

# Appendix 3

## Assessments for Housing Potential

# Housing Potential

Name in 1992 pub. gaz.	Extant Y / N	LOCATION				Listed Building	Cons Area *at risk	Floor Area (m <sup>2</sup> )	Date of origin	Condition	Physical Constraints (-5 to +5)					Housing Potential (-5 to +5)			Blended Score	Blended Assessment			
		Address	Ward	3 Dragons	ELG VA						Heritage Constraints	Condition	Suitability for Residential Use	Scale/Investment Type	Rating axis	(-x- Value Area VA1=4 VA5 = -4	Conversion Costs- Combined Heritage, Condition & Suitability	Rating		(y-axis)	Housing Potential Score	Based on just viability	Blended Assessment
Ace Mill	Y	Whitegate Lane, Chadderton, Oldham, OL9 9RJ	[Chadderton Central]	VA3	VA3	N	N	28880	1910-4	Good	3	3	-3	-4	-0.3	0	-0.3	-0.1	0.2	Medium	Low	Medium	
Adelaide Mill		Gould Street, Oldham, OL1 3PW	[St James']	VA3	VA3	N	N	4000 est		Good	3	3	-4	2	1.0	0	1.0	0.5	0.8	Medium	Medium	Medium	
Albert Mills	Y	Albert Street, Hollins, Oldham, OL8 3QP	[Fallowworth East]	VA4	VA4	N	N	8220	c. 1850	Good	3	3	-1	-2	0.8	-2	0.8	-0.6	0.1	Medium	Low	Low	
Alliance Mill	Y	Brown Street, Oldham, OL1 3QH	[St Mary's]	VA5	VA5	N	N	1546	c. 1860	Poor	3	-3	-5		-1.7	-4	-1.7	-2.8	2.3	Low		Low	
Austerlands Mill	Y	Huddersfield Road, Austerlands, Oldham, OL4 3QD	[Saddleworth North]	VA4	VA2	N	N	1235	1819	Fair	3	0	3		2.0	4	2.0	3.0	2.5	High		High	
Bee Mill	Y	Shaw Road, Royton, Oldham, OL2 6EF	[Royton South]	VA3	VA3	N	N	11636	1901	Good	3	3	-3		1.0	0	1.0	0.5	0.8	Medium		Medium	
Belgrave Mill	Y	Honeywell Lane, Hathershaw, Oldham, OL8 2LB	[Alexandra]	VA5	VA5	N	N	8646 (No. 1) 5874 (No. 3) 20635 (No. 4)	1881	Good	3	3	-1	-4	0.3	-4	0.3	-1.9	0.8	Low	Low	Low	
Bell Mill	Y	Claremont Street, Hathershaw, Oldham, OL8 3EJ	[Medlock Vale]	VA5	VA5	N	N	20559	1904	Good	3	3	2	-4	1.0	-4	1.0	-1.5	0.3	Medium	Low	Low	
Briar Mill	Y	Beal Lane, Shaw, OL2 8PH	[Shaw]	VA3	VA3	N	N	25646	1906	Good	3	3	-4	-4	-0.5	0	-0.5	-0.3	0.4	Medium	Low	Low	
Britannia Mill	Y	Britannia Street, Oldham, OL1 3QB	[St Mary's]	VA5	VA5	N	N	2799	Early 19th century	Fair	3	0	-5	2	0.0	-4	0.0	-2.0	1.0	Low	Low	Low	
Cairo Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3EX	[Waterhead]	VA3	VA3	N	N	17239	1903	Good	3	3	-1	-4	0.3	0	0.3	0.1	0.2	Medium	Low	Low	
Delta Mill	Y	New Coin Street, Royton, Oldham, OL2 6JZ	[Royton South]	VA3	VA3	N	N	11172	1902	Good	3	3	1	-2	1.3	0	1.3	0.6	0.9	Medium	Low	Medium	
Dob Lane End Mill	Y	Morton Street, Fallowworth, Oldham, M35 0FA	[Fallowworth West]	VA3	VA3	N	N	1553	c. 1860s	Good	3	3	-4		0.7	0	0.7	0.3	0.5	Medium		Medium	
Duke Mill	Y	Refuge Street, Shaw, Oldham, OL2 8QP	[Shaw]	VA3	VA3	N	N	15750	1883	Good	3	3	3	-4	1.3	0	1.3	0.6	0.9	Medium	Low	Medium	
Earl Mill	Y	Dowry Street, Hathershaw, OL8 2PF	[Medlock Vale]	VA5	VA5	N	N	15468	1860	Good	3	3	-1	-4	0.3	-4	0.3	-1.9	0.8	Low	Low	Low	
