

Trafford Economic Viability Study

Appendix 2 – Affordable Housing Tenure Split: Scenario 1 & 2 Results Tables

Trafford Council

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1. Results Tables 1

1. Results Tables

The economic viability model has been run to undertake the following:

- Assessment under 'Normal' Market Conditions
- Scenario 1: Assessment under 'Poor' Market Conditions
- Scenario 2: Assessment under 'Good' Market Conditions

Assessment under 'normal' market conditions and Scenario's 1 and 2 have been tested through alteration of a range of key sensitivities to ascertain a 'sliding scale' of economic viability across the range of market conditions. In line with the objectives of the study the sensitivities included:

- Varying the percentage tenure split (social rented and intermediate) of affordable housing required (50:50, 35:65, 25:75, and 15:85).

1.1 The following tables provide a summary of the results of this analysis that are not presented in the main Study report.

Scenario 1: 'Poor' Market Conditions

Viability of Affordable Housing at 35:65 Tenure Split

		Affordable Housing Provision										Total Sites
		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
		Number of Sites Economically Viable										
Market Location	Cold	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	22
	Moderate	58%	42%	32%	24%	21%	21%	18%	13%	13%	13%	38
	Hot	88%	88%	85%	83%	78%	70%	60%	43%	45%	45%	40

Viability of Affordable Housing at 25:75 Tenure Split

		Affordable Housing Provision										Total Sites
		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
		Number of Sites Economically Viable										
Market Location	Cold	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	22
	Moderate	58%	42%	32%	24%	21%	21%	18%	18%	13%	13%	38
	Hot	88%	88%	85%	83%	78%	75%	68%	63%	58%	45%	40

Viability of Affordable Housing at 15:85 Tenure Split

		Affordable Housing Provision										Total Sites
		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
		Number of Sites Economically Viable										
Market Location	Cold	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	22
	Moderate	58%	42%	32%	24%	21%	21%	18%	18%	18%	13%	38
	Hot	88%	88%	85%	85%	80%	75%	75%	73%	68%	50%	40

Scenario 2: 'Good' Market Conditions

Viability of Affordable Housing at 35:65 Tenure Split

		Affordable Housing Provision										Total Sites
		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
		Number of Sites Economically Viable										
Market Location	Cold	86%	86%	59%	45%	32%	14%	9%	5%	0%	0%	22
	Moderate	95%	95%	95%	92%	92%	87%	79%	74%	66%	42%	38
	Hot	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	40

Viability of Affordable Housing at 25:75 Tenure Split

		Affordable Housing Provision										Total Sites
		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
		Number of Sites Economically Viable										
Market Location	Cold	86%	86%	64%	55%	23%	9%	5%	0%	0%	0%	22
	Moderate	95%	95%	95%	95%	92%	89%	82%	79%	74%	45%	38
	Hot	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	40

Viability of Affordable Housing at 15:85 Tenure Split

		Affordable Housing Provision										Total Sites
		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
		Number of Sites Economically Viable										
Market Location	Cold	86%	86%	64%	55%	27%	14%	0%	0%	0%	0%	22
	Moderate	95%	95%	95%	95%	92%	92%	84%	79%	76%	61%	38
	Hot	93%	93%	93%	93%	93%	93%	93%	93%	93%	93%	40