460	£40,375	£0	£72,460	£40,375	£0
2024	0	£322,205	£185,817	£0	£72,460	£39,010	£0	£72,460	£39,010	£0
2025	0	£322,205	£179,534	£0	£72,460	£37,690	£0	£72,460	£37,690	£0
2026	0	£322,205	£173,462	£0	£72,460	£36,416	£0	£72,460	£36,416	£0
Totals	969	-	-	£143,564,501	-	-	£16,228,851	-	-	£19,111,988

Development Option E

Table Type-iii: Net present value of dwellings completed

Option E (up to 969 dwellings)

Costs		
NPV's		
	Road Network	£59,598,691
	Water	£483,092
	Wastewater	£466,939
	Electricity	£1,307,431
	Gas	£0
	Health services	£3,081,801
	Education	£5,229,722
	Waste and recycling	£2,334,697
	Leisure and recreation	£14,008,185
Strategic Infrastructure Costs	Access/ connectivity	£4,084,343
Build costs		£19,111,988
Total cost		£109,706,889
	Fees	£10,970,689
	Contingency	£16,456,033
Other costs	Developers	£5,485,344
NPV of TOTAL COST		£142,618,956

Residual Value		
	Marketable Dwellings: Estimate	£143,564,501
Housing Capacity	Affordable Dwellings: Estimate	£16,228,851
	Total Dwellings: Value (£)	£159,793,352
Residual value	End Value of the Scenario	£17,174,396

Development Option E

Table Type-iv: Summary of net present value assessment

	Water	Wastewater	Wastewater	Electricity	Gas	Health services	Health services	Health services	Education	Waste and recycling	Leisure and recreation	Access/ connectivity	Access/ connectivity	Investment per year
2008														0
2009														0
2010														0
2011												500,000	1,250,000	1750000
2012												500,000	1,250,000	1750000
2013	766,668													766668
2014	766,666	400,000				1,000,000			4,066,668		166,668			6400002
2015	766,666	400,000				1,000,000			4,066,666		166,666			6399998
2016						1,000,000			4,066,666		166,666			5233332
2017														0
2018														0
2019														0
2020														0
2021														0
2022														0
2023														0
2024														0
2025														0
2026														0
Total	2,300,000	800,000	0	0	0	3,000,000	0	0	12,200,000	0	500,000	1,000,000	2,500,000	22,300,000
NPV	2,147,922	759,878	0	0	0	2,801,637	0	0	11,393,324	0	466,940	949,847	2,374,618	20,894,165

Development Option F

Table Type-i: Distribution of strategic infrastructure costs

Year	Annual infrastructure investment	Cumulative infrastructure investment	capacity (dwellings)	Cumulative capacity (dwellings)
2008	0	0	0	0
2009	0	0	0	0
2010	0	0	0	0
2011	1,750,000	1,750,000	0	0
2012	1,750,000	3,500,000	0	0
2013	766,668	4,266,668	40	40
2014	6,400,002	10,666,670	80	120
2015	6,399,998	17,066,668	120	240
2016	5,233,332	22,300,000	150	390
2017	0	22,300,000	150	540
2018	0	22,300,000	150	690
2019	0	22,300,000	150	840
2020	0	22,300,000	150	990
2021	0	22,300,000	150	1,140
2022	0	22,300,000	150	1,290
2023	0	22,300,000	150	1,440
2024	0	22,300,000	150	1,590
2025	0	22,300,000	150	1,740
2026	0	22,300,000	150	1,890