Elm Mill	Y	Linney Lane, Shaw, OL2 8HB	[Shaw]	VA3	VA3	N	N	17148	1890	Good	3	3	-4	-4	-0.5	0	-0.5	-0.3	0.4	Medium	Low	Low	
Falcon Mill	Y	Victoria Street, Chadderton, Oldham, OL9 9HB	[Chadderton North]	VA3	VA3	N	Victoria Street	4660	1885	Good	0	3	-5		-0.7	0	-0.7	-0.3	0.5	Low		Low	
Fir Mill	Y	High Barn Street, Royton, Oldham, OL2 6RW	[Royton South]	VA3	VA3	N	N	23662	1905	Good	3	3	2	-4	1.0	0	1.0	0.5	0.8	Medium	Low	Medium	
Forge Mill	Y	Greenacres Road, Oldham, OL4 1HA	[St Mary's]	VA5	VA5	N	N	3813	Early 19th	Good	3	3	-4		0.7	-4	0.7	-1.7	0.5	Low		Low	
Fountain Mill	Y	Stampstone Street, Oldham, OL1 3UJ	[St James']	VA3	VA3	N	N	3360	1821	Poor	3	-3	-1	2	0.3	0	0.3	0.1	0.2	Medium	Medium	Medium	
Gatehead Mill	Y	Delph New Road, Delph, Oldham, OL3 5DB	[Saddleworth North]	VA4	VA2	N	Within 100m Delph	2673	1781	Poor	3	-3	-2		-0.7	4	-0.7	1.7	0.5	Medium		Medium	
Gorse Mill No.1	Y	Gorse Street, Chadderton, Oldham, OL9 9QL	[Chadderton Central]	VA3	VA3	N	N	19020	1908	Good	3	3	-3	-4	-0.3	0	-0.3	-0.1	0.2	Medium	Low	Medium	
Grape Mill	Y	New Coin Street, Royton, Oldham, OL2 6JZ	[Royton North]	VA3	VA3	N	N	28109	1905	Fair	3	0	1	0	1.0	0	1.0	0.5	0.8	Medium	Low	Low	
Greenfield Mills	Y	Holmfirth Road, Greenfield, Oldham, OL3 7NB	[Saddleworth South]	VA1	VA2	N	Within 100m Hey Top	79240	Early 19th	Poor	3	-3	3		1.0	4	1.0	2.5	1.8	High		High	
Greengate Mill	Y	Safton Street, Chadderton, Oldham, OL9 7LX	[Hollinwood]	VA5	VA5	N	N	2560	Early 20th	Good	3	3	-5	2	0.8	-4	0.8	-1.6	0.4	Medium	Low	Low	
Haybottoms Mill	Y	Oak View Road, Greenfield, Oldham, OL3 7EP	[Saddleworth South]	VA1	VA2	N	Within 100m Ladhill Lane	2765	Early 19th	Good	3	3	2		2.7	4	2.7	3.3	3.0	High		High	
Heron Mill	Y	Heron Street, Hollins, Oldham, OL8 4JS	[Hollinwood]	VA5	VA5	N	N	20539	1905	Very Good	3	5	2	-4	1.5	-4	1.5	-1.3	0.1	Medium	Low	Low	
Ivy Mill	Y	Mitre Street, Fallowworth, Oldham, M35 9BY	[Fallowworth East]	VA4	VA4	N	N	15011	1883	Good	3	3	0	-4	0.5	-2	0.5	-0.8	0.1	Medium	Low	Low	
Jubilee Mill	Y	Brideoake Street, Waterhead, Oldham, OL4 2HA	[Waterhead]	VA3	VA3	N	N	1445	1848	Poor	3	-3	0	2	0.5	0	0.5	0.3	0.4	Medium	Low	Medium	
Jubilee Mill (Fulling) *	Y	Off Millrow Road, Shaw, Oldham, OL2 8BX	[Shaw]	VA3	VA3	N	N	3043	Late 19th century	Very Bad	3	-5	-1	2	-0.3	0	-0.3	-0.1	0.2	Medium	Low	Low	
Kinders Lane Mill	Y	Boarshurst Lane, Greenfield, Oldham, OL3 7BG	[Saddleworth South]	VA1	VA2	N	Within 100m Boarshurst and Ladhill Lane	3394	Late 19th	Fair	3	0	0	2	1.3	4	1.3	2.6	1.9	High	High	High	
Knarr Mill	Y	Oldham Road, Delph, Oldham, OL3 5RQ	[Saddleworth North]	VA4	VA2	N	N	3282	1791	Good	3	3	-3		1.0	4	1.0	2.5	1.8	High		High	
Lane End Mill	Y	Holden Fold Lane, Royton, Oldham, OL2 5LW	[Royton North]	VA3	VA3	N	N	1877	Early 19th century	Good	3	3	-5		0.3	0	0.3	0.2	0.3	Medium		Medium	
