

APPENDIX 4: PROJECTED OUT-TURNS

It is important to recognise that these are *projected* out-turns, based on assumptions made within the development appraisal. Officers consider that prudent assumptions have been made and that it is *reasonable* to expect these out-turns; however, the model will be tested at appropriate points within the pilot and management reports will be issued to the Acting Director of Corporate Services & S151 Officer. It is not proposed that these management reports will form the basis of further cabinet reports, unless undue variance is experienced within the pilot.

A further report will be presented on the actual results of the pilot exercise.

The out-turns have been grouped into six key areas:

KO1	FINANCIAL RETURNS	
(i)	Capital Receipt (estimated land value)	£141,683
(ii)	Deferred land value for IMR	£78,813
(iii)	IMR revenue Yr 1	£7,461
(iv)	Return On Investment for IMR Land	9.47%
KO2	TRAINING AND EMPLOYMENT	
(i)	Contract value	£3,634,526
(ii)	Apprentice ratio /£m	2
(iii)	Projected number of apprenticeships to be delivered	7
KO3	COMMUNITY BENEFIT MEASUREMENT	
(i)	Contract Sum	£3,634,526
(ii)	Estimated CBM ratio	2
(iii)	Estimated value of investment in Local Community	£7,269,052
KO4	ADDITIONAL AFFORDABLE HOUSING	
(i)	Total Number of units ¹	34
(ii)	LDP requirement based on 40%	13
(iii)	Number of Affordable delivered	18
(iv)	Increase	5
(v)	Increase %	38%
KO5	SOCIAL HOUSING GRANT	
(i)	Additional SHG received into Caerphilly	£224,000
KO6	WELFARE REFORM	
(i)	Number of units (1 or 2 bedroom) available for residents to downsize	13

¹ The additional number of dwellings provided within the county borough to meet the overall housing requirement of the Adopted Caerphilly County Borough Local Development Plan