Development Option F

Table Type-ii: Cumulative strategic infrastructure costs and dwellings completed

Year	capacity (dwellings)	House prices	House price NPV	Value of marketable Housing (65%)	Afordable Housing values	Affordable Housing NPV	Value of Affordable housing (35%)	Build Costs	Build costs NPV	Estimated build costs
2006	0				£72,460			£72,460		
2007	0				£72,460	£70,010		£72,460	£70,010	
2008	0	£276,935			£72,460	£67,642		£72,460	£67,642	
2009	0	£276,935	£267,570		£72,460	£65,355		£72,460	£65,355	
2010	0	£276,935	£258,522		£72,460	£63,145		£72,460	£63,145	
2011	0	£276,935	£249,779		£72,460	£61,009		£72,460	£61,009	
2012	0	£276,935	£241,333		£72,460	£58,946		£72,460	£58,946	
2013	40	£276,935	£233,172	£6,062,462	£72,460	£56,953	£797,341	£72,460	£56,953	£2,278,116
2014	80	£276,935	£225,287	£11,714,903	£72,460	£55,027	£1,540,755	£72,460	£55,027	£4,402,157
2015	120	£276,935	£217,668	£16,978,120	£72,460	£53,166	£2,232,978	£72,460	£53,166	£6,379,938
2016	150	£276,935	£210,307	£20,504,976	£72,460	£51,368	£2,696,834	£72,460	£51,368	£7,705,239
2017	150	£276,935	£203,196	£19,811,571	£72,460	£49,631	£2,605,636	£72,460	£49,631	£7,444,675
2018	150	£276,935	£196,324	£19,141,615	£72,460	£47,953	£2,517,523	£72,460	£47,953	£7,192,923
2019	150	£276,935	£189,685	£18,494,314	£72,460	£46,331	£2,432,389	£72,460	£46,331	£6,949,684
2020	150	£276,935	£183,271	£17,868,902	£72,460	£44,764	£2,350,135	£72,460	£44,764	£6,714,670
2021	150	£276,935	£177,073	£17,264,640	£72,460	£43,251	£2,270,661	£72,460	£43,251	£6,487,604
2022	150	£276,935	£171,085	£16,680,811	£72,460	£41,788	£2,193,876	£72,460	£41,788	£6,268,217
2023	150	£276,935	£165,300	£16,116,726	£72,460	£40,375	£2,119,687	£72,460	£40,375	£6,056,248
2024	150	£276,935	£159,710	£15,571,716	£72,460	£39,010	£2,048,007	£72,460	£39,010	£5,851,447
2025	150	£276,935	£154,309	£15,045,136	£72,460	£37,690	£1,978,750	£72,460	£37,690	£5,653,572
2026	150	£276,935	£149,091	£14,536,363	£72,460	£36,416	£1,911,836	£72,460	£36,416	£5,462,389
Totals	1,890	-	-	£225,792,257	-	-	£29,696,407	-	-	£49,443,831

Development Option F

Table Type-iii: Net present value of dwellings completed

Option F (up to 2310 dwellings)

Costs		
NPV's		
	Road Network	£0
	Water	£2,147,922
	Wastewater	£759,878
	Electricity	£0
	Gas	£0
	Health services	£2,801,637
	Education	£11,393,324
	Waste and recycling	£0
	Leisure and recreation	£466,940
Strategic Infrastructure Costs	Access/ connectivity	£3,324,465
Build costs		£49,443,831
Total cost		£70,337,995
	Fees	£7,033,800
	Contingency	£10,550,699
Other costs	Developers	£3,516,900
NPV of TOTAL COST		£91,439,394

Residual Value		
	Marketable Dwellings: Estimate (643)	£225,792,257
Housing Capacity	Affordable Dwellings: Estimate (347)	£29,696,407
	Total Dwellings: Value (£)	£255,488,664
Residual value	End Value of the Scenario	£164,049,270

Development Option F

Table Type-iv: Summary of net present value assessment

	Road Network	Water	Wastewater	Electricity	Gas	Health services	Health services	Education	Waste and recycling	Leisure and recreation	Access/ connectivity	Access/ connectivity	Investment per year
2008													0
2009	1,200,000												1,200,000
2010	1,200,000												1,200,000
2011	1,200,000												1,200,000
2012	1,200,000												1,200,000
2013	1,200,000												1,200,000
2014		566,668	400,000							166,666	400,000		1,533,334
2015		566,666	400,000				1,500,000			166,666	400,000		3,033,332
2016		566,666					1,500,000	5,900,000		166,668			8,133,334
2017								5,900,000					5,900,000
2018								5,900,000					5,900,000
2019													0
2020													0
2021													0
2022													0
2023													0
2024													0
2025													0
2026													0
Total	6,000,000	1,700,000	800,000	0	0	0	3,000,000	17,700,000	0	500,000	800,000	0	30,500,000
NPV	5,418,063	1,587,594	759,878	0	0	0	2,849,541	16,529,658	0	466,939	759,878	0	28,371,552

Development Option G

Table Type-i: Distribution of strategic infrastructure costs

Year	Annual infrastructure investment	Cumulative infrastructure investment	capacity (dwellings)	Cumulative capacity (dwellings)
2008	0	0	0	0
2009	1,200,000	1,200,000	0	0
2010	1,200,000	2,400,000	0	0
2011	1,200,000	3,600,000	0	0
2012	1,200,000	4,800,000	0	0
2013	1,200,000	6,000,000	0	0
2014	1,533,334	7,533,334	40	40
2015	3,033,332	10,566,666	80	120
2016	8,133,334	18,700,000	120	240
2017	5,900,000	24,600,000	150	390
2018	5,900,000	30,500,000	150	540
2019	0	30,500,000	150	690
2020	0	30,500,000	150	840
2021	0	30,500,000	150	990
2022	0	30,500,000	150	1140
2023	0	30,500,000	150	1290
2024	0	30,500,000	150	1440
2025	0	30,500,000	150	1590
2026	0	30,500,000	150	1740