Lilac Mill	Y	Beal Lane, Shaw, OL2 8PJ	[Shaw]	VA3	VA3	N	N	40776	1918	Good	3	3	-4	-4	-0.5	0	-0.5	-0.3	0.4	Medium	Low	Low	
Lily Mills	Y	Linney Lane, Shaw, OL2 8HB	[Shaw]	VA3	VA3	N	N	No. 1 24376 No. 2 21884	1904	Good	3	3	-4	-4	-0.5	0	-0.5	-0.3	0.4	Medium	Low	Low	
Longrange Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3NS	[Waterhead]	VA3	VA3	N	N	11295	1908	Fair	3	0	-1	-2	0.0	0	0.0	0.0	0.0	Medium	Low	Low	

Lumb Mill	Y	Huddersfield Road, Delph, Oldham, OL3 5DF	[Saddleworth North]	VA4	VA2	N	Within 100m Delph	3863	1794	Good	3	3	1		2.3	4	2.3	3.2	2.8	High		High
Majestic Mill	Y	Dunham Street, Waterhead, Oldham, OL4 3NT	[Saddleworth West and Lees]	VA3	VA3	N	N	20346	1903	Fair	3	0	-1	-4	-0.5	0	-0.5	-0.3	0.4	Medium	Low	Low
Malta Mill	Y	Mills Hill Road, Chadderton, Oldham, M24 2EE	[Chadderton Central]	VA3	VA3	N	N	18364	1905	Good	3	3	0	-4	0.5	0	0.5	0.3	0.4	Medium	Low	Low
Marlborough Mill (No. 1)	Y	Mellor Street, Failssworth, Oldham, M35 0HT	[Failsworth West]	VA3	VA3	N	N	25965	1905	Good	3	3	1	-4	0.8	0	0.8	0.4	0.6	Medium	Low	Medium
Morton Mill	Y	Morton Street, Failssworth, Oldham, M35 0BN	[Failsworth West]	VA3	VA3	N	N	3589	1914	Poor	3	-3	-4		-1.3	0	-1.3	-0.7	1.0	Low		Medium
Oak View Mills	Y	Manchester Road, Greenfield, Oldham, OL3 7HG	[Saddleworth South]	VA1	VA2	N	Within 100m Ladhill Lane	5764	Early 19th	Good	3	3	0	-2	1.0	4	1.0	2.5	1.8	High	Medium	Medium
Osborne Mill	Y	Waddington Street, Chadderton, Oldham, OL9 6QH	[Coldhurst]	VA5	VA5	N	N	19787	1873	Good	3	3	-1	-4	0.3	-4	0.3	-1.9	0.8	Low	Low	Low
Paradise Mill	Y	Bell Street, Oldham, OL1 3QA	[St Mary's]	VA5	VA5	N	N	1286	Early 19th century	Fair	3	0	-5		-0.7	-4	-0.7	-2.3	1.5	Low		Low
Pingle Mill	Y	Pingle Lane, Delph, Oldham, OL3 5EX	[Saddleworth North]	VA4	VA2	N	N	2820	1780s	Good	3	3	2	2	2.5	2	2.5	2.3	2.4	High	Medium	Medium
Prince of Wales Mill	Y	Vulcan Street, Oldham, OL1 4EP	[St James']	VA3	VA3	N	N	294	1875	Good	3	3	3	4	3.3	0	3.3	1.6	2.4	High	Medium	Medium
Ram Mill	Y	Gordon Street, Chadderton, Oldham, OL9 9R	[Chadderton Central]	VA3	VA3	N	N	19064	1907	Good	3	3	-5	-4	-0.8	0	-0.8	-0.4	0.6	Low	Low	Low
Rasping Mills	Y	Milgate, Delph, Oldham, OL3 5OG	[Saddleworth North]	VA4	VA2	N	Delph	10844	1775	Fair	0	0	1	-2	-0.3	4	-0.3	1.9	0.8	Medium		Medium
Raven Mill	Y	Raven Avenue, Chadderton, Oldham, OL9 8PW	[Chadderton Central]	VA3	VA3	N	N	19753	1892-1910	Good	3	3	2	-4	1.0	0	1.0	0.5	0.8	Medium	Low	Low
Slackcote Mills	Y	Slackcote Lane, Delph, Oldham, OL3 5TW	[Saddleworth North]	VA4	VA2	N	N	2062	1781	Good	3	3	1	2	2.3	4	2.3	3.1	2.7	High	Medium	Medium
Springfield Mills*	Y	Moss Lane, Royton, Oldham, OL2 6HR	[Royton South]	VA3	VA3	N	N	1144	1869	Good	3	3	-5		0.3	0	0.3	0.2	0.3	Medium		Medium
