

**LAND AT OXFORD STADIUM  
INDICATIVE SENSITIVITY ANALYSIS (131 UNIT SCHEME)  
DECEMBER 2019**

**Carter Jonas**

Variable	50% Affordable	40% Affordable	35% Affordable	30% Affordable	25% Affordable	0% Affordable (with £4M CIL)
<b>GDV</b>	£25,965,776	£27,889,197	£28,752,503	£29,774,385	£30,789,252	£35,465,840
<b>CIL*</b>	£811,669	£931,926	£986,779	£1,049,366	£1,120,405	£1,407,320
<b>Stadium Reinstatement Cost</b>	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£4,000,000**
<b>Developer Profit (Private 20% Affordable 6%)</b>	£4,234,470	£4,840,423	£5,113,298	£5,413,197	£5,733,251	£7,093,168
<b>Land Value</b>	£259,278	£1,107,748	£1,475,435	£1,933,136	£2,346,736	£2,182,903
<b>Land Value (£/Ha)</b>	£336,725	£1,438,634	£1,916,149	£2,510,566	£3,047,709	£2,834,939

\* CIL has been calculated at a rate of £148.64 per square metre on Gross Internal Area minus the Affordable Net Internal Area

\*\* Based upon the reinstatement estimate provided by Savills