Development Option G

Table Type-ii: Cumulative strategic infrastructure costs and dwellings completed

Year	capacity (dwellings)	House prices	House price NPV	Value of marketable Housing (65%)	Afordable Housing values	Affordable Housing NPV	Value of Affordable housing (35%)	Build Costs	Build costs NPV	Estimated build costs
2006					£72,460			£72,460		
2007					£72,460	£70,010		£72,460	£70,010	
2008	0	£258,244			£72,460	£67,642		£72,460	£67,642	
2009	0	£258,244	£249,511		£72,460	£65,355		£72,460	£65,355	
2010	0	£258,244	£241,074		£72,460	£63,145		£72,460	£63,145	
2011	0	£258,244	£232,921		£72,460	£61,009		£72,460	£61,009	
2012	0	£258,244	£225,045		£72,460	£58,946		£72,460	£58,946	
2013	0	£258,244	£217,435		£72,460	£56,953		£72,460	£56,953	
2014	40	£258,244	£210,082	£5,462,123	£72,460	£55,027	£770,377	£72,460	£55,027	£2,201,078
2015	80	£258,244	£202,977	£10,554,827	£72,460	£53,166	£1,488,652	£72,460	£53,166	£4,253,292
2016	120	£258,244	£196,113	£15,296,851	£72,460	£51,368	£2,157,467	£72,460	£51,368	£6,164,191
2017	150	£258,244	£189,482	£18,474,458	£72,460	£49,631	£2,605,636	£72,460	£49,631	£7,444,675
2018	150	£258,244	£183,074	£17,849,718	£72,460	£47,953	£2,517,523	£72,460	£47,953	£7,192,923
2019	150	£258,244	£176,883	£17,246,104	£72,460	£46,331	£2,432,389	£72,460	£46,331	£6,949,684
2020	150	£258,244	£170,902	£16,662,903	£72,460	£44,764	£2,350,135	£72,460	£44,764	£6,714,670
2021	150	£258,244	£165,122	£16,099,423	£72,460	£43,251	£2,270,661	£72,460	£43,251	£6,487,604
2022	150	£258,244	£159,538	£15,554,998	£72,460	£41,788	£2,193,876	£72,460	£41,788	£6,268,217
2023	150	£258,244	£154,143	£15,028,984	£72,460	£40,375	£2,119,687	£72,460	£40,375	£6,056,248
2024	150	£258,244	£148,931	£14,520,757	£72,460	£39,010	£2,048,007	£72,460	£39,010	£5,851,447
2025	150	£258,244	£143,895	£14,029,717	£72,460	£37,690	£1,978,750	£72,460	£37,690	£5,653,572
2026	150	£258,244	£139,029	£13,555,282	£72,460	£36,416	£1,911,836	£72,460	£36,416	£5,462,389
Totals	1,740	-	-	£190,336,145	-	-	£26,844,996	-	-	£49,443,831

Development Option G

Table Type-iii: Net present value of dwellings completed

Option G (up to 3337 dwellings)

Costs		
NPV's		
	Road Network	£5,418,063
	Water	£1,587,594
	Wastewater	£759,878
	Electricity	£0
	Gas	£0
	Health services	£2,849,541
	Education	£16,529,658
	Waste and recycling	£0
	Leisure and recreation	£466,939
Strategic Infrastructure Costs	Access/ connectivity	£759,878
Build costs		£49,443,831
Total cost		£77,815,382
	Fees	£7,781,538
	Contingency	£11,672,307
Other costs	Developers	£3,890,769
NPV of TOTAL COST		£101,159,997

Residual Value		
	Marketable Dwellings: Estimate	£190,336,145
Housing Capacity	Affordable Dwellings: Estimate	£26,844,996
	Total Dwellings: Value (£)	£217,181,142
Residual value	End Value of the Scenario	£116,021,145

Development Option G

Table Type-iv: Summary of net present value assessment

	Road network	Water	Wastewater	Wastewater	Electricity	Gas	Health services	Health services	Health services	Education	Waste and recycling	Leisure and recreation	Access/ connectivity	Access/ connectivity	Investment per year
2008															0
2009	1,200,000														1,200,000
2010	1,200,000														1,200,000
2011	1,200,000														1,200,000
2012	1,200,000														1,200,000
2013	1,200,000														1,200,000
2014		133,333	400,000				333,333			1,233,333		66,666			2,166,665
2015		133,333	400,000				333,333			1,233,333		66,666	100,000		2,266,665
2016		133,334					333,334			1,233,334		66,668	100,000		1,866,670
2017															0
2018															0
2019															0
2020															0
2021															0
2022															0
2023															0
2024															0
2025															0
2026															0
Total	6,000,000	400,000	800,000	0	0	0	1,000,000	0	0	3,700,000	0	200,000	200,000	0	12,300,000
NPV	5,418,063	373,552	759,878	0	0	0	933,879	0	0	3,455,352	0	186,776	189,969	0	11,317,468