Springfield Works	Y	Samuel Street, Failsworth, Oldham, M35 0GA	[Failsworth West]	VA3	VA3	N	N	2234	Late 19th	Good	3	3	2		2.7	0	2.7	1.3	2.0	High		High
Stockfield Mill	Y	Stockfield Road, Chadderton, Oldham, OL9 9ES	[Chadderton Central]	VA3	VA3	N	N	13996	1862	Good	3	3	-3	-2	0.3	0	0.3	0.1	0.2	Medium	Low	Low
Swan Mill	Y	Foxdenton Lane, Chadderton, Oldham, M24 1QG	[Chadderton Central]	VA3	VA3	N	N	26229	1875	Good	3	3	1	-4	0.8	0	0.8	0.4	0.6	Medium	Low	Medium
Thornham Mill	Y	Oozewood Road, Royton, Oldham, OL2 5S	[Royton North]	VA3	VA3	N	N	6904	1885	Poor	3	-3	2	-2	0.0	0	0.0	0.0	0.0	Medium	Low	Low
Vale Mill	Y	Chamber Road, Hollins, Oldham, OL8 4PX	[Hollinwood]	VA5	VA5	N	N	12518	1868	Good	3	3	-5	-2	-0.3	-4	-0.3	-2.1	1.2	Low	Low	Low
Vale Mill	Y	Stockfield Road, Chadderton, Oldham, OL9 9LU	[Chadderton Central]	VA3	VA3	N	N	2412	c. 1860	Good	3	3	-3	2	1.3	0	1.3	0.6	0.9	Medium	Low	Medium
Vine Mill	Y	Middleton Road, Royton, Oldham, OL2 5LN	[Royton North]	VA3	VA3	N	Within 100m St Pauls	17358	1897	Fair	3	0	-1	-4	-0.5	0	-0.5	-0.3	0.4	Medium	Low	Low
Warth Mill	Y	Huddersfield Road, Diggle, Oldham, OL3 5PS	[Saddleworth North]	VA4	VA2	N	N	7664	Early 19th	Good	3	3	0	-2	1.0	4	1.0	2.5	1.8	High	Medium	Medium
Waterside Mill	Y	Waterside, Greenfield, Oldham, OL3 7NH	[Saddleworth South]	VA1	VA2	N	N	6100	1836	Good	3	3	2	-2	1.5	4	1.5	2.8	2.1	High	Medium	Medium
Wellington Mills	Y	Chew Valley Road, Greenfield, Oldham, OL3 7BT	[Saddleworth South]	VA1	VA2	N	N	3675	1853	Poor	3	-3	1	2	0.8	4	0.8	2.4	1.6	High	Medium	Medium
Werneth Mill	Y	Manchester Road, Werneth, Oldham, OL9 6HF	[Werneth]	VA5	VA5	N	N	6906	1821-4	Good	3	3	-4		0.7	-4	0.7	-1.7	0.5	Low		Low
Werneth Mills	Y	Henley Street, Werneth, Oldham, OL1 2EY	[Coldhurst]	VA5	VA5	N	N	No. 1 13900 No. 2 12415	Late 19th	Fair	3	0	3	-4	0.5	-4	0.5	-1.8	0.6	Low	Low	Low
Woodend Mill	Y	Hartshead Street, Lees, Oldham, OL4 5DR	[Saddleworth West and Lees]	VA3	VA3	N	N	2284	Late 19th	Good	3	3	3	2	2.8	0	2.8	1.4	2.1	High	Medium	Medium

		Already demolished or consent to demolish granted																				
Bailey Mills	Y	Oldham Road, Delph, Oldham, OL3 5EB	[Saddleworth North]	VA4	VA2	II 1431492	Delph	9238	1863	Very Bad	-3	-5	-3	-2	-3.3	4	-3.3	0.4	1.4	Low		
Hartford Mill	Y	Block Lane, Werneth, Oldham, OL9 7QG	[Werneth]	VA5	VA5	II 1210026	N	17064	1907	Very Bad	-3	-5	-3	-4	-3.8	-4	-3.8	-3.9	3.8	Low		
Bell Mill	Y	Wild Street, Oldham, OL1 3HG	[St Mary's]	VA5	VA5	N	N	1905	1782	Poor	3	-3	-3	2	-0.3	-4	-0.3	-2.1	1.2	Low		
Harrow Court Mill	Y	Harrow Court Road, Diggle, Oldham, OL3 5LJ	[Saddleworth North]	VA4	VA2	N	N	3006	c. 1800	Poor	3	-3	-3	2	-0.3	4	-0.3	1.9	0.8	Medium		
Holden Fold Mills	Y	Holden Fold Lane, Royton, Oldham, OL2 5BY	[Royton South]	VA3	VA3	N	N	2533	Early 19th	Fair	3	0	-3	2	0.5	0	0.5	0.3	0.4	Medium		
