

## Appendix 5

18/02065/OUTFUL – Oxford North

**Financial Viability Assessment for Oxford City Council**

**Jones Lang Lasalle (JLL)**

**9 August 2019**

The supporting Development Appraisals are also appended:

- Scenario 1: Savills corrected appraisal 25% Affordable Housing
- Scenario 2: C&B costs 25% Affordable Housing
- Scenario 3: C&B costs and JLL energy loop upside 25% Affordable Housing
- Scenario 4: C&B costs and HIF repaid 25% Affordable Housing
- Scenario 5: C&B costs, 70% social rent 30% intermediate 25% Affordable Housing
- Scenario 6: C&B costs, Homes England Benchmark Land Value 25% Affordable Housing
- Scenario 7: C&B costs, Homes England Benchmark Land Value 70% social rent 30% intermediate 35% Affordable Housing
- Scenario 7 sensitivity 1: C&B costs, Homes England Benchmark Land Value 80% social rent 20% intermediate 35% Affordable Housing
- Scenario 7 sensitivity 2: C&B costs, 80% social rent 20% intermediate 35% Affordable Housing

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