Development Option H

Table Type-i: Distribution of strategic infrastructure costs

Year	Annual infrastructure investment	Cumulative infrastructure investment	capacity (dwellings)	Cumulative capacity (dwellings)
2008	0	0	0	0
2009	1,200,000	1,200,000	0	0
2010	1,200,000	2,400,000	0	0
2011	1,200,000	3,600,000	0	0
2012	1,200,000	4,800,000	0	0
2013	1,200,000	6,000,000	0	0
2014	2,166,665	8,166,665	40	40
2015	2,266,665	10,433,330	80	120
2016	1,866,670	12,300,000	120	240
2017	0	12,300,000	150	390
2018	0	12,300,000	150	540
2019	0	12,300,000	100	640
2020	0	12,300,000	60	700
2021	0	12,300,000	0	700
2022	0	12,300,000	0	700
2023	0	12,300,000	0	700
2024	0	12,300,000	0	700
2025	0	12,300,000	0	700
2026	0	12,300,000	0	700

Development Option H

Table Type-ii: Cumulative strategic infrastructure costs and dwellings completed

Year	capacity (dwellings)	House prices	House price NPV	Value of marketable Housing (65%)	Affordable Housing values	Affordable Housing NPV	Value of Affordable housing (35%)	Build Costs	Build costs NPV	Estimated build costs
2006	0				£72,460			£72,460		
2007	0				£72,460	£70,010		£72,460	£70,010	
2008	0	£322,205			£72,460	£67,642		£72,460	£67,642	
2009	0	£322,205	£311,309		£72,460	£65,355		£72,460	£65,355	
2010	0	£322,205	£300,781		£72,460	£63,145		£72,460	£63,145	
2011	0	£322,205	£290,610		£72,460	£61,009		£72,460	£61,009	
2012	0	£322,205	£280,783		£72,460	£58,946		£72,460	£58,946	
2013	0	£322,205	£271,288		£72,460	£56,953		£72,460	£56,953	
2014	40	£322,205	£262,114	£6,814,953	£72,460	£55,027	£770,377	£72,460	£55,027	£2,201,078
2015	80	£322,205	£253,250	£13,168,991	£72,460	£53,166	£1,488,652	£72,460	£53,166	£4,253,292
2016	120	£322,205	£244,686	£19,085,494	£72,460	£51,368	£2,157,467	£72,460	£51,368	£6,164,191
2017	150	£322,205	£236,411	£23,050,114	£72,460	£49,631	£2,605,636	£72,460	£49,631	£7,444,675
2018	150	£322,205	£228,417	£22,270,641	£72,460	£47,953	£2,517,523	£72,460	£47,953	£7,192,923
2019	100	£322,205	£220,693	£14,345,018	£72,460	£46,331	£1,621,593	£72,460	£46,331	£4,633,122
2020	60	£322,205	£213,230	£8,315,953	£72,460	£44,764	£940,054	£72,460	£44,764	£2,685,868
2021	0	£322,205	£206,019	£0	£72,460	£43,251	£0	£72,460	£43,251	£0
2022	0	£322,205	£199,052	£0	£72,460	£41,788	£0	£72,460	£41,788	£0
2023	0	£322,205	£192,321	£0	£72,460	£40,375	£0	£72,460	£40,375	£0
2024	0	£322,205	£185,817	£0	£72,460	£39,010	£0	£72,460	£39,010	£0
2025	0	£322,205	£179,534	£0	£72,460	£37,690	£0	£72,460	£37,690	£0
2026	0	£322,205	£173,462	£0	£72,460	£36,416	£0	£72,460	£36,416	£0
Totals	700	-	-	£107,051,163	-	-	£12,101,302	-	-	£7,318,991

Development Option H

Table Type-iii: Net present value of dwellings completed

Option H (700 dwellings)

Costs		
NPV's		
	Road Network	£5,418,063
	Water	£373,552
	Wastewater	£759,878
	Electricity	£0
	Gas	£0
	Health services	£933,879
	Education	£3,455,352
	Waste and recycling	£0
	Leisure and recreation	£186,776
Strategic Infrastructure Costs	Access/ connectivity	£189,969
Build costs		£7,318,991
Total cost		£18,636,459
	Fees	£1,863,646
	Contingency	£2,795,469
Other costs	Developers	£931,823
NPV of TOTAL COST		£24,227,397

Residual Value		
	Marketable Dwellings: Estimate (643)	£107,051,163
Housing Capacity	Affordable Dwellings: Estimate (347)	£12,101,302
	Total Dwellings: Value (£)	£119,152,466
Residual value	End Value of the Scenario	£94,925,069

Development Option H

Table Type-iv: Summary of net present value assessment