Maple Mill (No. 1)	Y	Cardwell Street, Hathershaw, Oldham, OL8 2AF	[Alexandra]	VA5	VA5	N	N	20268	1904	Poor	3	-3	-3	-4	-1.8	-4	-1.8	-2.9	2.3	Low		
Ridgefield Mill	Y	Ridgefield Street, Failsworth, Oldham, M35 0HJ	[Failsworth West]	VA3	VA3	N	N	1074	1875	Poor	3	-3	-3	2	-0.3	0	-0.3	-0.1	0.2	Medium		
Windsor Mill	Y	Hollins Road, Failsworth, Oldham, OL8 3RA	[Failsworth East]	VA4	VA4	N	N	4390 1860		Fair	3	0	-3	2	0.5	-2	0.5	-0.8	0.1	Medium		
United Mill	Y	Cotton Mill Crescent, Chadderton, Oldham, OL9 7DJ	[Werneth]	VA5	VA5	N	N	854	1874	Fair	3	0	-3	4	1.0	-4	1.0	-1.5	0.3	Medium		

		Already Converted or consent to convert granted																		
Shore Mill	Y	Lawton Square, Delph, Oldham, OL3 5JD	[Saddleworth North]	VA4	VA2	II* 1067445	Delph	294	c. 1780	Good	-5	3	3	4	1.3	4	1.3	2.6	1.9	High
Hey Lane Mill	Y	St John Street, Lees, Oldham, OL4 3DH	[Saddleworth West and Lees]	VA3	VA3	II 1376629	Lees/Hey	5052	1800-23	Good	-3	3	3	-2	0.3	0	0.3	0.1	0.2	Medium
Throstle Nest Mill *	Y	11 High Grove, Grasscroft, Oldham, OL4 4HG	[Saddleworth South]	VA1	VA2	II 1356714	N	156	1791	Good	-3	3	3	4	1.8	4	1.8	2.9	2.3	High
Albion Mill	Y	Willow Bank, Uppermill, Oldham, OL3 6AL	[Saddleworth South]	VA1	VA2	N	Uppermill	3447	Late 18th	Good	0	3	3	2	2.0	4	2.0	3.0	2.5	High
Alexandra Mill	Y	Mill Street, Uppermill, Oldham, OL3 6HA	[Saddleworth South]	VA1	VA2	N	Uppermill	2360	1868	Good	0	3	3	2	2.0	4	2.0	3.0	2.5	High
Buckley New Mill	Y	High Street, Uppermill, Oldham, OL3 6AF	[Saddleworth South]	VA1	VA2	N	Uppermill	1620	Early 19th	Good	0	3	3	2	2.0	4	2.0	3.0	2.5	High
Denshaw Vale Works	Y	Corbett Way, Denshaw, Oldham, OL3 5SX	[Saddleworth North]	VA4	VA2	N	Within 100m Denshaw	702	c. 1790	Good	3	3	3	2	2.8	4	2.8	3.4	3.1	High
Diggle Mill	Y	Diggle Brook, Diggle, Oldham, OL3 5LH	[Saddleworth North]	VA4	VA2	N	N	1669	1845-7	Good	3	3	3	2	2.8	4	2.8	3.4	3.1	High
Lydgate Mill	Y	Lydgate Fold, Lydgate, Oldham, OL4 4JL	[Saddleworth South]	VA1	VA2	N	Within 100m Lydgate	1005	1785	Good	3	3	3	2	2.8	4	2.8	3.4	3.1	High
Royal George Mills	Y	Armit Road, Greenfield, Oldham, OL3 7PP	[Saddleworth South]	VA1	VA2	N	Royal George Mills	4317	1786	Good	0	3	3	2	2.0	4	2.0	3.0	2.5	High
Spring Meadows Works	Y	Spring Meadow Lane, Uppermill, Oldham, OL3 6HL	[Saddleworth South]	VA1	VA2	N	N	224	Late 18th	Good	3	3	3	4	3.3	4	3.3	3.6	3.4	High
Spring Mill	Y	Spring Street, Uppermill, Oldham, OL3 6AJ	[Saddleworth South]	VA1	VA2	N	Uppermill	1172	c. 1850	Good	0	3	3	2	2.0	4	2.0	3.0	2.5	High
Stone Bottom Mill	Y	Wool Road, Dobcross, Oldham, OL3 5QR	[Saddleworth North]	VA4	VA2	N	N	3557	Early 19th	Good	3	3	3	2	2.8	4	2.8	3.4	3.1	High
Tame Water Mill	Y	Tamewater Court, Dobcross, Oldham, OL3 5GD	[Saddleworth North]	VA4	VA2	N	N	1714	Early 19th	Good	3	3	3	2	2.8	4	2.8	3.4	3.1	High
