## **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 77  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					
(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 CBM ratio         2           (iii)         Estimated Value of investment in Local Community         £7,269,052           KO4         ADDITIONAL AFFORDABLE HOUSING         34           (ii)         Total Number of units1         34           (iii)         LDP requirement based on 40%         13           (iii)         Number of Affordable delivered         18           (iv)         Increase         5           (v)         Increase         38%           KO5         SOCIAL HOUSING GRANT         (i)           (ii)         Additional SHG received int	KO1	FINANCIAL RETURNS			
(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         34           (ii)         Total Number of units1         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)         £224,000           KO6         WELFARE REFORM         ***         ***		(i)	Capital Receipt (estimated land value)	£141,683	
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         13           (i)         Total Number of units1         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)         £224,000           KO6         WELFARE REFORM		(ii)	Deferred land value for IMR	£78,813	
KO2 TRAINING AND EMPLOYMENT  (i) Contract value £3,634,526 (iii) 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 units1 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		(iii)	IMR revenue Yr 1	£7,461	
(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 units1       34         (ii)       LDP requirement based on 40%       13         (iii)       Number of Affordable delivered       18         (iv)       Increase       5         (v)       Increase %       38%         KO5       SOCIAL HOUSING GRANT       £224,000         KO6       WELFARE REFORM		(iv)	Return On Investment for IMR Land	9.47%	
(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 units1 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	KO2	TRAINING AND EMPLOYMENT			
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 units1 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)	Contract value	£3,634,526	
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         34           (i)         Total Number of units1         34           (ii)         LDP requirement based on 40%         13           (iii)         Number of Affordable delivered         18           (iv)         Increase         5           (v)         Increase %         38%           KO5         SOCIAL HOUSING GRANT         £224,000           K06         WELFARE REFORM		(ii)	Apprentice ratio /£m	2	
(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       34         (i) Total Number of units1       34         (ii) LDP requirement based on 40%       13         (iii) Number of Affordable delivered       18         (iv) Increase       5         (v) Increase %       38%         KO5 SOCIAL HOUSING GRANT       \$224,000         (i) Additional SHG received into Caerphilly       £224,000		(iii)	Projected number of apprenticeships to be delivered	7	
(ii) Estimated CBM ratio 2 (iii) Estimated value of investment in Local Community £7,269,052  KO4 ADDITIONAL AFFORDABLE HOUSING  (i) Total Number of units1 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	КО3	COMMUNITY BENEFIT MEASUREMENT			
(iii) Estimated value of investment in Local Community £7,269,052  KO4 ADDITIONAL AFFORDABLE HOUSING  (i) Total Number of units1 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		(i)	Contract Sum	£3,634,526	
KO4       ADDITIONAL AFFORDABLE HOUSING         (i) Total Number of units1       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		(ii)	Estimated CBM ratio	2	
(i) Total Number of units1 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		(iii)	Estimated value of investment in Local Community	£7,269,052	
(iii) 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	KO4	ADDITIONAL AFFORDABLE HOUSING			
(iii) Number of Affordable delivered  (iv) Increase  (v) Increase %  SOCIAL HOUSING GRANT  (i) Additional SHG received into Caerphilly  KO6 WELFARE REFORM		(i)	Total Number of units1	34	
(iv) Increase 5 (v) Increase % 38%  KO5 SOCIAL HOUSING GRANT (i) Additional SHG received into Caerphilly £224,000  KO6 WELFARE REFORM		(ii)	LDP requirement based on 40%	13	
(v) Increase % 38%  KO5 SOCIAL HOUSING GRANT  (i) Additional SHG received into Caerphilly £224,000  KO6 WELFARE REFORM		(iii)	Number of Affordable delivered	18	
KO5 SOCIAL HOUSING GRANT  (i) Additional SHG received into Caerphilly £224,000  KO6 WELFARE REFORM		(iv)	Increase	5	
(i) Additional SHG received into Caerphilly £224,000  KO6 WELFARE REFORM		(v)	Increase %	38%	
KO6 WELFARE REFORM	KO5	SOCIAL HOUSING GRANT			
		(i)	Additional SHG received into Caerphilly	£224,000	
(i) Number of units (1 or 2 bedroom) available for residents to downsize 13	KO6	WELFARE REFORM			
,		(i)	Number of units (1 or 2 bedroom) available for residents to downsize	13	

<sup>1</sup> 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