Tunstead Clough Mill	Y	Tunstead Lane, Greenfield, Oldham, OL3 7DR	[Saddleworth South]	VA1	VA2	N	N	512	1790s	Good	3	3	3	4	3.3	4	3.3	3.6	3.4	High
Victoria Mill*	Y	Spring Lane, Lees, Oldham, OL4 5AH	[Saddleworth West and Lees]	VA3	VA3	N	Lees	972	1875	Good	0	3	3	4	2.5	0	2.5	1.3	1.9	High
Walk Mill	Y	Walk Mill, Dobcross, Oldham, OL3 5BU	[Saddleworth North]	VA4	VA2	N	Within 100m Tame Water	410	Early 19th	Good	3	3	3	4	3.3	4	3.3	3.6	3.4	High
Wall Hill Mill	Y	Mill Lane, Grasscroft, Oldham, OL4 4AF	[Saddleworth North]	VA4	VA2	N	N	3196	Early 19th	Very Bad	3	-5	3	2	0.8	4	0.8	2.4	1.6	High
Wright Mill	Y	Calf Lane, Greenfield, Oldham, OL5 9BN	[Saddleworth South]	VA1	VA2	N	N	166	Early 19th	Good	3	3	3	4	3.3	4	3.3	3.6	3.4	High
Victoria Mills	Y	High Street, Uppermill, Oldham, OL3 6HR	[Saddleworth South]	VA1	VA2	N	Uppermill	332	1861	Good	0	3	3	4	2.5	4	2.5	3.3	2.9	High



# Viability Testing

Project Name	Assumed Sales Values (pspm)	Assumed Sales Values (pspm)	Size of Mill (sq metres)	Gross to Net Ratio	Net Developable	Potential Number of Units	Estimated rental value (pspm)	Assumed occupancy rate	Potential rental per annum	Yield	Existing Use Value (EVU)	Landowner premium	Benchmark Land Value (pspm)	Blended Construction Costs (pspm)	Assumed Finance Costs 6% of Total Construction Costs	Assumed Professional Fees 8% of Construction Costs	Sales/Marketing/Agent 3% of GCV	Construction Costs	Total Construction Cost	GCV	Affordable Housing Contribution	Target Profit 28%	Illustrative Profit/Loss	Illustrative return	Retail sales conversion viable without funding	Discounted Sales GCV 25%	Affordable Housing Contribution	Target Developer Profit 15%	Illustrative Profit/Loss	Illustrative Return on GCV	PRS Model conversion viable without funding Y/N	Illustrative Return without affordable housing	Illustrative Return on GCV	PRS Model conversion viable without affordable	Based on just viability
Ace Mill	£2,370	£142,200	28,800	50%	14,400	241	£20	30%	£288,000	12%	£2,406,637	20%	£2,887,388	£1,300	£1,299,599	£1,501,760	£1,026,684	£18,772,000	£22,600,043	£34,222,800	£2,666,710	£9,582,384	£6,168,058	18%	£25,667,100	£1,925,033	£1,850,065	£1,745,964	-7%	Yes	£179,068	1%	Low	Low	
Adelaide Mill	£2,370	£142,200	4,000	60%	2,400	40	£30	50%	£40,000	12%	£333,374	20%	£399,998	£1,300	£1,211,200	£248,600	£170,640	£1,132,000	£1,311,400	£5,488,000	£429,600	£1,592,640	£1,109,962	20%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,070	£124,200	8,200	70%	5,754	96	£35	50%	£143,850	12%	£1,198,745	20%	£1,438,494	£1,300	£935,122	£298,416	£357,323	£1,740,200	£1,817,061	£11,930,780	£893,300	£3,358,610	£607,916	5%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	11,172	70%	7,820	137	£20	30%	£156,420	12%	£1,396,494	20%	£1,675,793	£1,300	£1,701,539	£813,322	£556,030	£10,168,520	£12,246,611	£18,534,348	£1,930,076	£1,222,068	17%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low	
Albion Mill	£2,370	£142,200	15,750	50%	7,875	131	£20	30%	£157,500	12%	£1,312,495	20%	£1,574,994	£1,300	£708,750	£819,000	£559,913	£10,217,500	£12,325,162	£18,663,750	£1,399,781	£5,225,850	£3,363,813	18%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	15,480	50%	7,740	131	£20	30%	£156,600	12%	£1,312,495	20%	£1,574,994	£1,300	£708,750	£819,000	£559,913	£10,217,500	£12,325,162	£18,663,750	£1,399,781	£5,225,850	£3,363,813	18%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	17,148	50%	8,574	141	£20	30%	£171,480	12%	£1,428,994	20%	£1,714,793	£1,300	£771,660	£891,696	£609,611	£11,148,200	£13,419,187	£20,330,380	£1,524,029	£5,689,706	£3,662,391	18%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	28,662	60%	14,197	237	£20	30%	£236,620	12%	£1,971,825	20%	£2,366,191	£1,300	£1,249,353	£1,476,509	£1,009,421	£18,456,360	£22,191,641	£33,647,364	£2,523,552	£9,421,262	£6,565,978	20%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	3,300	70%	2,352	39	£15	50%	£226,800	12%	£2,099,999	20%	£2,511,999	£1,500	£226,800	£282,240	£167,227	£3,528,000	£4,204,267	£5,574,240	£418,068	£1,560,787	£699,906	13%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	19,020	60%	11,412	190	£20	30%	£190,200	12%	£1,584,994	20%	£1,901,992	£1,300	£1,004,256	£1,186,848	£811,393	£14,831,600	£17,838,097	£27,046,440	£2,028,483	£7,573,031	£5,277,808	20%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	28,100	60%	16,860	281	£20	30%	£281,000	12%	£2,442,407	20%	£2,910,889	£1,400	£1,585,347	£1,888,925	£1,199,130	£16,811,560	£20,384,961	£30,970,998	£2,997,825	£11,191,879	£5,877,323	19%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£1,410	£84,600	2,560	50%	1,280	21	£25	50%	£25,600	12%	£1,333,332	20%	£1,555,999	£1,300	£115,200	£133,120	£54,144	£1,664,000	£1,966,464	£1,804,800	£135,360	£505,344	£-553,023	-31%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£1,410	£84,600	20,539	60%	12,323	205	£20	30%	£205,390	12%	£1,711,576	20%	£2,053,892	£1,300	£1,084,459	£1,281,634	£521,280	£10,020,420	£11,807,792	£17,375,994	£1,303,200	£4,865,274	£4,888,889	-28%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,070	£124,200	15,011	60%	9,007	150	£35	50%	£262,693	12%	£2,189,095	20%	£2,626,514	£1,300	£860,130	£959,636	£559,310	£11,708,580	£14,044,764	£18,443,662	£1,398,275	£5,520,225	£553,767	3%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	1,445	65%	939	16	£20	30%	£121,875	12%	£1,802,749	20%	£2,186,920	£1,500	£97,537	£112,710	£66,781	£1,408,875	£1,485,903	£2,226,023	£1,685,902	£62,386	£156,419	7%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	3,043	70%	2,130	36	£15	50%	£222,825	12%	£1,901,847	20%	£2,284,234	£1,600	£118,183	£272,653	£151,450	£1,408,200	£1,680,353	£2,378,625	£1,424,534	£391,042	8%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low	
Albion Mill	£2,370	£142,200	3,393	70%	2,375	40	£20	30%	£237,930	12%	£1,802,749	20%	£2,186,920	£1,300	£205,616	£247,510	£197,371	£1,087,630	£1,374,627	£2,579,027	£493,427	£1,842,128	£2,008,674	11%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	40,776	40%	16,310	272	£20	30%	£407,760	12%	£3,397,886	20%	£4,077,584	£1,300	£1,516,866	£1,696,282	£1,159,669	£21,203,520	£25,367,317	£38,655,648	£2,899,174	£10,823,581	£6,022,553	16%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	46,300	40%	18,504	308	£20	30%	£463,000	12%	£3,854,885	20%	£4,625,881	£1,300	£1,720,871	£1,924,416	£1,315,634	£24,055,200	£29,016,121	£43,854,480	£2,898,086	£12,279,524	£6,923,291	16%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	11,291	60%	6,777	113	£20	30%	£112,950	12%	£1,291,246	20%	£1,429,495	£1,300	£596,376	£704,808	£481,845	£8,810,100	£10,939,128	£16,061,940	£1,204,612	£4,977,217	£3,134,254	20%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	20,346	70%	14,242	237	£20	30%	£203,460	12%	£1,695,493	20%	£2,034,932	£1,400	£1,318,420	£1,595,126	£1,012,620	£10,839,000	£13,285,247	£19,354,014	£1,553,551	£6,951,124	£5,322,624	16%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	18,364	60%	11,018	184	£20	30%	£183,640	12%	£1,530,227	20%	£1,868,409	£1,400	£969,619	£1,145,514	£793,408	£14,323,920	£17,212,861	£26,113,608	£1,938,521	£7,315,810	£5,025,834	20%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	25,865	50%	12,933	216	£20	30%	£258,650	12%	£2,163,741	20%	£2,596,490	£1,300	£1,168,424	£1,301,880	£923,056	£16,877,250	£20,318,510	£30,768,525	£2,807,639	£11,361,167	£5,545,486	20%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,770	£166,200	5,764	30%	3,776	59	£20	30%	£37,640	12%	£460,331	20%	£576,308	£1,300	£169,461	£143,697	£62,400	£2,242,960	£2,406,955	£4,799,884	£359,241	£1,348,168	£1,113,290	23%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£1,410	£84,600	19,787	60%	11,872	198	£35	50%	£246,273	12%	£2,895,593	20%	£3,462,711	£1,300	£1,133,794	£1,234,709	£502,194	£10,433,860	£12,504,557	£16,739,802	£1,555,485	£4,687,145	£6,282,951	-38%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	3,820	40%	1,128	19	£35	50%	£35,250	12%	£299,749	20%	£352,499	£1,300	£109,134	£117,312	£97,737	£1,466,400	£1,786,583	£3,124,560	£234,342	£974,877	£751,137	24%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	Low
Albion Mill	£2,370	£142,200	294	80%	235	4	£15	50%	£27,718	12%	£1,614,312	20%	£1,972,793	£1,300	£221,976	£254,461	£146,723	£3,909,760	£4,557,624	£6,401,807	£401,807	£656,079	£68,523	12%	Marginal	£8,933,085	£669,981	£1,338,963	Wouldn't appeal to PRS investor given the scale	-24%	Yes	£179,068	1%	Low	